



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2830 BECKLEYVILLE ROAD which is presently zoned RCB
 Deed References: JLE 39446/165 10 Digit Tax Account # 0613001025
 Property Owner(s) Printed Name(s) THOMAS GILL BAKER & LOUISE FRANKIL BAKER

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. **X** a **Variance** from Section(s)

SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature /
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature /
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

THOMAS GILL BAKER / LOUISE FRANKIL BAKER
 Name #1 - Type or Print Name #2 - Type or Print
Thomas Gill Baker / Louise Frankil Baker
 Signature #1 Signature #2

13005 HEIL MANOR DANE RESTORATION MO
 Mailing Address City State
21136 / 410-419-4906 / _____
 Zip Code Telephone # Email Address
(BRUCE)

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print
Bruce E Doak
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MO
 Mailing Address City State
21053 / 410-419-4906 / _____
 Zip Code Telephone # Email Address

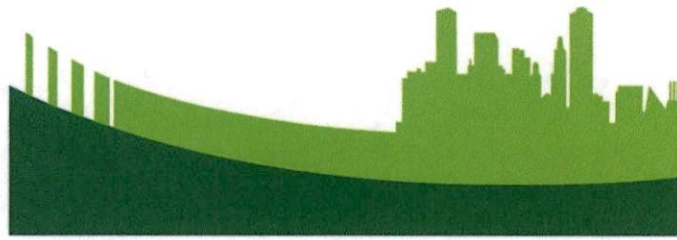
BRUCE@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2018-0179-A Filing Date 1/5/2018 Do Not Schedule Dates: _____ Reviewer JNP

PETITIONS REQUEST TO

VARIANCES:

- 1) TO PERMIT A MAXIMUM AREA FOR A BUILDING ENVELOPE FOR RESIDENTIAL DEVELOPMENT ON A RESIDENTIAL LOT OF 40,000 SQUARE FEET IN LIEU OF THE ALLOWED 20,000 SQUARE FEET, PER SECTION 1A09.7.B.3 BCZR.
- 2) TO PERMIT A PROPOSED DWELLING ADDITION WITH AN EXISTING GARAGE THAT WILL BE ATTACHED TO THE EXISTING DWELLING TO HAVE A REAR YARD SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 50 FEET PER SECTION 1A09.7.B.5.9.3 BCZR
- 3) TO PERMIT A PROPOSED ACCESSORY STRUCTURE (SWIMMING POOL) TO BE LOCATED PARTIALLY IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD ONLY PER SECTION 400.1 BCZR



Zoning Description

2830 Beckleysville Road- 8.837 Acre Parcel

Sixth Election District Third Councilmanic District
Baltimore County, Maryland

Commencing in the centerline of Beckleysville Road from which the centerline of Kidds Schoolhouse Road is 1700 feet, more or less, Southwesterly along the centerline of Beckleysville Road, thence North 62 degrees West 600 feet, more or less, to the southwestern most corner of the subject property, thence running and binding on the outlines of the subject property, the five following courses and distances, viz.

- 1) North 62 degrees West 177 1/2 feet,
- 2) North 49 degrees East 1330 feet,
- 3) South 60 degrees East 380 feet,
- 4) South 6 3/4 degrees West 56 feet and
- 5) South 59 degrees West 1389 feet to the point of beginning.

Containing 8.837 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2018-0179-A

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2830 Beckleysville Road; NW/S Beckleysville *
Road, 1700' NE of Kidds Schoolhouse Road * OF ADMINISTRATIVE
6th Election & 3rd Councilmanic Districts *
Legal Owner(s): Thomas & Louise Baker * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2018-179-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JAN 12 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January, 2018, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 2801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2018-0179-A
Property Address: 2830 BECKLEYSVILLE ROAD
Property Description: 8.837 ACRES NORTHWEST OF BECKLEYSVILLE ROAD
NORTH OF KIDDS SCHOOLHOUSE ROAD
Legal Owners (Petitioners): THOMAS G. BAKER & LOUISE FRANKIE BAKER
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS G. BAKER
Company/Firm (if applicable): N/A
Address: 13005 HEIL MAJOR DRIVE
REISTERTOWN MO 21136

Telephone Number: 443-804-4255

Revised 5/20/2014

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

NO 161178

Date:

1/5/2018

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	006	0000		6150				75.00

Total:

75.00

Rec From:

Bruce E Post Consulting

For:

Adm Variance - 2830 Beckleysville Rd.
2018-0179-A (BAKER)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME TRN
1/05/2018 1/05/2018 11:14:18 3
REG:MS03 WALKIN CAM
>>RECEIPT # 759207 1/05/2018 OFLN
Dept: 5 528 ZONING VERIFICATION
CR #02 161178

Recpt Tot. \$75.00
\$75.00 OK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

Date: 1/10/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0179-A

Variance
Thomas Gill & Louise Frankil Baker
2830 Beckleysville Road.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 2/13/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-179

INFORMATION:

Property Address: 2830 Beckleysville Road
Petitioner: Thomas & Louise Baker
Zoning: RC 8
Requested Action: Variances

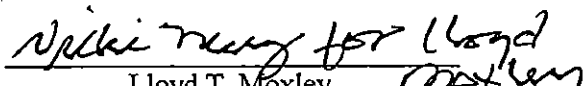
The Department of Planning has reviewed the petition for variances as listed on the attachment submitted in support of the petition. Beckleysville Road is a Baltimore County Scenic Route.

The Department has no objection to granting the petitioned zoning relief.

- The proposed improvements in the rear will have no impacts on the scenic route or the single neighboring dwelling, they being located 500' and 675' more or less distant respectively while the adjacent uninhabited watershed lands to the west and south are screened by dense trees for 750 feet more or less to the water's edge.
- Be advised that through their filing, Petitioners raise questions as to whether the sra is required to be within the RC8 building envelope. Out of caution they have expanded it to accommodate the sra, hence variance # 1 as listed. The Department will concur with the decision of the Administrative Law Judge as to the correct application of said §1A09.2. In the event it is determined that a variance is required, the Department recommends there would be no adverse impacts on the aforementioned scenic route and neighboring property.

For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Deputy Director:


Jeff Mayhew

AVA/KS/LTM/ka

c: Joseph Wiley

Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: January 23, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2017
Item No. 2018-0167-A, 0175-A, 0176- SPHA, 0177-SPHA, 0178-A, 0179-A, 0180-SPH and 0181-A

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

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0179-A
Address 2830 Beckleystville Road
(Gill & Baker Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permits for an addition, or a pool, etc. – since the property is served by well and septic.

Reviewer: Dan Esser

Debra Wiley

From: Bruce Doak <doakfarm@gmail.com>
Sent: Thursday, July 23, 2020 10:05 AM
To: Debra Wiley
Subject: Re: Case No. 2018-0179-A 2830 Beckleysville Rd. (Baker)

CAUTION: This message from doakfarm@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good morning Debra,

That case needs to be withdrawn.

Thank you for asking.

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

On Jul 17, 2020, at 11:42 AM, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:

Good Morning Bruce,

As you know, there is quite a backlog of cases to be scheduled.

Our office is attempting to help Kristen and it appears that an email was received from you to Jeff Perlow on January 8, 2018 indicating holding off scheduling (see attachments).

Please provide a status update (in writing). If we do not hear from you within ten (10) days, this case may be dismissed without prejudice.

Thank you in advance for your understanding.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov
<adminhearingscpr@baltimorecountymd.gov>

Debra Wiley

From: Debra Wiley
Sent: Friday, July 17, 2020 11:42 AM
To: 'Bruce Doak'
Subject: Case No. 2018-0179-A 2830 Beckleysville Rd. (Baker)
Attachments: 20200717114016870.pdf

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Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Friday, July 17, 2020 11:40 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 07.17.2020 11:40:16 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Jeffrey N Perlow

From: Bruce Doak <doakfarm@gmail.com>
Sent: Monday, January 08, 2018 1:42 PM
To: Jeffrey N Perlow
Subject: Zoning Case 2018-0179-A

Jeff,

I just received a call from the owner and my client and he is reducing the size of the addition due to the cost.

I will need to have you place a hold on the process until I can amend the plan and maybe the requests.

Thanks as always.

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com



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Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

THOMAS GILL BAKER & LOUISE FRANKIL BAKER
 Name #1 - Type or Print Name #2 - Type or Print
Thomas Gill Baker Louise Frankil Baker
 Signature #1 Signature #2

13005 HELL MANOR DRIVE REISTERTOWN MD
 Mailing Address City State
21136 410-419-4906 (BRUCE)
 Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print
Bruce E Doak
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State
21053 410-419-4906 BRUCE@BRUCEDOAKCONSULTING.COM
 Zip Code Telephone # Email Address

CASE NUMBER 2018-0179-A Filing Date 1/5/2018 Do Not Schedule Dates: _____ Reviewer JNP

Jeffrey N Perlow

From: Bruce Doak <doakfarm@gmail.com>
Sent: Monday, January 08, 2018 1:42 PM
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Subject: Zoning Case 2018-0179-A

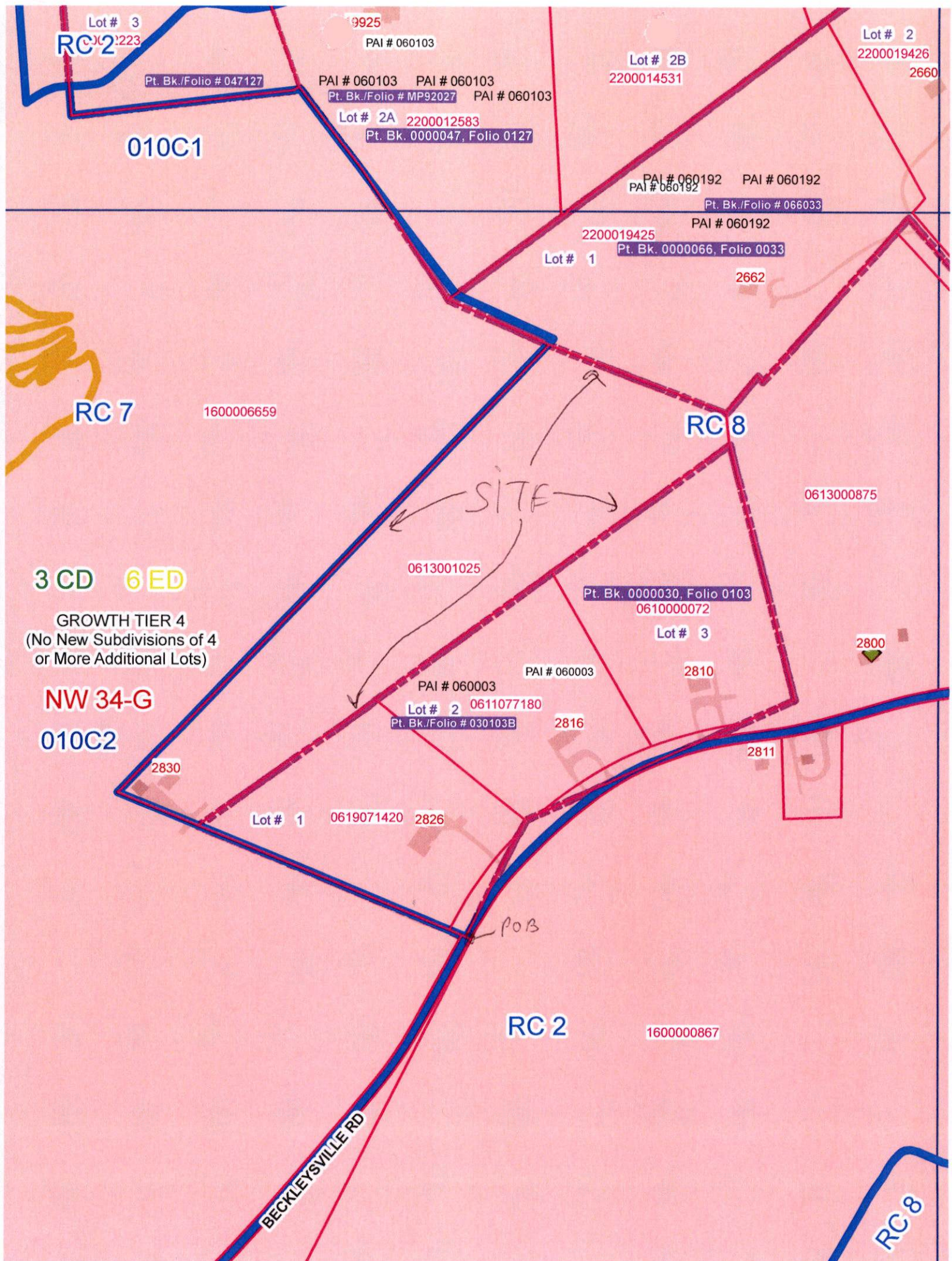
Jeff,

I just received a call from the owner and my client and he is reducing the size of the addition due to the cost.

I will need to have you place a hold on the process until I can amend the plan and maybe the requests.

Thanks as always.

Bruce
Bruce E. Doak Consulting, LLC
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Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com



Lot # 3

RC 2

Pt. Bk./Folio # 047127

010C1

9925

PAI # 060103

PAI # 060103 PAI # 060103
Pt. Bk./Folio # MP92027 PAI # 060103

Lot # 2A 2200012583
Pt. Bk. 0000047, Folio 0127

Lot # 2B
2200014531

Lot # 2
2200019426
2660

PAI # 060192 PAI # 060192
PAI # 060192

Pt. Bk./Folio # 066033

2200019425
PAI # 060192
Pt. Bk. 0000066, Folio 0033

Lot # 1

2662

RC 7

1600006659

RC 8

0613000875

3 CD 6 ED

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

NW 34-G

010C2

0613001025

Pt. Bk. 0000030, Folio 0103
0610000072

Lot # 3

2800

PAI # 060003

PAI # 060003

2810

Lot # 2 0611077180
Pt. Bk./Folio # 030103B

2816

2811

2830

Lot # 1 0619071420 2826

POB

RC 2

1600000867

BECKLEYSVILLE RD

RC 8

GENERAL SITE INFORMATION

1. Ownership: Thomas Gill Baker & Louise Frenkl Baker
13005 Heil Manor Drive Reisterstown, MD 21136
2. Address: 2830 Beckleysville Road Manchester MD 21102
3. Deed references: JLE 39446/ 165
4. Area: 8.837 acres (per SDAT)
5. Tax Map / Parcel / Tax account #: 10 / 49 / 06-13-001025
6. Election District: 6 Councilmanic District: 3
ADC Map: 4234D6 GIS tile: 022A2 Position sheet: 108NW10
Census tract: 407000 Census block: 240054070003006
Schools: Fifth District ES Hereford MS Hereford HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 022A2 and the information provided by Baltimore County on the Internet.
8. Improvements: 1,512 sf single family dwelling, garage & parking area. The existing dwelling, garage and parking area will remain.
The dwelling was built in 1986 (per SDAT)

OFFICE OF ZONING

Zoning: R.C. 8 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2
Parking spaces provided on site: 2

R.C. 8 Setbacks for Residential Buildings

*35 feet from the right of way of public or private interior streets
*80 feet from any principal building
*50 feet from the rear lot line

ENVIRONMENTAL IMPACT

Watershed: Prettyboy Reservoir URDL land type: 1

1. The existing dwelling is currently serviced by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

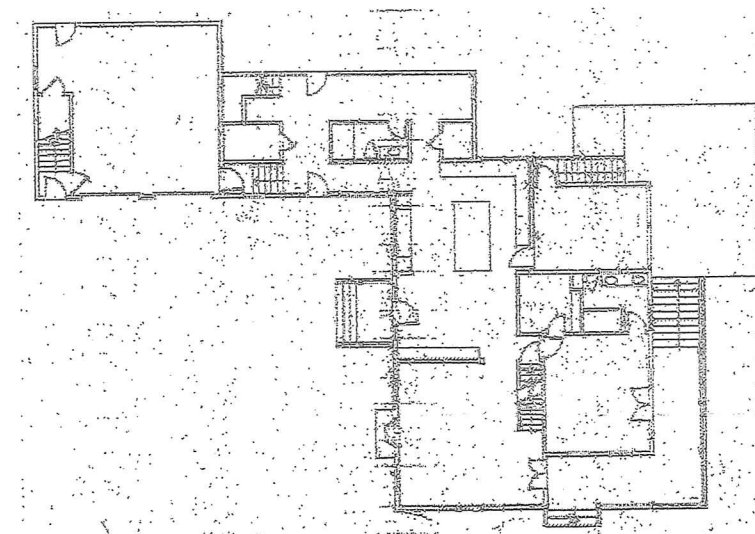
OFFICE OF PLANNING

Regional Planning District: Prettyboy District Code: 302

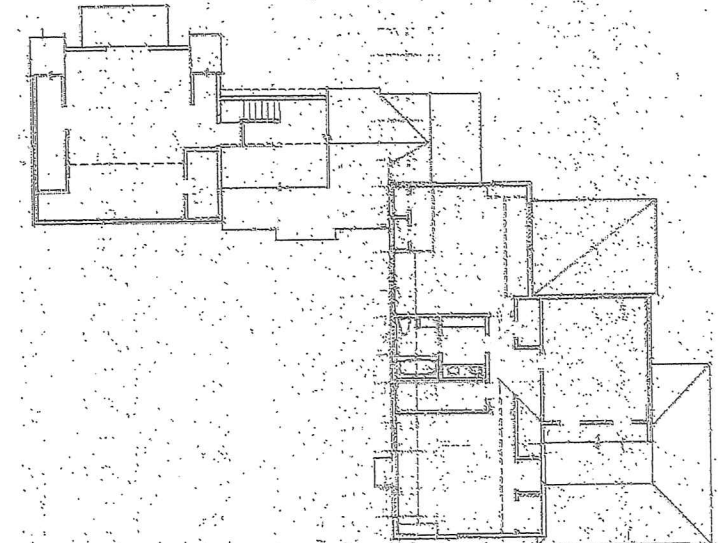
1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

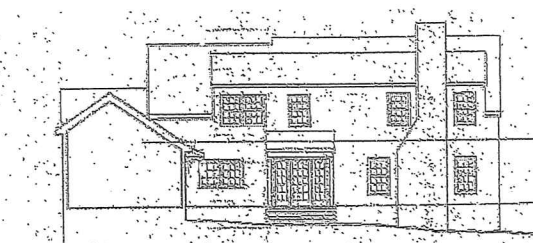
To construct a residential addition between the existing dwelling and garage.
To construct a pool.



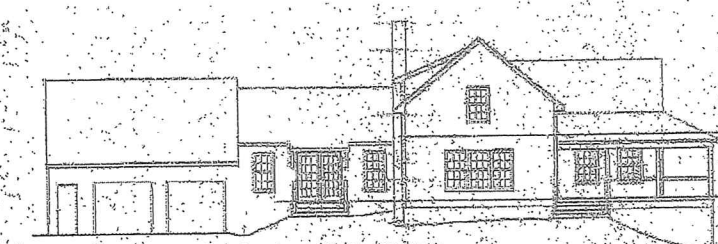
1ST FLOOR PLAN



2ND FLOOR PLAN



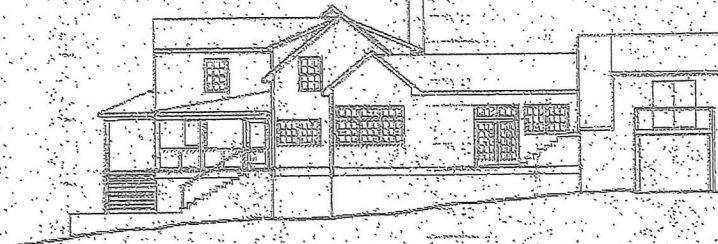
SOUTH-WEST ELEVATION



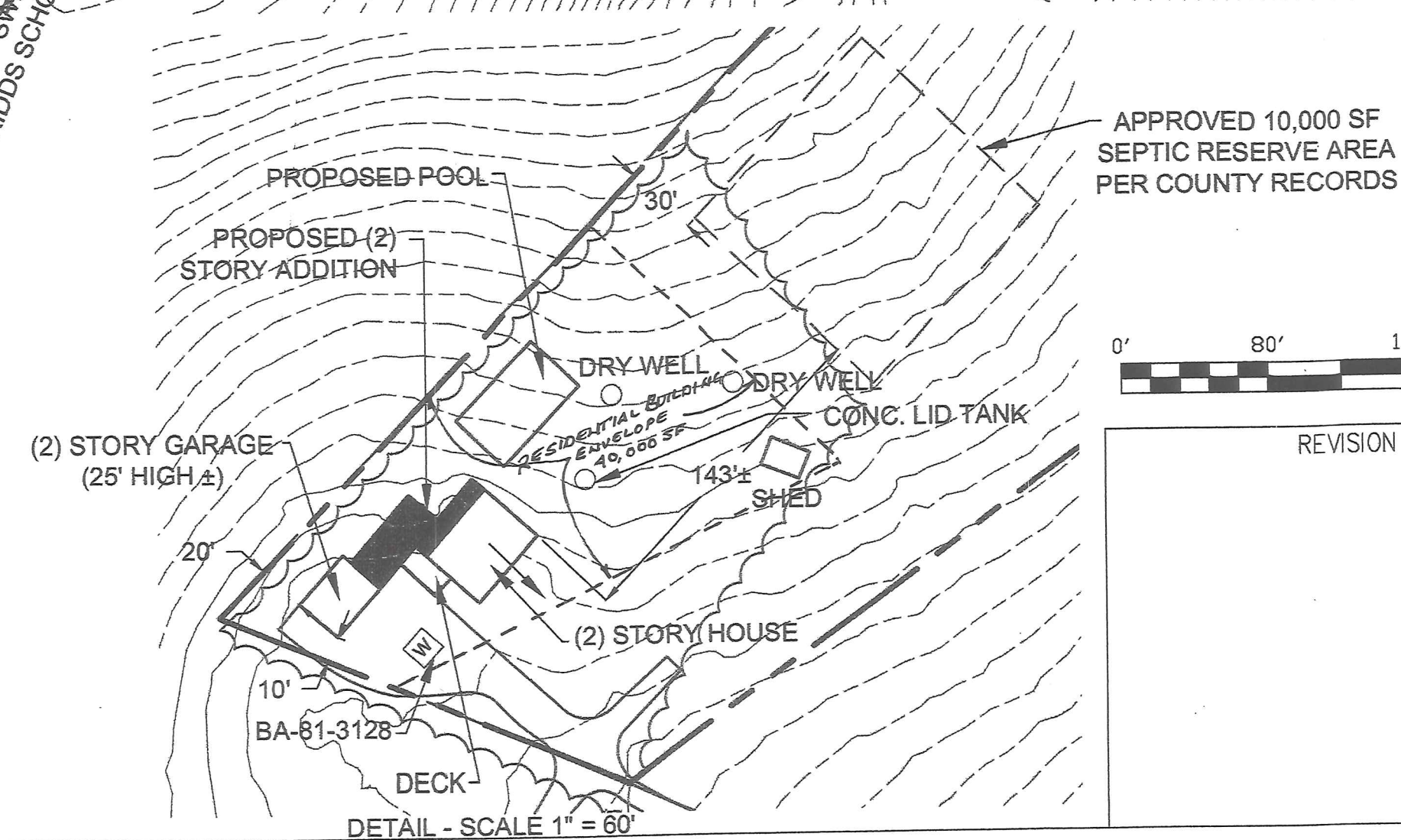
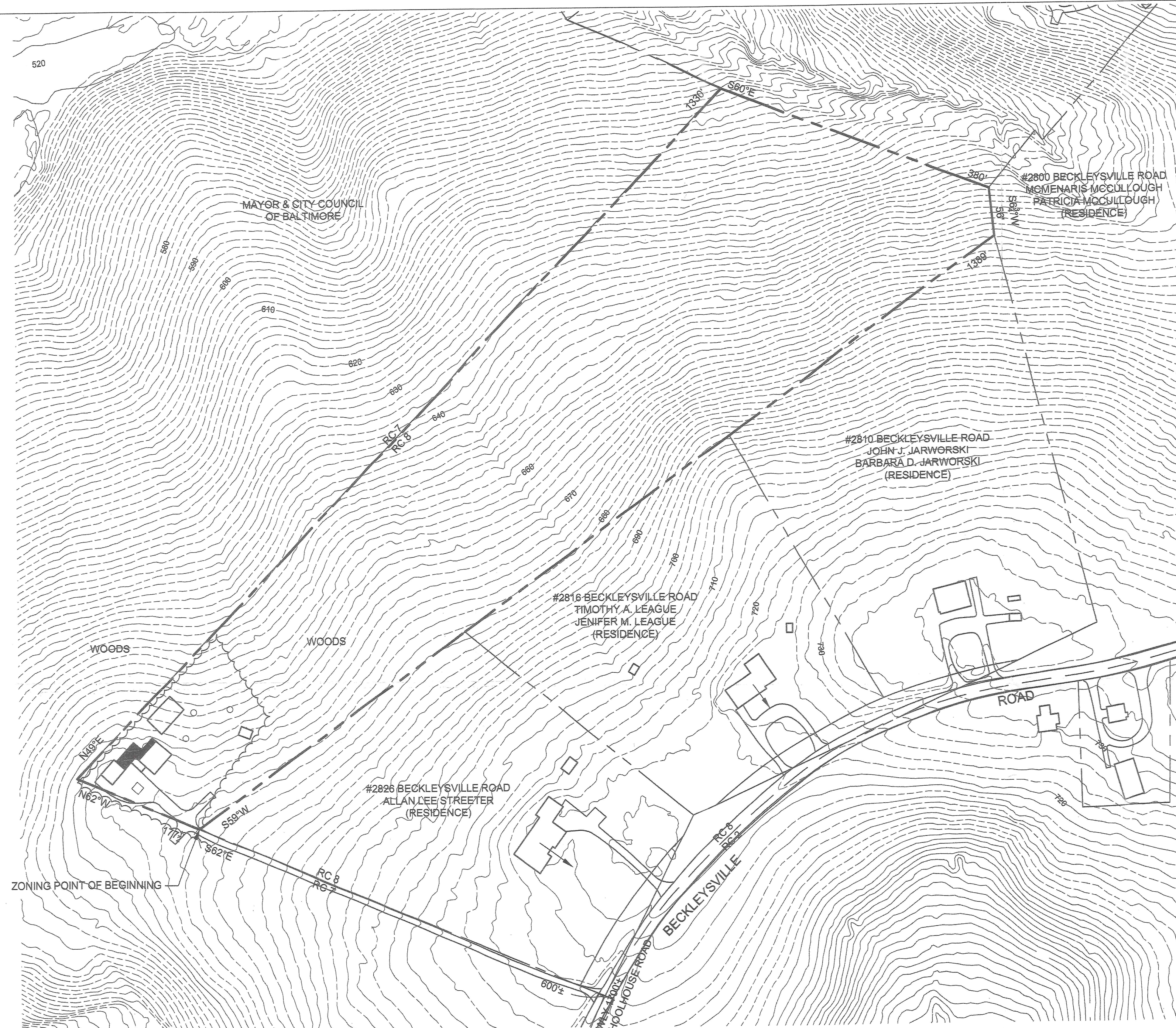
SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



APPROVED 10,000 SF
SEPTIC RESERVE AREA
PER COUNTY RECORDS

0' 80' 160' 240'

REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-500-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#2830 BECKLEYSVILLE ROAD

BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 12/26/2017

Scale: 1" = 80'



1/04/18

2018-0179-A