



KEVIN KAMENETZ
County Executive

November 30, 2015

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

Penza + Bailey
401 Woodbourne Avenue
Baltimore, Maryland 21212

Dear Mr. Penza:

RE: Spirit and Intent, Zoning Case # 2016-0059-A, 208 Midhurst Road, 9th Election District

Your recent letter to this office was forwarded to me for reply. Based on the information provided therein, my review of the available zoning records and after consultation with Carl Richards, Zoning Review Supervisor, the following has been determined. The proposed modification to the final order in Zoning Case # 2016-0059-A, to change the original 3 proposed additions to only 1 addition (5' X 16") located in the rear of existing shed is considered to be within the Spirit and Intent of zoning case # 2016-0059-A. A copy of your red-line will be added to your hearing file and copy will sent to you by mail. Further, a copy of your Spirit and Intent letter and a copy of your red-line plan will need be presented during permit application process.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Hucik", is written over a faint, larger version of the same signature.

Gary Hucik
Planner II
Zoning Review

GH

Enclosure

cc: Zoning Hearing File # 2016-0059-A
File-Spirit & Intent Letters

MEMORANDUM

DATE: November 3, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0059-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 2, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: / Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(208 Midhurst Road)
9th Election District *
5th Council District *
Kevin W. and Alison B. Hudson *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0059-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Kevin W. and Alison B. Hudson ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R), to permit two proposed additions to an existing garage (accessory structure) located on the 1/3 property closest to the road in lieu of the 1/3 farthest of the property from the road with a height of 20 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 13, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 10-1-15

By DW

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **October, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit two proposed additions to an existing garage (accessory structure) located on the 1/3 property closest to the road in lieu of the 1/3 farthest of the property from the road with a height of 20 ft. in lieu of the maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB:dlw

ORDER RECEIVED FOR FILING

Date 10-1-15

By [Signature]

[Signature]
JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 708 MIDHURST ROAD, 21212 Currently zoned DR 3.5
 Deed Reference LIBER 6378 FOLIO 522 10 Digit Tax Account # 0913171511
 Owner(s) Printed Name(s) KEVIN W. HUDSON & ALISON B. HUDSON

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 ACCESSORY BUILDINGS IN RESIDENTIAL ZONES

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

KEVIN W. HUDSON ALISON B. HUDSON
 Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

708 MIDHURST ROAD, BALTIMORE, MD
 Mailing Address City State

21212 404-805-5209 KEVIN HUDSON
 Zip Code Telephone # Email Address GMAIL.COM

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 10-1-15 day of 10, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0059-A Filing Date 9/3/15 Estimated Posting Date 9/8/15 Reviewer GA

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 208 MIDDERST ROAD BALTIMORE MD 21212
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

SEE ATTACHED STATEMENT

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Kenn W. Hudson
Signature of Owner (Affiant)
Kenn W. Hudson
Name- Print or Type

Alison B. Hudson
Signature of Owner (Affiant)
Alison B. Hudson
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of August, 2015, before me a Notary of Maryland, in and for the County of Baltimore aforesaid, personally appeared:

Print name(s) here: Kenn Hudson Alison Hudson

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Kenn W. Hudson
Notary Public
May 11, 2018
My Commission Expires

Case # 2016-0059-A

Administrative Variance: Section 400.1 & 400.3 BCZR To permit two proposed additions to an existing garage (accessory structure) located on the 1/3 property closest to the road in lieu of the 1/3 farthest of the property from the road with a height of 20 feet in lieu of the maximum height of 15 feet.

Administrative Variance Statement of Practical Difficulty & Hardship

208 Midhurst Road, Baltimore Maryland 21212

The subject property is located on a corner lot with Midhurst Road to the south, and a side-street, Blenheim Road, to the east. The plat was approved in 1922. The property is improved with an existing home facing Midhurst, and an existing detached garage located in the rear yard approximately 20' from Blenheim Road.

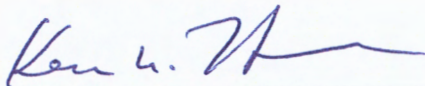
The existing detached garage does not meet current zoning section 400.1 (Accessory Buildings in Residential Zones) requiring the accessory garage to be in the rear 1/3 of the property away from the side-street.

As the owners of 208 Midhurst Road, we wish to construct an addition on two sides of the garage: a 4'-0" deep addition to the south of the garage is required to allow for full size vehicles to be parked in the garage, and an additional garage addition creating an additional parking bay is planned to be constructed on the west side of the property as far as practical away from Blenheim Road.

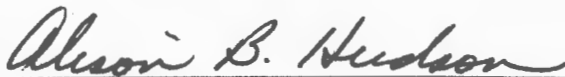
In addition, we propose to construct a covered breezeway linking the garage to the house, however, this breezeway is 25' from the principal structure exceeding the policy manual requirement of a maximum of 20' (which otherwise would have made the garage part of the principal structure, thus subject to, and conforming with, Section 1B01.2 (C.1.b) rather than Section 400.1).

The breezeway, existing garage, and garage bay addition will conform to the required 15' side-yard setback for principal structures, but not the requirement that accessory structures be located in the rear 1/3 of the property as required by section 400.1.

Whereas the garage is an existing structure, and whereas the additions will not add to the degree of existing non-conformance, a variance is requested for the garage to remain in the current non-conforming location. The strict conformance with Section 400.1 would require demolition of part of, or all of, the existing garage, and would present a practical and undue financial hardship.



Kevin W. Hudson



Alison B. Hudson

ZONING PROPERTY DESCRIPTION

208 Midhurst Road
Baltimore, MD 21212

Beginning at a point on the southeast corner of the property, in the center of Midhurst Road, which is 50 feet wide at the distance of 55 feet south of the nearest improved intersecting street at Blenheim Road, which is approximately 50 feet wide.

Beginning from the northmost side of Midhurst Road with the westernmost side of Blenheim Road as shown on the Plat of Pinehurst hereinafter referred to and running westerly, binding on the northmost side of Midhurst Road 164 feet, 7 inches; hence leaving Midhurst Road and binding reversely on said fourth line North 4 degrees 49 minutes east 234 feet more or less to the northmost line of Lot 1, Block D. Southeasterly binding the northernmost or rear line of a part of Lot 1 and all of Lots 2 and 3, Section D as shown on Plat 192 feet 10 inches more or less to the westmost side of Blenheim Road, southwesterly binding along the westmost side of Blenheim Road 199 feet 7-3/4" to the place of beginning. Joining Lots No. 2 and 3 and part of Lot 1, Block D as shown on the Plat of Pinehurst among the Baltimore County Plat Book WPC No. 5, folio 12. See Zoning Hearing Plan for more information.

Recorded in Baltimore County, this property is zoned DR 3.5, and is located in the 9th Election District and the 5th Council District. The property is 32,800 sq.ft.

Property Description Information complied by
Penza Bailey Architects
September 3, 2015

2016-0059-12

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No.

129455

Date:

9/3/15

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 9/04/2015 9/03/2015 14:27:11 5

REG MS05 WALKIN RBOS LRB
 >>RECEIPT # 817530 9/03/2015 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
011	500	0000		6150						75.00

Dept 5 528 ZONING VERIFICATION
 CF NO. 129455
 Recpt Tot \$75.00
 \$77.00 01
 Baltimore County, Maryland

Total:

75.00

Rec

From:

Jeff Penza

For:

208 Midhurst Rd
 2016-0059

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0059 -A Address 208 Midhurst Rd
Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/3/15 Posting Date: 9/13/15 Closing Date: 9/28/15

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0059 -A Address 208 Midhurst Rd
Petitioner's Name Alison and Kevin Hudson Telephone 404-805-5209
Posting Date: 9/13/15 Closing Date: 9/28/15

Wording for Sign: To Permit a Two proposed additions on an existing
garage located on the 1/3 closet to the road in lieu of
the required farthest 1/3 of property, and to permit
a height of 20 feet in lieu of the maximum height of 15 feet

Revised 7/18/14

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

September 10, 2015

Re:
Zoning Case No. 2016-0059-A
Petitioner: Alice & Kevin Hudson
Date of Closing: September 28, 2015

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **208 Midhurst Road**.

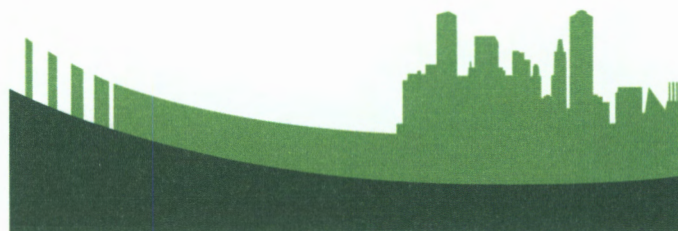
The sign was posted on **September 13, 2015**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2016-0059-A

208 Midhurst Road

REQUEST: TO PERMIT TWO PROPOSED ADDITIONS ON AN EXISTING GARAGE LOCATED IN THE 1/3 CLOSEST TO THE ROAD IN LIEU OF THE REQUIRED FARTHEST 1/3 OF PROPERTY, AND TO PERMIT A HEIGHT OF 20 FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15 FEET.

PUBLIC HEARING?

PURSUANT TO SECTION 20-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE SEPTEMBER 28, 2016.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-867-3391



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2016-0059-A

208 Midhurst Road

REQUEST: TO PERMIT TWO PROPOSED ADDITIONS ON AN EXISTING GARAGE LOCATED IN THE 1/3 CLOSEST TO THE ROAD IN LIEU OF THE REQUIRED FARTHEST 1/3 OF PROPERTY, AND TO PERMIT A HEIGHT OF 20 FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15 FEET.

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ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-867-3391

Debra Wiley

From: Jeffrey Penza <jpenza@penzabailey.com>
Sent: Thursday, October 01, 2015 12:09 PM
To: Debra Wiley
Subject: Case # 20160059-A
Attachments: 201510011142.pdf; ATT00001.htm

Debbie:

Per our conversation, attached is the HUD Settlement sheet for 208 Midhurst showing transfer of ownership to the Hudsons - please let me know if this suits your needs.

Jeffrey Penza, AIA, LEED AP
Principal

Penza Bailey Architects
401 Woodbourne Avenue
Baltimore, Maryland 21212
410-435-6677 Extension 103
www.PenzaBailey.com

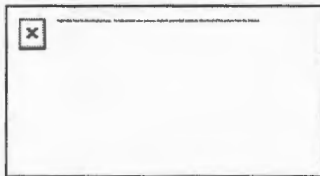
Begin forwarded message:

From: Brandon Gaines <bgaines@ywgteam.com>
Date: October 1, 2015 at 11:38:07 AM EDT
To: "Jeffrey A. Penza" <jpenza@penzabailey.com>, Kevin Hudson <kevinwhudson@gmail.com>, Bunny Hudson <bunnyhudson@gmail.com>
Subject: Fwd: Message from "WorkroomBW"

Here you go Jeff--Let me know if you need anything else--BG

The best compliment I can receive is a referral from my clients and friends

BRANDON F. GAINES



Berkshire Hathaway Homesale Realty
1425 Clarkview Road, Suite 700
Baltimore, MD 21209

410-583-0400 - Office

410-804-9600 - Cell

Barbara Hellman - Assistant
443-632-0760 (Direct Line)

A. Settlement Statement

U.S. Department of Housing and
Urban Development

OMB Approval No. 2502-0265

B. Type of Loan			6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
1. ☐ FHA	2. ☐ FmHA	3. ☐ Conv. Unins.	HSS8642		
4. ☐ VA	5. ☐ Conv. Ins.				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.a.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower: KEVIN W. HUDSON AND ALISON B. HUDSON 3170 ARDEN WAY ATLANTA, GA 30305		E. Name & Address of Seller: SCOTT H. WHITE AND CATHLEEN C. WHITE 208 MIDHURST ROAD BALTIMORE, MD 21212		F. Name & Address of Lender:	
G. Property Location: 208 MIDHURST ROAD BALTIMORE, MD 21212 (BALTIMORE) (09-0913171511)		H. Settlement Agent: HOMESALE SETTLEMENT SERVICES, LLC 1425 CLARKVIEW ROAD, STE 800, BALTIMORE, MD 21209 (410) 583-0700		I. Settlement Date / Disbursement Date: 8/10/2015 / 8/10/2015	
J. Summary of Borrower's Transaction			K. Summary of Seller's Transaction		
100. Gross Amount Due From Borrower			400. Gross Amount Due To Seller		
101. Contract sales price	\$850,000.00		401. Contract sales price	\$850,000.00	
102. Personal Property			402. Personal Property		
103. Settlement Charges to Borrower (line 1400)	\$16,944.95		403.		
104.			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes			406. City/town taxes		
107. County taxes			407. County taxes		
108. Assessments			408. Assessments		
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. Gross Amount Due From Borrower	\$866,944.95		420. Gross Amount Due To Seller	\$850,000.00	
200. Amounts Paid By Or In Behalf Of Borrower			500. Reductions In Amount Due To Seller		
201. Deposit or Earnest Money	\$25,000.00		501. Excess deposit (see instructions)		
202. Principal amount of new loan			502. Settlement Charges to Seller (line 1400)	\$32,520.00	
203. Existing loan taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of first mortgage loan to M&T Bank	\$448,675.54	
205.			505. Payoff of second mortgage loan		
206.			506. Earnest money retained by Berkshire Hathaway Homesale	\$21,250.00	
207.			507. Disbursed as proceeds (\$3,750.00)		
208. Repair Credit	\$3,520.00		508. Repair Credit	\$3,520.00	
209.			509.		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/town taxes			510. City/town taxes		
211. County taxes 7/1/2015 to 8/10/2015	\$800.54		511. County taxes 7/1/2015 to 8/10/2015	\$800.54	
212. Water 5/22/2015 to 8/10/2015	\$22.77		512. Water 5/22/2015 to 8/10/2015	\$22.77	
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517.		
218.			518.		
219.			519.		
220. Total Paid By/For Borrower	\$29,343.31		520. Total Reduction Amount Due Seller	\$506,788.85	
300. Cash At Settlement From/To Borrower			600. Cash At Settlement To/From Seller		
301. Gross Amount Due From Borrower (line 120)	\$866,944.95		601. Gross Amount Due To Seller (line 420)	\$850,000.00	
302. Less Amounts Paid By/For Borrower (line 220)	\$29,343.31		602. Less Deduction In Amt. Due To Seller (line 520)	\$506,788.85	
303. Cash ☒ From ☐ To Borrower	\$837,601.64		603. Cash ☒ To ☐ From Seller	\$343,211.15	

L. Settlement Charges

700. Total Sales/Broker's Commission based on price \$850,000.00 @ 2.50 % = \$21,250.00		
Division of Commission (line 700) as follows:		
701. \$21,250.00 to Coldwell Banker Residential Brokerage	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$21,250.00 to Berkshire Hathaway Homesale		
703. Commission paid at Settlement		\$21,250.00
704. (Note: \$21,250.00 POC held by Berkshire Hathaway Homesale)		
705. Flat Fee to Berkshire Hathaway Homesale	\$365.00	
706. Flat Fee to Coldwell Banker Residential Brokerage		\$450.00
800. Items Payable In Connection With Loan		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
900. Items Required By Lender To Be Paid In Advance		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserves Deposited With Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee		
1102. Abstract or title search to First American Title Insurance Company	\$250.00	
1103. Title examination to Homesale Settlement Services, LLC	\$315.00	
1104. Title insurance binder to Homesale Settlement Services, LLC	\$75.00	
1105. Document preparation to Homesale Settlement Services, LLC	\$95.00	
1106. Notary fees		
1107. Attorney's fees		
(Includes above item numbers:)		
1108. Title Insurance to Homesale Settlement Services, LLC	\$3,752.50	
(Includes above item numbers:)		
1109. Lender's coverage Premium to Homesale Settlement Services, LLC		
1110. Owner's coverage \$860,000.00 Premium \$3,752.50 to Homesale Settlement Services, LLC		
1113. Hand Recording Fee to Global Data Source	\$30.00	
1114. Copies and Judgments to Homesale Settlement Services, LLC	\$110.00	
1117. See Addendum 1117	\$40.00	\$165.00
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$60.00; Mortgage /Release ;	\$60.00	
1202. County tax/stamps: Deed \$12,420.00; Mortgage;	\$6,045.00	\$6,375.00
1203. State Transfer Tax \$4,250.00; Mortgage ;	\$2,125.00	\$2,125.00
1204. City tax/stamps: Deed ;Mortgage ;		
1206. Deed State Transfer tax/Stamps to Clerk of the Circuit Court for Baltimore County		\$2,125.00
1300. Additional Settlement Charges		
1301. Survey		
1302. Pest Inspection		
1305. 1st. half 2015/16 Property Tax to Baltimore County	\$3,662.45	
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	\$16,944.95	\$32,520.00

*Paid outside of clearing by (Borrower), (Seller), (Lender), (Guarantor), (Witness), "Credit by lender shown on page 1," "Credit by seller shown on page 1."
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is true and accurate statement of all amounts and disbursements made on my account or by me in this transaction.
I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWERS

Kevin L. Hudson
KEVIN L. HUDSON
Alison B. Hudson
ALISON B. HUDSON

SELLERS

Scott H. White
SCOTT H. WHITE
Cynthia C. White
CYNTHIA C. WHITE

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have received or will receive the funds to be disbursed in accordance with this statement.

Settlement Agent

Date

8/16/2015

WATSON is a firm in Kentucky under this statement in the United States on this or any other state, Province upon condition not include a fee and improvement, Kentucky says Title 15 ME, Code
Sections 1001 and Section 1002

*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, (B)roker, **Credit by lender shown on page 1, ***Credit by seller shown on page 1.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWERS

KEVIN W. HUDSON

ALISON B. HUDSON

SELLERS

SCOTT H. WHITE

CATHLEEN C. WHITE

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Settlement Agent

[Signature]

Date

8/10/2015

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010

Supplemental Page
HUD-1 Settlement Statement

Addendum for 1100. Title Charges

Addendum 1117

	Buyer	Seller
a. Procurement of payoff/release to Homesale Settlement Services, LLC		\$195.00
b. Lien Certificate to Baltimore County, MD	\$40.00	
Total:	\$40.00	\$195.00



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 29, 2015

Kevin W & Alison B Hudson
208 Midhurst Road
Baltimore MD 21212

RE: Case Number: 2016-0059 A, Address: 208 Midhurst Road

Dear Mr. & Ms. Hudson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 3, 2015. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jeffrey Penza, 401 Woodbourne Avenue, Baltimore MD 21212

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 9/16/15

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2016-0059-A
Administrative Variance
Kevin W. & Allison B. Hudson
208 Midhurst Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0059-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in purple ink that reads "David W. Peake".

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired or Speech 1.800.735.2258 Statewide Toll-Free

Street Address: 320 West Warren Road – Hunt Valley, Maryland 21030 – Phone 410-229-2300 or 1-866-998-0367 –
Fax 410-527-4685 – www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 21, 2015
Item No. 2016-0058 and 0059

DATE: September 23, 2015

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC09212015.doc

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-23</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-16</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING Date: <u>9-13-15</u> by <u>Doek-</u>		
PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐		
PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐		

Comments, if any: SPAT not reflective of Pet. name. Left v.m. 10-1 @ 10:12 am
for Mr. Panza. Mr. Panza to send deed. Reel HUD Settlement sheet -
Barringer OK w/ that info.

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0913171511			
Owner Information					
Owner Name:		WHITE SCOTT H WHITE CATHLEEN C		Use:	RESIDENTIAL
Mailing Address:		208 MIDHURST RD BALTIMORE MD 21212-2207		Principal Residence:	YES
				Deed Reference:	/18713/ 00664
Location & Structure Information					
Premises Address:		208 MIDHURST RD 0-0000		Legal Description:	LT 2.3 PT 1 208 MIDHURST RD PINEHURST
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0079	0012	0177		0000	D
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	0005/0012
		2014			
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1928	3,812 SF		32,800 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	NO	STANDARD UNIT	STONE	3 full	1 Detached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2014	As of 07/01/2015	As of 07/01/2016
Land:		257,200	219,700		
Improvements		312,000	330,300		
Total:		569,200	550,000	550,000	550,000
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
MCSHANE SUSAN A		09/04/2003		\$703,000	
Type:		Deed1:		Deed2:	
ARMS LENGTH IMPROVED		/18713/ 00664			
Seller:		Date:		Price:	
MCSHANE RICHARD C		03/16/1982		\$0	
Type:		Deed1:		Deed2:	
NON-ARMS LENGTH OTHER		/06378/ 00522			
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 06/20/2013					

208 Midhurst Road



Publication Date: 9/3/2015



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2016-0059-A



VIEW FROM SOUTHEAST CORNER OF PROPERTY



VIEW FROM EAST CORNER OF PROPERTY



VIEW OF EXISTING GARAGE



VIEW FROM WEST CORNER OF PROPERTY

PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
1-410-432-6677 | 1-410-432-4888
www.penza.bailey.com

ZONING PLAN

HUDSON RESIDENCE

208 MIDHURST RD.
BALTIMORE, MD 21212

PROJECT NO.: 15018

PROPERTY IMAGES

SCALE:

DATE: 9/03/2015

Z.3

2015-0059-A



VIEW FROM SOUTHEAST CORNER OF PROPERTY



VIEW FROM EAST CORNER OF PROPERTY



VIEW OF EXISTING GARAGE



VIEW FROM WEST CORNER OF PROPERTY

PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-4877 | F 410-435-4868
www.PenzaBailey.com

ZONING PLAN

HUDSON RESIDENCE

208 MIDHURST RD.
BALTIMORE, MD 21212

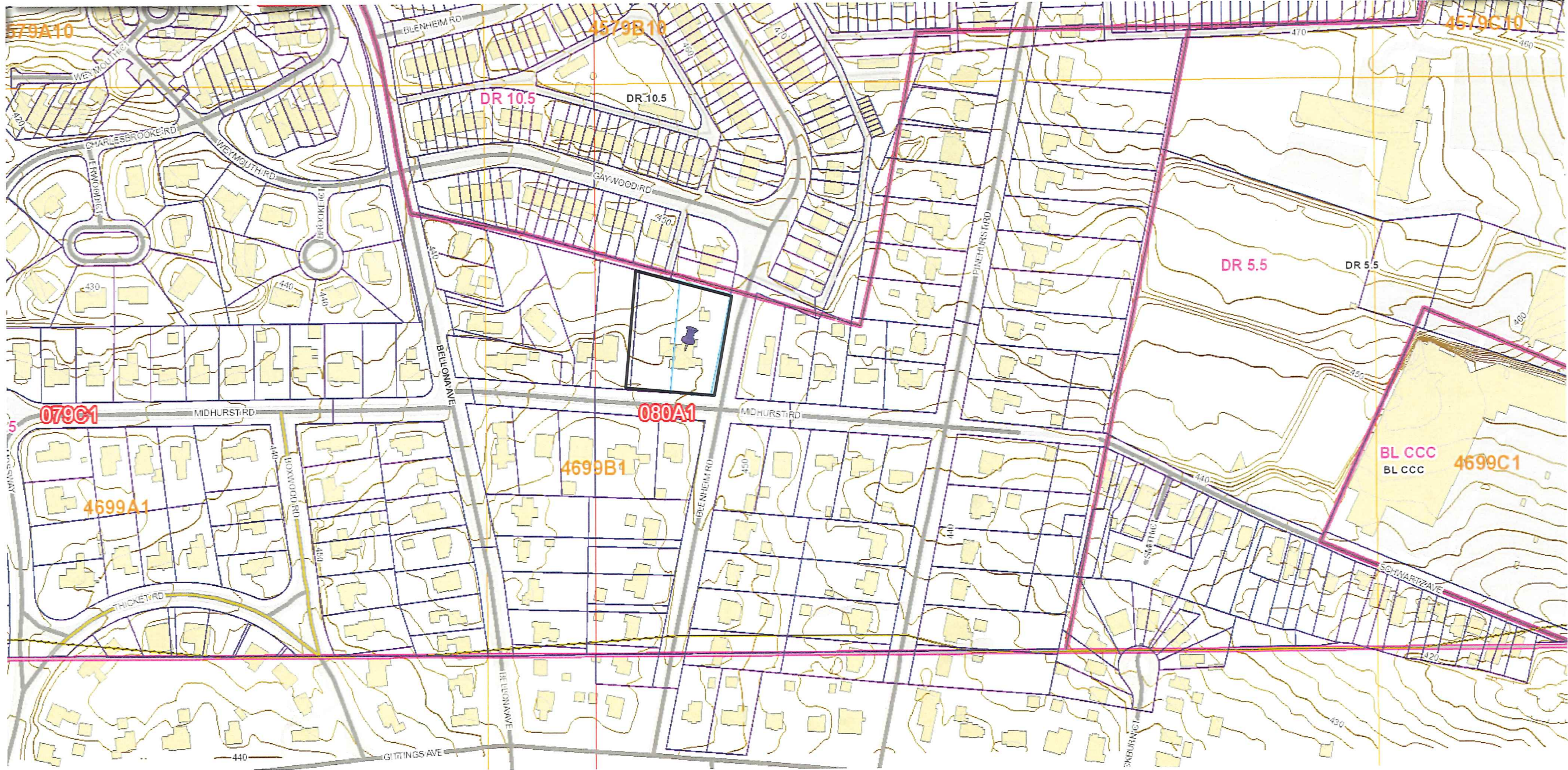
PROJECT NO.: 15018

PROPERTY IMAGES

SCALE:

DATE: 9/03/2015

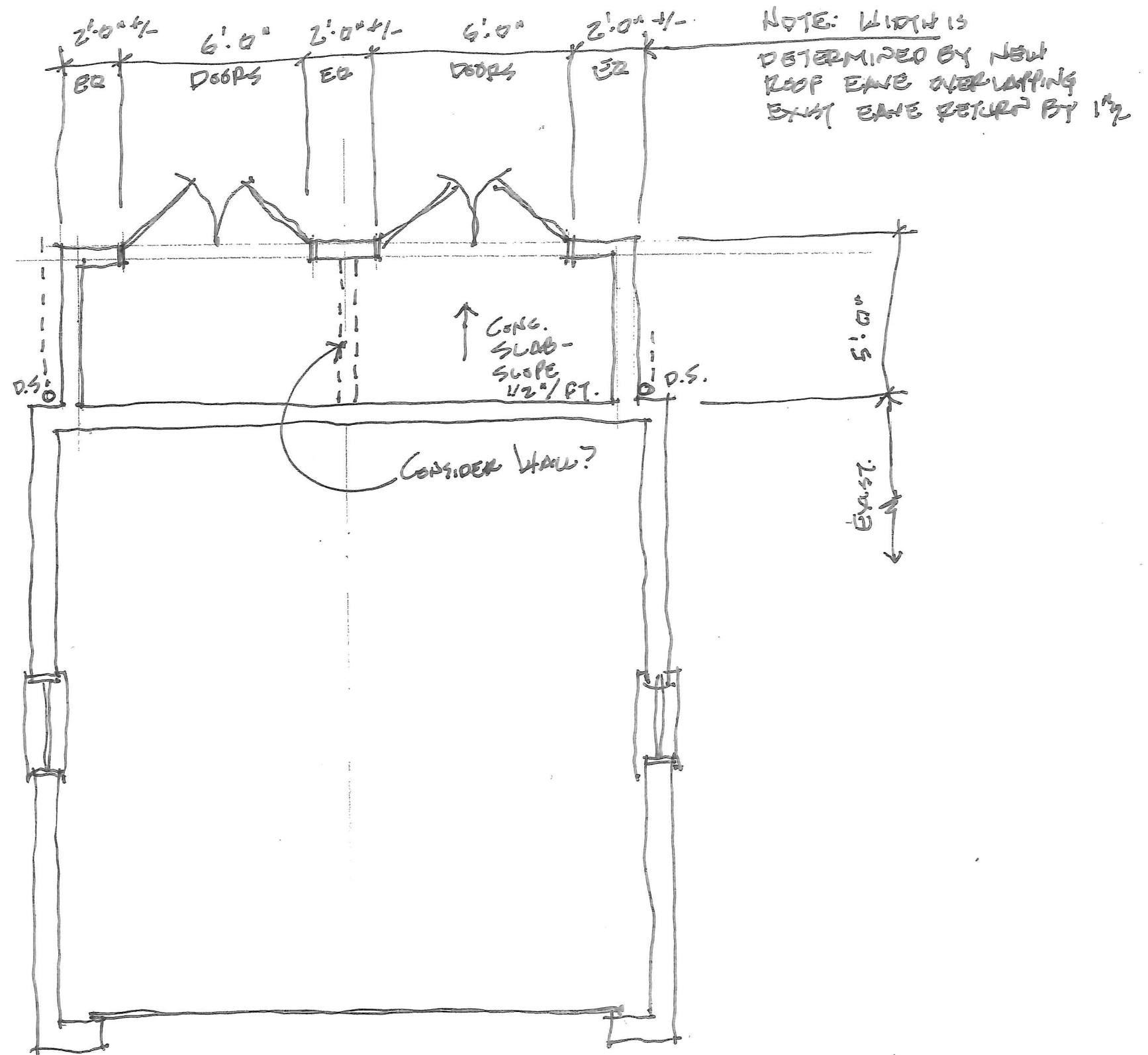
Z.3



ZONING PLAN
HUDSON RESIDENCE
208 MIDHURST RD.
BALTIMORE, MD 21212

PROJECT NO.: 15018

GIS MAP
SCALE:
DATE: 9/03/2015



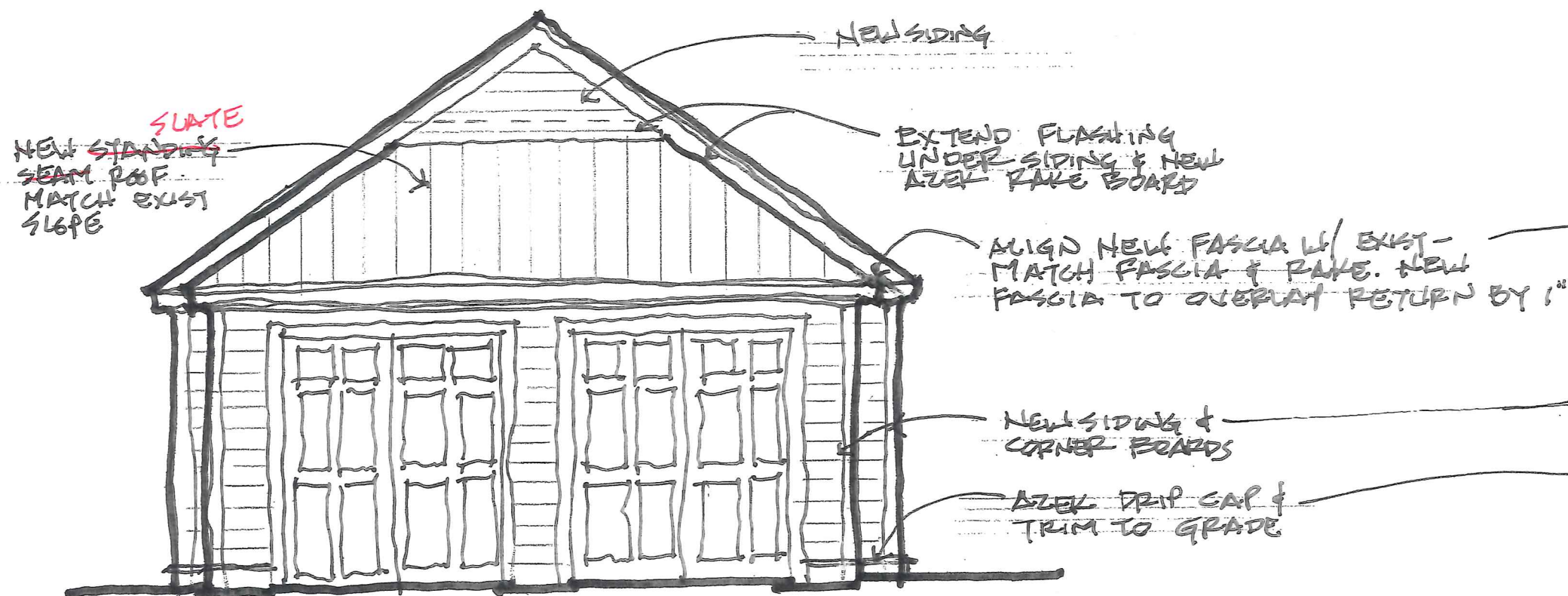
FLOOR PLAN

1/4" = 1'-0"

HUDSON GARAGE

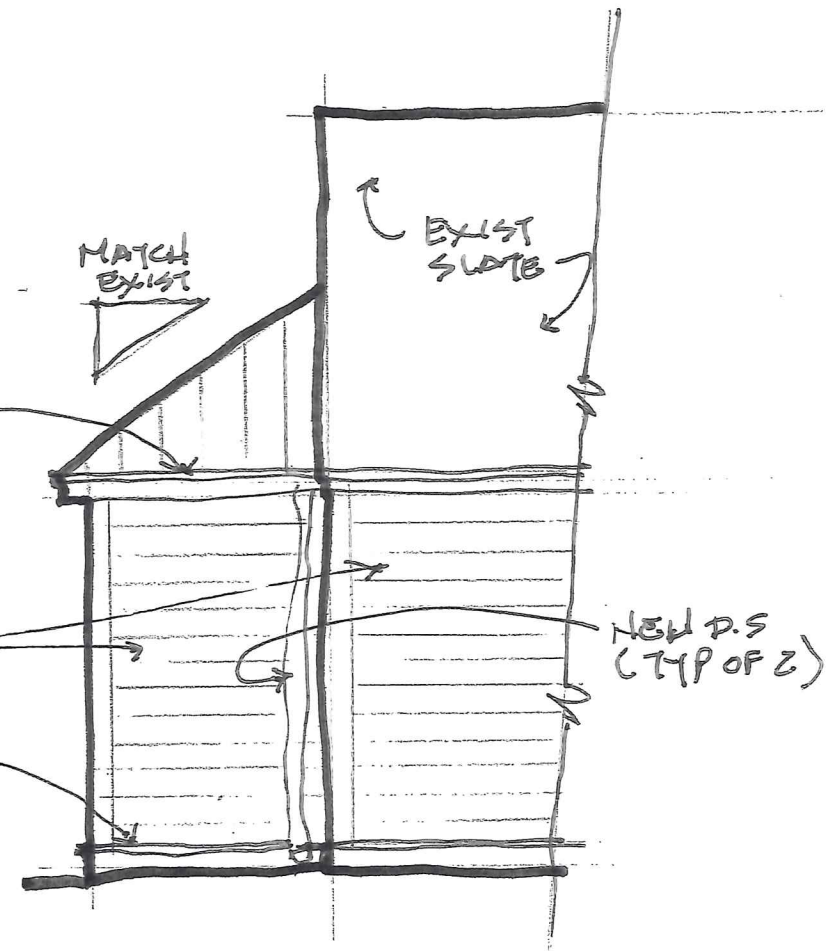
NOVEMBER 6, 2015

TBA, INC



NORTH ELEVATION

1/4" = 1'-0"



PARTIAL WEST ELEV.

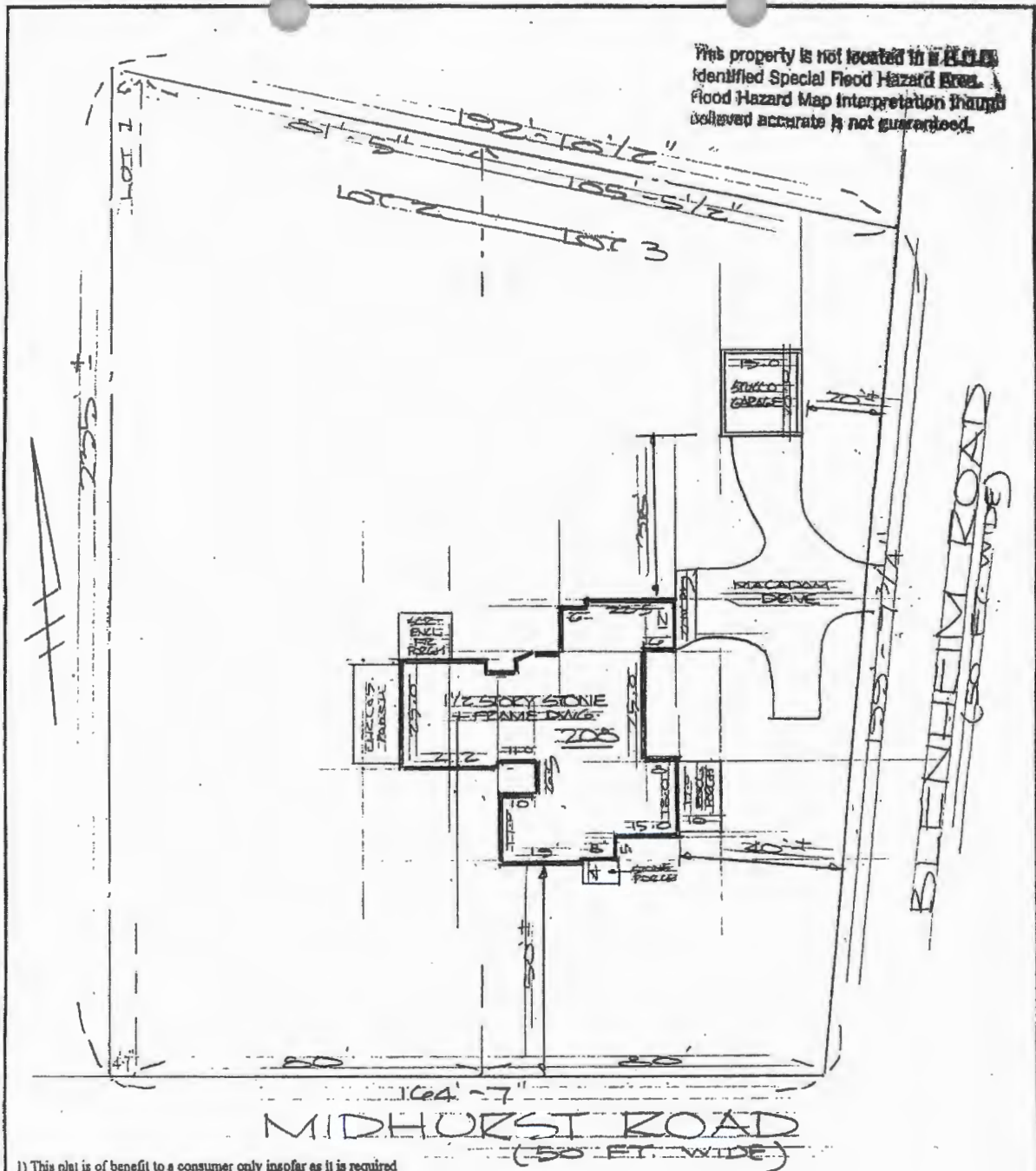
EAST SIMILAR

HUDSON RESIDENCE GARAGE

NOVEMBER 6, 2015

PBA, INC.

This property is not located in a FEMA
Identified Special Flood Hazard Area.
Flood Hazard Map Interpretation though
believed accurate is not guaranteed.



- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.

This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

8/14/03

[Signature]

REG. NO. 135

All of Lots 2 & 3 and Part of Lot 1,
Block D, Plat of PINEHURST, Plat Book
W.P.C. No. 5, Folio 12

All setback dimensions are + or - one foot unless otherwise noted.



LOCATION DRAWING
208 MIDHURST ROAD, BALTIMORE COUNTY, MARYLAND

OFFICE OF
MANK & KUNST
POST OFFICE BOX 5448
TOWSON, MARYLAND 21285

SCALE

1" = 30'

DATE

8/14/03

JOB NO.

114/03T

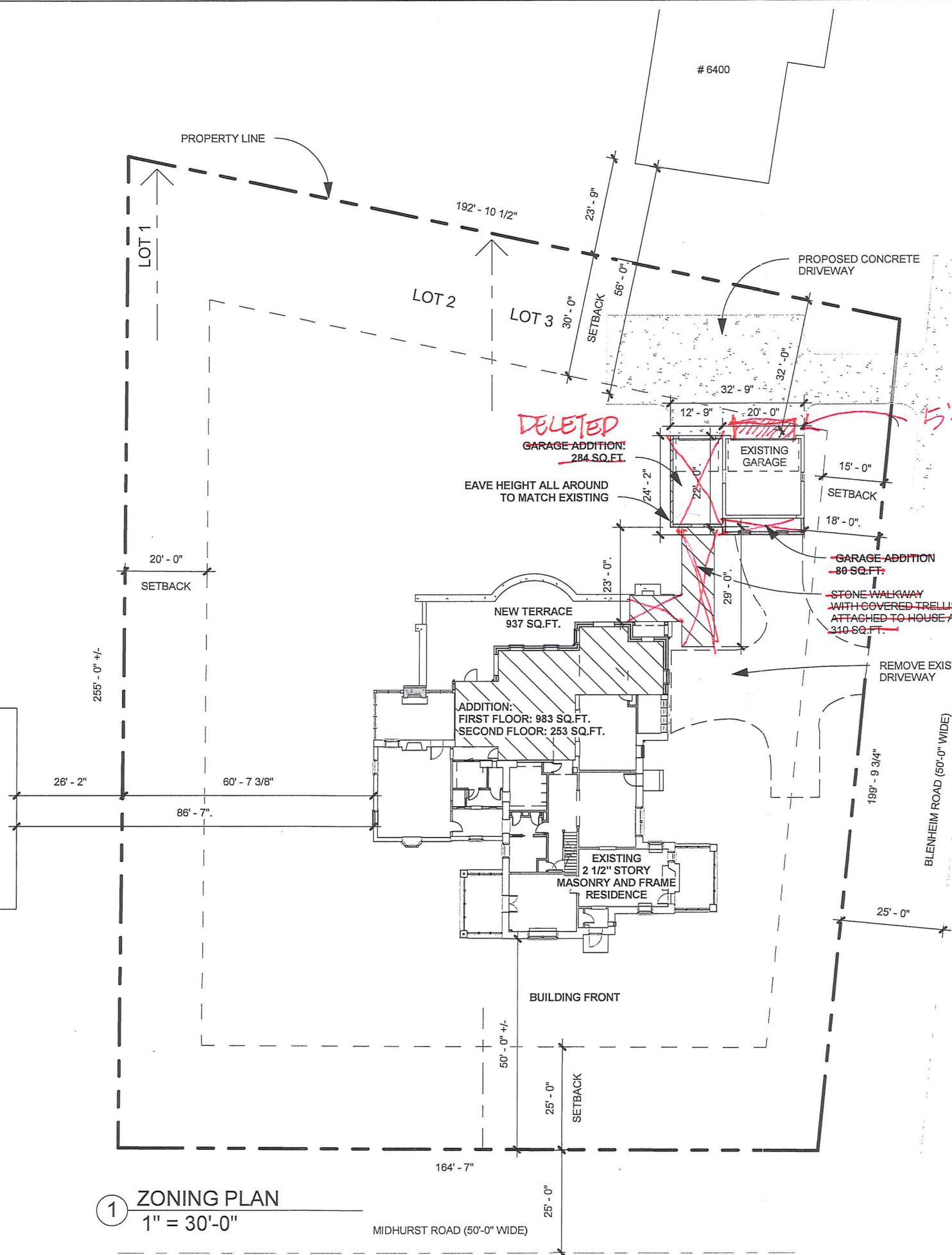
2016-0059-A¹



DRAWN BY: A.K.

1 ZONING PLAN
1" = 30'-0"

MIDHURST ROAD (50'-0" WIDE)



ADJACENT PROPERTIES:

6400 BLENHEIM ROAD
OWNER: EMORA & NANCY BRANNAN
PARCEL:
TAX ACCOUNT #: 0916000100

204 MIDHURST ROAD
OWNER: LOUIS & ANNE MATHEWS
PARCEL:
TAX ACCOUNT #: 0908800161

210 MIDHURST ROAD
OWNER: MARLENE ANN COCHRAN
PARCEL:
TAX ACCOUNT #: 0922001760

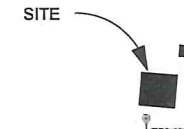
INFORMATION RETRIEVED FROM:

BALTIMORE GIS MAP &

MANK & KUNST
POST OFFICE BOX 5448
TOWSON, MARYLAND 21285

DATE ON FILE: 8/14/2003
JOB #: 114/03T

VICINITY MAP



SCALE: N.T.S.

ZONING HEARING PLAN FOR:
VARIANCE X SPECIAL USE

ADDRESS:
208 MIDHURST ROAD
BALTIMORE, MD 21212

OWNERS NAME:
KEVIN AND ALISON HUDSON

SUBDIVISION NAME:
LOT #: 1,2,3
BLOCK #: D
SECTION #: D
PLAT REF: 0005/0012
FOLIO #: 12

10 DIGIT TAX #: 0913171511
TAX MAP #: 0079
DEED REF. #: 18713/00664

PARCEL # 0177
GIS TILE # 080A1

ZONING MAP #: DR 3.5
SITE ZONED: DR 3.5
ELECTION DISTRICT: 9
COUNCIL DISTRICT: 5
LOT AREA
SQUARE FEET: 32,800 SQ.FT.
HISTORIC? BELLONA-GITTINGS
IN CBCA? NO
IN FLOOR PLAN? NO

UTILITIES
WATER IS: PUBLIC X PRIVATE
SEWER IS: PUBLIC X PRIVATE

PRIOR HEARING? Y N X
IF SO GIVE CASE NUMBER AND
ORDER RESULT BELOW:

PENZA+BAILEY
ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6671 F 410-435-6668
www.PenzaBailey.com

ZONING PLAN
HUDSON RESIDENCE

208 MIDHURST RD.
BALTIMORE, MD 21212

PROJECT NO.: 15018

ZONING PLAN

SCALE: 1" = 30'-0"

DATE: 9/03/2015

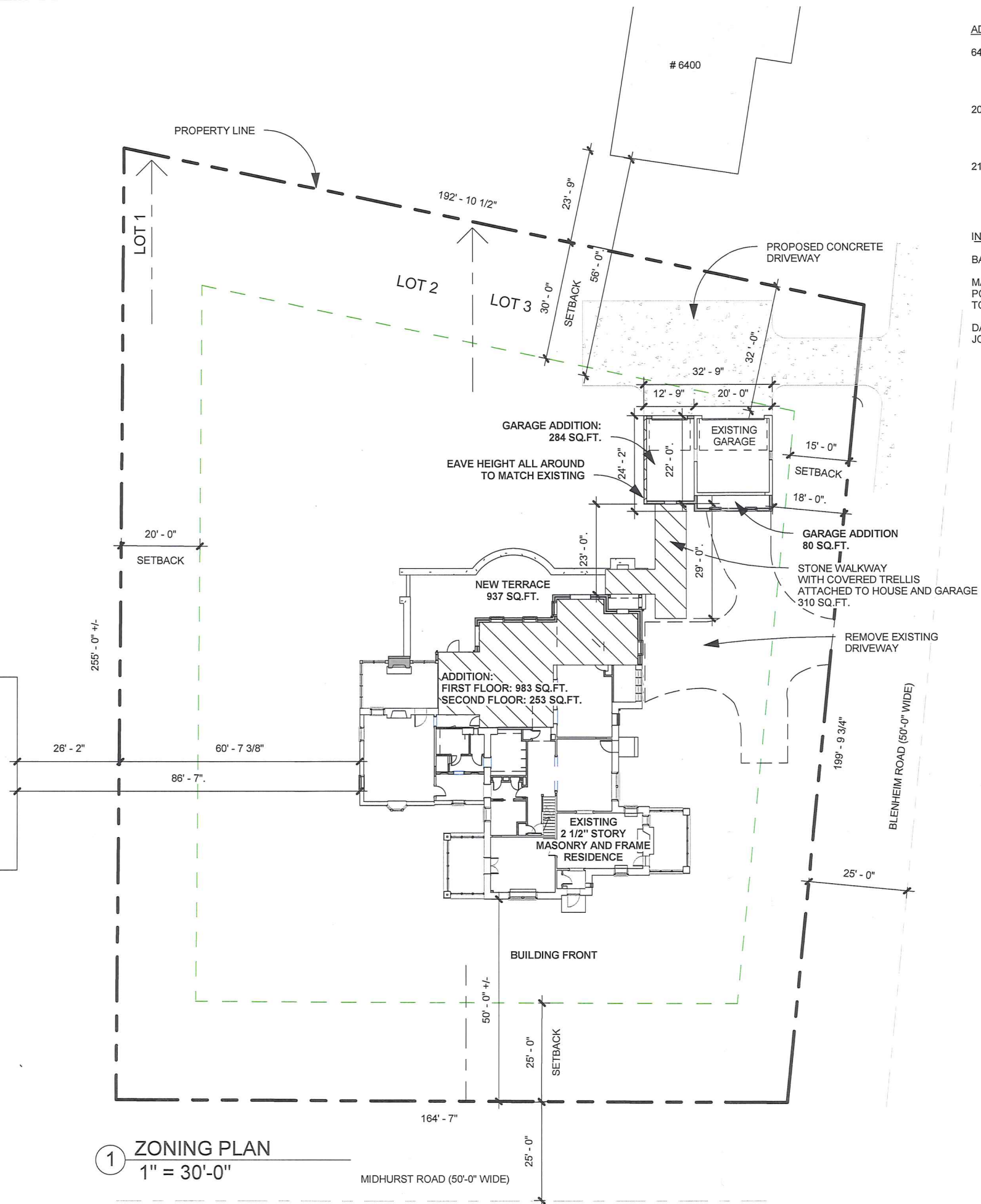
Z.1



DRAWN BY: A.K.

1 ZONING PLAN
1" = 30'-0"

MIDHURST ROAD (50'-0" WIDE)



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OWNER: EMORA & NANCY BRANNAN
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TAX ACCOUNT #: 0916000100

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OWNER: MARLENE ANN COCHRAN
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INFORMATION RETRIEVED FROM:

BALTIMORE GIS MAP &

MANK & KUNST
POST OFFICE BOX 5448
TOWSON, MARYLAND 21285

DATE ON FILE: 8/14/2003
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VICINITY MAP



SCALE: N.T.S.

ZONING HEARING PLAN FOR:
VARIANCE X SPECIAL USE

ADDRESS:
208 MIDHURST ROAD
BALTIMORE, MD 21212

OWNERS NAME:
KEVIN AND ALISON HUDSON

SUBDIVISION NAME:
LOT #: 1,2,3
BLOCK #: D
SECTION #: D
PLAT REF: 0005/0012
FOLIO #: 12

10 DIGIT TAX #: 0913171511
TAX MAP #: 0079
DEED REF. #: 18713/00664

PARCEL # 0177
GIS TILE # 080A1

ZONING MAP #: ~~BR-3.5~~ 080A1
SITE ZONED: DR 3.5
ELECTION DISTRICT: 9
COUNCIL DISTRICT: 5
LOT AREA
SQUARE FEET: 32, 800 SQ.FT.
HISTORIC? BELLONA-GITTINGS
IN CBCA? NO
IN FLOOD PLAIN? NO

UTILITIES
WATER IS: PUBLIC X PRIVATE
SEWER IS: PUBLIC X PRIVATE

PRIOR HEARING? Y N X
IF SO GIVE CASE NUMBER AND
ORDER RESULT BELOW:

PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
t 410-435-6671 f 410-435-6668
www.PenzaBailey.com

ZONING PLAN
HUDSON RESIDENCE

208 MIDHURST RD.
BALTIMORE, MD 21212

PROJECT NO.: 15018

ZONING PLAN

SCALE: 1" = 30'-0"

DATE: 9/03/2015

Z.1

2016-0059-A

Part. Exh. 1