

57 87-145-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 1801.2.C.6 (V.B.5.b) to permit a setback of 25' to the tract boundary in lieu of the required 30' feet and to amend the 1st amended final development plan, unit 9404, building 7, of Chestnut Woods, to allow construction beyond the 35-foot tract boundary line.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. It would be impossible to locate porch anywhere else on property..
2. Would like area to sit out and not be bothered with wind, rain, bugs, etc.
3. Insulate the back of my home to keep it warmer in winter.
4. To protect rear entrance from inclement weather, also to reduce danger of falling on existing step up, due to ice or rain.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound 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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Address
City and State

Legal Owner(s):
Jane E. Walker
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
P.O. Box 550
Address
City and State
760-1919
Phone No.

APR 15 1986
DATE 4-22-86
N 18,010
E 45,260

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of August, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of September, 1986, at 9:30 o'clock a.m.

Cal S. S. S.
Zoning Commissioner of Baltimore County.
(over)

ORDER RECEIVED FOR FILING
Date 8/1/86
By [Signature]

ORDER RECEIVED FOR FILING
Date 8/1/86
By [Signature]

IN RE: PETITION FOR ZONING VARIANCE
NW/S of Windpine Road, 600'
SW of Corktree Road
(9404 Windpine Road)
15th Election District
Jane E. Walker
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-145-A

The Petitioner herein requests a zoning variance to permit a 25-foot setback to the tract boundary line in lieu of the required 30 feet, and additionally, to amend the First Amended Final Development Plan of Chestnut Woods, Unit 9404, Building 7, to allow construction beyond the 35-foot tract boundary line in order to construct a patio enclosure.

Testimony on behalf of the Petitioner indicates that the existing house was constructed 35 feet from the tract boundary thereby preventing any addition without a variance being granted. The Petitioner is proposing the construction of a 10' x 13' glassed and screened, unheated, seasonal enclosure. The property in the rear is utilized by the Susquehanna Transmission Company. The proposed construction has been approved by the Chestnut Woods Association. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 1st day of October 1986, that the herein request for a zoning variance to permit a 25-foot setback to the tract boundary line, and additionally, to amend the First Amended Final Development Plan of Chestnut

Woods to allow construction beyond the 35-foot tract boundary line, in accordance with the plan submitted and identified as Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 8/1/86
By [Signature]



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Ms. Jane E. Walker
9404 Windpine Road
Baltimore, Maryland 21220

RE: Petition for Zoning Variance
NW/S of Windpine Road,
600' SW of Corktree Road
15th Election District
Case No. 87-145-A

Dear Ms. Walker:

Enclosed please find a copy of the decision rendered on the above referenced Petition. Your request for a zoning variance has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
Deputy Zoning Commissioner

JMH:jbs

Attachments

cc: Patio Enclosures, Inc.
P.O. Box 550
Glen Burnie, Maryland 21061
People's Counsel

On the northwest side of Windpine Road, approximately 600 ft. southwest of Corktree Road. Also known as Chestnut Woods. Condominium unit No. 9404. Located in building no. 7, Phase 6, ~~Box 5817, Folio 119~~, Election District 15. Also known as 9404 Windpine Road, Middle River, Maryland 21220
Recorded in condominium plat book 6, folio 32.

PETITION FOR ZONING VARIANCE

15th Election District

Case No. 87-145-A

LOCATION: Northwest Side of Windpine Road, 600 feet Southwest of Corktree Road (9404 Windpine Road)

DATE AND TIME: Tuesday, September 30, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a setback of 25 feet to the tract boundary in lieu of the required 30 feet and to amend the First Amended Final Development Plan to permit construction beyond the 35 foot tract boundary line regarding Unit 9404, Building 7, of Chestnut Woods

Being the property of Jane E. Walker, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW/S of Windpine Rd., 600' SW : OF BALTIMORE COUNTY
of Corktree Rd. (9404 Windpine :
Rd.), 15th District
JANE E. WALKER, Petitioner : Case No. 87-145-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Jane E. Walker, 9404 Windpine Rd., Middle River, MD 21220, Petitioner; and Patio Enclosures, P. O. Box 550, Glen Burnie, MD 21061, which requested notification.

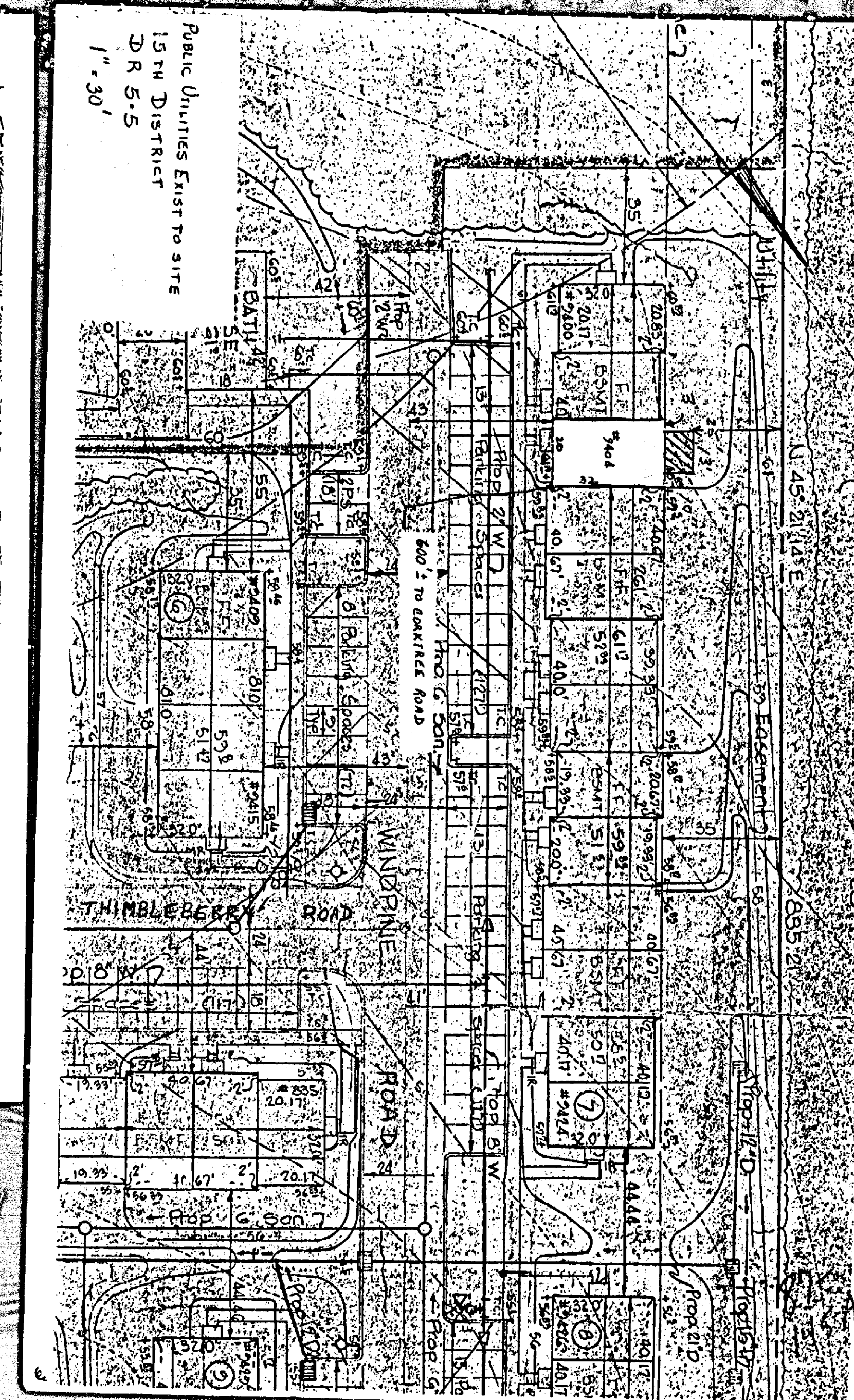
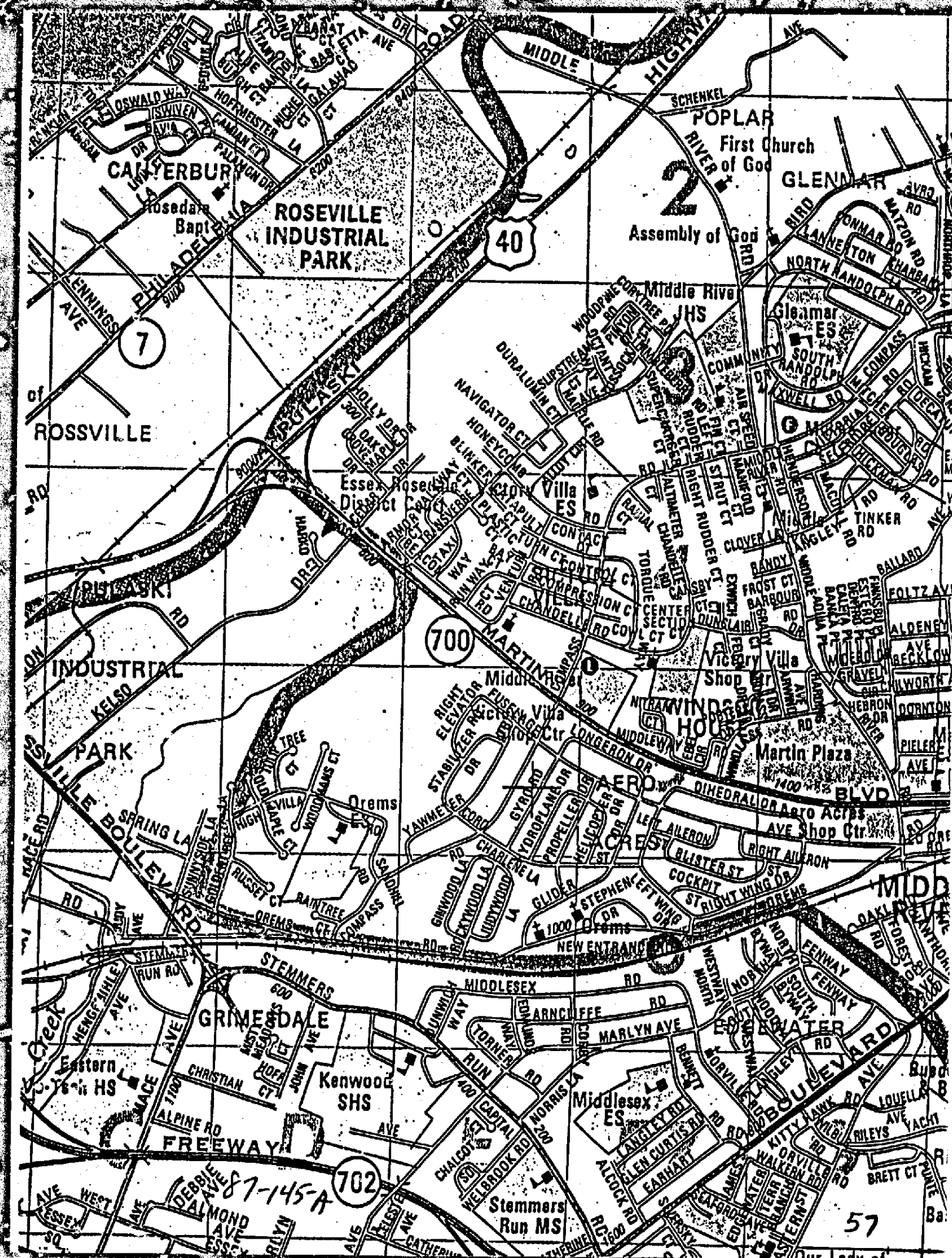
Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 87-145-A
Towson, Maryland

District 15th Date of Posting 9/21/86
Posted for Variance
Petitioner Jane E. Walker
Location of property NW/S Windpine Rd., 600' SW of Corktree Rd.
9404 Windpine Rd.
Location of Signs 100 ft. Windpine Rd. approx. 6' E. roadway on property of R. E. Johnson
Remarks
Posted by [Signature] Date of return 9/29/86
Number of Signs 1

ORDER RECEIVED FOR FILING
Date 8/1/86
By [Signature]



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Jane E. Walker
9404 Windpine Road
Middle River, Maryland 21220

RE: Item No. 57 - Case No. 87-145-A
Petitioner: Jane E. Walker
Petition for Variance

Dear Ms. Walker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Patio Enclosures, Inc.
P.O. Box 550
Glen Burnie, Maryland 21061

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

August 15, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Jane E. Walker

Location: NW/4 Windpine Road, 600' SW Corktree Road

Item No.: 57

Zoning Agenda: Meeting of 8/19/86

Citemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
70...Zoning Commissioner... Date... September 3, 1986

Norman E. Gerber, AICP, Director
FROM... Office of Planning and Zoning

SUBJECT...Zoning Petitions No. 87-118-XA, 87-139-A, 87-140-A, 87-141-A, 87-142-SpH, 87-145-A, 87-147-A and 87-148-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sim

September 25, 1986

THE ZONING COMMISSIONER OF BALTIMORE COUNTY,

I, Jane Walker, do hereby request that
PATIO ENCLOSURES, INC.
P.O. Box 550
Glen Burnie, Md. 21061
represent me in case # 87-145-A Petition for Variance.

I will be unable to attend due to my work schedule.

THANK YOU.

Sincerely,

Jane E. Walker
9404 Windpine Road
Baltimore, Md. 21220

Jane E. Walker

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

AUGUST 26, 1986

RE: Zoning Advisory Meeting of August 19, 1986
Item # 57
Property Owner: JANE E. WALKER
Location: NW/4 WINDPINE RD.,
600' SW CORKTREE RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments:

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board.
- (X) Landscaping: Two copies with Baltimore County Landscape Manual, 8111-17-79, no building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- (X) The property is located in a traffic area contravened by a "top" intersection as defined by 8111-17-79, and as conditions change, traffic capacity may be reduced.
- (X) The property is located in a traffic area contravened by a "top" intersection as defined by 8111-17-79, and as conditions change, traffic capacity may be reduced.

A COPY OF THE FINAL DEVELOPMENT PLAN WITH THE AMENDMENT ADDED SHOULD BE SUBMITTED.

cc: James Howell

Eugene A. Tobor
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

August 15, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 57 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jane E. Walker
Location: NW/4 Windpine Road, 600 ft. SW Corktree Road
Districts: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- (X) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 811-55, the Maryland Code for the Handicapped and Age (A.S.S.I. 811-1 - 1980) and other applicable Codes and Standards.
- (X) A building and other miscellaneous permits shall be required before the start of any construction.
- (X) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (X) Commercial: Three sets of construction drawings and signed by a registered in Maryland Architect or Engineer shall be required to file a permit application. Reproduced seals are not acceptable.
- (X) All Use Groups except B-1 Single Detached Dwellings require a minimum of 1 hour fire rating for exterior walls. For Use Groups B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-155, B-156, 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B-729, B-730, B-731, B-732, B-733, B-734, B-735, B-736, B-737, B-738, B-739, B-740, B-741, B-742, B-743, B-744, B-745, B-746, B-747, B-748, B-749, B-750, B-751, B-752, B-753, B-754, B-755, B-756, B-757, B-758, B-759, B-760, B-761, B-762, B-763, B-764, B-765, B-766, B-767, B-768, B-769, B-770, B-771, B-772, B-773, B-774, B-775, B-776, B-777, B-778, B-779, B-780, B-781, B-782, B-783, B-784, B-785, B-786, B-787, B-788, B-789, B-790, B-791, B-792, B-793, B-794, B-795, B-796, B-797, B-798, B-799, B-800, B-801, B-802, B-803, B-804, B-805, B-806, B-807, B-808, B-809, B-810, B-811, B-812, B-813, B-814, B-815, B-816, B-817, B-818, B-819, B-820, B-821, B-822, B-823, B-824, B-825, B-826, B-827, B-828, B-829, B-830, B-831, B-832, B-833, B-834, B-835, B-836, B-837, B-838, B-839, B-840, B-841, B-842, B-843, B-844, B-845, B-846, B-847, B-848, B-849, B-850, B-851, B-852, B-853, B-854, B-855, B-856, B-857, B-858, B-859, B-860, B-861, B-862, B-863, B-864, B-865, B-866, B-867, B-868, B-869, B-870, B-871, B-872, B-873, B-874, B-875, B-876, B-877, B-878, B-879, B-880, B-881, B-882, B-883, B-884, B-885, B-886, B-887, B-888, B-889, B-890, B-891, B-892, B-893, B-894, B-895, B-896, B-897, B-898, B-899, B-900, B-901, B-902, B-903, B-904, B-905, B-906, B-907, B-908, B-909, B-910, B-911, B-912, B-913, B-914, B-915, B-916, B-917, B-918, B-919, B-920, B-921, B-922, B-923, B-924, B-925, B-926, B-927, B-928, B-929, B-930, B-931, B-932, B-933, B-934, B-935, B-936, B-937, B-938, B-939, B-940, B-941, B-942, B-943, B-944, B-945, B-946, B-947, B-948, B-949, B-950, B-951, B-952, B-953, B-954, B-955, B-956, B-957, B-958, B-959, B-960, B-961, B-962, B-963, B-964, B-965, B-966, B-967, B-968, B-969, B-970, B-971, B-972, B-973, B-974, B-975, B-976, B-977, B-978, B-979, B-980, B-981, B-982, B-983, B-984, B-985, B-986, B-987, B-988, B-989, B-990, B-991, B-992, B-993, B-994, B-995, B-996, B-997, B-998, B-999, B-1000, B-1001, B-1002, B-1003, B-1004, B-1005, B-1006, B-1007, B-1008, B-1009, B-1010, B-1011, B-1012, B-1013, B-1014, B-1015, B-1016, B-1017, B-1018, B-1019, B-1020, B-1021, B-1022, B-1023, B-1024, B-1025, B-1026, B-1027, B-1028, B-1029, B-1030, B-1031, B-1032, B-1033, B-1034, B-1035, B-1036, B-1037, B-1038, B-1039, B-1040, B-1041, B-1042, B-1043, B-1044, B-1045, B-1046, B-1047, B-1048, B-1049, B-1050, B-1051, B-1052, B-1053, B-1054, B-1055, B-1056, B-1057, B-1058, B-1059, B-1060, B-1061, B-1062, B-1063, B-1064, B-1065, B-1066, B-1067, B-1068, B-1069, B-1070, B-1071, B-1072, B-1073, B-1074, B-1075, B-1076, B-1077, B-1078, B-1079, B-1080, B-1081, B-1082, B-1083, B-1084, B-1085, B-1086, B-1087, B-1088, B-1089, B-1090, B-1091, B-1092, B-1093, B-1094, B-1095, B-1096, B-1097, B-1098, B-1099, B-1100, B-1101, B-1102, B-1103, B-1104, B-1105, B-1106, B-1107, B-1108, B-1109, B-1110, B-1111, B-1112, B-1113, B-1114, B-1115, B-1116, B-1117, B-1118, B-1119, B-1120, B-1121, B-1122, B-1123, B-1124, B-1125, B-1126, B-1127, B-1128, B-1129, B-1130, B-1131, B-1132, B-1133, B-1134, B-1135, B-1136, B-1137, B-1138, B-1139, B-1140, B-1141, B-1142, B-1143, B-1144, B-1145, B-1146, B-1147, B-1148, B-1149, B-1150, B-1151, B-1152, B-1153, B-1154, B-1155, B-1156, B-1157, B-1158, B-1159, B-1160, B-1161, B-1162, B-1163, B-1164, B-1165, B-1166, B-1167, B-1168, B-1169, B-1170, B-1171, B-1172, B-1173, B-1174, B-1175, B-1176, B-1177, B-1178, B-1179, B-1180, B-1181, B-1182, B-1183, B-1184, B-1185, B-1186, B-1187, B-1188, B-1189, B-1190, B-1191, B-1192, B-1193, B-1194, B-1195, B-1196, B-1197, B-1198, B-1199, B-1200, B-1201, B-1202, B-1203, B-1204, B-1205, B-1206, B-1207, B-1208, B-1209, B-1210, B-1211, B-1212, B-1213, B-1214, B-1215, B-1216, B-1217, B-1218, B-1219, B-1220, B-1221, B-1222, B-1223, B-1224, B-1225, B-1226, B-1227, B-1228, B-1229, B-1230, B-1231, B-1232, B-1233, B-1234, B-1235, B-1236, B-1237, B-1238, B-1239, B-1240, B-1241, B-1242, B-1243, B-1244, B-1245, B-1246, B-1247, B-1248, B-1249, B-1250, B-1251, B-1252, B-1253, B-1254, B-1255, B-1256, B-1257, B-1258, B-1259, B-1260, B-1261, B-1262, B-1263, B-1264, B-1265, B-1266, B-1267, B-1268, B-1269, B-1270, B-1271, B