

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B. 263120
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ David M. McWilliams 2802 2nd St. Millers Island MD 21219 410-388-1815
Print Name of Applicant Address Telephone Number
☐ Lot Address 2802 2nd Street Election District 15 Council District 7 Square Feet 7500
Lot Location: N E S W side / corner of 2nd Street 60 feet from N E S W corner of Cuckold Point Rd.
(street) (street)
Land Owner Michele Dillon & David McWilliams Tax Account Number 15-06-350610
Address 2802 2nd Street Millers Island, MD 21219 Telephone Number 410-388-1815

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☒	☐
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐

Residential Processing Fee Paid Codes 030 & 080 (\$85)
Accepted by <u>ZADM</u>
Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the permit to conform with the following recommendations:

The front setback should be increased to 55' to create a smooth transition between the dwellings to the west and east of the site.

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date: 4/5/96

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by John Sullivan on 4-3-96
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 4-14-96 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 4-29-96 C (B-3 Work Days)

TENTATIVE DECISION DATE 5-3-96 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE: 13 MAR 96

OEA: JP/LO
HISTORIC DISTRICT/BLDG.

PERMIT #: B 263120
RECEIPT #: A 2918700
CONTROL #: AR
XREF #:

PROPERTY ADDRESS 2802 2nd Street
SUBDIV: Swan Point
TAX ACCOUNT #: 15-06-350610
OWNER'S INFORMATION (LAST, FIRST)
NAME: McWilliams, David / Dillon Michele
ADDR: 2802 2nd Street 21219
DISTRICT/PRECINCT 15 21

FEE: 100 + 25
PAID: 105
PAID BY: A
INSPECTOR:
I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.
CODE CODE
BOCA CODE

TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE FLOOD Zone A9

RESIDENTIAL SE G-K
01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER PANEL 560

TYPE FOUNDATION BASEMENT
1. SLAB 1. FULL
2. BLOCK 2. PARTIAL
3. CONCRETE 3. NONE

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

CENTRAL AIR: 1. 2. 1. PUBLIC SYSTEM EXISTS PROPOSED
ESTIMATED COST: \$ 30,000 2. PRIVATE SYSTEM EXISTS PROPOSED
OF MATERIALS AND LABOR
PROPOSED USE: SFD
EXISTING USE: UNK

OWNERSHIP
1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE
1 FAMILY BEDROOMS 3
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS 2 CLASS 04
POWDER ROOMS 1 KITCHENS 1 LIBER 09 FOLIO 04

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 1950 SIZE 50' x 150'
WIDTH 30' FRONT STREET
DEPTH 40' SIDE STREET
HEIGHT 31.5' FRONT SETBK 40'
STORIES 2+4 SIDE SETBK 10' / 10'
LOT #3 20 SIDE STR SETBK
CORNER LOT REAR SETBK 70'
1. Y 2. N ZONING DR-5.5

APPLICANT INFORMATION

NAME: David McWilliams
COMPANY: Owner
STREET: 2nd Street
CITY, ST, ZIP: Millers Island, MD 21219
PHONE #: 410-388-1815 MHIC LICENSE #: N/A
APPLICANT
SIGNATURE: David McWilliams TRACT: BLOCK:
PLANS: CONST 2 PLOT 7 PLAT 0 DATA 6 EL 1 PL 1
TENANT
CONTR: Owner
ENGR:
SELLR:

DESCRIBE PROPOSED WORK: Const. A - SFD - AS per
plans. No fire place. 3 bedrooms.
30' x 40' x 31.5' = 1,950 sq ft

NON-RESIDENTIAL Refer to B 263119 for zoning

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME LOT
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
SPECIFY TYPE
20. SWIMMING POOL SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE OF HEATING FUEL

1. GAS 3. ELECTRICITY
2. OIL 4. COAL

TYPE OF WATER SUPPLY

1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED
SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED

APPROVAL SIGNATURES

DATE

BLD INSP: :
BLD PLAN: :
FIRE: :
SEDI CTL: :
ZONING: :
PUB SERV: :
ENVRMNT: :
PERMITS: :
DATE: 3-16-96

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 13 March 96

OEA: SP/13
HISTORIC DISTRICT/BLDG.

PERMIT #: 263119
RECEIPT #: A 291000
CONTROL #: RA
XREF #:

PROPERTY ADDRESS 2802 2nd Street YES ☐ NO ☒
SUITE/SPACE/FLOOR _____ DO NOT KNOW ☐
SUBDIV: Swan Point
TAX ACCOUNT #: 15-06-350610 DISTRICT/PRECINCT 15 21
OWNER'S INFORMATION (LAST, FIRST)
NAME: McWilliams David
ADDR: 2802 2nd St

FEE: 10.00
PAID: 10.00
PAID BY: 2121
INSPECTOR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☒

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.

CODE CODE
93 BOCA CODE ☒

TYPE OF IMPROVEMENT

1. ☐ NEW BLDG CONST
2. ☐ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☒ WRECKING
6. ☐ MOVING
7. ☐ OTHER

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY
(ENTER NO UNITS) _____
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

TYPE FOUNDATION

1. ☐ SLAB
2. ☐ BLOCK
3. ☐ CONCRETE
BASEMENT
1. ☐ FULL
2. ☐ PARTIAL
3. ☐ NONE

TYPE OF CONSTRUCTION

1. ☐ MASONRY
2. ☒ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☐ GAS 3. ☐ ELECTRICITY
2. ☐ OIL 4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☐ PUBLIC SEWER ☒ EXISTS ☐ PROPOSED
2. ☐ PRIVATE SYSTEM ☐ EXISTS ☐ PROPOSED
SEPTIC ☐ EXISTS ☐ PROPOSED
PRIVY ☐ EXISTS ☐ PROPOSED

CENTRAL AIR: 1. ☐ 2. ☐ 1. ☒ PUBLIC SYSTEM ☐ EXISTS ☐ PROPOSED
ESTIMATED COST: \$ 10000 2. ☐ PRIVATE SYSTEM ☐ EXISTS ☐ PROPOSED
OF MATERIALS AND LABOR

PROPOSED USE: Vacant
EXISTING USE: SFD

OWNERSHIP

1. ☒ PRIVATELY OWNED 2. ☐ PUBLICLY OWNED 3. ☐ SALE 4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. ☐ HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. ☐ Y 2. ☒ N BATHROOMS CLASS 04
POWDER ROOMS KITCHENS LIBER 09 FOLIO 04 Inp

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 1000 SIZE 50' x 150'
WIDTH FRONT STREET
DEPTH SIDE STREET
HEIGHT FRONT SETBK
STORIES SIDE SETBK
LOT #'S 20 SIDE STR SETBK
CORNER LOT REAR SETBK
1. ☐ Y 2. ☒ N ZONING DR-5.5

APPROVAL SIGNATURES

DATE

BLD INSP : :
BLD PLAN : :
FIRE : :
SEDI CTL : :
ZONING : :
PUB SERV : :
ENVRMNT : 2-4/60K TO F.I.L. H 3-14-96
PERMITS : 4/60K TO F.I.L. H :
: :
: :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016886

DATE 4-3-96 ACCOUNT R-001-6150

AMOUNT \$ 85.00

RECEIVED FROM: MF. D. McWilliams

FOR: Undersize 1st procedure - Form 5T

01A00W0162MICHRC
BA 0009127AM04-03-96

5/96
\$85.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

FEE SIMPLE DEED
NO TITLE
NO CONSIDERATION

DEED

THIS DEED, made this 31st day of January, in the year one thousand nine hundred and ninety-one, by FRANK JOHN BOWEN and ANASTASIA BOWEN, his wife, of Baltimore City, State of Maryland, parties of the first part; and ERIC B. BOWEN, their son, party of the second part.

WITNESSETH the actual consideration being Zero Dollars (\$0.00) the said parties of the first part do grant and convey unto the said party of the second part, ERIC B. BOWEN, his heirs, assigns, in fee simple, all that lot of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot Number Nineteen (19) as laid out and shown on the Plat of Swan Point, which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folios 162 and 163.

BEING the same lot of ground which by Deed dated August 20, 1976, and recorded among the Land Records of Baltimore County in Liber 5668, folio 813, was granted and conveyed by Joseph H. Moss to Frank John Bowen and Anastasia Bowen, his wife.

TOGETHER, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD said lot of ground and premises; above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, his heirs and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND
Per Frank JR
Authorized Signature
Date 2-15-91 Sec. 11-85 C

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE JR DATE 2-15-91

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxes
for Baltimore County
JR 2-15-91
Date

will warrant specially the property hereby granted, and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantors.

TEST:

James C. Dier
Witness

Frank John Bowen
Frank John Bowen (SEAL)

M. Antonette Buscetta
Witness

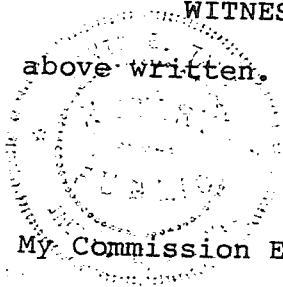
Anastacia Bowen
Anastacia Bowen (SEAL)

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 23rd day of January in the year one thousand nine hundred and ninety-one, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, personally appeared FRANK JOHN BOWEN and ANASTASIA BOWEN, his wife, and they acknowledged the foregoing Deed to be their act, deed and for the purposes therein set forth.

WITNESS my hand and notarial seal the day and year first

above written.



DAVID E. TANT Notary Public
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 21, 1994

David E. Tant

My Commission Expires: _____

A R/C/F 15.00
DEED 0 #
SH CLERK 15.00
#49468 0003 R01 T10:59
02/21/91

This Deed, MADE THIS 2nd day of JULY

in the year one thousand nine hundred and eighty-seven

by and between

✓ J.E.D. CONSTRUCTION COMPANY,

of BALTIMORE COUNTY,

party

of the first part, and

✓ THOMAS M. SEIBEL and KAREN E. OSWINKLE, parties

of the second part.

WITNESSETH, That in consideration of the sum of EIGHTY THOUSAND FIVE HUNDRED (\$80,500.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged

the said party of the first part

C RC/F 13.00
C T TX 402.50
C DOCS 402.50
DEED 0 #
SM CLERK 819.00
#08087 C001 R02 1114.00
07/17/87

do es grant and convey to the said parties of the second part, as joint tenants, their

personal representatives/successors and assigns

, in fee simple, all

that lot of ground situate in

BALTIMORE COUNTY

and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 21 on the Plat of Swan Point, recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 7, folio 163, said lot having a frontage of 50 feet on the southwest side of Second Street with an even rectangular depth southwesterly of 150 feet. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 2804 SECOND STREET.

BEING the same lot of ground which by deed of even date herewith and recorded or intended to be recorded immediately prior hereto was granted and conveyed by Mike Kondylas and Donna Lee Kondylas unto the within Grantor.

GRANTOR certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the assets and property of the Grantor Corporation and further, the Grantor certifies under the penalties of perjury that the consideration set forth therein is the actual consideration paid by the Grantee for the transfer to the hereinbefore described property.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

CLERK

DATE

B

B 234****128800^a 8098A

: TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot of ground and premises to the said parties of the second part, as joint tenants, their

personal representatives/successors

and assigns, in fee simple.

AND the said part y of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

WITNESS the name and corporate seal of said body corporate and the signature of

Joseph E. Davis the President thereof.

Attest:

J.E.D. CONSTRUCTION COMPANY

J. E. D. Construction Company

Secretary

President OWNER

By: Joseph E. Davis

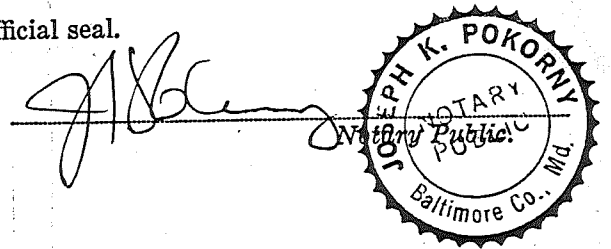
Joseph E. Davis

STATE OF Maryland
County of Baltimore, to wit:

I HEREBY CERTIFY, That on this 2nd day of July, 19 87, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Joseph E. Davis who acknowledged him self to be the of J.E.D. Construction Company a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by him self as such

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

My Commission expires: July 1, 1990



Joseph Pokorny
408 Jefferson Bldg
21204



Lawyers Title Insurance Corporation

National Headquarters - Richmond, Virginia

Case No. 94-0519T

THIS DEED, Made this 31 day of August in the year one thousand nine hundred and ninety-four by and between LINWOOD G. ROHER and SARA V. ROHER

of Baltimore County in the State of Maryland, parties
of the first part, and MICHELE L. DILLON and DAVID M. McWILLIAMS
parties
of the second part.

WITNESSETH that in consideration of the sum of \$76,500.00, which
is the actual consideration paid or to be paid, the receipt of which is hereby
acknowledged, the said parties of the first part do-- grant, and convey unto the said
parties of the second part, as joint tenants and not as tenants in common, their
assigns, the survivor of them and the survivor's

personal representatives and assigns, in fee simple, all that lot of ground
situate in Baltimore County State of Maryland, and described as
follows:

BEING KNOWN AND DESIGNATED as Lot No. 20, as shown on the Plat of Swan Point,
which Plat is recorded among the Land Records of Baltimore County in Plat Book
W.P.C. No. 7, folios 162 and 163.

The improvements thereon being known as No. 2802 Second Street; (also known as
No. 2802 2nd Street).

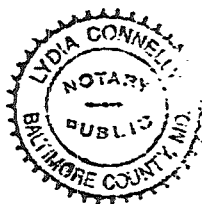
BEING that same lot of ground which by Deed dated September 29, 1982 and
recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No.
6438, folio 712 was granted and conveyed by George W. Conner and Ruth E. Conner,
his wife unto Linwood G. Roher and Sara V. Roher, his wife the Grantor(s)
herein.

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, TO WIT:

Before me, personally appeared Susan E. Castle, Attorney-at-Law, who
acknowledged that the within instrument was prepared under her supervision.

Lydia Connelly
Notary Public

My Commission Expires: 4/1/96



AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 9/7/94

Return to: Michele L. Dillon
David M. McWilliams
2802 Second Street
Baltimore, Md. 21219

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

[Signature] 9/7/94
By Date

TOGETHER, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining

TO HAVE AND TO HOLD the said described lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as joint tenants and not as tenants in common, their assigns, the survivor of them and the survivor's

personal representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenant(s) that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted, and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand(s) and seal(s) of said grantor(s).

TEST:

Linwood G. Roher (SEAL)
LINWOOD G. ROHER

Sara V. Roher (SEAL)
SARA V. ROHER

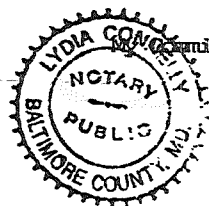
(SEAL)

(SEAL)

STATE OF MARYLAND, Baltimore County TO WIT:

I HEREBY CERTIFY, that on this 31 day of August 1994, before me, the subscriber, a Notary Public of the State of Maryland aforesaid, personally appeared LINWOOD G. ROHER and SARA V. ROHER and they acknowledged the foregoing Deed to be their act, deed and for the purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written.



Lydia Connelly
Notary Public
Commission Expires 4/1/96

Our Case No. 94-0519T

STATUTORY NOTICE OF EXEMPTION

Notice, Acknowledgment, and Affidavit

Property: 2802 Second Street, Baltimore, Maryland 21219

To the Buyer(s):

You are hereby notified of your rights under paragraph 13-203(b) of the Maryland Tax-Property Code. As of July 1, 1990 you are entitled to exempt from transfer tax the first \$30,000.00 of consideration in an instrument of writing for a residentially improved owner-occupied real property. This exemption only applies to the "State" transfer tax.

(x) We will be the owner occupants of the property and, by our signature(s) hereto, I/We hereby certify that I/We are the purchasers of the above captioned property and intend to occupy the residence thereon.

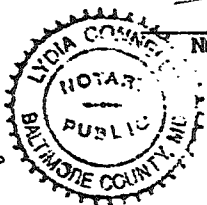
Dated: 8/31/94Buyer: MICHELE L. DILLONBuyer: DAVID M. McWILLIAMS

Buyer:

Sworn to and subscribed before me this 31 day of August, 1994.

Notary Public in and for

My Commission Expires:

4/1/96
Lydia Connolly
Baltimore
County

021038 SEP-7th Baltimore County, Maryland Land Instrument Intake Sheet

(Type or print in black ink only—all copies must be legible)

In compliance with Baltimore County Code, 1978, Title 33, Taxation, Article III, §33-126 through 33-140, as amended, and the Annotated Code of Maryland, Tax-Property Article, §12-101 through 12-113, as amended, and Tax-Property Article, §13-101 through 13-408, as amended, it is certified that an instrument of writing dated conveying title to, or creating liens or encumbrances upon, real or personal property is offered for record in the County. The property conveyed, or on which a lien or encumbrance is created, is identified as follows:

1 **Description of Property** (Check box(es) for item(s) to be indexed in land records)

Property Tax ID No. US 15-06-350610 /Lot/Block 20 Map/Grid/Parcel No. MAPC 7/162E163

Subdivision/Tract SWAN POINT Lot Acreage 0.438712 Prior Deed Ref. ENCJR 6438/112 VAR. L.O.G.

Street Address (or description if partial conveyance) 2802 SECOND STREET CH2A 2802 2ND STREET

2 **Transferred From**

Grantor(s) (check box if additional sheets are attached) LIMWOOD G. ROHER AND SARA V. ROHER

Owner of record (if different from grantor)

3 **Transferred To**

Grantee(s) (check box if additional sheets are attached) MICHAEL L. DILLON AND DAVID M. McWILLIAMS

4 **Type of Instrument**

☒ Deed ☐ Assignment of Mtg/DOT ☐ Financing Statement
☒ Deed of Trust ☐ Contract ☐ Other (Specify)
☐ Mortgage ☐ Land Installment Cont.
☐ Lease ☐ Power of Attorney

5 **Exemptions** (Cite authority or explain briefly)

Baltimore County Exempt Status Claimed:
 Recordation Tax Exempt Status Claimed:
 State Exempt Status Claimed:

6 **Consideration and Tax Calculations**

Make check payable to Baltimore County, MD (410) 887-2416

Consideration Amount

Purchase Price/Consideration (including any new mortgage) \$ 76,500.00

Real Property

Personal Property

Balance of Assumed Mortgage

Other

Total Consideration or Assessed Factor \$ 76,500.00

County Taxes to be Paid

Transfer Tax Consideration

\$ 76,500.00 x 1.6% = \$ 1,224.00

Office of Finance Use Only

Agent: JRD Tax Bill: ✓ 1,028.87

C.B. Credit: — Ag. Tax/Other: —

7 **Fees and Recording Instructions**

Make check payable to Clerk of the Circuit Court (410) 887-2650

Recording Fees

Recording Charges \$ 40.00

State Transfer Tax \$ 1,224.00

County Recordation Tax \$ 232.50

Surcharge \$ 10.00

Other

Total \$ 1,506.50

Special Recording Instructions (if any)

8 **Contact/Mail Information**

Instrument Prepared By S.M. HOLLINS Return Instrument To MICHAEL L. DILLON Mailing Address for Tax Bill

Firm: LAURENCE LITTLE INSURANCE CORP Name: DAVID M. McWILLIAMS

Address: 901 DOLAR VALLEY RD Address: 2802 SECOND ST Address: ← SAME

Township: MD Baltimore, MD

Phone: 339-2580 339-2519

9 **Certification**

I hereby certify under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.

Signature: [Signature] Date: 9-2-94

10 **Assessment Information** (410) 321-2299

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

Yes ☒ No ☐ Will grantee be living at property conveyed?

Yes ☒ No ☐ Is grantor currently receiving a homeowners' tax credit?

Yes ☒ No ☐ Is property conveyed subject to agricultural transfer tax? If yes, enter amount:

Yes ☒ No ☐ If agricultural assessment on conveyance is to continue, have you attached a letter of intent?

Yes ☒ No ☐ Partial conveyance? If yes, amount of acreage transferred:

List improvements conveyed:

If subdivision occurred after July 1, indicate former property tax ID number:

Optional Expediting Information

A delay in processing may be incurred if a conveyance deed is not accompanied by an adequate property description, preferably a survey or area calculation. A partial conveyance may require additional processing time.

Yes ☒ No ☐ Was property surveyed? If yes, attach copy of survey. If partial conveyance, balance of acreage:

Complete description of property conveyed (subdivision, lot, block, section, plat ref., acreage):

Location and improvement address:

Terminal Verification
 Agricultural Verification
 Tran. Process Verification
 Whole Desc. Part

Assessment Use Only - Do Not Write Below This Line

Deed Plotter
 Deed Reference
 Assigned Property No

Distribution: White - Clerk's Office \ Canary - Office of Finance \ Pink - SDAT \ Goldenrod - Preparer

AOC-CC-100

Space Reserved for Circuit Clerk Recording Validation

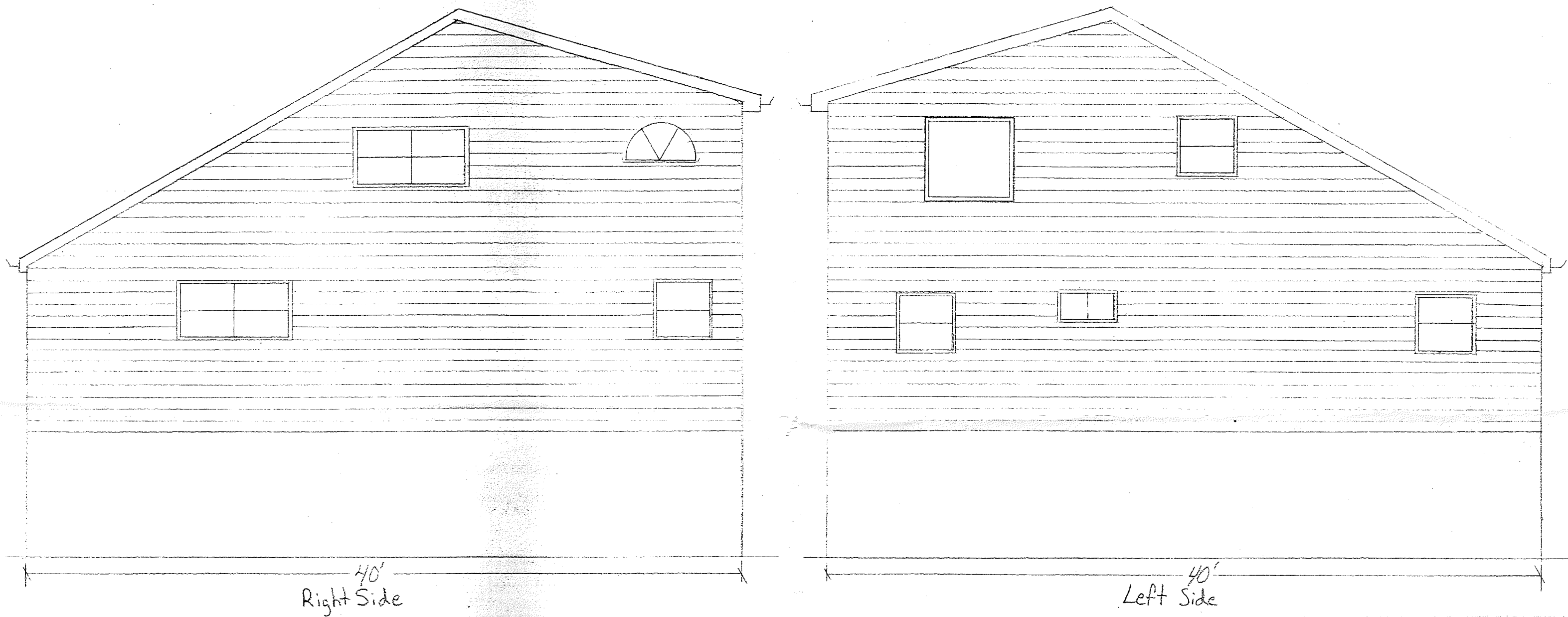
Space Reserved for County Transfer Tax

BA 011:24AM09-07-94

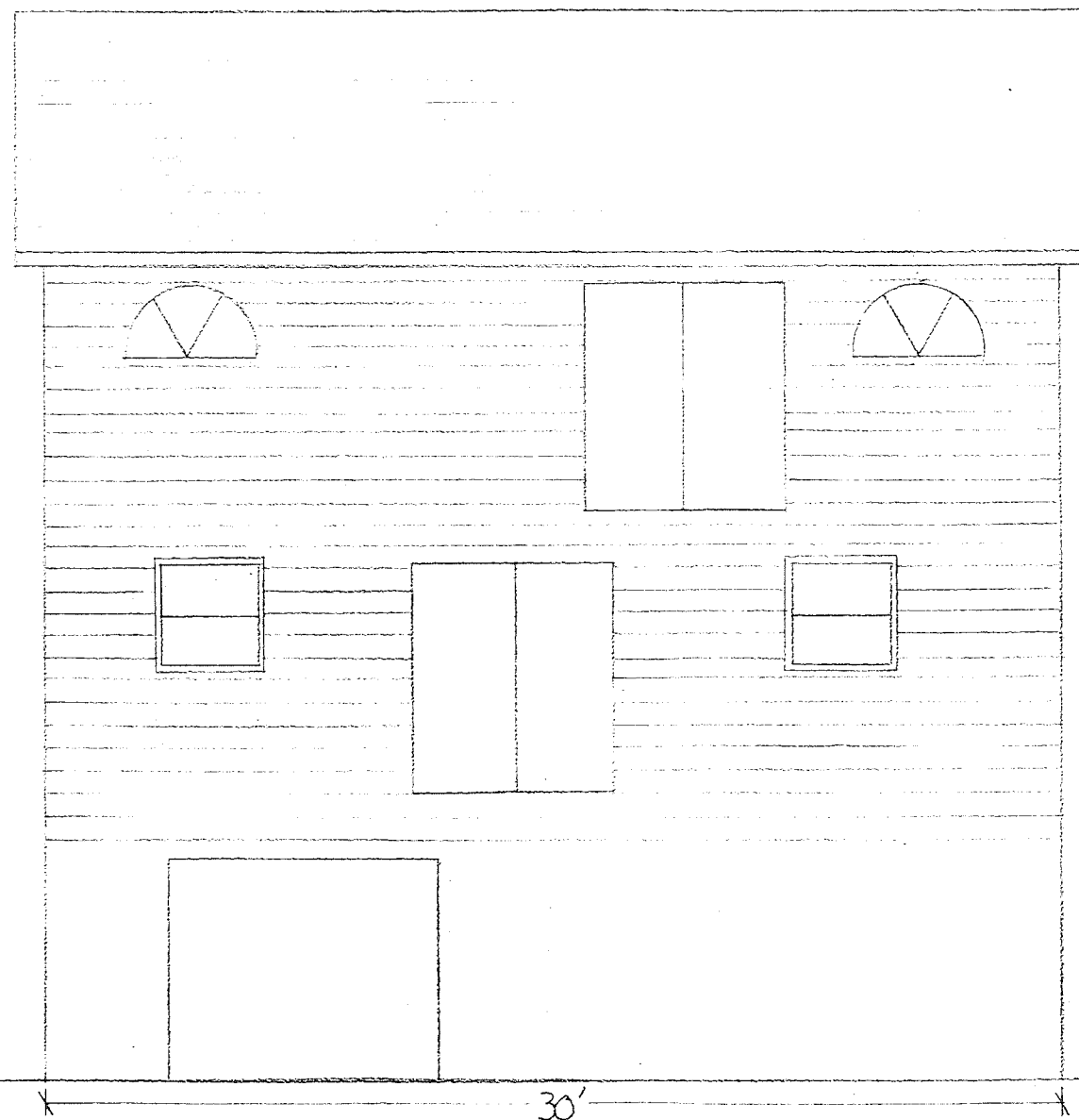
\$1,224.00





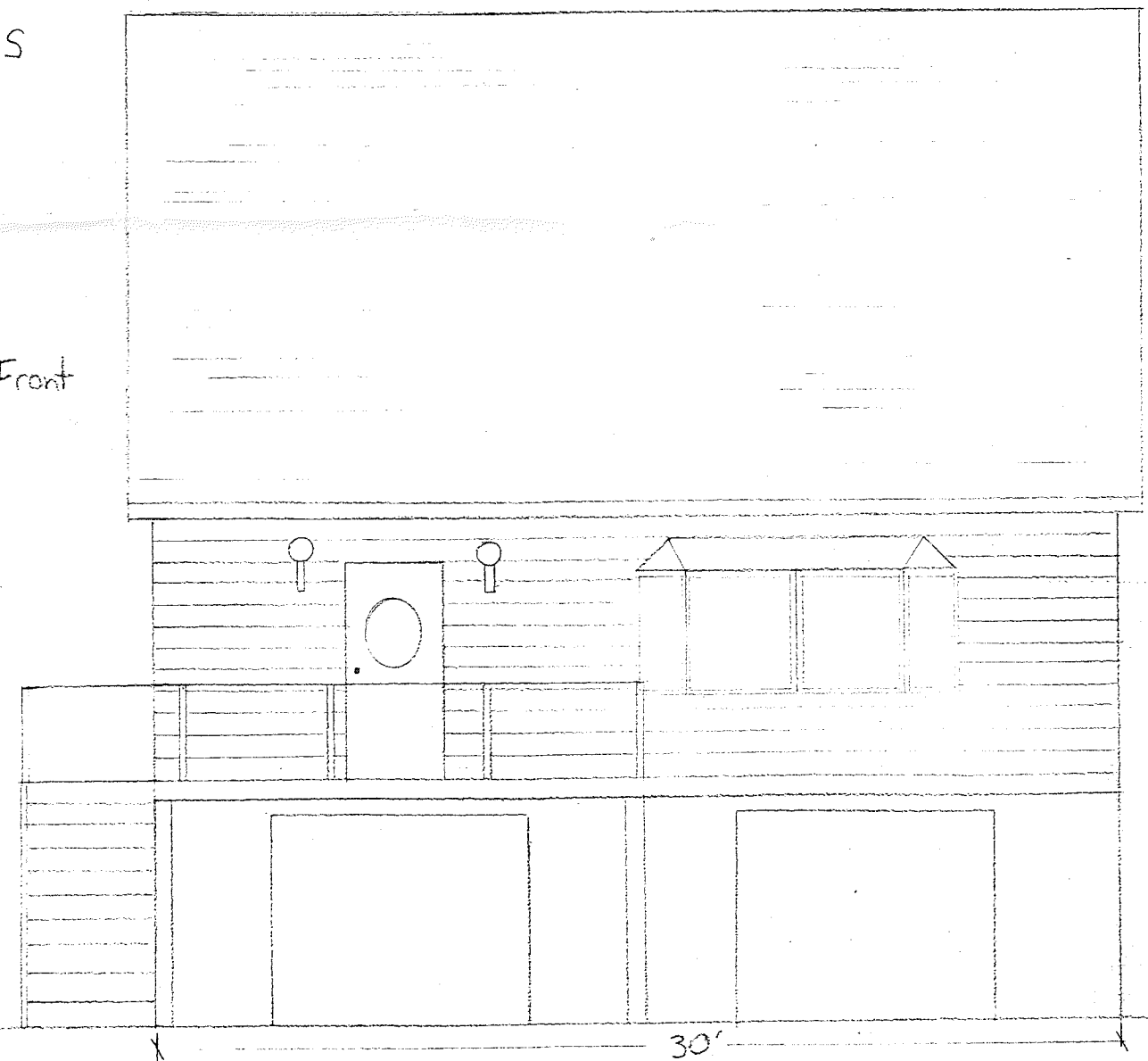


Side Elevations
Scale $\frac{3}{16}'' = 1'$
2802 2nd St.
David McWilliams



ELEVATIONS
 Scale: $3/16" = 1'$
 2802 2nd St
 Dave McWilliams

Front



31' in ~~height~~
 height

Rear

E 60,000 S 20,000
E 61,000

E 61,500

(SHEET S.E. 5K)
E 63,000

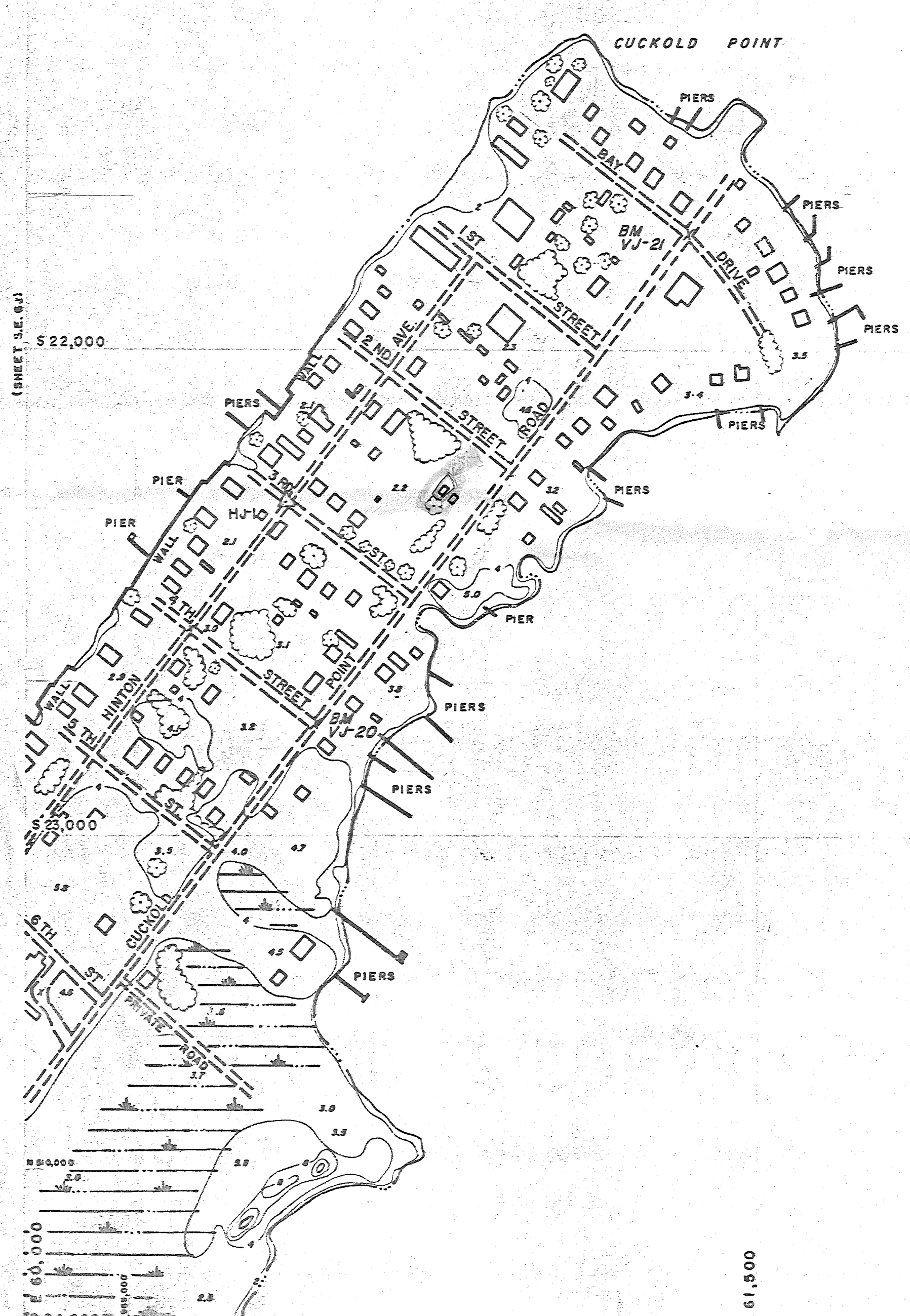
E 64,500

E 66,000

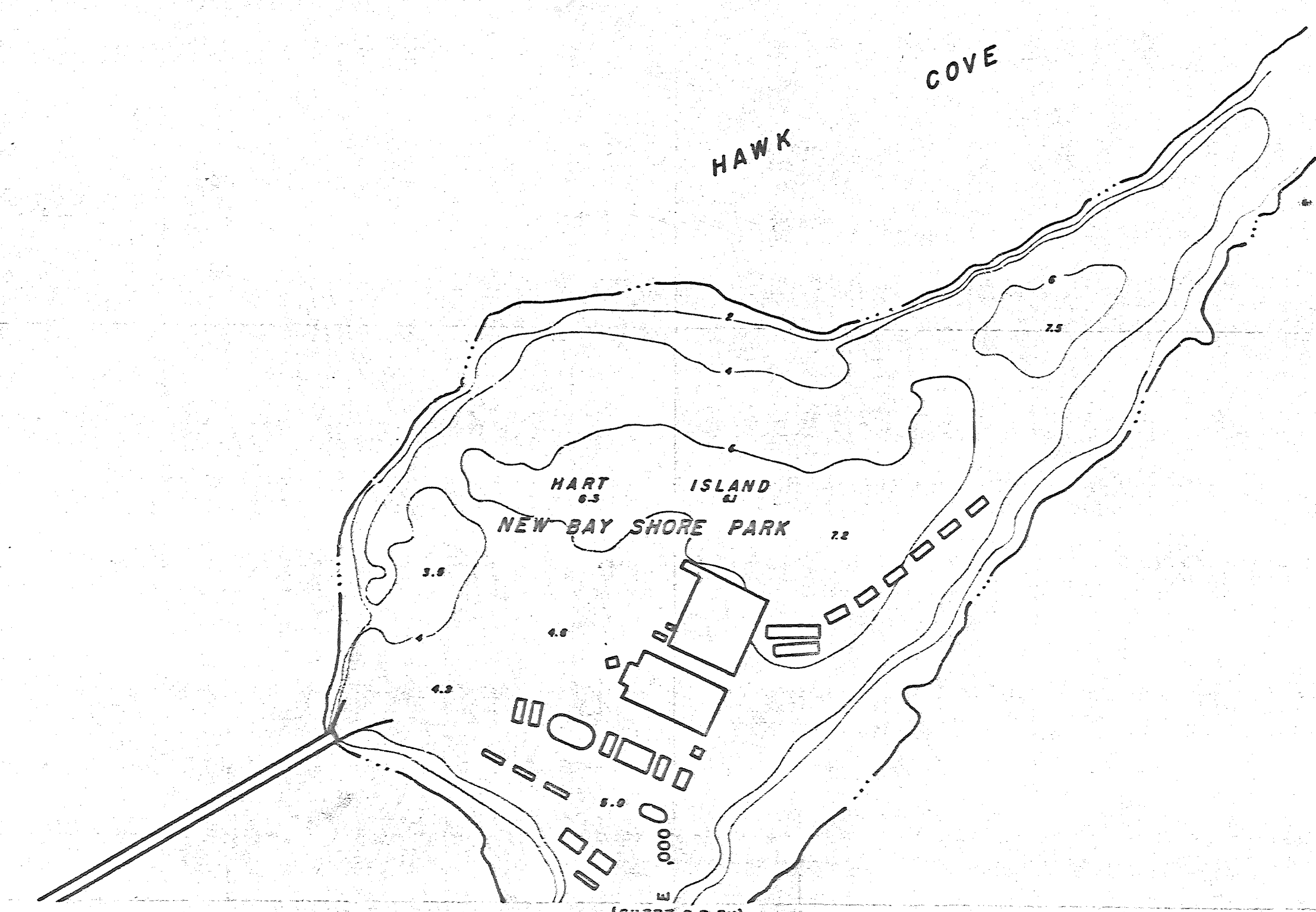
S 20,000
E 66,000

S 21,000
S 22,000
(SHEET S.E. 6J)

S 21,000
S 22,000



A-NE AA-NW



(SHEET S.E. 7K)

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	LOCATION CUCKOLD POINT NEW BAY SHORE PARK	SHEET S.E. 6-K
BY	DATE			
		DATE OF PHOTOGRAPHY DEC. 1954		
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY, CORR. LANSING, MICH.				

Under sized lot forms

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

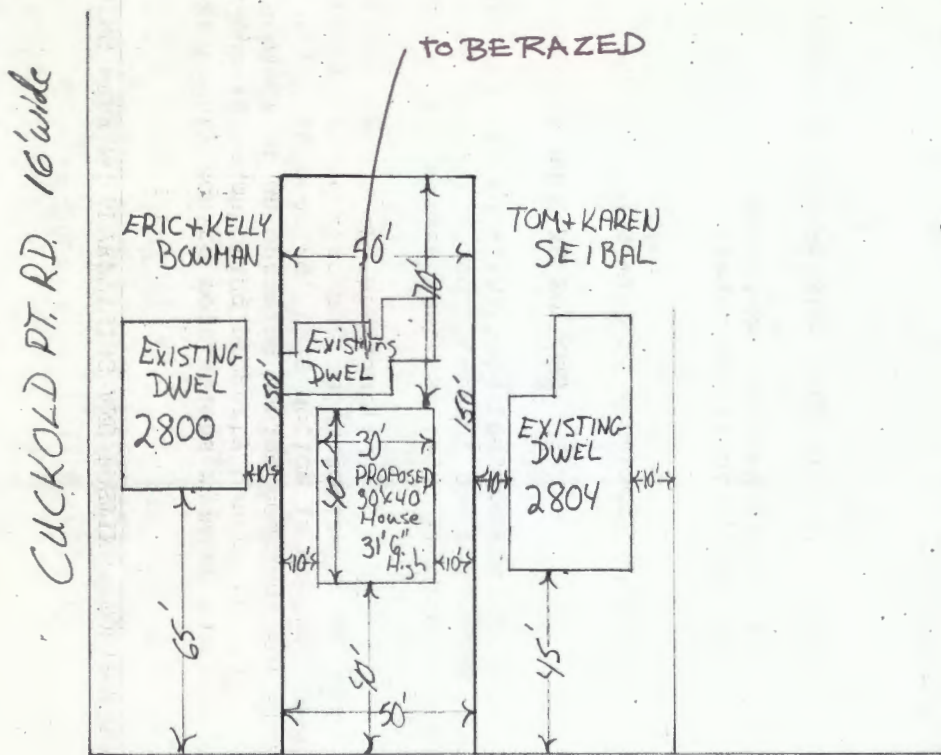
PROPERTY ADDRESS: 2802 2nd Street

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Millers Island / Swan Point

plat book # 7, folio # 162, lot # 20, section #

OWNER: Michele Dillon & David McWilliams



2ND STREET 15' wide

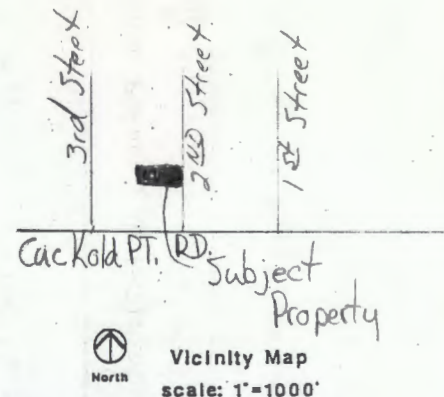


North

date: 1-22-96

prepared by: D. McWilliams

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1"=200' scale map #: SE-6 K

Zoning: DR55

Lot size: .17 acreage 7500 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: JLL ITEM #: CASE #: