

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Stonewall Road, 245 ft. W
centerline of Old Frederick Road
12th Election District
1st Councilmanic District
(204 Stonewall Road)

Kimberly & Andrew Meyers
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-676-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Kimberly and Andrew Meyers. The variance request is for property located at 204 Stonewall Road in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.C.1 (chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear setback of 21 ft. in lieu of the required 30 ft. for a proposed addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 1, 2005, 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 32-3-303 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 B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

7/21/05

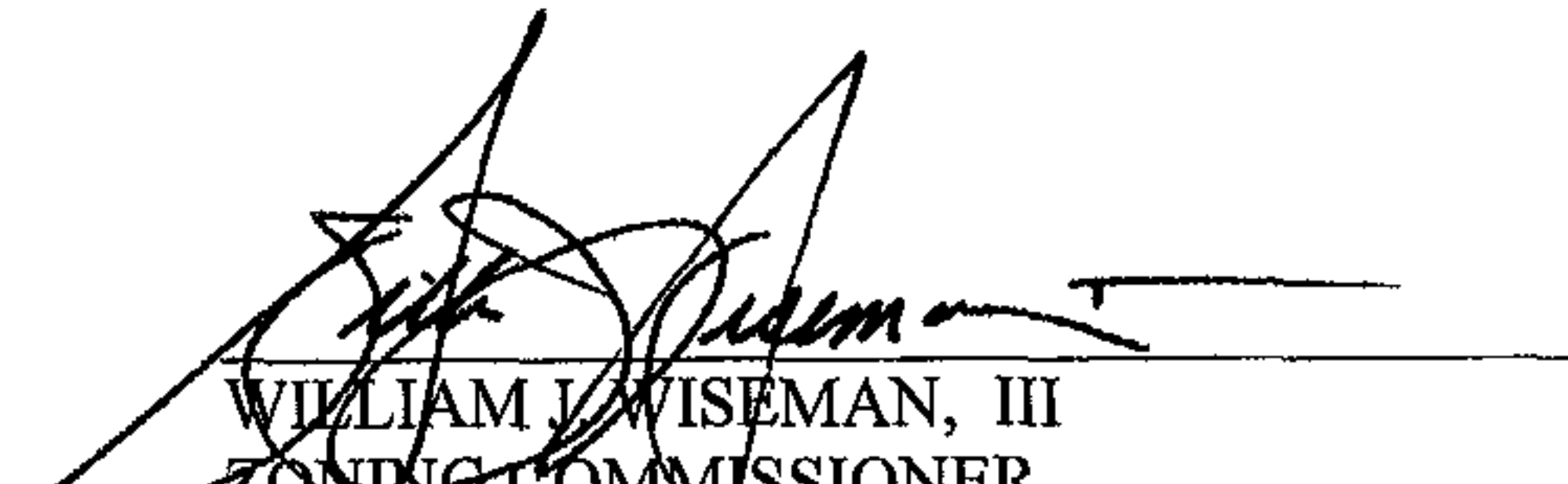
By 

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 July, 2005, that a variance from Section 1B02.3.C.1 (chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear setback of 21 ft. in lieu of the required 30 ft. for a proposed addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


WILLIAM J. WISEMAN, III
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

WJW,III:raj

ORDER RECEIVED FOR FILING
7/21/05
Ray

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

July 21, 2005

Mr. & Mrs. Andrew Meyers
204 Stonewall Road
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-676-A
Property: 204 Stonewall Road

Dear Mr. & Mrs. Meyers:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", is written over a circular stamp. The signature is bold and stylized.

William J. Wiseman, III
Zoning Commissioner

WJW,III:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 204 Stonewall Rd
which is presently zoned PR55

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) 1B02.3C.1(C) (HALL)

TO PERMIT A REAR SETBACK OF 21 FT. IN LIEU OF 30 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

Zip Code

If Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. OS-676-A

Reviewed By STW

Date 06-21-05

RECEIVED 10/25/01

Estimated Posting Date 07-03-05

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 204 Stonewall Rd
Address
Catonville MD 21228
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):

We have a new baby and would like to add a bedroom to our home. This addition will leave 20 feet ^{off of our property line} ~~off the easement and the~~ the required amount is 30 feet. Due to the layout of the house it requires the addition to be on this side. We want all of the bedroom on the same side.

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

[Signature]
Signature
Andrew D. Meyers
Name - Type or Print

[Signature]
Signature
Kimberly S. Meyers
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew D. Meyers & Kimberly S. Meyers
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SEAN M. MAGUIRE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 29, 2008

[Signature]
Notary Public
My Commission Expires _____

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 204 Stonewall Rd
Address
Catonsville MD 21228
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):

We have a new baby and would like to add a bedroom to our home. This addition will leave 20 feet off our property line the required amount is 30 feet.

Due to the layout of the house it requires that the addition be built on the designated side.

We want all bedrooms on the same side.

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

Andrew J. Meyers
Signature
Andrew J. Meyers
Name - Type or Print

Kimberly S. Meyers
Signature
Kimberly S. Meyers
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew J. Meyers & Kimberly S. Meyers
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SEAN M. MAGUIRE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 29, 2008

Seal
Notary Public

My Commission Expires 6/16/05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 204 Stonewall Rd
which is presently zoned DR55

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) 1 B02.30.1 (CHART.)

TO PERMIT A REAR SETBACK OF 21 FT. IN LIEU OF 30 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

Thomas M. Schino
Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Andrew Meyers
Name - Type or Print

Signature

Kimberly Meyers
Name - Type or Print

Kimberly S. Meyers
Signature

204 Stonewall Rd
Address

410-455-0786
Telephone No.

Catonsville MD
City State

21228
Zip Code

Representative to be Contacted:

Andrew Meyers
Name

204 Stonewall Rd
Address

410-455-0786
Telephone No.

Catonsville MD
City State

21228
Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 05 day of June, 2005, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-676-A

Reviewed By 8007 Date 06-21-05

Estimated Posting Date 07-03-05

ZONING DESCRIPTION FOR 204 STONEWALL ROAD

Beginning at a point on the south side of Stonewall Road which is 50 foot wide at the distance of 245 feet west of the centerline of the nearest improved intersecting street Old Frederick Road which is 50 foot wide. Being Lot # 8, Block D, Section #1 in the Subdivision of Devere Estates as recorded in Baltimore County Plat Book # 24, Folio # 124, containing 10154 square feet. Also, known as 204 Stonewall Road and located in the 1st Election District, 12th Councilmanic District.

OS-676-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

05-676-4.
No. 446954

DATE 06-21-05 ACCOUNT R-001-006-6150

AMOUNT \$ 65⁰⁰

RECEIVED
FROM:

ANDREW & KIMBERLY MEYERS

FOR:

ADTLW. VARI
204 STONEWALL RD.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5007

CASHIER'S VALIDATION

Bank of America Advantage

ANDREW D. MEYERS
KIMBERLY S. MEYERS
410-455-0786
204 STONEWALL RD.
CATONSVILLE, MD 21228-5441

1636

7-163/520 MD
8051

Date 6/17/05

Pay Baltimore County Government \$ 65.00
to the order of

Sixty-five dollar & ⁰⁰/₁₀₀

Dollars

Bank of America



ACH R/T 052001633

Variance/Memo Permit for Addition

Andrew D. Meyers

⑆052001633⑆ 003914359828⑆ 1636

05-676-A.

CERTIFICATE OF POSTING

RE: Case No.: 05-676-A

Petitioner/Developer: ANDREW MEYERS

Date of Hearing/ Closing: JULY 18, 2005

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

Attention: Becky Hart

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 #204 STONEWALL ROAD

The sign(s) were posted on JULY 1, 2005
(Month, Day, Year)

Sincerely,

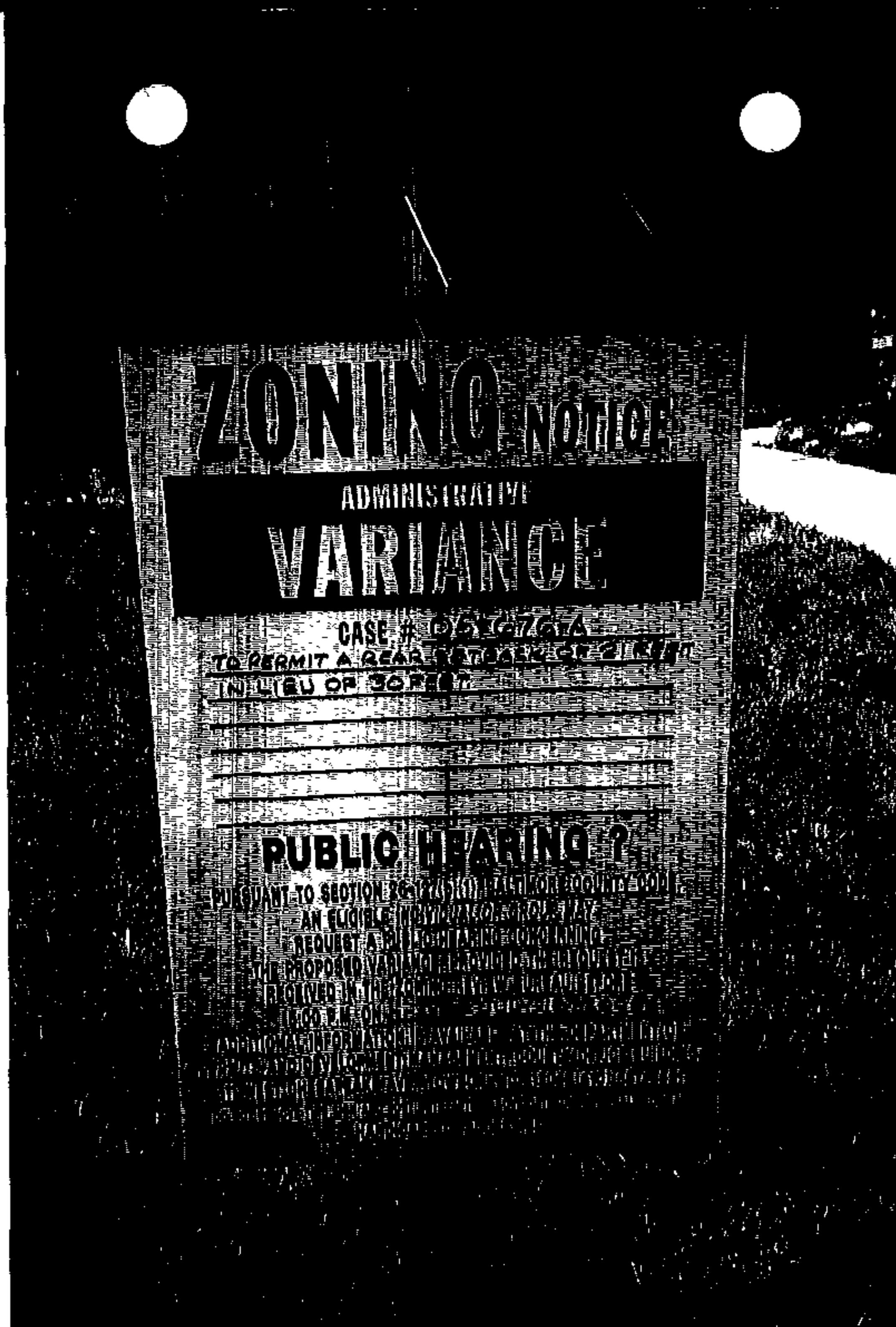
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BAUTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



**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: OS-676-A
Petitioner: ANDREW & KIMBERLY FLETCHER.
Address or Location: 204 STONEWALL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANDREW & KIMBERLY FLETCHER.
Address: 204 STONEWALL RD.
CATONSVILLE MD 21228.
Telephone Number: 410-455 0786.

Revised 2/20/98 - SCJ

OS-676-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 676 -A Address 204 STONEWALL RD.

Contact Person: SOUN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 06 21 Posting Date: 07 03 05 Closing Date: 07 18 05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 676 -A Address 204 STONEWALL RD.

Petitioner's Name ANDREW KIMBERLY FLEWERS Telephone 410-455-0786

Posting Date: 07-03-05 Closing Date: 07-18-05

Wording for Sign: To Permit A REAR SETBACK OF 21 FT. IN LIEU
OF 30 FT.

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

July 18, 2005

Thomas M. Sulin
4017 Falls Road
Baltimore, Maryland 21228

Dear Mr. Sulin:

RE: Case Number: 05-676-A, 204 Stonewall Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 21, 2005.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Andrew and Kimberly Meyers 204 Stonewall Road Catonsville 21228

Visit the County's Website at www.baltimorecountyonline.info



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: July 5, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 30, 2005
Item Nos. 664, 666, 667, 668, 669, 670,
671, 673, 674, 676, 677, and 678

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-07052005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 29, 2005

RECEIVED

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

JUN 30 2005

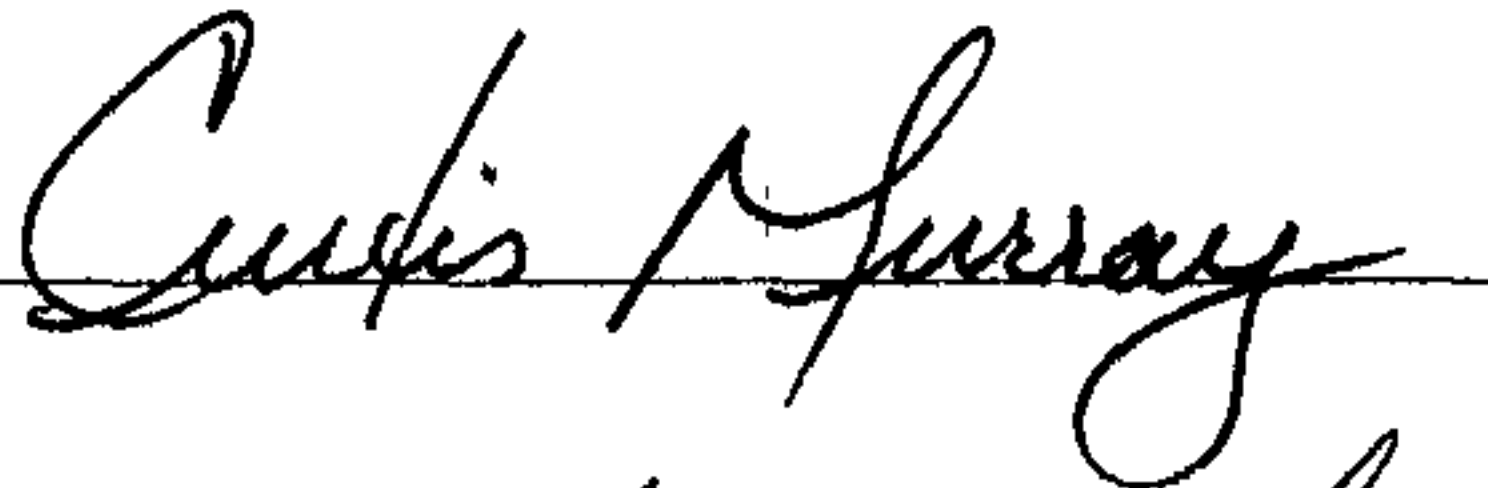
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-676- Administrative Variance**

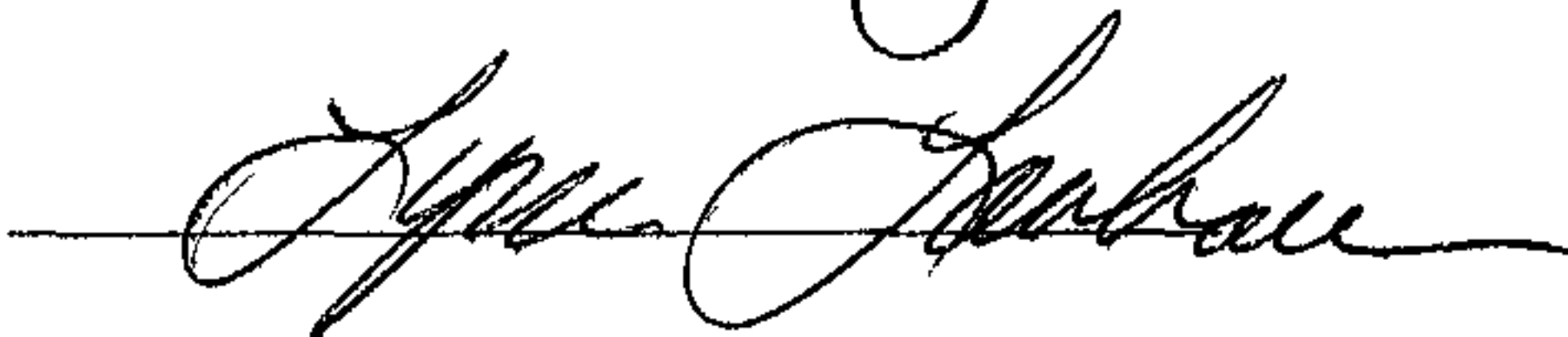
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 28, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: June 20, 2005

Item No.: 621, 662-666, 668-678

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lt J.D. Mezick
Fire Marshal's Office
410-887-5178
MS-1102F

cc: File

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 6.22.05

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

RE: Baltimore County
Item No. 676 JRA

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 204 STONEWALL ROAD

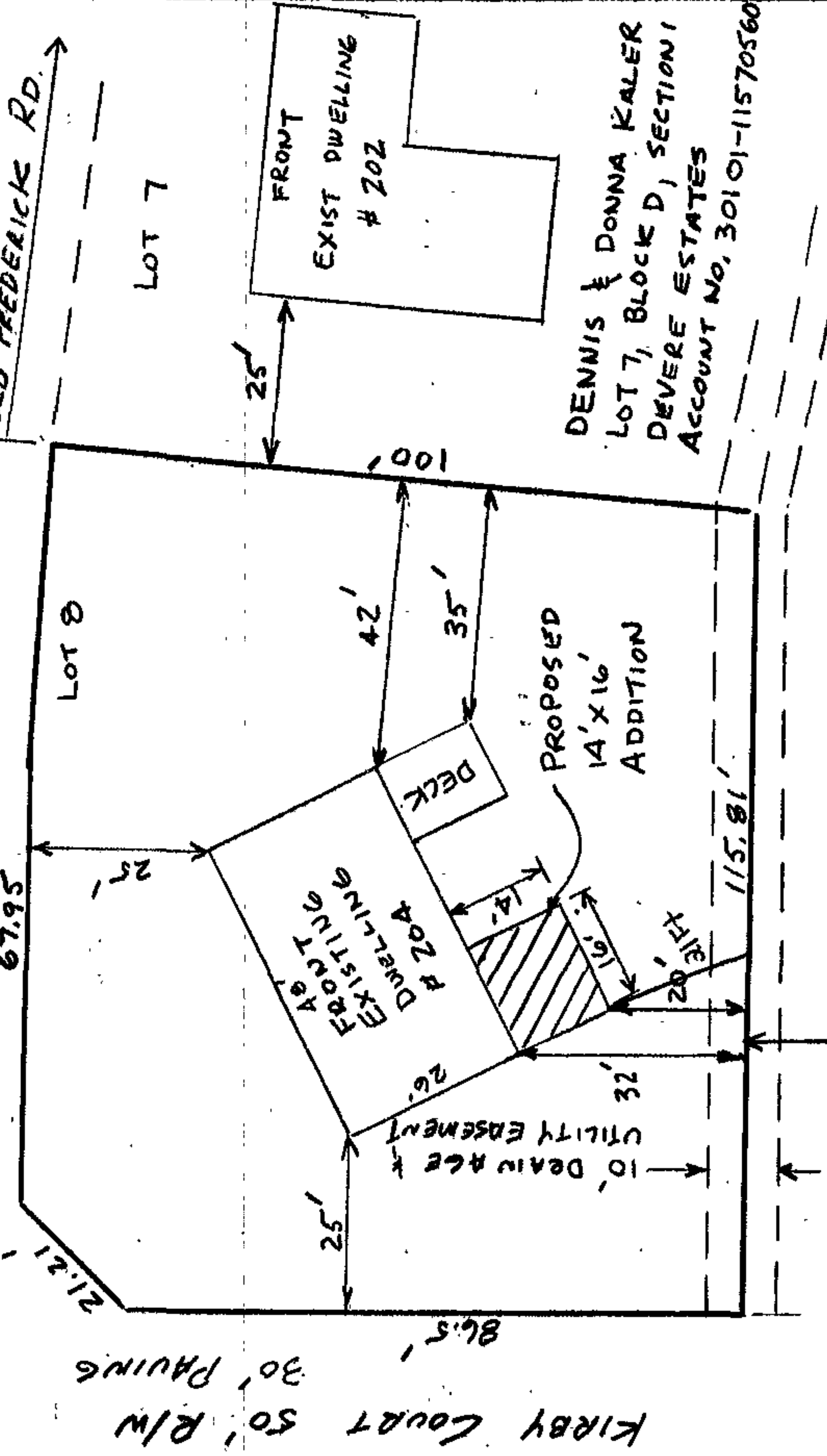
SUBDIVISION NAME DEVERE ESTATES

PLAT BOOK # Z4 FOLIO # 124 LOT # 8 SECTION # 1

OWNER ANDREW & KIMBERLY MEYERS

STONEWALL RD 50' R/W
30' PAVING

245'± to E OF
OLD FREDERICK RD.

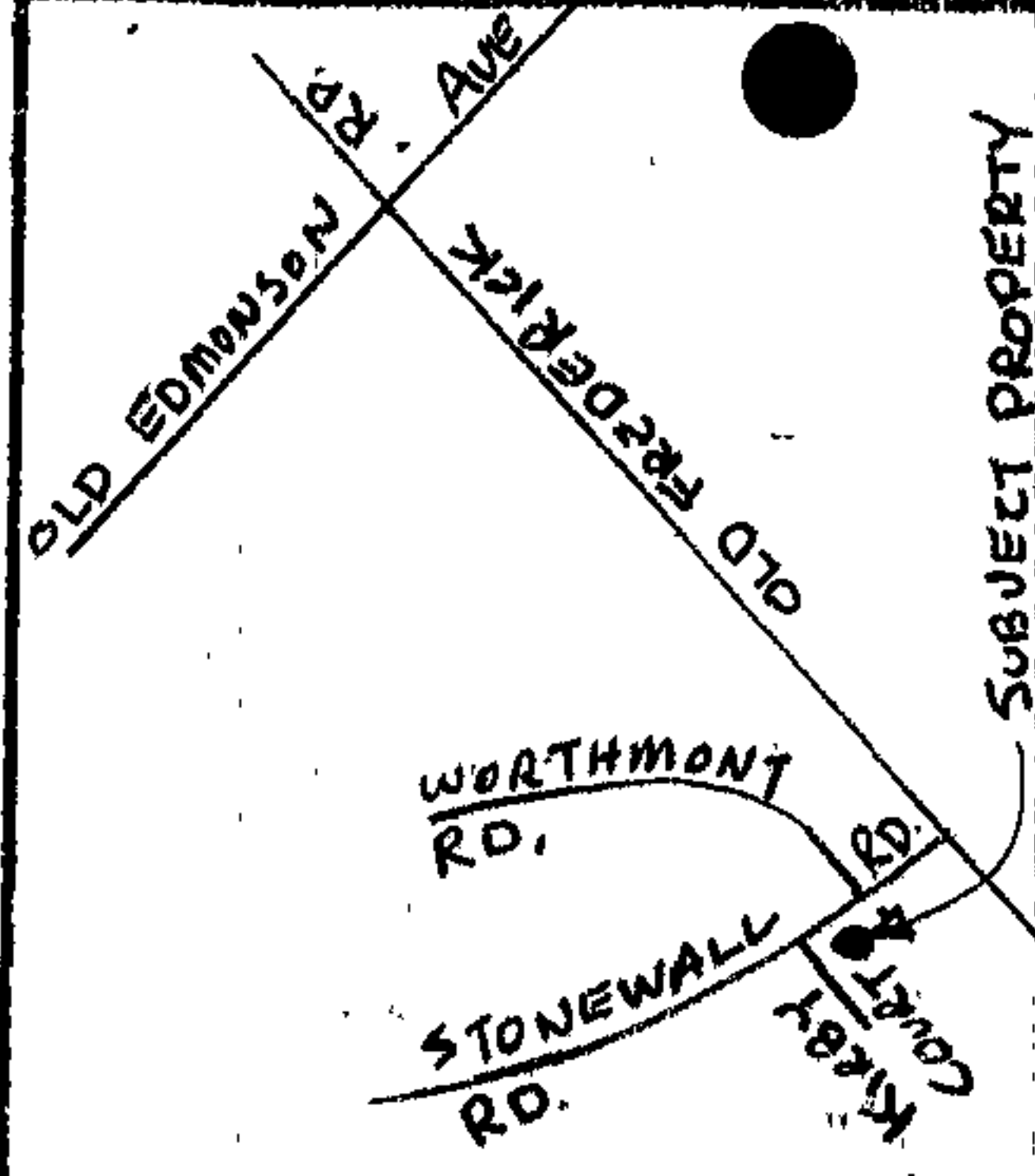


DENNIS & DONNA KALER
LOT 7, BLOCK D, SECTION 1
DEVERE ESTATES
ACCOUNT NO. 30101-11570560

DANIEL & KATHLEEN BIGALLO
LOT 9, BLOCK D, SECTION 1
DEVERE ESTATES
ACCOUNT NO.
0101740410



PREPARED BY EDWARD SCHEITLIN SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 12

1" = 200' SCALE MAP # 1008-2

ZONING DK 5.5

LOT SIZE .233 ACRES

SQUARE FEET 10150

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

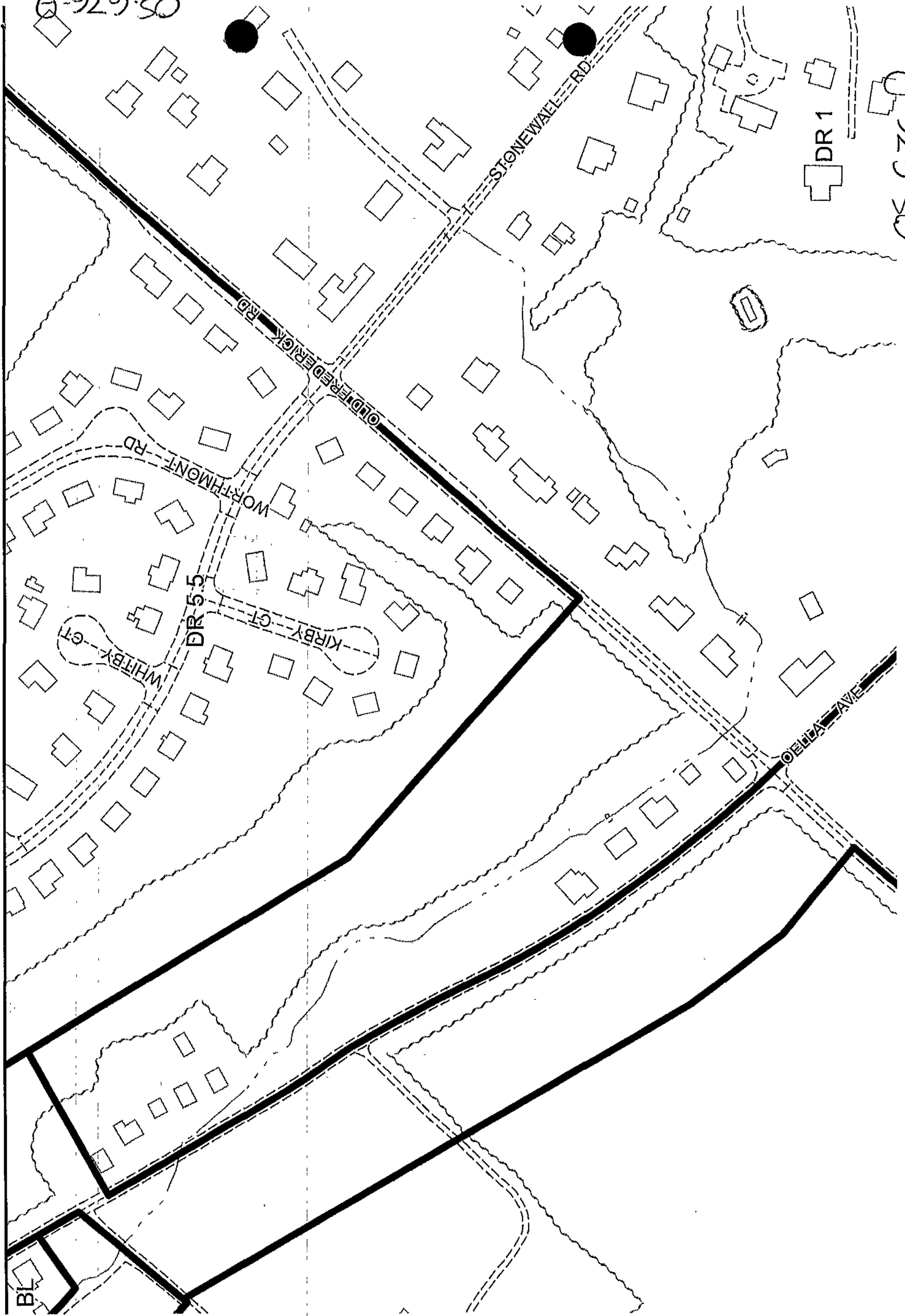
PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY STJ ITEM # 1 CASE # OS-676-A

100 B

OS-676-A

OS-676-A

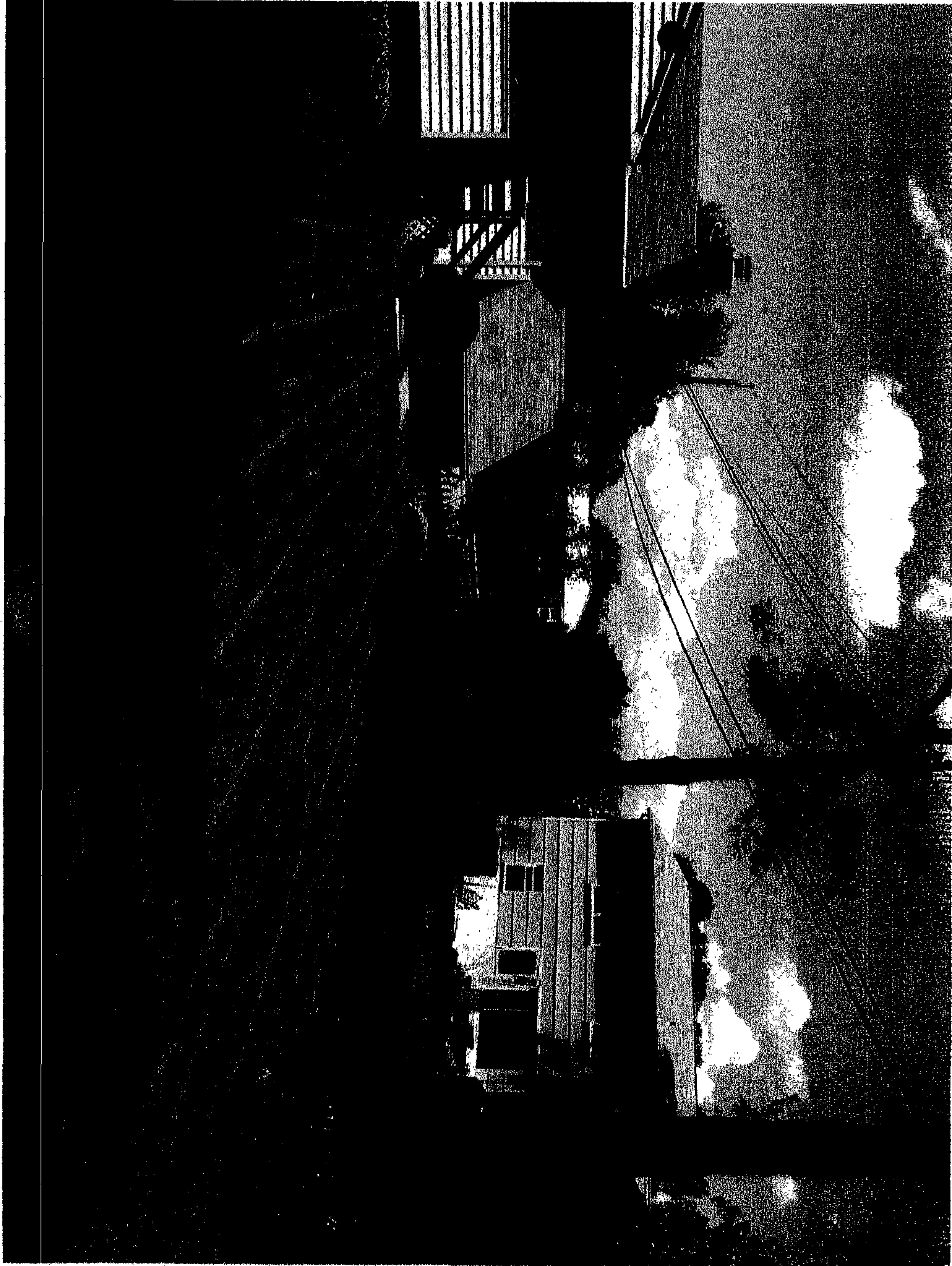


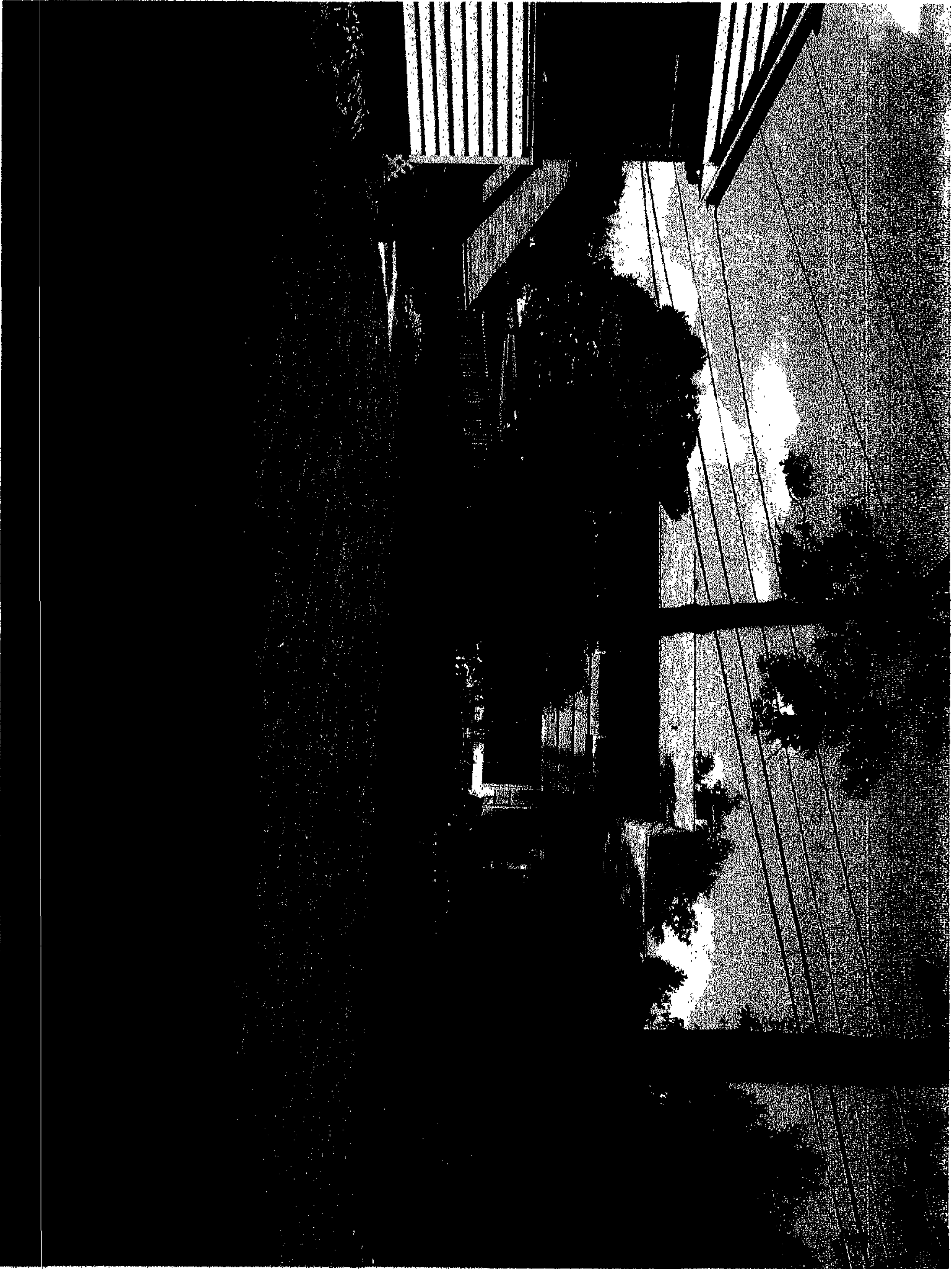
DR 1

BL



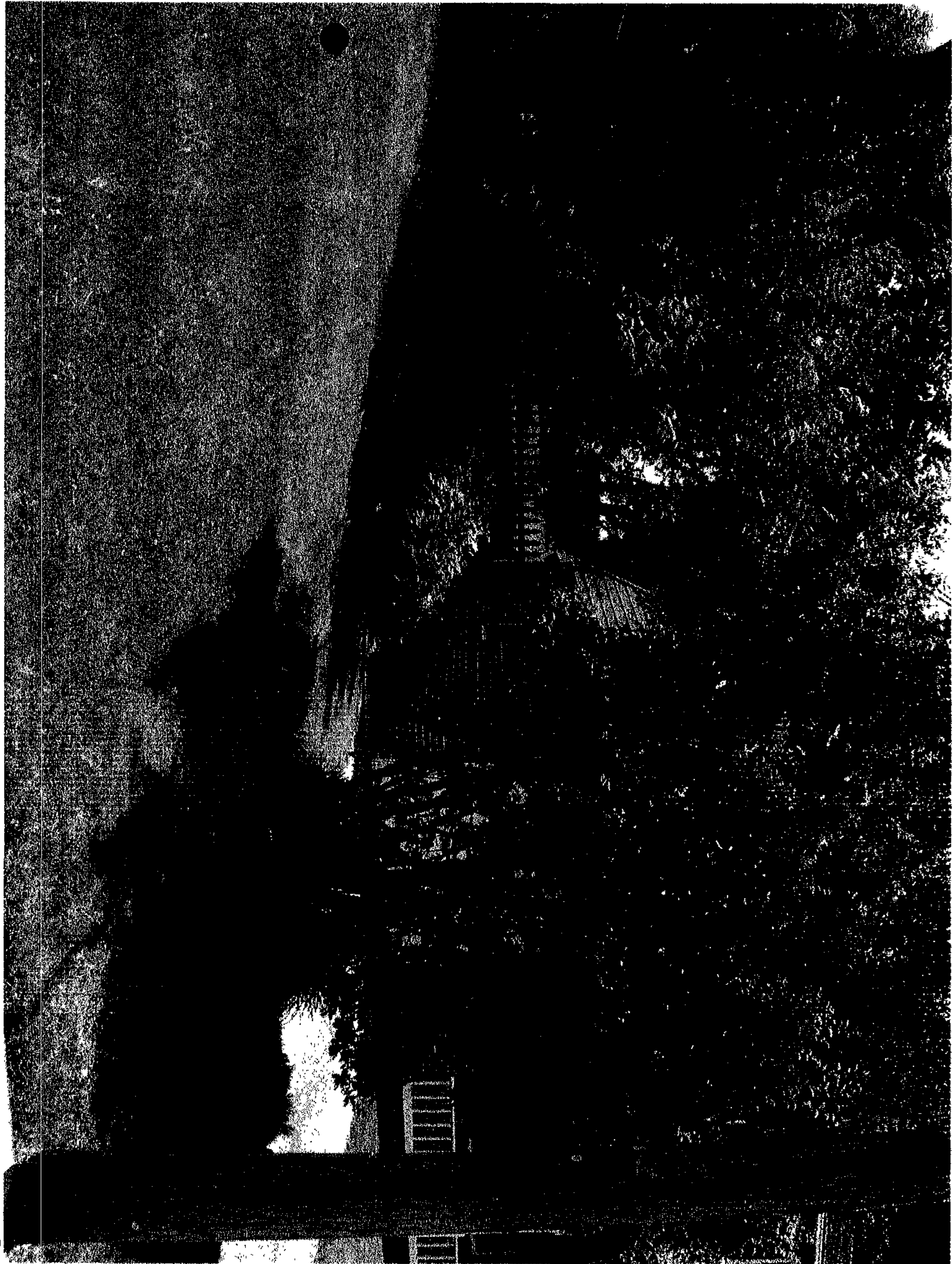
OS: 676-A





OS-676-A

OS-676-A

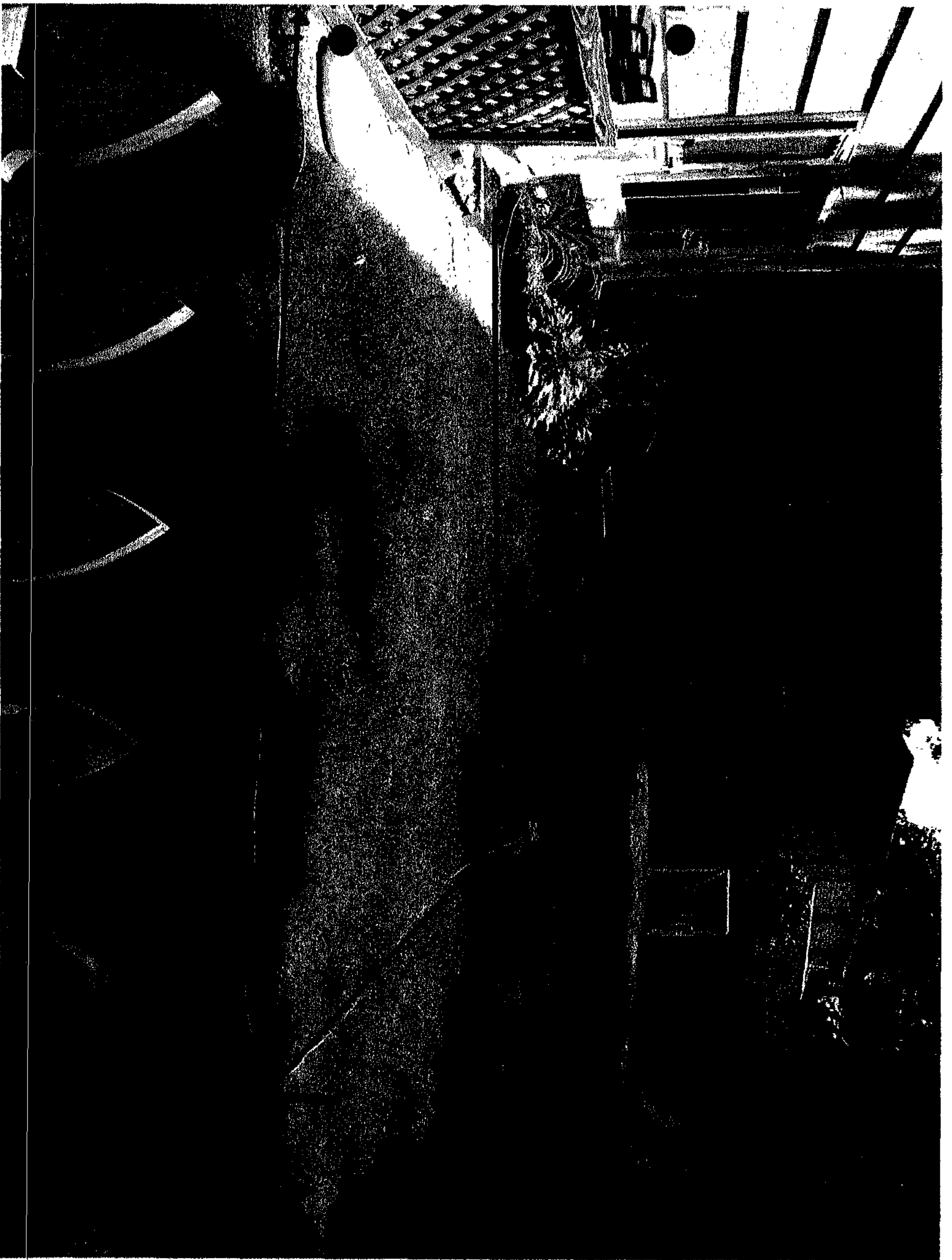


OS-676-01



1. 2019年12月31日
 2. 2019年12月31日
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