

IN RE: PETITION FOR VARIANCE
S/S Inwood Avenue, 20' SW of the c/l
Ashton Valley Way
(7505 Inwood Avenue)
1st Election District
1st Council District

Jeffrey Winns, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-383-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Jeffrey and Jacqueline Winns. The Petitioners request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front and rear dwelling setbacks of 39 feet each in lieu of the required 40 feet for a proposed dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Jeffrey and Jacqueline Winns, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is located on the south side of Inwood Avenue, west of Johnnycake Road, not far from the Patapsco Valley State Park in Catonsville. The property is part of an overall tract known as the Hawkland Property, which was subdivided to create two lots, pursuant to minor subdivision approval in May 2000. The subject parcel, known as Lot 1 of the Hawkland Property, consists of a gross area of .5178 acres, more or less, zoned D.R.2, and is unimproved. The Petitioners propose to develop the property with a two-story, single family dwelling featuring an attached garage, as shown on Petitioner's Exhibit 1. The house will be oriented to face a common panhandle driveway which leads from the Hawkland property out to Inwood Avenue. Testimony offered at the hearing indicated that the subject property is unique by virtue of a slight taper and the dimensions of the lot

ORDER RECEIVED FOR FILING

Date 6/1/01

By [Signature]

which reduce its width on that side facing Inwood Road. As a result, a slight variance is needed to allow a 39-foot setback for the front and rear yards in lieu of the required 40 feet. Mr. Winns further indicated that he wishes to construct a 10-foot deep deck on the rear of the dwelling and requested variance relief as might be necessary to accommodate same.

Based upon the testimony and evidence offered, I am persuaded that the Petitioners have met their burden under Section 307 of the B.C.Z.R. The property is unique by virtue of the way it tapers as described above. The variance sought is very minor, only 1 foot for both the front and the rear yard. I find that the Petitioners would suffer an unreasonable hardship if relief were denied and that there will be no adverse impact on adjacent properties. No one appeared in opposition to the request and there were no adverse comments submitted by any Baltimore County reviewing agency. Thus, it appears that the requested relief can be granted without detriment to the surrounding locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of June, 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 front and rear dwelling setback of 39 feet each in lieu of the required 40 feet each for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/1/01
By [Signature]



Baltimore County
Zoning Commissioner

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

June 1, 2001

Mr. & Mrs. Jeffrey Winns
1321 N. Carey Street
Baltimore, Maryland 21217

RE: PETITION FOR VARIANCE
S/S Inwood Avenue, 20' SW of the c/l Ashton Valley Way
(7505 Inwood Avenue)
1st Election District – 1st Council District
Jeffrey Winns, et ux - Petitioners
Case No. 01-383-A

Dear Mr. & Mrs. Winns:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7505 Inwood Ave

which is presently zoned DR 2

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) 180 2.3.C.1 to permit a

front and rear dwelling setback of 39 ft. in lieu of the
Required 40 ft. respectively

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

~~See Attachment~~

TO BE Determined at hearing

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

1821 N. CAREY ST.

Address

(410) 202-264 6245

(410) 410-383-6441

Telephone No.

Baltimore MD

State

21217

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 4/06/01

Case No. 01 383 A

REC 9/15/98

ORDER RECEIVED FOR FILING

Date 6/11/01

By [Signature]

Zoning Description

7505 Inwood Avenue
 Lot 1 of Minor Sub-Division of
 The Hawkland Properties

ZONING DESCRIPTION FOR: 7505 Inwood Avenue

Beginning at a point on the south side of Inwood ^{AVE} ~~Road~~ a 50ft.
 Right of way at a distance of 20ft. Southwest of the
 intersection of the centerlines of Inwood Road and Ashton Valley
 Way. Then N81°50'06", E105.54', S07°20'26", E^{230.92'}~~288.74'~~; then
 NW80°46'21", E^{108.37'}~~116.10'~~; N09°13'39", E^{198.92'}~~214.05'~~ back to the point of
 beginning. Lot size .5178Ac. (22,555) Square feet of land, more
 or less. Property is known as 7505 Inwood Avenue, which is in
 the 4th Election District, 1st Councilmanic District.

Handwritten signature/initials

**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: #01-383-A
7505 Inwood Avenue
S/S Inwood Avenue, 20'
S/W of centerline Ashton
Valley Way
1st Election District
1st Councilmanic District
Legal Owner(s): Jacqueline
P & Jeffrey Winns

Variance: to permit a front
and rear dwelling setback of
39 feet in lieu of the re-
quired 40 feet.

Hearing: Monday, May 21,
2001 at 9:00 a.m. in Room
407, County Courts Build-
ing, 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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

5/018 May 3 C466245

CERTIFICATE OF PUBLICATION

5/3/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 5/3/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL 383

No. 92941

DATE 4/06/01 ACCOUNT 001 006 6150
AMOUNT \$ 50.00

RECEIVED FROM WINNIS
FOR RV FILING

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/06/2001 4/06/2001 09:37:00
REG MS04 CASHIER DDOL DND DRYMER 2
>> RECEIPT # 136897 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 092941
Recpt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-383-A

Petitioner/Developer: _____

JACQUELINE P. & JEFFREY WINNS

Date of Hearing/Closing: 5/21/01

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

Attention: Ms. Gwendolyn Stephens

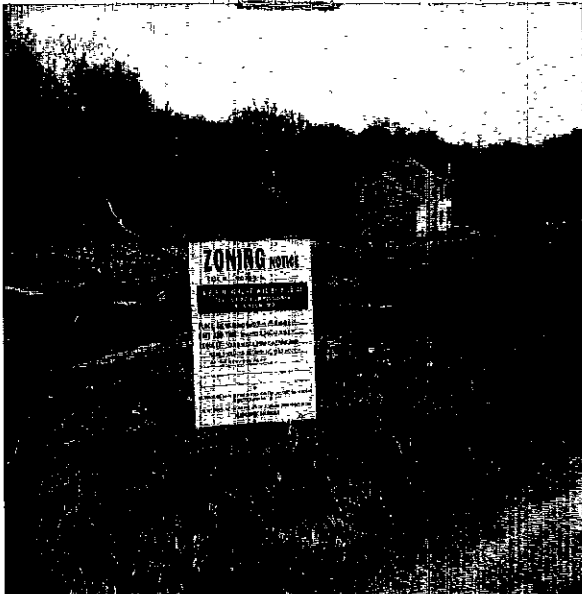
Ladies and Gentlemen:

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 _____

7505 INWOOD AVE.

The sign(s) were posted on 5/4/01
(Month, Day, Year)

CASE # 01-383-A



Sincerely,

Richard E. Hoffman 5/4/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

7505 INWOOD AVE

POSTED 5/4/01

Richard E. Hoffman 5/4/01

**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: 01-383-A
Petitioner: JEFFREY WINNS & JACQUELINE P. WINNS
Address or Location: 7505 INWOOD AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEFFREY WINNS & JACQUELINE P. WINNS
Address: 1321 N. CAREY ST
BALTIMORE MD 21217
Telephone Number: 410-383-6441

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 3, 2001 Issue – Jeffersonian

Please forward billing to:
Jeffrey Winns
1321 N Carey Street
Baltimore MD 21217

410 383-6441

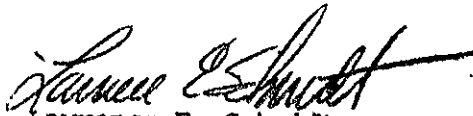
NOTICE OF ZONING HEARING

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: 01-383-A
7505 Inwood Avenue
S/S Inwood Avenue, 20' SW of centerline Ashton Valley Way
1st Election District – 1st Councilmanic District
Legal Owners: Jacqueline P & Jeffrey Winns

Variance to permit a front and rear dwelling setback of 39 feet in lieu of the required 40 feet.

HEARING: Monday, May 21, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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.



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

April 17, 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: 01-383-A
7505 Inwood Avenue
S/S Inwood Avenue, 20' SW of centerline Ashton Valley Way
1st Election District – 1st Councilmanic District
Legal Owners: Jacqueline P & Jeffrey Winns

Variance to permit a front and rear dwelling setback of 39 feet in lieu of the required 40 feet.

HEARING: Monday, May 21, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon^{GDZ}
Director

C: Jacqueline P & Jeffrey Winns, 1321 N Carey Street, Baltimore 21217

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 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.





Baltimore County
Department of Permits and
Development Management

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

May 18, 2001

Jacqueline P & Jeffrey Winns
1321 N Carey Street
Baltimore MD 21217

Dear Mr. & Mrs. Winns:

RE: Case Number: 01-383-A, 7505 Inwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 6, 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. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 17, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-383, 01-398, 01-399, 01-405 & 01-409

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Baltimore County
Fire Department

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

April 17, 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 April 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:

379, 383, 395, 396, 397, 398, 399, 400, 402, 404, 405, 406, 407,
409, and 411

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 15, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For April 23, 2001
Item Nos. 383, 395, 396, 397, 398, 399,
400, 402, 404, 405, 406, 407, 408, 409,
410, and 411

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

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.12.01

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

RE: Baltimore County
Item No. 383 JLL

Dear Ms. Jackson:

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.

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,

for 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

RE: PETITION FOR VARIANCE
7505 Inwood Avenue, S/S Inwood Ave,
20' SW of c/l Ashton Valley Way
1st Election District, 1st Councilmanic

Legal Owner: Jeffrey & Jacqueline Winns
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-383-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.

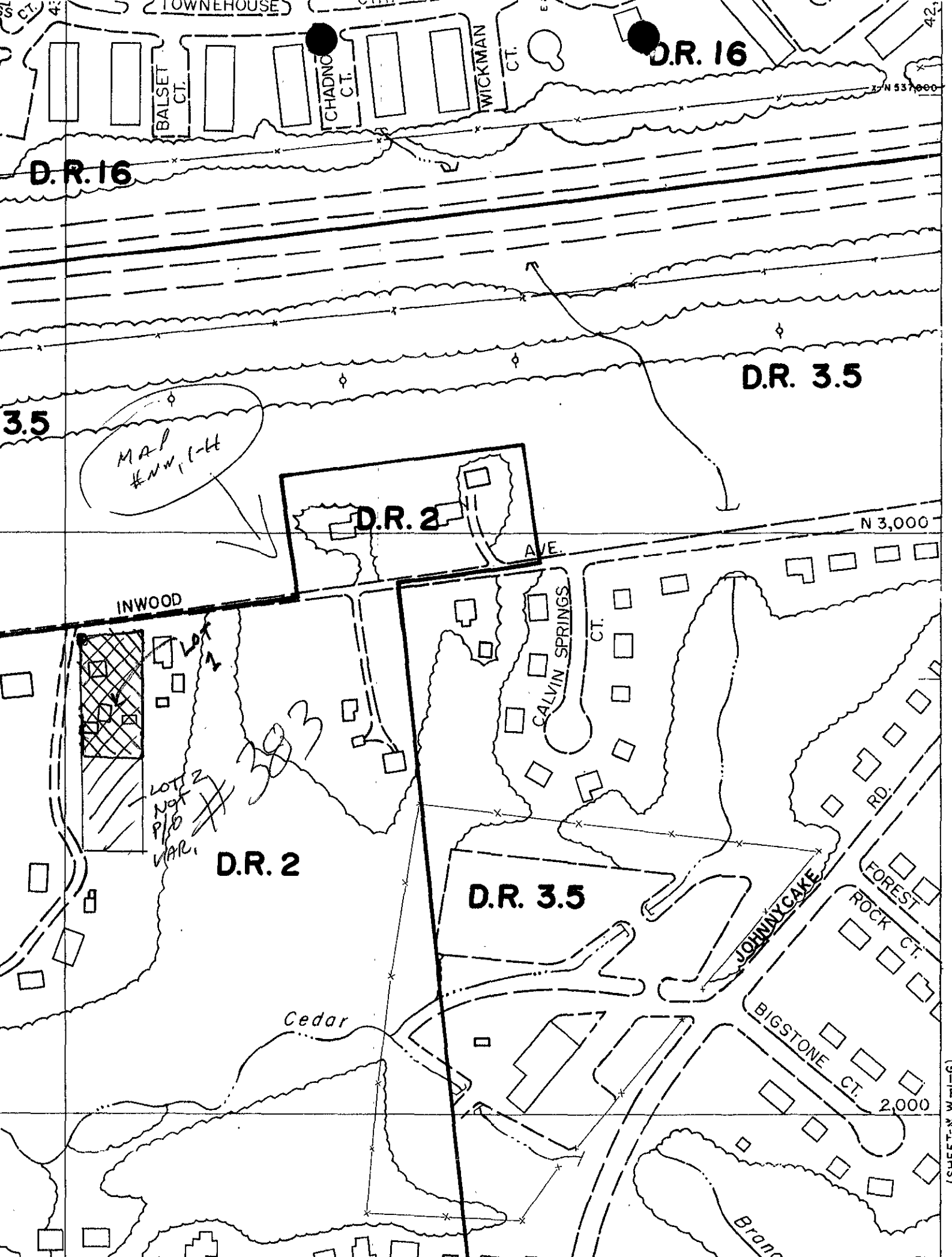

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 18th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Legal Owners Jeffrey & Jacqueline Winns, 1321 N. Carey Street, Baltimore, MD 21217, Petitioners.


PETER MAX ZIMMERMAN



SS CT. 42

TOWNEHOUSE

BALSET CT.

CHADNO CT.

WICKMAN CT.

D.R. 16

D.R. 16

3.5

MAP #NW, 1-4

D.R. 2

AVE.

INWOOD

LOT 2 NOT P/O VAR.

D.R. 2

D.R. 3.5

Cedar

CALVIN SPRINGS CT.

JOHNNYCAKE RD.

FOREST ROCK CT.

BIGSTONE CT.

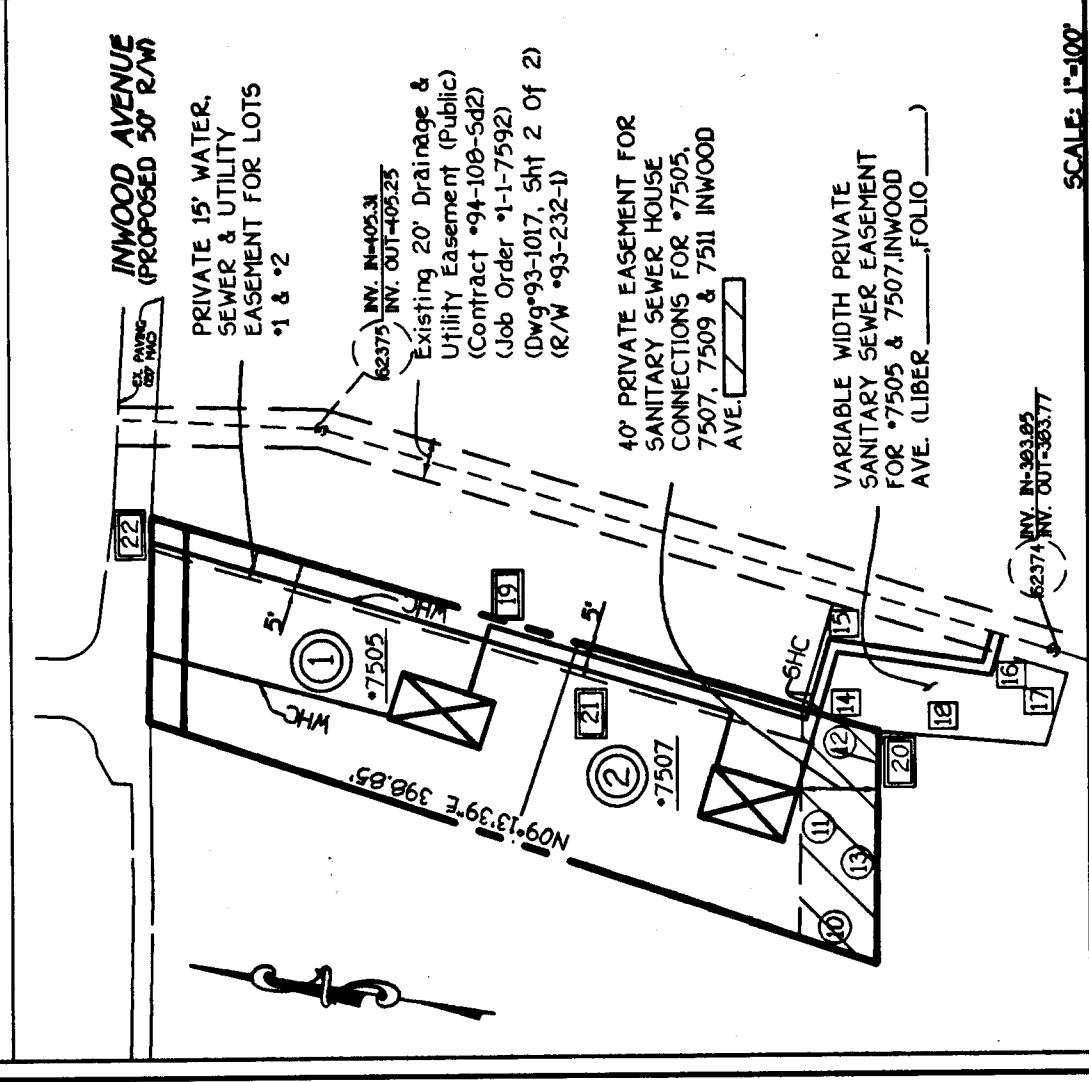
BRAND

N 537,000

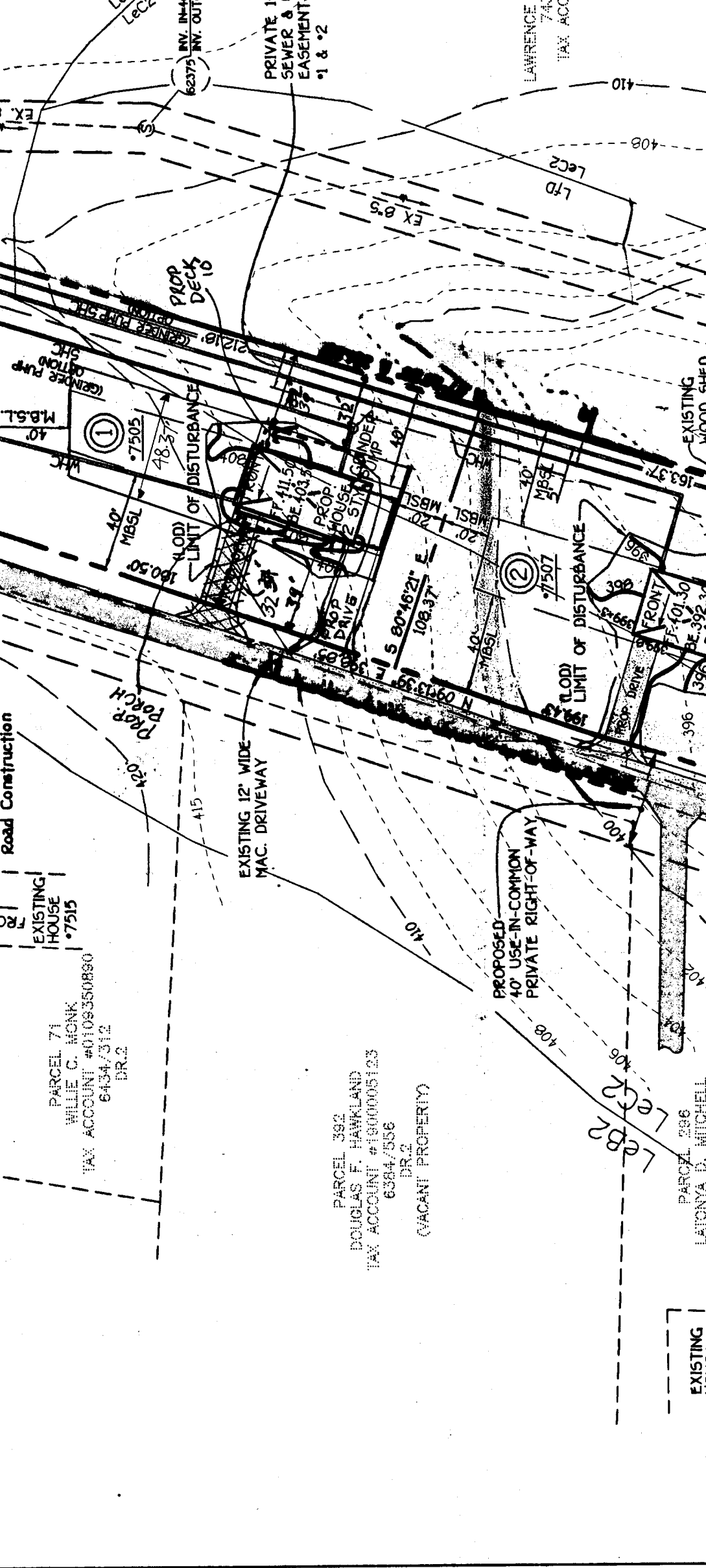
N 3,000

2,000

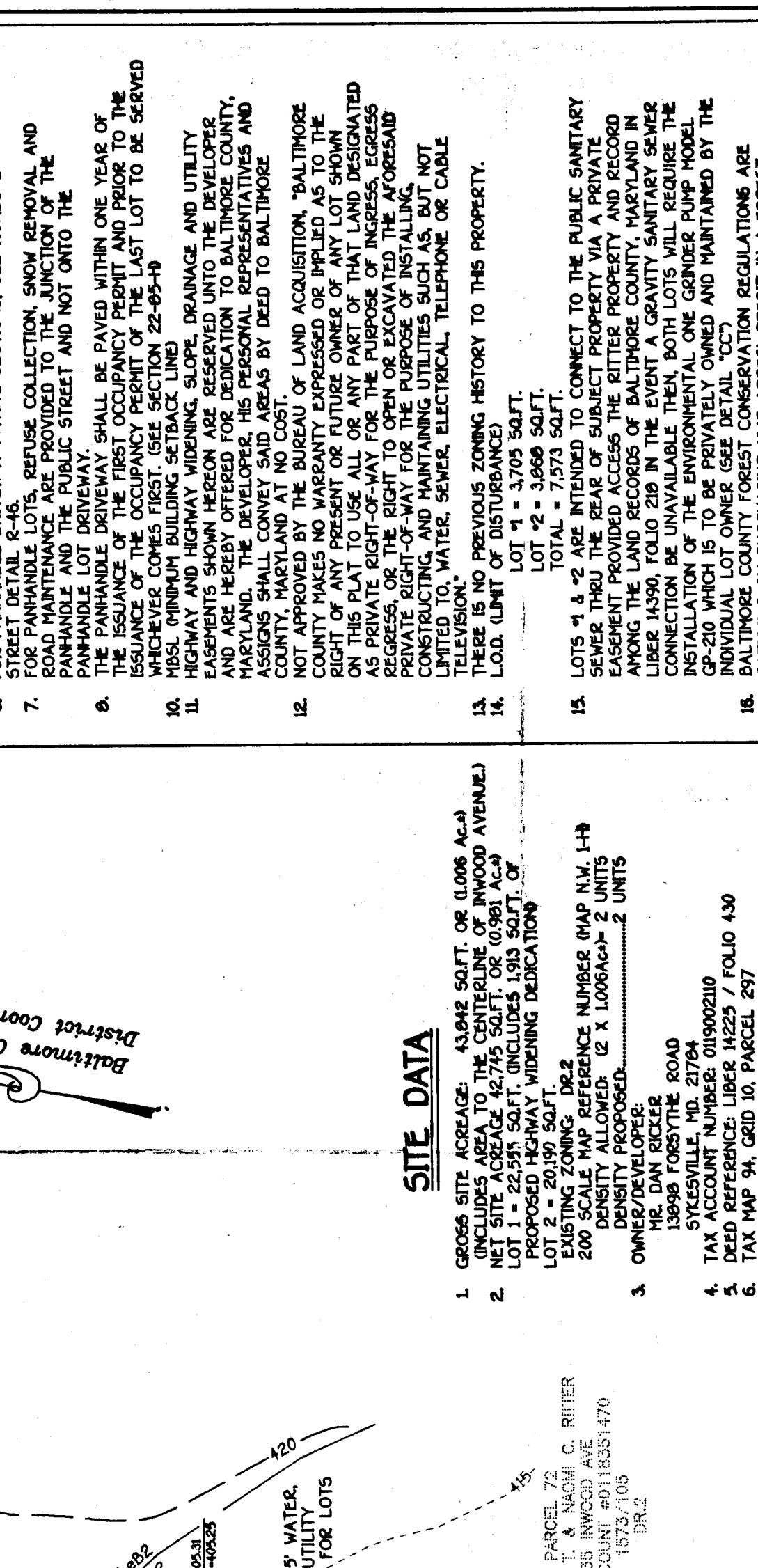
ISSUED: 11-1-1988



PROPOSED 1 ST WATER, SEWER & UTILITY PLACEMENT (PROVISED)			DISTANCE
COURSE	BEARING		
131	S 07°20'28" W		394.29'
130	S 01°35'54" W		15.59'
121	N 07°20'56" E		394.39'
122	N 01°35'54" E		15.56'
AREA = 5,915.50 FT.			



The drawing shows a plan view of a road widening project. A dashed centerline runs horizontally across the middle. To the left of the centerline, there's a section labeled "SECTION S100" and "LOCAL OPEN SPACE". To the right, there's a section labeled "SECTION S100" and "LOCAL OPEN SPACE". The road is flanked by various features: a "PLANTING CHADWICK LAKE" area on the left, and a "25' HIGHWAY WIDENING LINE" and "EXISTING STORM DRAIN" on the right. A "PEAK FOUND NOT TESTED" note points to a specific location. Other notes include "SEE DETAIL 'A-A'", "DCE-11329", "DCE-11330", "DCE-11331", "DCE-11332", "DCE-11333", "DCE-11334", "DCE-11335", "DCE-11336", "DCE-11337", "DCE-11338", "DCE-11339", "DCE-11340", "DCE-11341", "DCE-11342", "DCE-11343", "DCE-11344", "DCE-11345", "DCE-11346", "DCE-11347", "DCE-11348", "DCE-11349", "DCE-11350", "DCE-11351", "DCE-11352", "DCE-11353", "DCE-11354", "DCE-11355", "DCE-11356", "DCE-11357", "DCE-11358", "DCE-11359", "DCE-11360", "DCE-11361", "DCE-11362", "DCE-11363", "DCE-11364", "DCE-11365", "DCE-11366", "DCE-11367", "DCE-11368", "DCE-11369", "DCE-11370", "DCE-11371", "DCE-11372", "DCE-11373", "DCE-11374", "DCE-11375", "DCE-11376", "DCE-11377", "DCE-11378", "DCE-11379", "DCE-11380", "DCE-11381", "DCE-11382", "DCE-11383", "DCE-11384", "DCE-11385", "DCE-11386", "DCE-11387", "DCE-11388", "DCE-11389", "DCE-11390", "DCE-11391", "DCE-11392", "DCE-11393", "DCE-11394", "DCE-11395", "DCE-11396", "DCE-11397", "DCE-11398", "DCE-11399", "DCE-11400", "DCE-11401", 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