

IN RE:	PETITION FOR RESIDENTIAL	* BEFORE THE
	ZONING VARIANCE	
	E/S E. Greenbank Road, 431 ft.	* ZONING COMMISSIONER
	+/- S of c/l Treavon Road	
	13113 E. Greenbank Road	* OF BALTIMORE COUNTY
	15th Election District	
	5th Councilmanic District	* Case No. 97-355-A
	Thaddeus M. Broda, et ux	
	Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Thaddeus M. Broda and Dolores L. Broda, his wife, for that property known as 13113 E. Greenbank Road in the Oliver Beach subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached existing accessory structure (garage) with a height of 22 ft., in lieu of the required 15 ft., in a D.R.5.5 zone. The property and relief sought are more particularly described on Petitioners' Exh. No. 1, the plat to accompany the Petition.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER REQUIRED FOR FILING

Date 3/24/97
By J.M. Broda

RECORDED

BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Area and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the BCZR, upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of March 1997, that the Petition for a Residential Variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached existing accessory structure (garage) with a height of 22 ft., in lieu of the required 15 ft., in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. The Petitioners shall not allow the garage to be used for any commercial purposes or to support any business operation.

4. The Petitioners shall comply with all requirements of the Department of Environmental

ORDER OF ZONING BOARD
Date 3/21/97
By M. Gough

Protection and Resource Management upon completion of their findings.

5. 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:mmn

ORDER RECEIVED FOR FILING

Date

By

3/21/97
Mr. Gosh



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

March 20, 1997

Mr. and Mrs. Thaddeus M. Broda
13113 E. Greenbank Road
Baltimore, Maryland 21220

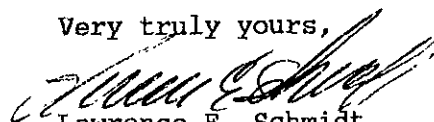
RE: Petition for Administrative Variance
Case No. 97-355-A
Property: 13113 E. Greenbank Road

Dear Mr. and Mrs. Broda:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

97-355-A

13113 E. GREENBANK RD.
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & 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)

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

(PLEASE REFER TO OTHER SIDE)

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/Lessee

Legal Owner(s):

(Type or Print Name)

THADDEUS M. BRODA
(Type or Print Name)

Signature

Thaddeus M. Broda
Signature

Address

DOLANES L. BRODA
(Type or Print Name)

City

State

Zipcode

Dolanes L. Broda
Signature

Attorney for Petitioner.

(Type or Print Name)

HOME: 335-6779
13113 E. GREENBANK RD. WORK: 786-0226
Address Phone No

Signature

BALTIMORE MARYLAND 21220
City State Zipcode
Name, Address and phone number of representative to be contacted

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two new papers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T. DATE: 2-25-97

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM #:

355

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 13113 E. GREENBANK ROAD
Address
BALTIMORE MARYLAND 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I REQUIRE A VARIANCE TO THE 15 FOOT HEIGHT LIMIT FOR A DETACHED GARAGE TO ENABLE ME TO ADD A SECOND FLOOR WORKSHOP TO MY EXISTING GARAGE. PLANNED CONSTRUCTION WILL TAKE MY GARAGE TO A NEW HEIGHT OF 22 FEET. WOODWORKING AND MODEL BOAT AND AIRPLANE CONSTRUCTION ARE MY LIFE-LONG HOBBIES. I PLAN TO RETIRE SOON AND SIGNIFICANTLY EXPAND MY INVOLVEMENT IN THESE HOBBIES. I DO NOT HAVE ADEQUATE SPACE IN MY PRESENT HOME OR GARAGE TO SET UP TOOLS, WORK, OR TO STORE MY COLLECTION OF MODELS. THE SECOND FLOOR WORKSHOP OVER MY GARAGE WILL GIVE ME THE SPACE I NEED FOR THESE ACTIVITIES.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Thaddeus M. Broda
(signature)

THADDEUS M. BRODA
(type or print name)



Dolores L. Broda
(signature)

DOLORES L. BRODA
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this _____ day of _____, 19____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2/13/97
date

Kelly Stimmer
NOTARY PUBLIC

My Commission Expires:

KELLY STIMMER
NOTARY PUBLIC - MARYLAND
My Commission Expires October 30, 2000

Zoning Description

97-355-A

Zoning description for: **13113 Greenbank Road**

Beginning at a point on the **East** side of **Greenbank Road** which is **30 feet** wide at the distance of **406.96 feet South** of the centerline of the nearest improved street **Tred Avon Road**. Being lot **#67**, Section **#A** in the subdivision of **Oliver Beach**, as recorded in Baltimore County Plat Book **#12**, Folio **#56**, Containing **10,733 sq. ft.** Also known as **13113 Greenbank Road** and located in the **15 th** Election District, **5TH** Councilmanic District.

ITEM # 355

MICROFILMED

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

No.

06-478

Case# 97-35521

DATE 2-25-97 ACCOUNT E-001-6150

CIA - VARIANCE

AMOUNT \$ 50.22

RECEIVED FROM: 11 BKALBA

FOR: ADM. VARIANCE

13115 F. GREENE BANK RD.

1047180013M1CHNR

13115

R.T.

BY 0069447AND2-25-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 97-355-A

Petitioner/Developer: _____

TED BRODA

Date of ~~Hearing~~/Closing: 3-17-97

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 13113 EAST

GREENBANK ROAD, BALTIMORE, MD. 21220

The sign(s) were posted on _____

2/27/97

(Month, Day, Year)

Sincerely,

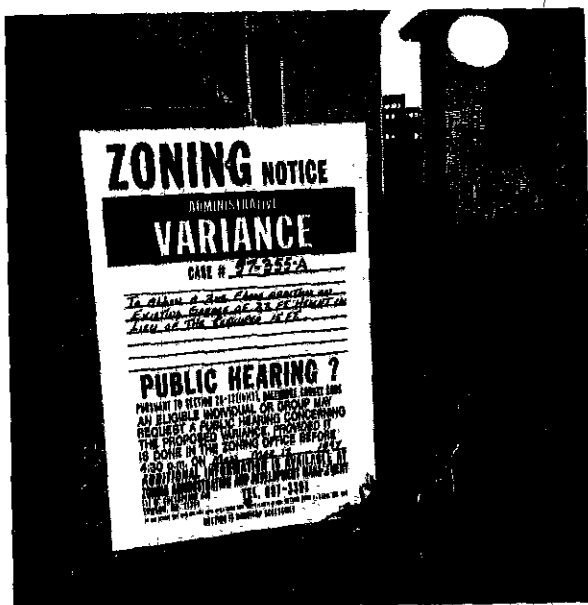
Thomas P. Ogle 2/27/97
(Signature of Sign Poster and Date)

Thomas P. Ogle Sr.
(Printed Name)

325 Nicholson Road
(Address)

BALTIMORE, MARYLAND 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-355-A



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 355 Petitioner: _____

Location: 13113 E. GREENBANK RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: THADDEUS M. BRODA

ADDRESS: 13113 E. GREENBANK RD

BALTIMORE MARYLAND 21220

PHONE NUMBER: 786-0226 (DAY), 335-6779 (EVENINGS)



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____ see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private
WATER: ☐ yes ☐ no
Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/2/97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-355A

To allow a 2nd flr. addition on existing
garage of 22 ft. Height in lieu of
the required 15 ft.
*SECT. 400.3 (BCZR)

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

3/17/97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

March 7, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-355-A
13113 E. Greenbank Road
E/S E. Greenbank Road, 431'+/- S of c/l Treavon Road
15th Election District - 5th Councilmanic
Legal Owner(s): Thaddeus M. Broda and Dolores L. Broda
Post by Date: 3/2/97
Closing Date: 3/17/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Thaddeus and Dolores Broda





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 3-11-97
Item No. 355 RT

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: March 17, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for March 17, 1997
 Item No. 355

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development. The floodplain Management Elevation along the Gunpowder River is 11.2 feet.

RWB:HJO:jrb

cc: File

ZONE317.355

PETITION PROBLEMS

#353 --- JRF

1. Sign form is incomplete.

#354 --- JRF

1. Need telephone number for legal owners.
2. Need title of person signing for contract purchaser.
3. Sign form is incomplete.

#355 --- RT

1. No section number or wording on the petition form.
2. Notary section is incomplete.

#356 --- JCM

1. Sign form is incomplete.

#357 --- JCM

1. No review information on bottom of petition form.

#358 --- RT

1. No review information on bottom of petition form.
2. Sign form is incomplete.

____ Attach original petition

Due Date 3/26/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/97*

Subject: Zoning Item #355

Broda 13113 E. Greenbank Road

Zoning Advisory Committee Meeting of March 10, 1997

____ 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:

____ 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).

____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X 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).

☐ Special Hearing

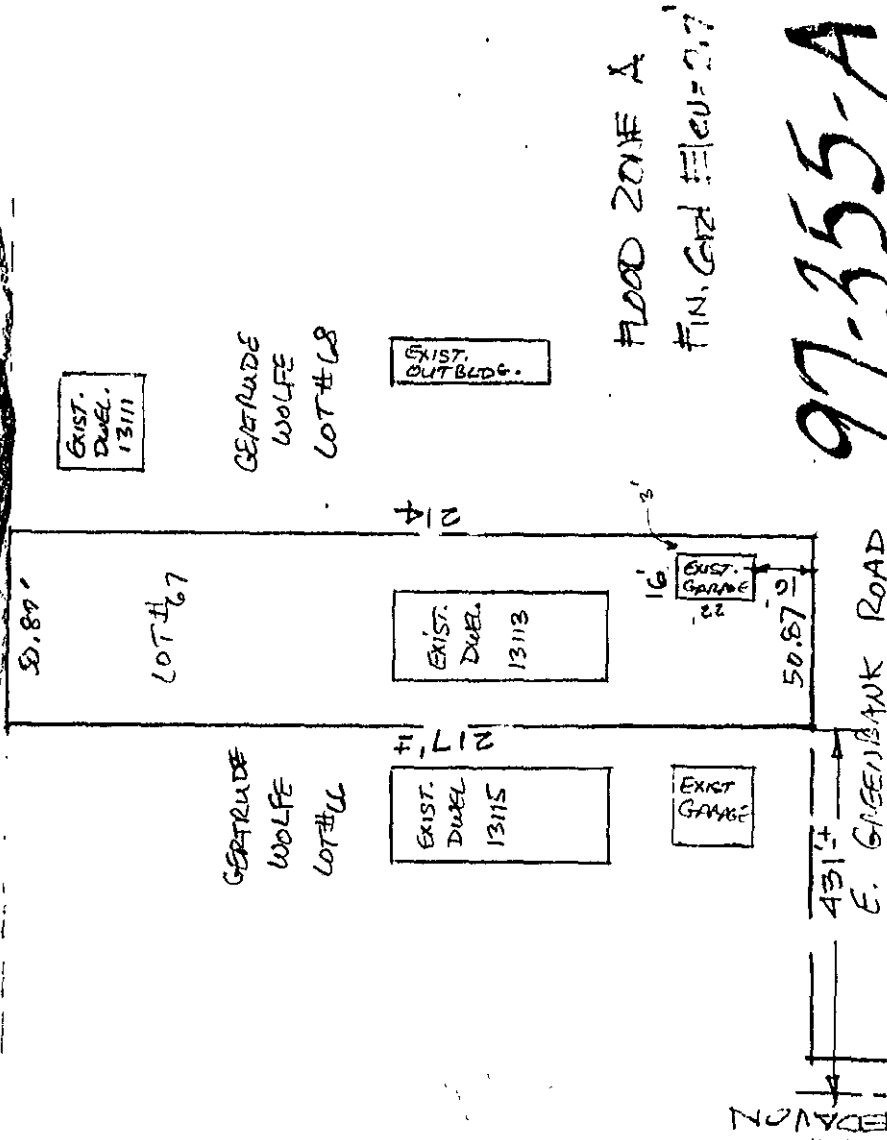
PROPERTY ADDRESS: 13113 E. GREENSBANK ROAD
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: diver 152A

plat book# 12, folio# 50, lot# 61, section# A

OWNER: THADDEUS & DOLORES BLODA

Gunpowder River



North

date: _____
prepared by: _____

Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Election District: 5

Councilmanic District: 5

1"=200' scale map#: DR 5,5

Zoning: M-7M

Lot size: 25A
10,733

acreage	square feet
1	43,560
2	87,120
3	130,680
4	174,240
5	217,800
6	261,360
7	304,920
8	348,480
9	392,040
10	435,600
11	479,160
12	522,720
13	566,280
14	609,840
15	653,400
16	696,960
17	740,520
18	784,080
19	827,640
20	871,200
21	914,760
22	958,320
23	1,001,880
24	1,045,440
25	1,089,000
26	1,132,560
27	1,176,120
28	1,219,680
29	1,263,240
30	1,306,800
31	1,350,360
32	1,393,920
33	1,437,480
34	1,481,040
35	1,524,600
36	1,568,160
37	1,611,720
38	1,655,280
39	1,698,840
40	1,742,400
41	1,785,960
42	1,829,520
43	1,873,080
44	1,916,640
45	1,960,200
46	2,003,760
47	2,047,320
48	2,090,880
49	2,134,440
50	2,178,000
51	2,221,560
52	2,265,120
53	2,308,680
54	2,352,240
55	2,395,800
56	2,439,360
57	2,482,920
58	2,526,480
59	2,570,040
60	2,613,600
61	2,657,160
62	2,700,720
63	2,744,280
64	2,787,840
65	2,831,400
66	2,874,960
67	2,918,520
68	2,962,080
69	3,005,640
70	3,049,200
71	3,092,760
72	3,136,320
73	3,179,880
74	3,223,440
75	3,267,000
76	3,310,560
77	3,354,120
78	3,397,680
79	3,441,240
80	3,484,800
81	3,528,360
82	3,571,920
83	3,615,480
84	3,659,040
85	3,702,600
86	3,746,160
87	3,789,720
88	3,833,280
89	3,876,840
90	3,920,400
91	3,963,960
92	4,007,520
93	4,051,080
94	4,094,640
95	4,138,200
96	4,181,760
97	4,225,320
98	4,268,880
99	4,312,440
100	4,356,000

Chesapeake Bay Critical Area:

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:

Q. 1. 355

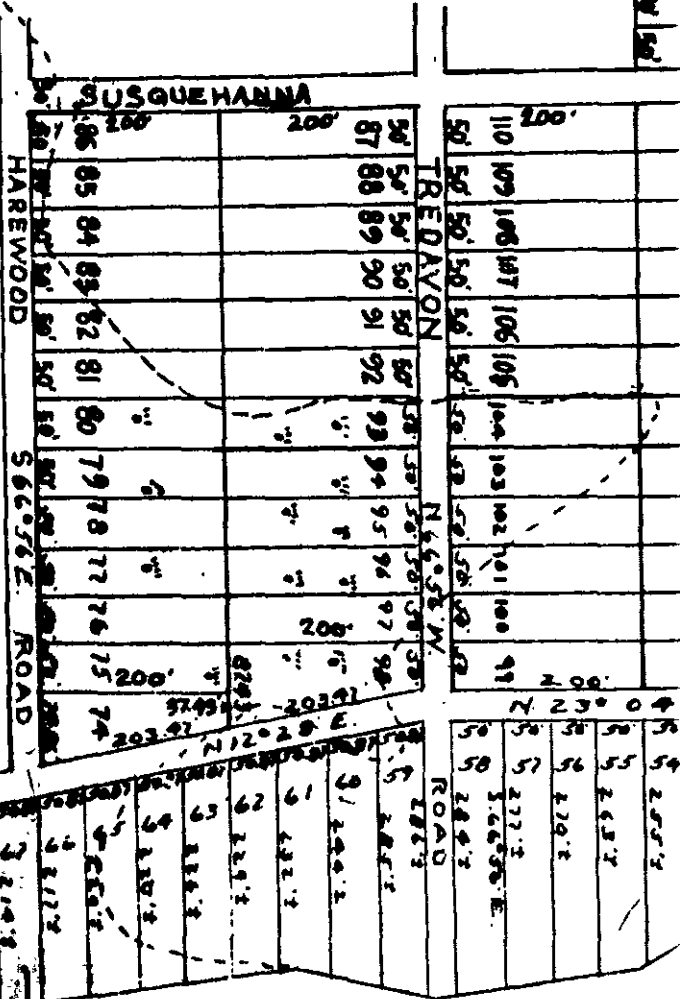
C.W.B. JR. - 12-56

97-355-A

PLAT SECT. A & B
OLIVER BEACH

ITEM# 355

Community Parcel
24010-04
Zone 'A'



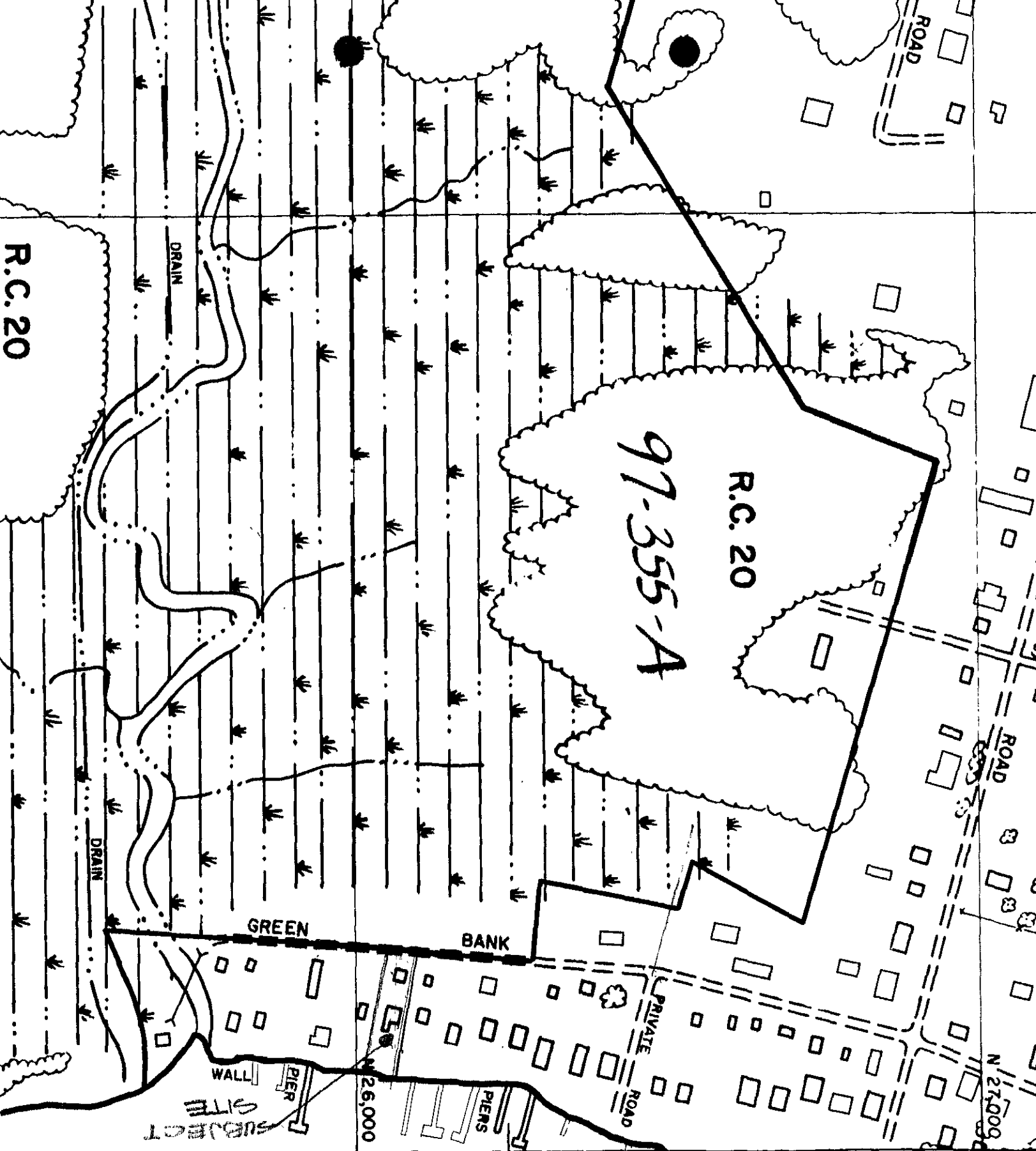
GUNPOWDER

SUBJECT
SITE

203° 41' E
200'

73.33

RECORDED



R.C. 20

R.C. 20

97-355-A

GREEN

BANK

SUBJECT SITE

WALL

PIER

N 26,000

PIERS

PRIVATE ROAD

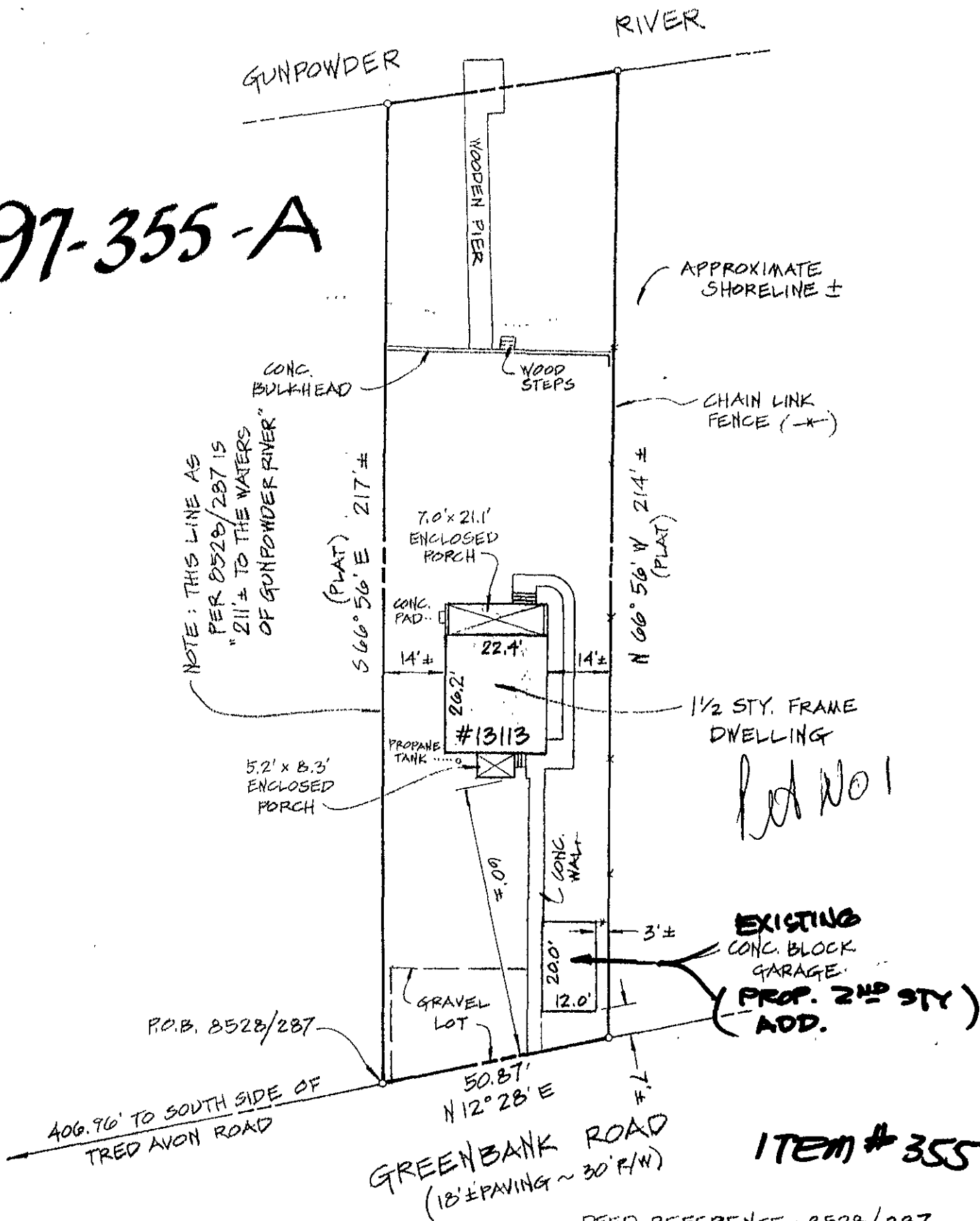
ROAD

ROAD

N 27,000

(SHEET NE. 7-N)

97-355-A



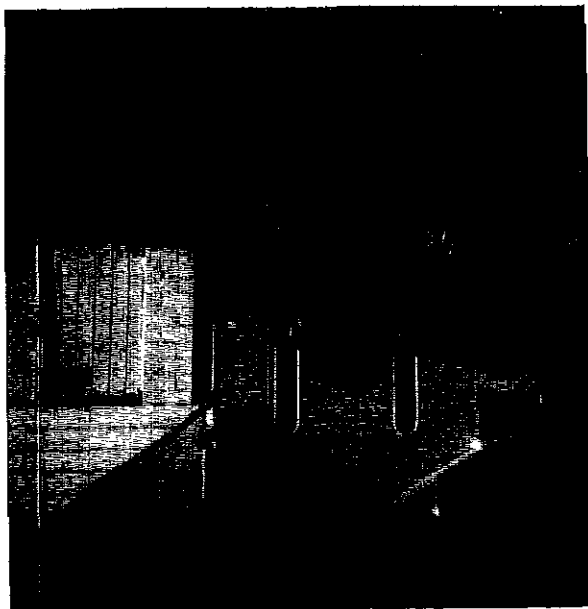
Location Survey of #13113 GREENBANK ROAD		job no. SB 377
Vitti, Robel and Associates, Inc. ENGINEERING & SURVEYING 1717 York Road Suite 2B Lutherville, MD 21093 252-4552		scale 1" = 30'
		date 4-2-92
		drawn JFW
		checked AJV

PHOTOS

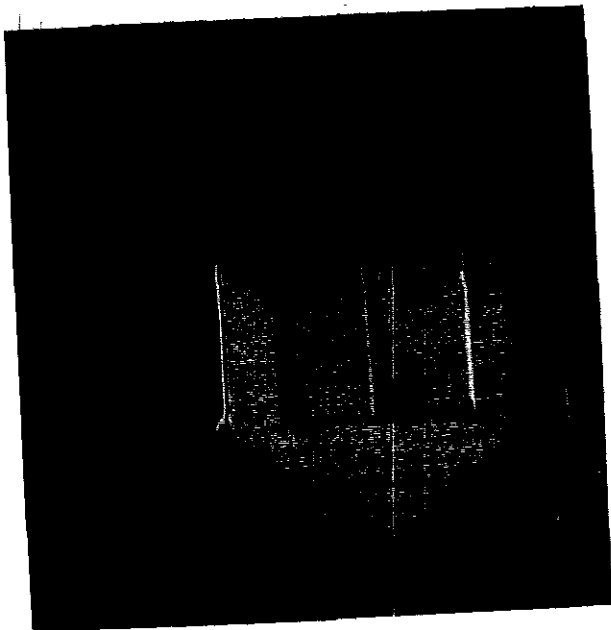
(MILITARY)

97-355-A

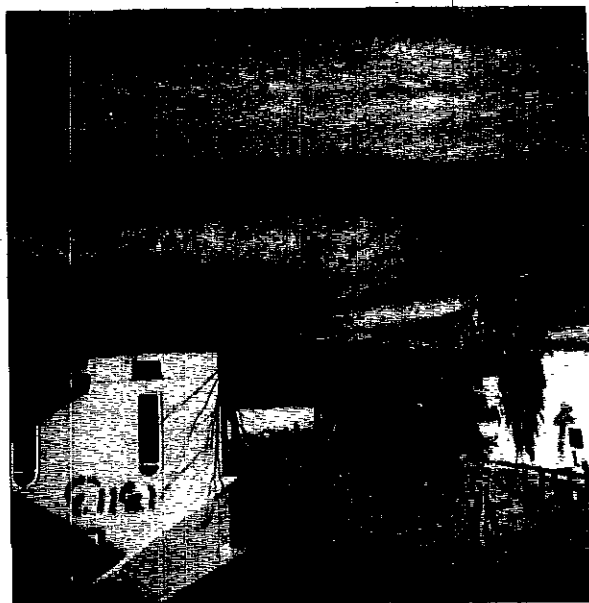
#355



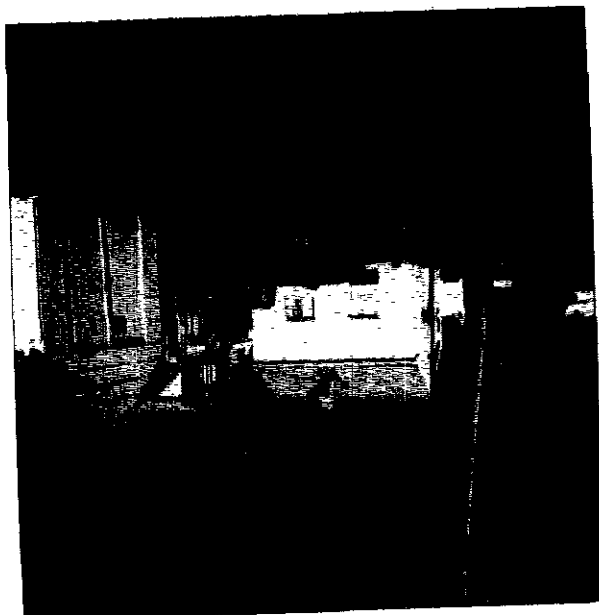
1373 2032



#355



#355





355



NE 7M

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP**

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE

$$I^m = 200' \pm$$

LOCATION

SHEET

HAREWOOD
OLIVER BEACH

DATE
OF
PHOTOGRAPHY
JANUARY
1986

N.E.
7-M

SUBJECT
SITE