

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 13th day of March, 2026, that Amber and Jeffery Frantz located at _____
(Individual or business name)
1 Victoria Green Ct should be and the
(Street address)

same is hereby granted permission to operate a: religious kitchen

UP-2026-00001PK
Permit (or Receipt) Number

C. P. Frantz
Director, Permits, Approvals and Inspections

Planner's Initials JJK

*0219260306001012

Declarant Name : FRANTZ
Ref :
Declaration/Covenant Rec Fee
Fee Amount : \$20.00
Surcharge : \$40.00
Total Amount : \$80.00
Transaction Amount : \$80.00
02/19/2026 01:58:28 PM - 130
BALT-03-CLILR

DECLARATION OF UNDERSTANDING

(Secondary Personal Kitchen for Religious Use – Principal Single-Family Dwelling)

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 30th day of January, 2026, by and between Jeffrey Frantz Jr. and Amber Frantz (hereinafter referred to as the "Declarant(s)"), and the Baltimore County Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Property Address: 1 Victoria Green Ct. Reisterstown, MD 21136
Council District / Election District: Election District 04

RECITALS

A. The Declarant(s) is/are the owner(s) of the property referenced above and has/have filed an application with the Department of Permits, Approvals and Inspections to construct and/or designate a **secondary personal kitchen for religious use within the principal single-family dwelling** located on the Property. The proposed secondary kitchen is intended solely to support religious observance and personal family use.

B. The property is located at 1 Victoria Green Ct. Reisterstown, MD 21136 and is more particularly described by metes and bounds in **Exhibit A** attached hereto and made a part hereof ("the Property"). The plans submitted in connection with this application are attached as **Exhibit B** and made a part hereof. The property is zoned residential.

C. PAI has approved (or conditionally approved) the request to establish a secondary personal kitchen for religious use within the principal dwelling on this owner-occupied property.

D. As a condition of approval, Baltimore County requires the filing of this Declaration among the Land Records of Baltimore County to provide notice to any future owners, purchasers, or users of the Property of the limitations placed upon the use of the space.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant(s) hereby declare as follows:

1. Single-Family Residential Use Only.

Any and all improvements now existing or hereafter constructed on the Property, including the secondary personal kitchen for religious use, shall be used solely as part of a **single-family residence**. The secondary kitchen shall remain accessory to the principal residential use of the

Property.

2. No Second Dwelling Unit.

The secondary personal kitchen for religious use and associated space shall **not** be used, designed, advertised, or occupied as a separate dwelling unit, apartment, accessory apartment, or independent living quarters. The space shall not be rented, leased, or occupied separately from the main dwelling and shall not be used for commercial purposes.

3. Personal Family and Religious Use Only.

The secondary personal kitchen for religious use is intended exclusively for the personal, non-commercial use of the Declarant(s) and their family in connection with religious observance and normal household activities.

4. No Conversion Without County Approval.

The Declarant(s) acknowledge that the secondary personal kitchen for religious use and associated space shall not be converted to serve a second dwelling unit, accessory apartment, or rental unit without obtaining all required zoning approvals, permits, and relief from Baltimore County.

5. Removal or Modification if Required.

If required by Baltimore County, or upon termination of the approved use, the Declarant(s) agree that the secondary kitchen may be required to be removed or modified so that the area clearly functions only as part of a single-family residence and not as a separate dwelling unit.

6. Covenants Running With the Land.

The covenants, conditions, and restrictions stated herein shall run with and bind the Property and shall be enforceable by Baltimore County, Maryland, and by the owners of any portion of the Property.

7. Enforcement.

Enforcement of this Declaration shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant herein, either to restrain violation or to recover damages.

IN WITNESS WHEREOF, the Declarant(s) has/have executed this Declaration under seal on the day and year first above written.

Owner(s):

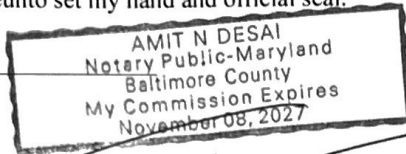
Amber Frantz
Jeffrey Frantz Jr

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 30th day of JAN, 2026, before me, a Notary Public of the State of Maryland, personally appeared AMBER FRANTZ & JEFFREY FRANTZ JR known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:



[Signature] 1-30-2026

DO NOT WRITE BELOW THIS LINE

FOR USE BY BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ONLY:



The Declaration of Understanding for the Accessory Apartment at:

1 Victoria Green Ct
Address of Property

is approved: [Signature] 1/30/26
Director Date
Department of Permits, Approvals and Inspections

C. Pete Cutwold.

EXHIBIT A

BEING KNOWN AND DESIGNATED AS LOT NO. 21, AS SHOWN ON THE PLAT ENTITLED, "PLAT 1 OF 2, GLYNDON MEWS," WHICH SAID PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK SM NO. 68, FOLIO 68.

The improvements thereon being known as 1 Victoria Green Court.

BEING THE SAME property which by deed dated May 15, 2013, and recorded among the Land Records of Baltimore County, Maryland on May 21, 2013, in Liber 33647, in Folio 160, was granted and conveyed by Brian A. Felderstein and Phylis A. Felderstein unto Taylor Gandy and Jessica Lyons, as tenants by the entirety. The said Jessica Lyons having since married and is now known as Jessica Lyons Gandy.

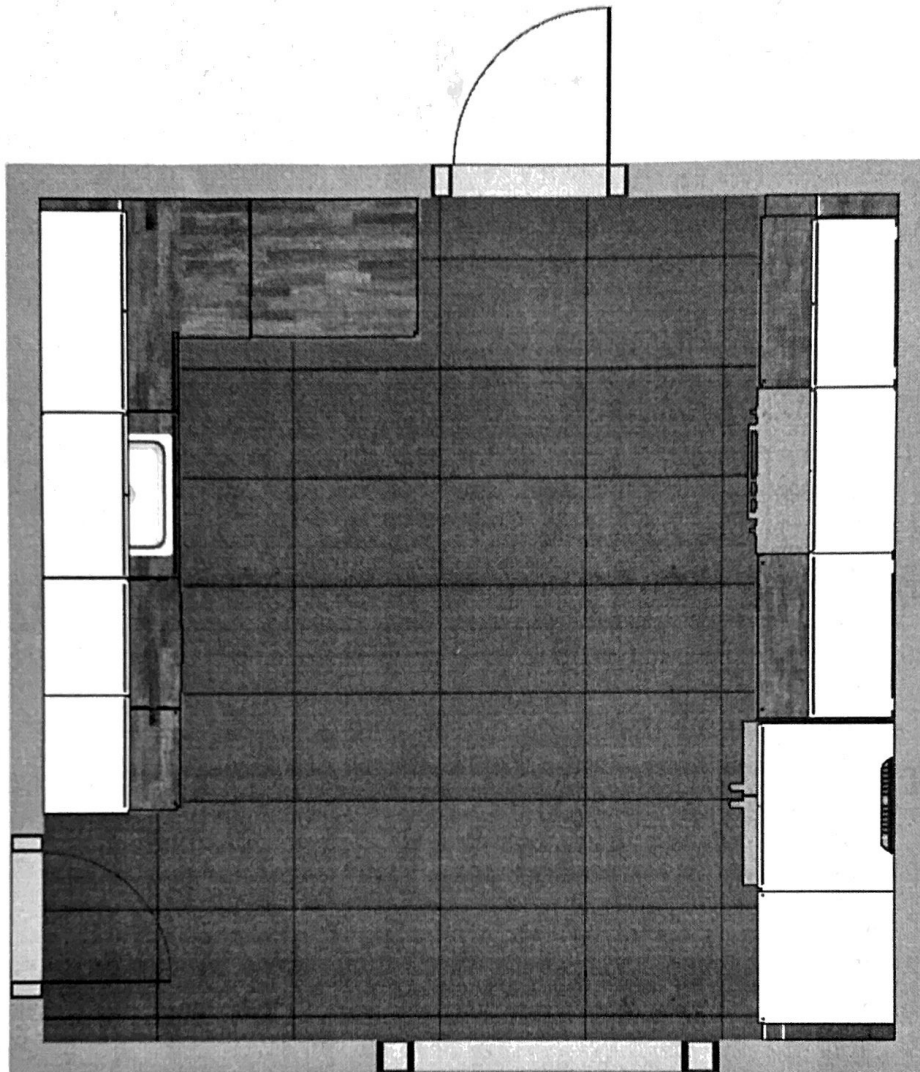
EXHIBIT B

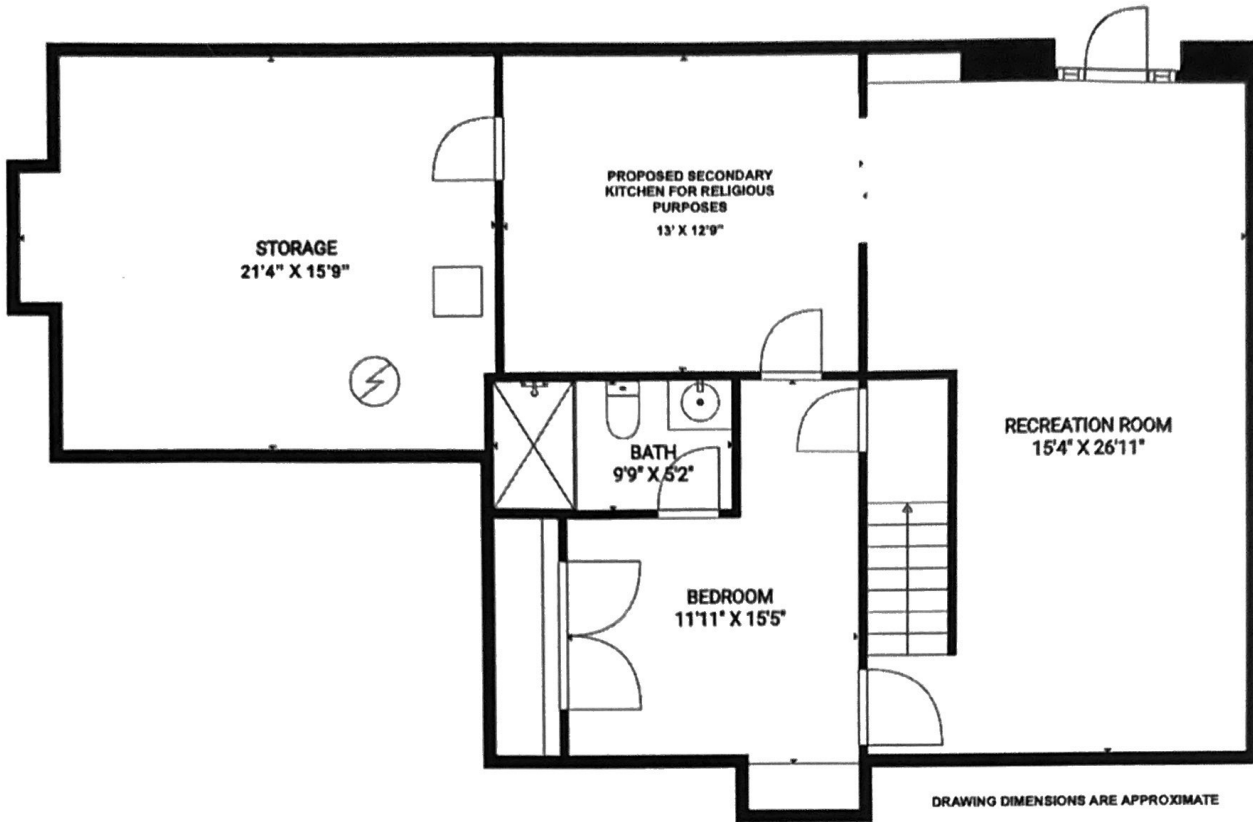
Address: 1 Victoria Green Ct Reisterstown, MD 21136

Floor: Basement - Ground level walkout in rear

Width of space: 156 inches

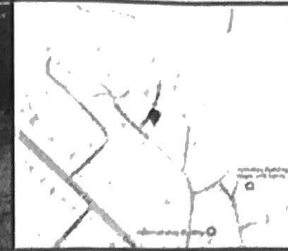
Length of space: 153 inches







R&P Settlement Group
 1407 York Road | Suite 201
 Lutherville-Timonium, MD 21093
 410.821.1401 | rpsettlement.net

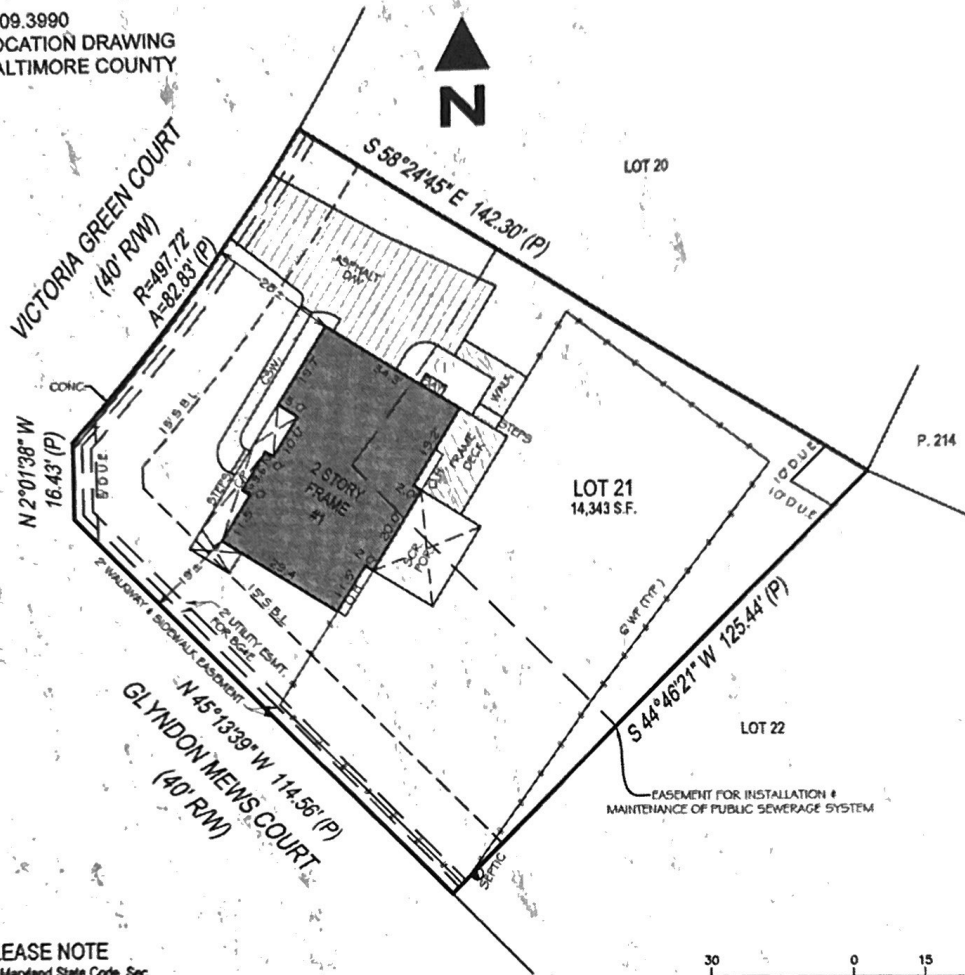


Exhibit

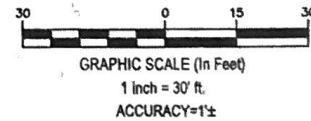
PROPERTY ADDRESS: 1 VICTORIA GREEN COURT, REISTERSTOWN, MARYLAND 21136

SURVEY NUMBER: 2409.3990

2409.3990
 LOCATION DRAWING
 BALTIMORE COUNTY



PLEASE NOTE
 Per Maryland State Code, Sec. 09.13.06.06, this House Location Drawing is not to be relied upon to determine property boundaries or the establishment or location of existing or future improvements.



WILLIAM R. HEBERT
 State of Maryland Property Line Surveyor
 License Number 483 | Expires 1/14/2025

SURVEYORS CERTIFICATION:
 THE INFORMATION SHOWN HERON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH G.O.M.A.R. SECTION 09.13.06.06 AS NOW ADOPTED BY THE MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYORS AND IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING THE PROPERTY DEPICTED HERON.

POINTS OF INTEREST:
 1. RESIDENCE OVER EASEMENT



Exacta Land Surveyors, LLC
 LMS21937
 office: 443.819.3994
 4424 Ventura Way, Apt L | Aberdeen, MD 2100



DATE SIGNED: 09/27/24
 FIELD WORK DATE: 9/26/2024
 REVISION DATE(S): (REV'D 9/27/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
 PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

State of Maryland Land Instrument Intake Sheet
 Baltimore City County: Baltimore
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (Check Box if addendum Intake Form is Attached)

<input type="checkbox"/> Deed Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input checked="" type="checkbox"/> Other <u>Decl.</u>	<input type="checkbox"/> Other _____
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2 Conveyance Type Check Box

<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms- Length Sale [9]
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3 Tax Exemptions (if applicable)
Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$	Transfer Tax Consideration	\$
Any New Mortgage	\$	X () % =	\$
Balance of Existing Mortgage	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Other:	\$	Recordation Tax Consideration	\$
Full Cash Value:	\$	X () per \$500 =	\$
		TOTAL DUE	\$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$	\$	
Surcharge	\$	\$	
State Recordation Tax	\$	\$	
State Transfer Tax	\$	\$	
County Transfer Tax	\$	\$	
Other	\$	\$	
Other	\$	\$	

Tax Bill: _____
C.B. Credit: _____
Ag. Tax/Other: _____

6 Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
04	04-2200026083			0968	(5)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.
		21			0068/0068
Location/Address of Property Being Conveyed (2)					SqFt/Acreage (4)
1 Victoria Green Ct Reisterstown MD 21136					14,352
Other Property Identifiers (if applicable)					Water Meter Account No.
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____					
Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____					
If Partial Conveyance, List Improvements Conveyed: _____					

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Amber and Jeff Frantz	
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Department of Zoning	
New Owner's (Grantee) Mailing Address	

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person		<input type="checkbox"/> Return to Contact Person
Name: Amber Frantz and Jeff Frantz	Firm	<input type="checkbox"/> Hold for Pickup
Address: 1 Victoria Green Ct Reisterstown MD 21136	Phone: (410) 610-0296	<input checked="" type="checkbox"/> Return Address Provided

11 Assessment Information

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____
<input type="checkbox"/> Yes <input type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Terminal Verification	Agricultural Verification	Whole Deed Reference	Part Assigned Property No.:
Transfer Number	Date Received:	Geo. Zoning Use Town	Block Lot Occ. Cd.
Year 20	20	BALTIMORE COUNTY, MARYLAND	
Land		COUNTY TRANSFER TAX	
Buildings		ART 11 TITLE 3	
Total		SUBTITLE 2, 11-8-202	
REMARKS:			
Per [Signature] DATE 2/10/05			

Space Reserved for County Validation