

IN RE: PETITION FOR VARIANCE

NW/S Eastern Avenue, 300' NE of the c/l
Myersview Court
(12128 Eastern Avenue)
15th Election District
5th Council District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-267-A

Estate of Howard M. Williams, Legal Owner;
Joyce Watlington, Personal Representative *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Joyce Watlington, Personal Representative, on behalf of the Estate of Howard M. Williams, Legal Owner of the subject property. The subject lot is part of an overall tract of land that is proposed to be subdivided to create two individual lots under Minor Subdivision Project No. 00-085M. A companion request filed under Case No. 01-266-A seeks similar relief for the other lot. In the instant case, the Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the required 10 feet each for an existing trailer on proposed Lot 1. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Ramona Scott, daughter of Howard Williams, and her husband, Joseph A. Scott, E. Monterey Williams, Carroll Williams, and Shirley Myers. Also appearing on behalf of the Petitioners was Geoffrey C. Schultz, Professional Engineer, who prepared the site plan for this property. There were no Protestants or other interested persons present.

As noted above, this matter was scheduled for a public hearing with a companion Petition filed in Case No. 01-266-A. Both cases involve parts of an overall tract of land located on the northwest side of Eastern Avenue (extended), between Myersview Drive and Minnow Branch

ORDER RECEIVED FOR FILING
Date 8/27/61
By Geoffrey C. Schultz

Road in Chase. Apparently, Mr. Williams owned a number of properties in the vicinity and it is the family's intention to divide those properties so that each child can take one parcel.

As noted above, the subject tract under consideration is proposed for a minor subdivision to create two single family dwelling lots. Presently, the property consists of a net area of approximately .906 acres, more or less, zoned D.R.5.5, and is improved with a one-story trailer, a two-story dwelling, and two accessory sheds towards the rear. Proposed Lot 1, to be known as 12128 Eastern Avenue, will consist of 0.483 acres, more or less, and contain the one-story trailer. It was indicated that Baltimore County issued a permit for this trailer many years ago. Proposed Lot 2, which is the subject of companion Case No. 01-266-A, will contain 0.423 acres, more or less, and will retain the two-story frame dwelling known as 12130 Eastern Avenue.

Due to the unique configuration of the overall tract, a variance from side yard setback requirements is necessary. As shown on the site plan, there is no practical location to place the new property line to create two lots and provide the requisite side yard setbacks for the existing buildings on both lots. The site is further limited by the existence of wetlands and a forest buffer easement to the rear. Indeed, the plan shows that two existing sheds towards the rear of the tract will be razed. Moreover, Geoffrey C. Schultz, the Petitioners' land use consultant who appeared at the hearing, produced two letters from the Department of Environmental Protection and Resource Management (DEPRM) dated September 21, 1999 and October 5, 2000, respectively. These letters acknowledge the existence of the two dwellings on the site and the fact that the property contains wetlands and forest buffers. DEPRM concluded that the existing buildings could remain at their present location to prevent any additional disturbance on the tract.

Based upon the testimony and evidence presented, I am persuaded to grant the variance requested. It is clear that the property is unique, by virtue of its shape and inherent site constraints. The recommendation of DEPRM is also persuasive, as is the fact that the Office of Planning supports the request. In my judgment, the Petitioner would suffer a practical difficulty if relief was denied, and the variance can be granted without detrimental impact to the surrounding locale.

ORDER RECEIVED FOR FILING

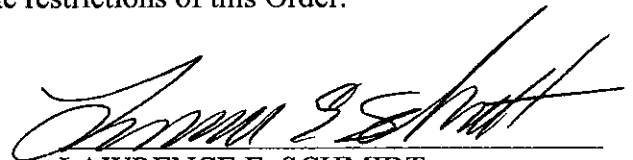
Date

By

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of February, 2001 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the required 10 feet for the existing trailer, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Within sixty (60) days of the date of this Order, Petitioners shall record a new deed in the Land Records of Baltimore County which references this case and sets forth and addresses the terms and conditions of this Order.
- 3) Petitioners shall comply with the findings of the Department of Environmental Protection and Resource Management (DEPRM) as set forth in their letters dated September 21, 1999 and October 5, 2000, copies of which are attached hereto and made a part hereof.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 27, 2001

Ms. Joyce Watlington
Mr. Carroll Williams
9488 Lynnhall Place
Alexandria, Virginia 22309

RE: PETITIONS FOR VARIANCE
NW/S Eastern Avenue, 300' and 359' NE of the c/l Myersview Court
(12128 and 12130 Eastern Avenue)
15th Election District – 5th Council District
Estate of Howard M. Williams, Owners; Joyce Watlington, Pers. Rep. - Petitioners
Cases Nos. 01-266-A and 01-267-A

Dear Ms. Watlington & Mr. Carroll:

Enclosed please find a copy of the decision rendered in the above-captioned matters. The Petitions for Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Joseph A. Scott
12130 Eastern Avenue, Baltimore, Md. 21220
Mr. E. Monterey Williams, 4-H Cameron Court, Baltimore, Md. 21236
Ms. Shirley Myers, 12146 Eastern Avenue, Baltimore, Md. 21220
Mr. Geoffrey C. Schultz, V.P.
McKee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville, Md. 21030
Office of Planning; DEPRM; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Lot 1 - 12128 Eastern Avenue

which is presently zoned DR - 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1 to permit a sideyard setback of 3 feet in lieu of the minimum required 10 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The dwelling is existing and the relief requested is the minimum that would permit subdivision of the property.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Legal Owner(s):

Howard M. Williams

Joyce Watlington, P.R.

Name - Type or Print

Signature

Name - Type or Print

Signature c/o Mr. Carroll Williams

9488 Lynnhall Place

Address

Telephone No.

Alexandria, VA 22309 (703) 780-3772

City

State

Zip Code

Representative to be Contacted:

Geoffrey C. Schultz, V.P.

McKee & Associates, Inc.

Name

5 Shawan Road, Suite 1 (410) 527-1555

Address

Telephone No.

Cockeysville, MD 21030

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

TAG

Date

01/03/0

ORDER RECEIVED FOR FILING

Case No. 01-267A

Date 9/15/98

By

McKEE & ASSOCIATES, INC.

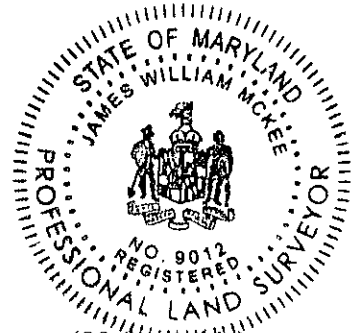
*Engineering • Surveying • Environmental Planning
Real Estate Development*

ZONING DESCRIPTION

#12128 EASTERN AVENUE

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND



Beginning for the same at a point on the northwest side of Eastern Avenue (80 feet wide), said point being 300 feet more or less northeast of the centerline of Myersview Court, thence running N 59-53-00 W 299.32 feet, N 33-40-15 E 82.00 feet and, S 55-25-55 E 298.91 feet to the northwest side of Eastern Avenue, thence running along said road, S 33-47-46 W 58.76 feet to the place of beginning.

Containing 21029 SF or 0.483 acres of land more or less and lying in the 15th Election District and 5th Councilmanic District of Baltimore County and being part of the land recorded in Deed Liber 6408 Folio 757.

Being know as #12128 Eastern Avenue

Also being known as Lot 1 as shown on a proposed Minor Subdivision of "#12130 Eastern Avenue", Minor Subdivision No. 00-085M.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

90610

DATE 01-13-01 ACCOUNT 0001 6150

AMOUNT \$ 50.00

RECEIVED
FROM:

McKee + Assoc.

FOR:

Variance - 12128 Eastern Ave.

01-267-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

1/03/2001 1/03/2001 11:24 AM

REG NO. 0001 CASHIER (0001) (0001) (0001)

DEPT 5 525 JONING VERIFICATION

RECEIPT # 17504

CR NO. 000610

PAID TO:

100.00 EX

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-267-A
12128 Eastern Avenue
NW/S Eastern Avenue, 300'
NE of centerline Myersview Court
15th Election District
5th Councilmanic District
Legal Owner(s). Howard M Williams

Variance: to permit a side yard setback of 3 feet in lieu of the minimum required 10 feet.

Hearing: Tuesday, February 20, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/2/616 Feb. 6 C448854

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/9/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/6/, 2001.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Lo
2/20

RE: Case No. 01-267-A

Petitioner/Developer WILLIAM, ETAL
C/O G. SCHULTZ, ESQ

Date of Hearing/Closing 2/20/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

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 #12128 EASTERN AVE.

The sign(s) were posted on 2/2/01
(Month, Day, Year)

Sincerely,

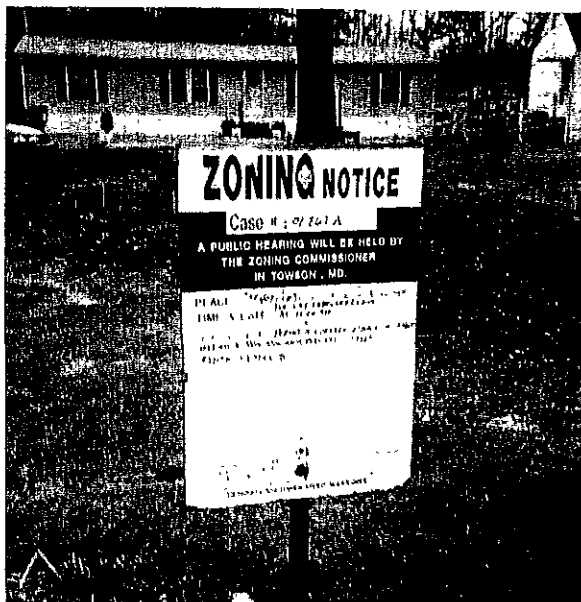
Patrick M. O'Keefe 2/4/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-857
(Telephone Number)



RE: PETITION FOR VARIANCE
12128 Eastern Avenue (Lot 2), NW/S Eastern Ave,
300' NE of c/l Myersview Ct
15th Election District, 5th Councilmanic

Legal Owner: Howard Williams
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-267-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to Geoffrey C. Schultz, McKee & Assoc., Inc., 5 Shawan Road, Suite 1, Hunt Valley, MD 21030, representative for Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 16, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-267-A
12128 Eastern Avenue
NW/S Eastern Avenue, 300' NE of centerline Myersview Court
15th Election District – 5th Councilmanic District
Legal Owner: Howard M. Williams

Variance to permit a side yard setback of 3 feet in lieu of the minimum required 10 feet.

HEARING: Tuesday, February 20, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature is the handwritten number "672".

Arnold Jablon
Director

C: Joyce Watlington, PR, & Howard M. Williams, c/o Mr. Carroll Williams,
9488 Lynnhall Place, Alexandria VA 22309
Geoffrey C. Schultz, VP, McKee & Associates, Inc., 5 Shawan Road, Suite 1,
Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 5, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 6, 2001 Issue – Jeffersonian

Please forward billing to:

McKee and Associates
Geoffrey C Schultz VP
5 Shawan Road Suite 1
Cockeysville MD 21030

410 527-1555

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-267-A

12128 Eastern Avenue

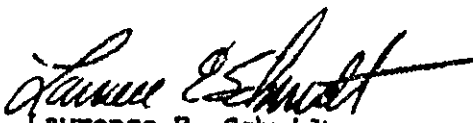
NW/S Eastern Avenue, 300' NE of centerline Myersview Court

15th Election District – 5th Councilmanic District

Legal Owner: Howard M. Williams

Variance to permit a side yard setback of 3 feet in lieu of the minimum required 10 feet.

HEARING: Tuesday, February 20, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
692

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-267A

Petitioner: Howard M. Williams

Address or Location: 12130 Eastern Ave - Extended

PLEASE FORWARD ADVERTISING BILL TO:

Name: McKee and Associates

Address: 5 Shawan Road Suite 1
Cockeysville, Md 21030

Telephone Number: 410-527-1555

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 16, 2001

Joyce Watlington PR &
Howard M Williams
C/o Mr. Carroll Williams
9488 Lynnhall Place
Alexandria VA 22309

Dear Ms. Watlington & Mr. Williams:

RE: Case Number: 01-267-A, 12128 Eastern Avenue Lot 1

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 3, 2001.

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,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Geoffrey C Schultz VP, McKee & Associates Inc, 5 Shawan Road Suite 1,
Cockeysville 21030
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: March 8, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 22, 2001
Item Nos. 266, 267, 268, 269

and

Case No. 01-218-SPH (Cumberland Property)

and

Case No. 01-217-A (1431 Fuselage Avenue)

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 10, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JANUARY 16, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

266, 267, 268, AND 269

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *MB*
DATE: January 31, 2001
SUBJECT: Zoning Item #267
12128 Eastern Avenue (Lot 1)

Zoning Advisory Committee Meeting of January 16, 2001

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: January 22, 2001

his
2/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAN 22

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 22, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 12128 Eastern Avenue

INFORMATION:

Item Number: 01-267

Petitioner: Howard M. Williams

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a side yard setback of 3 feet in lieu of the required 10 feet.

Prepared by: MacLA Campbell

Section Chief: Jeffrey W Long

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1-10-01

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

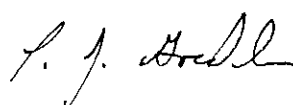
RE: Baltimore County
Item No. 267 TAG

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 150 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at lgredlein@sha.state.md.us.

Very truly yours,


Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Department of Environmental Protection
and Resource Management

Office of the Director
401 Bosley Avenue, Suite 416
Towson, Maryland 21204

September 21, 1999

Mr. J. Lawrence Pilson
McKee & Associates, Inc.
5 Shawan Rd. - Ste. 1
Cockeysville, MD 21030

Re: Williams Property
Eastern Avenue Sites
Forest Buffer Variance Request

Dear Mr. Pilson:

A request for a variance to Baltimore County Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains was received and reviewed by this Department. The request proposes to impact wetlands on two parcels, #308 (12136 & 12140 Eastern Avenue Extended) and #309 (12130 Eastern Avenue Extended). The proposal for Parcel #308 involves the creation of a three lot minor subdivision, whereas on Parcel #309 the proposal is to relocate one of two existing dwellings.

As part of our review, we considered that both properties ultimately drain to Dundee Creek, a critical, productive, coastal ecosystem. It is imperative that we maximize the protection of this waterway by minimizing the effects of development or other disturbance.

We recognize that two dwellings previously existed on Parcel #308, and that these dwellings existed on the property for many years. However, the current proposal for this parcel would place three dwellings on this site and impact over an acre of nontidal wetlands. Additionally, the proposed mitigation would not offset the water quality impacts associated with this wetland fill. As such the proposal for this parcel does not constitute an unreasonable hardship or minimize water quality impacts, and is hereby denied in accordance with Section 14-334 of the Baltimore County Code.

With respect to Parcel #309, we acknowledge that two dwellings currently exist on this parcel, and that they have been present for years. However, we have determined that the proposal to relocate the trailer on the property from an area of mowed lawn to a forested non-tidal wetland does not minimize water quality impacts. Therefore, the requested variance for this parcel is hereby denied, in accordance with Section 14-334 of the Baltimore County Code.

This Department will consider a revised variance request which includes two replacement homes in their approximate former locations on Parcel #308, along with appropriate mitigation to offset any water quality impacts. We will consider a similar revised request for the trailer on Parcel #309.

RECEIVED SEP 30 1999

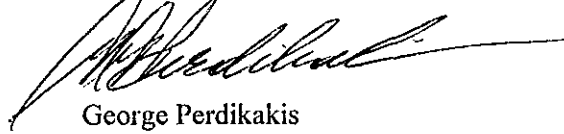
Come visit the County's Website at www.co.ba.md.us



Mr. J. Lawrence Pilson
September 21, 1999
Page 2

If you have any questions concerning this determination, please contact Mr. Roy List at
(410) 887-3980.

Sincerely yours,

A handwritten signature in black ink, appearing to read "G. Perdikakis", with a long horizontal flourish extending to the right.

George Perdikakis
Director

GGP/RL

Roy3/williamsvar.doc



Baltimore County
Department of Environmental Protection
and Resource Management

Office of the Director
401 Bosley Avenue, Suite 416
Towson, Maryland 21204

October 5, 2000

Mr. Carroll Williams
9488 Lynhall Place
Alexandria, VA 22309

Re: Williams Property (Parcel 309)
Forest Buffer Variance

Dear Mr. Williams:

A request for a variance from the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains was received and reviewed by this Department. This request proposes to allow continued use of the parcel and create a lot for two existing dwellings. The existing uses are located within the Forest Buffer limit, which encompasses most of the property.

This Department has reviewed your request, and has determined that a practical difficulty/unreasonable hardship does exist, and that the potential for impacts to water quality and aquatic resources as a result of this proposal can be minimized by performing mitigative measures. Therefore, we will grant this request in accordance with Section 14-334 of the Baltimore County Code, with the following conditions:

1. The following note must appear on all plans submitted for this project:

"A variance was granted by the Baltimore County Department of Environmental Protection and Resource Management from Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains to reduce the Forest Buffer Easement limits to allow continued use of two houses and associated lawn. Conditions were placed on this variance to minimize water quality impacts, including posting of the easement limits with non-disturbance signs, and to maintenance of a 20 foot setback from the easement during any redevelopment of the houses."
2. The new Forest Buffer Easement on both lots shall be permanently posted at 50 foot intervals, with "Forest Buffer - Do Not Disturb" signs that are available from this Department, prior to approval of the minor subdivision.
3. If the existing homes are rebuilt, they shall extend no closer than 20 feet from the Easement.



Mr. Carroll Williams
October 5, 2000
Page 2

4. The existing sheds, and any existing trash and debris, shall be removed from within the Forest Buffer Easement prior to minor subdivision approval.
5. Prior to minor subdivision approval, the variances Forest Buffer Easement limits shall be recorded in the Land Records of Baltimore County via a right-of-way plat, along with an associated Declaration of Protective Covenants.

It is the intent of this Department to approve this variance subject to the above conditions. Any changes to site layout may require submittal of revised plans and an amended variance request.

Please have the property owner sign the statement below/on the next page and return a signed copy of this letter to this Department within 21 calendar days. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of plans for this project.

If you have any questions regarding this correspondence, please contact Roy List at (410) 887-3980.

Sincerely yours,

George B. Ferdinand / 1824

George G. Perdikakis
Director

I/we agree to the above conditions to bring my/our property into compliance with Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Property Owner
Date

Property Owner	Date
----------------	------

Contract Purchaser	Date
--------------------	------

Contract Purchaser _____ Date _____

c: Keith Kelley
McKee & Associates, Inc.

Wmsproftbvarltrkov

PERMIT NO. 32-B



LICENSE YEAR 1999-2000

TRAILER PERMIT

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

HOWARD M WILLIAMS SR.
12130 EASTERN AVE
BALTO MD 21220

Date Issued DECEMBER 30, 1998

Type EXTENDED OCCUPANCY

Use RESIDENTIAL

A permit is hereby granted to JOSEPH & RAMONA SCOTT to park a
trailer on the property of HOWARD M WILLIAMS located
at 12130 B EASTERN AVE BALTO MD 21220.

This Permit Expires: 12-31-00


Director

REV 1/96

RECEIVED DEC 21 2000

01-267-A

DURABLE POWER OF ATTORNEY**KNOW ALL BY THESE PRESENTS:**

THAT I, HOWARD M. WILLIAMS, SR. , hereinafter referred to as "GRANTOR", Social Security Number 212-12-6211, residing at, 12130 Eastern Avenue, Baltimore, Maryland 21220, a legal resident of Baltimore County, Maryland, do appoint, my Daughter, JOYCE C. WATLINGTON, 12144 Eastern Avenue, Baltimore, Maryland 21220 home telephone number: 410/335-2241 as my Attorney-in-Fact, hereinafter referred to as "ATTORNEY". Should my Daughter, JOYCE C. WATLINGTON be unable or unwilling to serve for any reason, then in the alternative I do appoint my Daughter, SHIRLEY D. MYERS, 12146 Eastern Avenue, Baltimore, Maryland, 21220 home telephone number: 410/335-8388, as my Attorney.

REVOCATION: I hereby revoke all other general, limited, or durable financial Powers of Attorney that I may have made heretofore.

EFFECTIVENESS: This Durable Power of Attorney shall be effective when this document is signed.

I AUTHORIZE my Attorney to act as follows, that is to say:

1. DISPOSITION OF PROPERTY - To execute any and all documents, instruments, deeds or other paperwork necessary to lease, sell, transfer, convey, mortgage, pledge, insure, open, close, exchange, release or otherwise dispose of or encumber any and all of my property, real, personal or mixed, including but not limited to any interest that I may have in:

12130 Eastern Avenue, Baltimore, Maryland 21220 or any other real property that I may ever own, the contents maintained at any property I may ever rent or reside in, any and all bank accounts of whatsoever nature or kind, any and all brokerage accounts, stocks, bonds, mutual funds, life insurance policies and annuities, and health insurance.

01-267-A

My Power-of-Attorney also has the authority to act on my behalf to partition or divide any real property that I may own to other family members as that person sees fit.

2. **COLLECTION OF DEBTS** - To collect, sue for, compromise or otherwise dispose of any claim, debt, rents, or share in an estate in which I now or hereafter may have an interest.

3. **RECOVERING POSSESSION OF PROPERTY** - To eject, remove or relieve tenants or other persons from, and recover possession of, any property, real, personal and/or mixed, in which I now or hereafter may have an interest.

4. **ACQUISITION OF PROPERTY** - To buy, receive, lease, accept or otherwise acquire in my name and for my account, property, real, personal or mixed, upon such terms, considerations and conditions as my Attorney shall think proper.

5. **LITIGATION** - To institute, maintain, defend, compromise, arbitrate or otherwise dispose of, any and all actions, suits, attachments or other legal proceedings for or against me.

6. **WRITING AND ENDORSING CHECKS AND DEPOSITING MONEY** - To cash or deposit with any bank, any other banking institution, or trust company, all monies which may come into the hands of my Attorney and all bills of exchange, drafts, checks, promissory notes and other securities (including but not limited to, such instruments issued by or drawn on the treasurer or other fiscal officer or depository of the United States, of any sovereign state or authority or any political subdivision or instrumentality thereof) for money payable or belonging to me, including but not limited to checks from the Social Security Administration, and income from assets, investments, or annuities, and for that purpose to sign my name (in the manner provided herein) and endorse the same for deposit or collection, and from time to time to withdraw any and all monies deposited with such bank, trust company or other financial institution that has monies so belonging to me, and for that purpose to draw checks and drafts thereon in my name and in the manner provided herein.

I specifically empower my Attorney to go and examine the contents of any and all safe-deposit boxes that I may ever rent and to remove therefrom any contents which may be found therein, including cash, securities, negotiable bonds, and any papers, instruments and documents, and to retain possession thereof. This specific authorization is not to be construed by way of limitation of the general powers therein recited.

7. **BORROWING MONEY** - To borrow money in my name when deemed necessary to my Attorney upon such terms as to my Attorney appear proper and to execute such instruments as may be requisite for such purposes.

8. **EXECUTING GOVERNMENT VOUCHERS** - To execute vouchers in my behalf for any and all allowances, compensation and reimbursements properly payable to me by the Government, or any agency or department thereof, including, but not restricted to allowances and reimbursements for transportation of dependents or for shipment of household effects as authorized by law and regulations.

9. **TAXES** - To represent me, in my name and on my behalf, as attorney-in-fact, before any office of the Internal Revenue Service of the United States Treasury Department, any State, or any local authority with respect to any tax matter. In connection therewith, for all tax years including without limitation tax years 1950 through 2050, my Attorney is to execute consents extending the statutory period for the assessment or collection of taxes; to receive confidential information; and to perform any and all acts I could perform with respect to income, gift, generation skipping transfer or other tax returns, forms, requests for refund, reports of all kinds, and any other tax matter.

By way of representation and in no way self limiting, my Attorney's authority includes the power to make, execute, and file any and all tax returns, forms, requests for refund, and reports,

including Internal Revenue Service forms 1040 and 709, and/or the forms of any State, or any local taxing authority; to join or not to join with my spouse or my spouse's estate in filing income or gift tax returns; to consent or not to consent to any gifts made by my spouse being made one-half by me for gift tax purposes; to contest the validity of any proposed assessments and the interest and penalties thereon; to pay all taxes and interest and penalties thereon which I may properly owe or which may be assessed against me; to receive refunds and for the foregoing purposes to execute a General Power of Attorney and Declaration of Representative (IRS Form 2848) or comparable power of attorney designating my Attorney or any other person as attorney-in-fact for any of the foregoing purposes.

10. **SHIPMENT OF PROPERTY** - To take possession and order the removal and shipment of any of my property from or to any port, warehouse, depot, dock, or other place of storage or safekeeping, governmental or private, and to execute and deliver any release, voucher, receipt, shipping ticket, certificate or other instrument necessary or convenient for such purposes.

11. **AUTOMOBILES** - To execute and deliver to the proper persons and authority any and all documents, instruments and papers necessary to effect proper registration of any automobile in which I now or may hereafter have an interest, or the sale thereof and transfer of legal title thereto as required by law, and to collect and receipt for all monies paid in consideration of such sale and transfer.

12. **GIFTS** - To initiate or continue any gift-giving program that I may have undertaken. I direct that it is my intent to limit gifts to an amount that satisfies the annual gift tax exclusion that avoids the payment or filing of annual gift tax returns. However, my Attorney in his or her sole discretion, may make gifts in excess of the annual gift tax exclusion if in my Attorney's judgment it

may be proper and necessary for such purposes as estate, tax, and long term care planning.

13. **DISCLAIM OR RENOUNCE PROPERTY** - To disclaim, renounce, convey, or release on my behalf any property interest, real or personal, including (without limitation) marital property rights, life estates, any rights of survivorship incident to joint tenancy or tenancy by the entirety, and any bequest, beneficial trust interest or other fiduciary estate.

14. **GUARDIANSHIP** - I request that no guardianship proceeding for my property be commenced in the event of my disability. Should such a proceeding be commenced, it is my desire that my Attorney, pursuant to this grant of authority, serve as my guardian of property.

15. **PHOTOCOPIES** - I hereby authorize the use of a photocopy of this Durable Power of Attorney, in lieu of the original copy executed by me, for the purpose of effectuating the terms and provisions hereof.

16. **COMPENSATION** - My Attorney shall be entitled to reimburse himself or herself for actual and necessary expenses incurred in the exercise of the powers herein conferred.

17. **SUBSTITUTION** - For the better doing, acting, performing or executing of all or any of the premises, I do hereby further give unto my Attorney full power and authority to constitute, appoint, authorize and in my Attorney's place and stead put and substitute one or more Attorney or Attorneys for me, and as my Attorney or Attorneys, or the same, at my Attorney's pleasure, again to revoke, and other or others in Attorney's or Attorneys' place to substitute and appoint.

18. **TRUSTS** - My Attorney is authorized to establish and fund with all or any part of my assets any trust, revocable or irrevocable, which contains dispositive provisions consistent with those set forth in my will and/or revocable living trust.

19. **THIRD PARTY TRANSACTIONS** - Any purchaser, creditor or other third party

transacting any business activity with my Attorney appointed herein shall not be bound to inquire, but may rely exclusively on the within Durable Power of Attorney as an absolute grant of authority of all power and authority which can be legally exercised by me, the grantor of this Durable Power of Attorney, and such third parties as act in reliance upon the power and authority created herein shall not be obligated to see to the application or use of any consideration or other thing of value passing to my Attorney.

FURTHER, I do authorize my Attorney to perform all necessary acts in the execution of the aforesaid authorization and generally to do any and all acts on my behalf in any other matter or thing pertaining or belonging to me with the same validity as I could effect if personally present.

AND I HEREBY DECLARE, that any act or thing lawfully done hereunder by my Attorney shall be binding on myself and my heirs, legal and personal representatives, and assigns.

PROVIDED, however, that all business transacted for me and on my behalf shall be transacted in my name and all endorsements and instruments executed by my Attorney for the purpose of carrying out the foregoing powers shall contain my name followed by that of my Attorney and the designation "Attorney-In-Fact".

FURTHER, this Durable Power of Attorney shall not be affected by my disability, and shall remain in full force and effect until the occurrence of the first of the following circumstances: (1) my death; (2) the death or disability of my Attorney; (3) my revocation of this Durable Power of Attorney.

IN WITNESS WHEREOF, I have herunto set my hand and seal this 28 day of

OCTOBER, 1998.

WITNESS:

Deborah AlkingtonHoward L. Williams, Sr.

HOWARD L. WILLIAMS, SR.

(SEAL)

Richard K. Abraham

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I, the Undersigned, do hereby certify that I am a duly commissioned, qualified, and authorized Notary Public in and for the aforesaid State and that the Grantor in the foregoing Durable Power of Attorney, who is known to me (or satisfactorily proven), appeared before me this day within the territorial limits of my authority and executed said instrument after the contents thereof had been read and duly explained to said Grantor and acknowledged that the execution of said instrument was the free and voluntary act and deed of said Grantor for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my Hand and affixed my official Seal this 28
day of October, 1998.

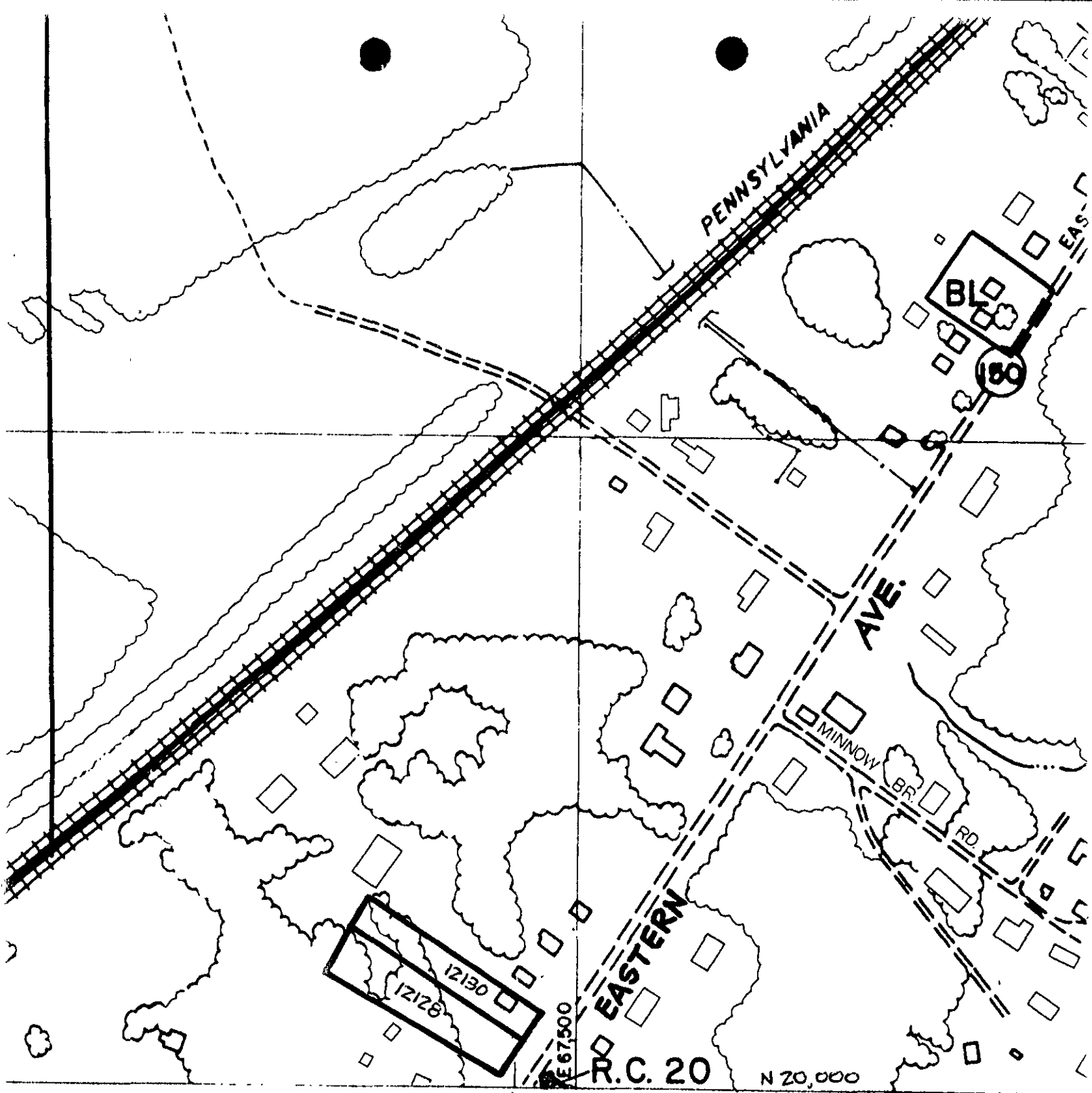
Richard K. Abraham

NOTARY PUBLIC

My Commission expires: My Commission Expires January 24, 2000

RICHARD K. ABRAHAM

NOTARY PUBLIC STATE OF MARYLAND



1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BOARD OF ZONING ADJUSTMENT

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

MAP NE 6L

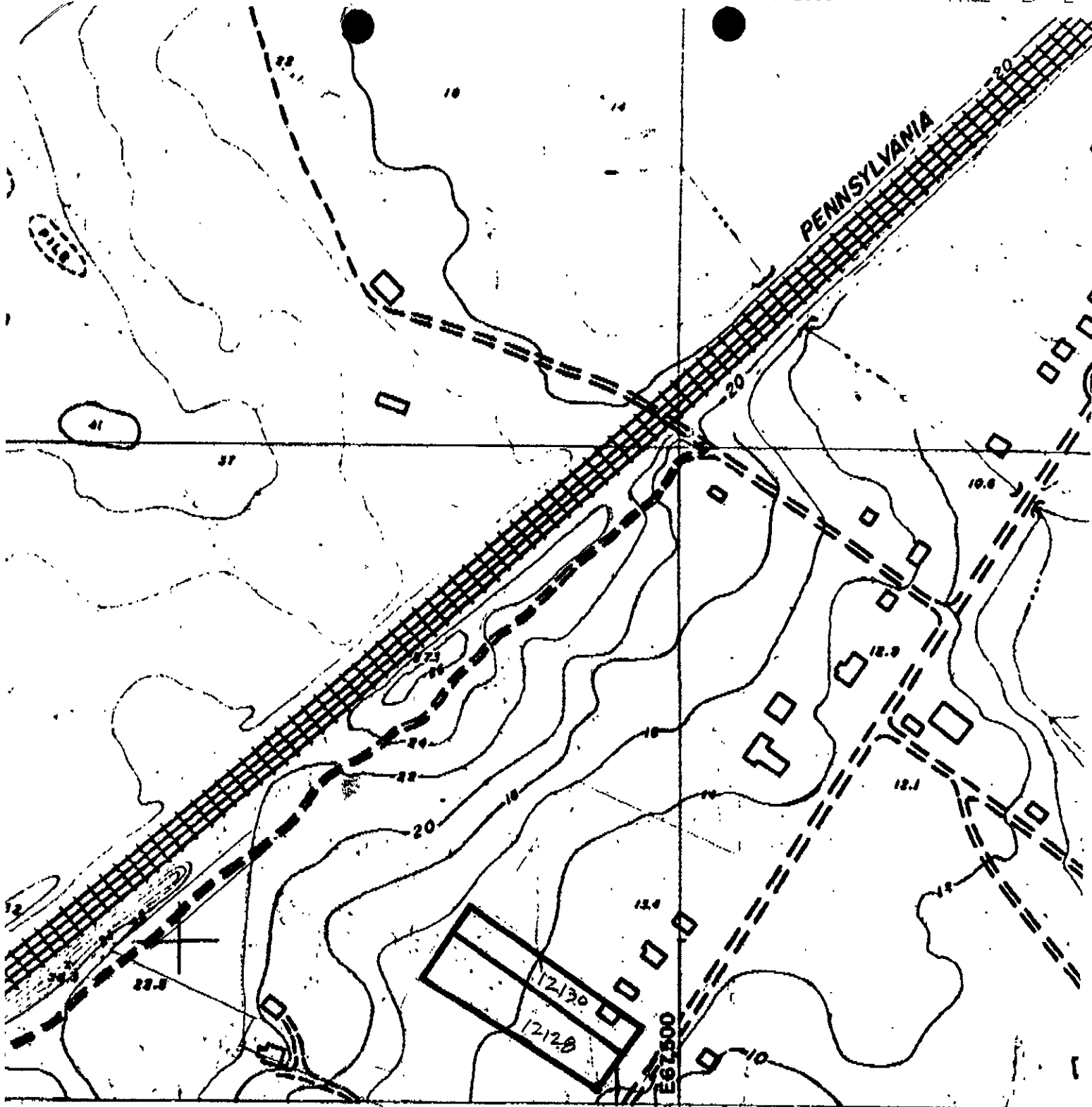
OFFICE
OF

AREAS.
METRIC METHODS
21210

200 SCALE ZONING MAP

12128 & # 12130 EASTERN AVE

01-267A



200 SCALE TOPO MAP

#12128 + 12130 EASTERN AVE

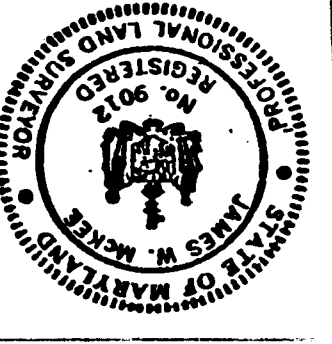
MAP NE 6L

BAI

01-267A

McKee & Associates, Inc.

Civil Engineers - Land Surveyors
Shawhan Place & Shawhan Road
Cockeysville, MD 21030
Phone - (410) 827-1888



OWNER
HOWARD M. WILLIAMS
12130 EASTERN AVENUE
BALTIMORE, MD 21220

DATE 11-11-00 AS PER 1ST REVIEW COMMENTS
REVISIONS

JOB NO. 110 DRAWN: W.D.G. CHECKED: G.C.S.

SCALE: 1" = 50'
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
GRID 23
TAX MAP 83 PARCEL 309

#12130 EASTERN AVENUE

PETITIONS FOR ZONING VARIANCES

PLAT TO ACCOMPANY

MINOR SUBDIVISION PLAN

BY: _____ APPROVED, DEPRM Date: _____	BY: _____ PDM CERTIFICATION Date: _____ ☐ Approved ☐ Disapproved
DEVELOPMENT REGULATIONS Sections 26-202 & 26-206 ☐ Exempt from Division 2 ☐ Exempt from Division 2 Baltimore County Minor Subdivision Project No. 00-085 M.	

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FOREST CONSERVATION PLAN APPROVAL Approved by: _____ Date: _____ Environment Impact Review Date: _____ DPR approved qualified professional FOREST CONSERVATION PLAN # _____
--

SOILS LIMITATION CHART

Map	Soil	Homesteads	Septic Systems	Hydric	K Value	Unit
WDB	Woodtown	Moderate	Moderate	No	0.24	11e-36
En	Elkton	Severe	Severe	Yes	0.43	11w-9

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE
THE MINOR SUBDIVISION PLAN COMMENTS DATED 08 / 17 / 00.
AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR
SUBDIVISION PLAN PURSUANT TO THOSE AGENCY COMMENTS.

REQUESTING A VARIANCE TO SECTION
1802.3.C.1 (BOZ) TO PERMIT A SIDEYARD
SETBACK OF 3 FEET FOR LOT 1 AND A SIDE-
YARD SETBACK OF 3 FEET FOR LOT 2 IN LIEU
OF THE MINIMUM REQUIRED 10 FEET PER LOT.

ZONING REQUESTS

- FOREST BUFFER LINE TABLE
BALTO. COUNTY ACCESS
- | | |
|---|--------------------|
| 1 | 55°27'06"E 204.16' |
| 2 | 55°27'06"E 10.00' |
| 3 | 55°27'06"E 95.62' |
| 4 | 55°27'06"E 10.01' |
| 5 | 55°27'06"E 95.00' |

EASTERN AVENUE
MD STATE ROUTE NO. 150

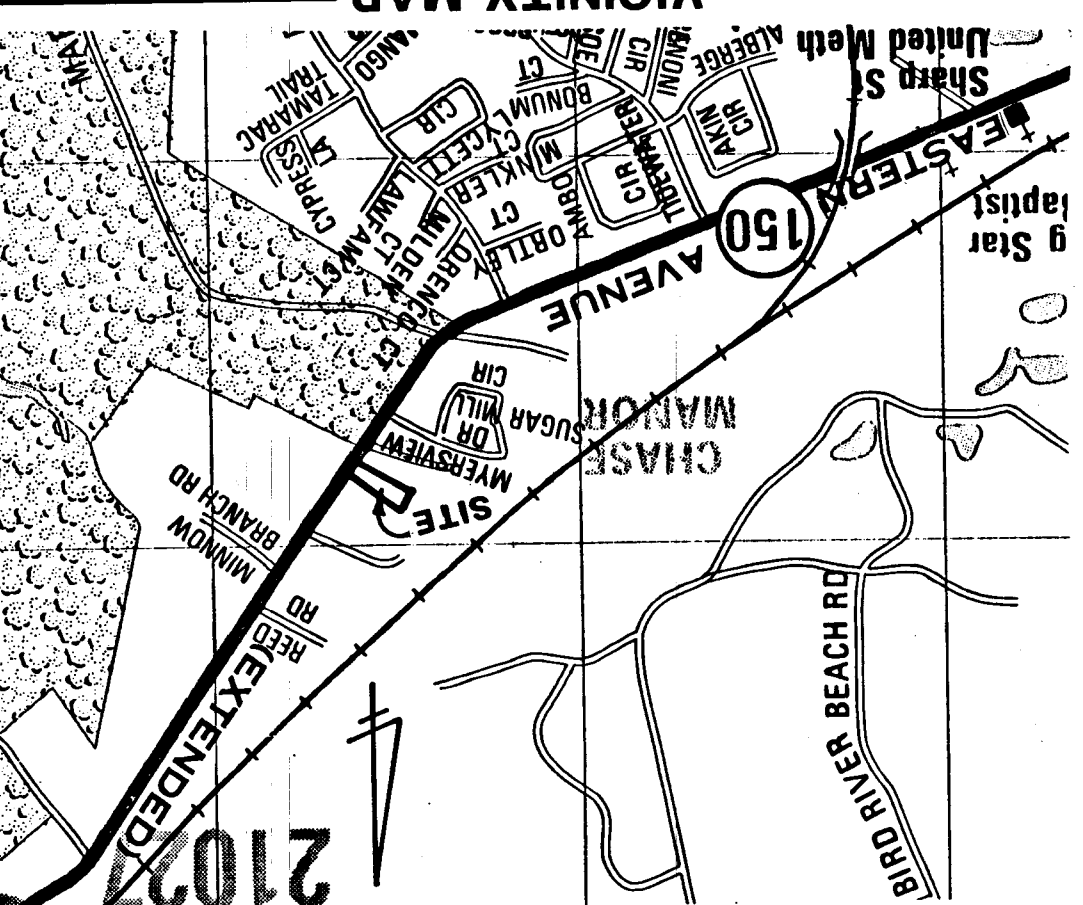
- SITE DATA
1. GROSS AREA OF SITE: 1.014 AC. ±
 2. DEED REFERENCE: 6408/757
 3. TAX ACCOUNT NO.: 2200004789
 4. CENSUS TRACT: 4517.01
 5. REGIONAL PLANNING DISTRICT: 322 A
 6. SCHOOL DISTRICT: 56 CHASE
 7. WATERSEWERED: 02
 8. SUBSEWERED: 11
 9. COUNCILMANIC DISTRICT: 5
 10. ZONING CLASSIFICATION: DR 5.5
 11. DENSITY CALCULATIONS:
LOTS ALLOWED (5.5 X 1.014 = 5.58) = 5
 12. HIGHWAY WIDENING AREA: 0.108 AC. ±
 13. NET AREA OF LOTS: 0.906 AC. ±
 14. PARKING REQUIRED: 2 PER LOT = 4 SPACES
 15. PARKING PROVIDED: 2+ PER LOT

- REQUIRED ZONING BLOC. SETBACKS
(SEC. 1802.3.C.1)
MIN. LOT AREA: 6000 S.F.
MIN. LOT WIDTH: 55'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 10'
MIN. REAR YARD: 30'

- LEGEND
- EX. CONTOUR
 - EX. STREAM
 - EX. WOODS LINE
 - SOILS LINE

SCALE: 1" = 1000'

VICINITY MAP



- GENERAL NOTES
1. All lots shown hereon are for the single-family dwelling and are for sale.
 2. All lots shown hereon will utilize public water and sewer.
 3. The maximum allowable building height is 30 feet.
 4. Building envelopes shown hereon are for the location of all principal buildings only.
 5. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with section 400 and 101 of the Baltimore County Zoning Ordinance, which require setbacks and lot coverage.
 6. All driveways (not including public easements) shall be constructed within the envelope, but must comply with section 400 and 101 of the Baltimore County Zoning Ordinance, which require setbacks and lot coverage.
 7. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 8. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 9. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 10. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 11. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 12. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 13. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 14. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 15. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 16. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 17. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 18. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 19. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 20. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 21. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 22. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 23. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 24. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 25. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 26. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 27. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 28. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 29. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 30. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.