

COUNTY COMMISSIONERS HEARING ROOM 400 High Street Chestertown, Maryland

AGENDA Monday, July 15, 2024 5:00 p.m.

APPLICATIONS FOR REVIEW

24-33 Fry Family LP – Variance – Setback for Animal Operation
 10120 Augustine Herman Highway, Chestertown – Third Election District – Zoned Agricultural Zoning District (AZD)

GENERAL DISCUSSION

Discussion of language to prohibit aggregation of solar facilities in AZD under Article VII, Section 7, #57.25, j.:

The area of solar panel arrays may not exceed 5 acres. The area of the solar panel arrays shall be measured as to the area within the solar panel arrays' security fence. Adjacent properties shall not aggregate solar collection panels to achieve an area exceeding 5 acres.

ADJOURN

Members of the public are welcome to attend meetings in person or via conference call.

Public participation and audio-only call-in number:

- 1. Dial **1-872-239-8359**
- 2. Enter Conference ID: 388 932 37#

PHONE PARTICIPATION - Members of the public are asked to mute their phones/devices, until the Chair opens the floor for comment. Please note that phone participation is dependent on service carriers and internet providers, this option may not be available for all meetings or be available during the entire meeting. In-person attendance is always recommended.

ONLINE VIEWING - Please note that although many meetings are recorded, the availability of video online is dependent on internet availability and functionality. Some members of the public may be able to watch a live video feed and/or view the video after the meeting at the County's YouTube channel at https://www.youtube.com/@kentcountygovernment2757.

Meetings are conducted in open session unless otherwise indicated. All or part of the meetings can be held in closed session under the authority of the MD Open Meetings Law by vote of the members. Breaks are at the call of the Chair. Meetings are subject to audio and video recordings.

All applicants will be given the time necessary to assure full public participation and a fair and complete review of all projects. Agenda items are subject to change due to cancellations.



July 11, 2024

Dr. Al Townsend Kent County Board of Appeals 400 High Street Chestertown, MD 21620

RE: Fry Family Limited Partnership - Set Back Variance for Animal Operations

Dear Dr. Townsend,

At its July 11, 2024, meeting, the Kent County Planning Commission reviewed the application submitted by the Fry Family Limited Partnership requesting a 585-foot variance from the 600-foot setback requirement to build a new feed mixing and grain handling facility. The new facility will provide storage of feed, dry storage of minerals and seed along with some equipment for their existing confined dairy operation. The farm is located at 10120 Augustine Herman Highway near Chestertown in the Third Election District and is zoned Agricultural Zoning District (AZD).

Following discussion, the Planning Commission voted to make a favorable recommendation for the setback variance to the Board of Appeals.

The Planning Commission based its decision on the following:

- The dairy operations are located on a portion of the property that is proximate to many property lines.
- The practical difficulty is due to the size, shape and configuration of the parcel.
- The variance will not cause a substantial detriment to adjacent or neighboring property.
- The variance will not change the character of the neighborhood or district.
- The granting of the variance is in harmony with the Comprehensive Plan and the general intent of the Land Use Ordinance. The Comprehensive Plan identifies farming, animal husbandry, and agribusiness as the preferred and primary use in the Agricultural Zoning District.
- The hardship was not created by the applicant's own actions.

Sincerely, Kent County Planning Commission

Jennies Ja Historia

Joe Hickman Chair

FJH/rwt

cc: Matt Fry, Fry Family Limited Partnership



To:Kent County Planning CommissionFrom:Rob Tracey, AICP, Associate PlannerMeeting:July 11, 2024Subject:Fry Family Limited Partnership
Setback Variance for Animal Operations

Executive Summary

REQUEST BY THE APPLICANT

Matt Fry, Fry Family Limited Partnership, is requesting a 585-foot variance from the 600-foot setback requirement to build a new feed mixing and grain handling facility that will provide storage of feed, dry storage of minerals and seed along with some equipment for their existing confined dairy operation. The farm is located at 10120 Augustine Herman Highway near Chestertown in the Third Election District and is zoned Agricultural Zoning District (AZD).

PUBLIC PROCESS

Per Article IX, Section 2.2 of the Kent County *Land Use Ordinance*, the Planning Commission shall review and make a recommendation to the Board of Appeals for variances. The Board of Appeals may authorize variance from the yard requirements so as to relieve practical difficulties or other injustices arising out of the strict application of the provisions of this Ordinance.

SUMMARY OF THE STAFF REPORT

The proposed feed blending/mixing and grain handling facility will be located in the center of the 404-acre property in proximity to the other farm buildings. The surrounding area is agricultural in nature and all the surrounding properties are zoned AZD, Agricultural Zoning District.

The construction of this structure is not expected to cause significant detriment to neighboring properties or to alter the character of the district. The request is consistent with the Comprehensive Plan, which promotes Kent County as an agriculturally friendly county and promotes the use of best management practices. The practical difficulty arises from the irregular shape of the property and is not a result of any action of the property owner.

STAFF RECOMMENDATION

Staff recommends forwarding a favorable recommendation to the Board of Appeals for approval of the setback variance.

PRELIMINARY STAFF REPORT

TO:Kent County Planning CommissionSUBJECT:Fry Family Limited Partnership
Setback Variance for Animal OperationsDATE:July 1, 2024

DESCRIPTION OF PROPOSAL

Matt Fry, Fry Family Limited Partnership, is requesting a 585-foot variance from the 600-foot side yard setback requirement to build a new feed mixing and grain handling facility that will provide storage of feed, dry storage of minerals and seed along with some equipment for their existing confined dairy operation. The farm is located at 10120 Augustine Herman Highway near Chestertown in the Third Election District and is zoned Agricultural Zoning District (AZD).

The parcel is located on Maryland Route 213, which is a National Scenic Byway, and is currently improved by a dairy facility including a milking facility, two free stall barns, two calf barns, manure storage shed, seed/dry storage sheds, straw shed, and a machine shop/storage building. The surrounding area is agricultural in nature and all the surrounding properties are zoned AZD.

HISTORY

On June 9, 2011, the Board of Appeals granted a variance of 325 feet from the 600-foot setback requirements to replace and update the manure handling system. The existing dairy operations on the property have been conducted since at least 1960. The Board's 2011 decision states that the practical difficulty for the variance is due to its irregular shape and the fact that the dairy operations are located on a portion of the property that is proximate to many property lines.

RELEVANT ISSUES

- I. Accessory Structure & Yard Requirement
 - A. *Applicable Law*: Article VII, Section 7.25 of the Kent County Land Use Ordinance establishes the conditions for feedlots and confinement dairies. All buildings, corals, and waste management structures are to be 600 feet from the nearest property line.
 - *B. Staff and TAC Comments*: The applicant is requesting to place the closest corner of the proposed facility 15 feet from the closest property line, which requires a 585-foot variance from the 600-foot setback requirement.

II. Variance

A. *Applicable Law*: Article IX, Section 2.2 of the Kent County Land Use Ordinance authorizes the Board of Appeals to grant variances of the yard requirements so as to relieve practical difficulties or other injustices arising out of the strict application of the provisions of this Ordinance. Such granting of a *variance* shall comply, as nearly as possible, in every respect to

the spirit, intent and purpose of this ordinance; it being the purpose of this provision to authorize the granting of variation only for reasons of demonstrable practical difficulties as distinguished from variations sought for purposes or reasons of convenience, profit, or caprice.

In order to grant a variance, the Board of Appeals must find all of the following:

- a. That the variance will not cause a substantial detriment to adjacent or neighboring property.
- b. That the variance will not change the character of the neighborhood or district.
- c. That the variance is consistent with the Comprehensive Plan and the general intent of this Ordinance.
- d. That the practical difficulty or other injustice was caused by the following:
 - i. Some unusual characteristics of size or shape of the property.
 - ii. Extraordinary topographical or other condition of the property.
 - iii. The use or development of property immediately adjacent to the property, except that this criterion shall not apply in the Critical Area.
- e. That the practical difficulty or other injustice was not caused by the applicant's own actions.
- B. Staff and TAC Comments:

Granting the variance will not cause a substantial detriment to adjacent or neighboring property. The variance will not change the character of the neighborhood or district. The Comprehensive Plan supports this application as it recognizes that agriculture, including animal husbandry, is the preferred use in the Agricultural Zoning District. The practical difficulty is due to the size, shape, and configuration of the parcel. The 2011 Board of Appeals decision for a waste management setback variance speaks to the practical difficulty: "The Property although large, has an irregular shape and the diary operations are located on a portion of the Property that is proximate to many property lines."

STAFF RECOMMENDATION:

Staff recommends forwarding a favorable recommendation to the Board of appeals for approval of the setback variance.

BOARD OF APPEALS APPLICATION

Kent County Department of Planning, Housing and Zoning Kent County Government Center 400 High Street • Chestertown, MD 21620 410-778-7423 (phone) • 410-810-2932 (fax)

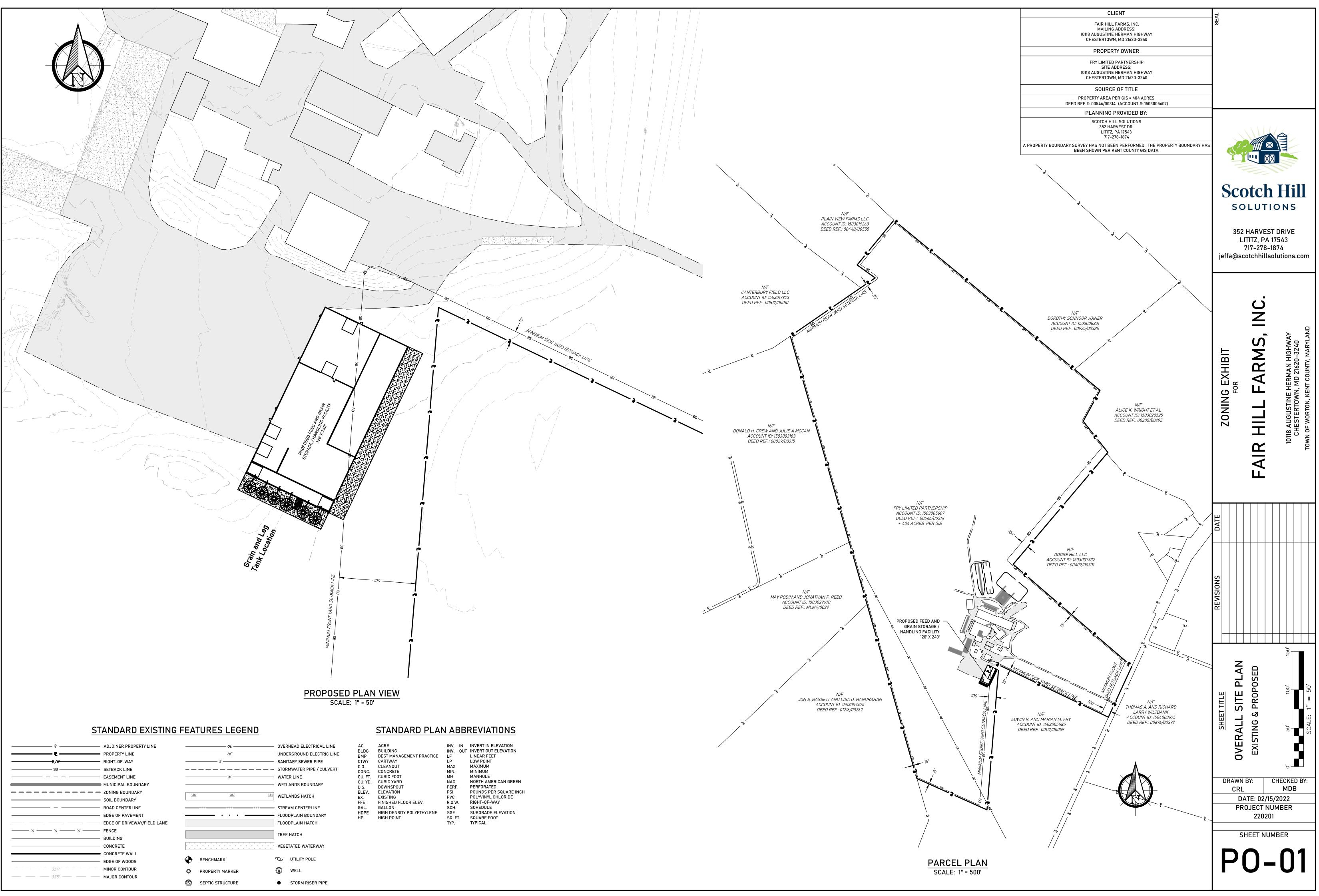
IN THE MATTER OF THE APPLICATION OF: (Name, Address and Telephone Number of Applicant)) Fry Family Limited Partnership 101 A®Augustine Herman Hwy. Chestertown, MD 21620 Matt Fry (410) 739-6204	For Office Use Only: Case Number/Date Filed:					
Email: fry.fhf@gmail.com Please provide the email of the one person who will be re person will be contacted by staff and will be the person re additional information to any other interested parties. EN	sponsible for responding to comments. Only this sponsible for forwarding the comments or requests for					
TO THE KENT COUNTY BOARD OF APPEALS: In a	ccordance with Article Section					
of the Kent County Zoning Ordinance, as amended, reques	t is hereby made for:					
Appealing Decision of Kent County Zoning Admin Special Exception Nonconforming Use						
DESCRIPTION OF PROPERTY INVOLVED:						
Located on: (Name of Road, etc.) 213 north of Chestertown In the Election District of Kent County.						
Size of lot or parcel of Land: 404 ac Map: 0028 Parcel: 0022 Lot #:	Deed Ref: 546/314					
List buildings already on property: Dairy facility including a milking	/ facility, 2 freestall barns, 2 calf barns, manure storage shed, seed/ dry storage she					
If subdivision, indicate lot and block number:						
If there is a homeowner's association, give name and addre	ss of association:					
PRESENT ZONING OF PROPERTY: AZD						
DESCRIPTION OF RELIEF REQUESTED: (List here in	n detail what you wish to do with property that requires					
the Appeal Hearing.) See attached						
If appealing decision of Zoning Administrator, list date of t	heir decision:					

Present owner(s) of property: Fry Family Limited Partnership

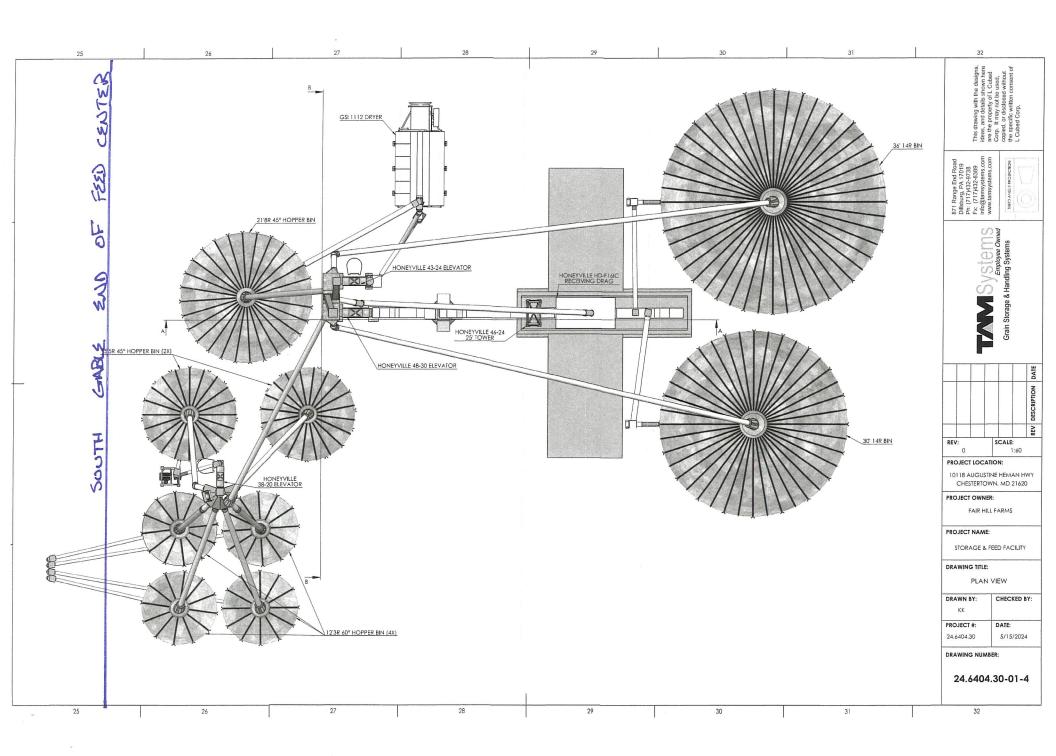
Telephone: (410) 739-6204 Matt Fry DEPARIMENT OF PLANNING, HOUSING & ZONIN RECEIVED 573/724

Fry Family Limited Partnership application for variance- description of relief requested:

The Fry family is seeking a variance on their property to construct a new feed mixing and grain handling facility. The facility is to process grains and blend total mixed rations for their organic dairy operation. It will consist of a grain leg, bins, grain processing and a barn that will provide storage of feed, dry storage of mineral and seed along with some equipment. The planned site ties into the existing forage storage, the traffic flow pattern from existing truck scales and the farmstead itself. The main farmstead is located on the property where the property narrows in an odd shape adjoining neighboring properties. Much of the farmstead falls within the CAFO set-back area as it pre-dates the regulations. This provides a challenge for growth of the farm, as a large portion of the main infrastructure including electrical service, wells, milking facility, livestock housing, manure handling and storage is located within the set-back areas. It would be cost prohibitive, and topography becomes more challenging to relocate this infrastructure to allow for growth outside of the set-back. The proposed building site was selected as its' proximity to current infrastructure allows electrical service to be pulled from existing, for traffic flow and efficiency within the operations and topography that lends itself to minimal excavation and run-off. The site was also selected to maintain distance from neighboring homes and not change the open landscape by keeping it close to existing buildings. It also meets the requirements of building setbacks from MD 213 as defined by the scenic easement on the property. The adjoining property in which the variance is being requested is owned by an owner and active partner in the farming operation.



-		TLATONES LEOLIND		STANDARDTEAN
የ	ADJOINER PROPERTY LINE	OE	OVERHEAD ELECTRICAL LINE	AC. ACRE BLDG BUILDING
t	PROPERTY LINE		UNDERGROUND ELECTRIC LINE	BMP BEST MANAGEMENT PRACTICE
	RIGHT-OF-WAY	<i>S</i>	SANITARY SEWER PIPE	CTWY CARTWAY
SB	SETBACK LINE		— — STORMWATER PIPE / CULVERT	C.O. CLEANOUT CONC. CONCRETE
	EASEMENT LINE	<i>W</i>	WATER LINE	CU. FT. CUBIC FOOT
	MUNICIPAL BOUNDARY		WETLANDS BOUNDARY	CU. YD. CUBIC YARD D.S. DOWNSPOUT
	 ZONING BOUNDARY SOIL BOUNDARY 	علايد علايد	WETLANDS HATCH	ELEV. ELEVATION EX. EXISTING FFE FINISHED FLOOR ELEV.
	ROAD CENTERLINE		STREAM CENTERLINE	GAL. GALLON
	EDGE OF PAVEMENT	· · ·	FLOODPLAIN BOUNDARY	HDPE HIGH DENSITY POLYETHYLENE HP HIGH POINT
			FLOODPLAIN HATCH	
× × ×	FENCE BUILDING		TREE HATCH	
	CONCRETE		VEGETATED WATERWAY	
	CONCRETE WALL	•	_	
	— EDGE OF WOODS	BENCHMARK		
	– – MINOR CONTOUR	PROPERTY MARKER	W WELL	
			-	



ABBREVIATIONS

HR.

HT.

I.D.

INSUL.

INSTL.

INV.

JT. LAB.

LAD.

LAM.

LAV.

LTWT

MACH.

MAS.

MAT.

MAX.

MFG.

MIN.

MISC.

M.O.

MTL.

NIC.

NTS.

0.C.

0.D.

OHD.

OPP.

PC

OPNG.

PERF.

PEMB.

PERIM.

PLYWD.

PLAM. PNT.

PREFAB.

PTN.

PVC.

QTY.

QTR.

R. RAD.

RD.

REINF.

REQ.

R.O. SCHED.

SF

SHTH.

SPEC.

STL

SSMR.

STRUC.

TEMP.

TD.

THK.

том

TOP

T/P

TOW

TYP.

UL. UNFIN.

UNO. VB

VCT

VERT

VEST.

V.I.F.

VOL.

W/

W/0 WC

WD

WH

WT. WWF

THRU TOF

QT.

PLT.

No. NOM

MECH.

LT.

ABV. A.C.T.	ABOVE ACOUSTICAL CEILING TILE
	ACOUSTICAL
ADA ADJ.	AMERICANS WITH DISABILITIES ACT ADJUSTABLE
	ABOVE FINISHED FLOOR
	ALUMINUM
AMT. A.P.	AMOUNT ACCESS PANEL
	APPROXIMATE
	ASPHALT
AVE. AVG.	AVENUE AVERAGE
BD.	BOARD
BET.	BETWEEN
BLDG. BLK.	BUILDING BLOCK(ING)
BOT.	воттом
BRDG. BRG.	BRIDGING BEARING
BRK.	BREAK
BSMT.	BASEMENT
BTR. BITUM.	BETTER BITUMINOUS
BITOM. BW.	BOTH WAYS
CRS.	COURSE(S)
CAB. C.B.	CABINET CATCH BASIN
C.B. CEM.	CEMENT
CER.	CERAMIC
C.I. C.J.	CAST IRON CONTROL JOINT
દ.૩. હૃ	CENTER LINE
CLG.	CEILING
COL. CONC.	COLUMN CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
CORR. CTR.	CORRUGATED CENTER
CNTR.	COUNTER
CU.	
DEMO. DTL.	DEMOLISH(TION) DETAIL
D.F.	DRINKING FOUNTAIN
DIA. DW.	DIAMETER DISHWASHER
DIV.	DIVISION(S)
DN.	DOWN
DR. DS.	DOOR DOWN SPOUT
DRWG.	DRAWING
EA.	
EIFS. EJ.	EXTERIOR INSULATION FINISHING SYSTEM EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRIC(AL) ELEVATOR
	ENTRANCE
EPDM.	ETHYLENE PROPYLENE DIENE MONOMER
EQ. FQUIP	EQUAL EQUIPMENT
	EXISTING
	FEET (FOOT) FLOOR DRAIN
	FIRE EXTINGUISHER
	FINISHED FLOOR FIBERGLASS
FG. FIN.	FINISH(ED)
FLR.	FLOOR
	FOUNDATION FIBERGLASS REINFORCED PLASTIC
	FIBERGLASS REINFORCED PLASTIC FIRE RETARDANT TREATED
	FOOTING
GA. GALV.	GAUGE GALVANIZED
	GYPSUM WALL BOARD
	HARDWOOD HEADER
	HANGER
H.M.	
11055	HORIZONTAL

HOUR(S) HEIGHT INSIDE DIAMETER INSULATION INSTALL(ATION) INVERT JOINT LABORATORY LADDER LAMINATED LAVATORY LIGHT LIGHT WEIGHT MACHINE MASONRY MATERIAL MAXIMUM MECHANICAL MANUFACTURING(ER) MINIMUM MISCELLANEOUS MASONRY OPENING METAL NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE ON CENTER OUTSIDE DIAMETER OVERHEAD DOOR OPENING OPPOSITE PRE-CAST PERFORATED PERIMETER PLATE PLYWOOD PLASTIC LAMINATE PAINT PRE-FABRICATED PARTITION QUARRY TILE QUANTITY QUARTER RISER RADIUS **ROOF DRAIN** REINFORCING REQUIRED ROUGH OPENING SCHEDULE SQUARE FEET SHEATHING SPECIFICATIONS STEEL STRUCTURAL TEMPORARY TRENCH DRAIN THICK THROUGH TOP OF FOOTING TOP OF MASONRY TOP OF PLATE TOP OF PIER TOP OF WALL TYPICAL UNFINISHED VAPOR BARRIER VERTICAL VESTIBULE VERIFY IN FIELD VOLUME WITH WITHOUT WATER CLOSET WOOD WATER HEATER WEIGHT

PRE-ENGINEERED METAL BUILDING POLYVINYL CHLORIDE STANDING SEAM METAL ROOF UNDERWRITERS LABORATORIES UNLESS NOTED OTHERWISE VINYL COMPOSITION TILE WELDED WIRE FABRIC

HATCHES				
	CONCRETE		STONE/GRAVEL BASE	
	GYPSUM/ MORTOR		STEEL	
	EARTH FILL		PLYWOOD/LAMINATED BEAMS	
	CELLULOSE/SPRAY FOAM INSULATION		STONE/CLAY	
	RIGID INSULATION BOARD		CONCRETE MASONRY	

CODE INFO	CODE INFORMATION GENERAL NOTES		
BUILDING CODE: INTERNATIONAL BUILDING CODE 2018 USE GROUP: U - UTILITY AND MISCELLANEOUS CONSTRUCTION TYPE: 5 - COMBUSTIBLE DESIGN LOADS: . 1. RISK CATEGORY: . 2. GRAVITY - SUPERIMPOSED DEAD LOADS ROOF (WOOD FRAMED) TOP CHORD BOTTOM CHORD TOTAL 3. GRAVITY - FLOOR LIVE LOADS 4" SLABS ON GRADE 5" SLABS ON GRADE 5" SLABS ON GRADE SECOND FLOOR LIVE LOADS 4. GRAVITY - ROOF LIVE LOADS LIVE LOAD 5. SNOW LOAD (PLUS DRIFTING WHERE APPLICABLE) 6. LATERAL LOADS - BASIC WIND SPEED 7. WIND EXPOSURE CATEGORY:	II 5 PSF 5 PSF 10 PSF 150 PSF 200 PSF 30 PSF 30 PSF 10 MPH EXPOSURE C	 CONTRACTOR SHAVE BEEN PRODUCED WITH GUIDANCE FROM THE PROJECT DEVELOPER AND OTHER MEMBERS OF THE DESIGN TEAM, GENERAL CODE APPLICATION AND STANDARD INDUSTRY PRACTICES. BUILDER/CONTRACTOR IS RESPONSIBLE TO VERIFY CODE COMPLIANCE AND REQUIRED INSPECTIONS WITH LOCAL CODE OFFICIAL. OWNER IS RESPONSIBLE FOR ALL PERMITS AND APPROVALS PRIOR TO CONSTRUCTION BUILDER/CONTRACTOR SHALL CONDUCT THEIR OWN SITE SURVEY OF EXISTING CONDITIONS TO VERIFY GROUND ELEVATIONS, SOIL CONDITIONS, AND OBSTRUCTIONS/CONFLICTS WITH THESE DRAWINGS. ALL DIMENSIONS ARE IN FEET AND INCHES (0'-0') UNLESS NOTED OTHERWISE. SOIL BEARING CAPACITY IS ASSUMED TO BE A MINIMUM OF 3,000 PSF. PRE-ENGINEERED WOOD TRUSS MANUFACTURER SHOP DRAWINGS SHALL BE PROVIDED BY BUILDER/CONTRACTOR. ALL LUMBER MUST BE NO.2 SPRUCE, PINE, FIR OR BETTER UNLESS NOTED OTHERWISE. ALL EXPOSED LUMBER MUST BE PRESSURE TREATED. 	SHEE CS A1.1 A4.1 A4.2 - - - - - - - - - - - - - - - - - - -
SITE MAP + PRO.		KEY PLAN	- - - - - - - - - - - - - - - - - - -
		KEY PLAN _{N.T.S}	- - - - - - - - - - - - - - -

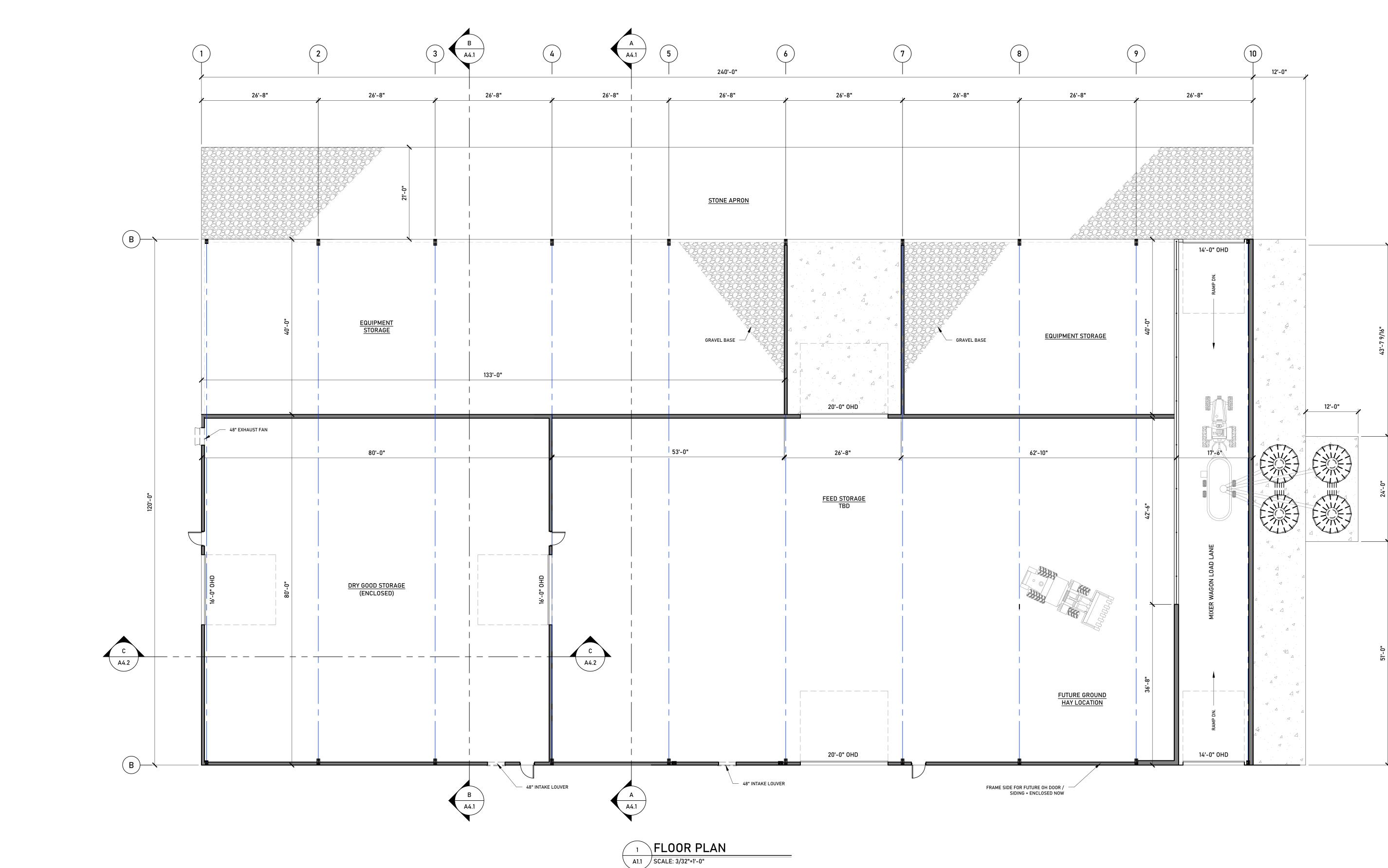
PROPOSED FEED STORAGE / HANDLING SYSTEM

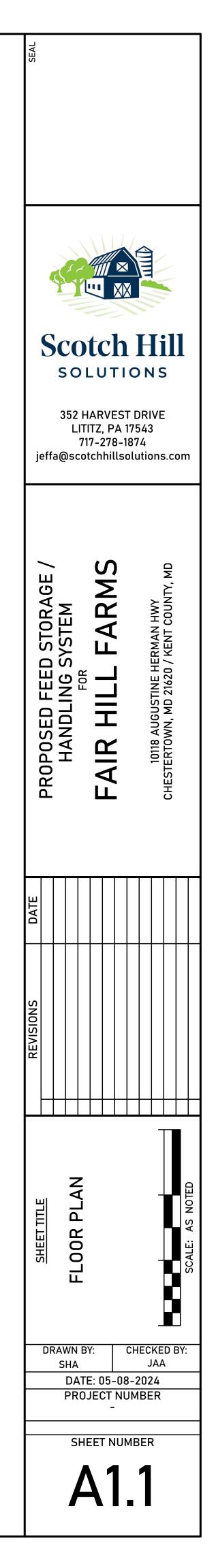
FOR

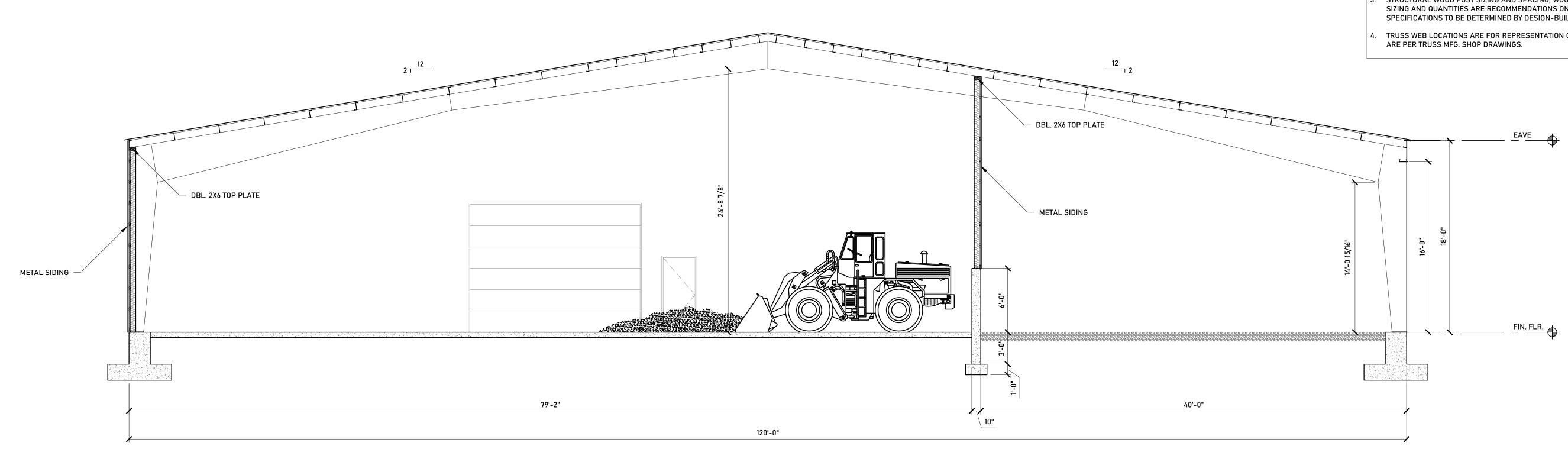
FAIR HILL FARMS

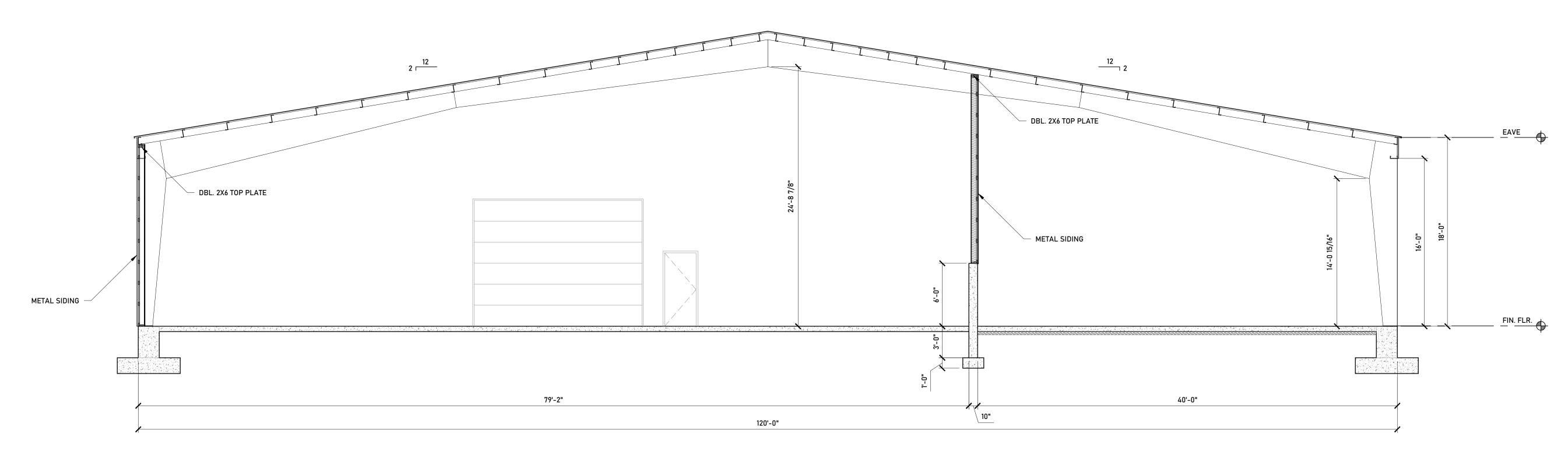
10118 AUGUSTINE HERMAN HWY CHESTERTOWN, MD 21620 / KENT COUNTY, MD

		Scotch Harvest Drive LITITZ, PA 17543 717-278-1874 jeffa@scotchhillsolutions.					S VE			
SHEET NO.	TABLE OF CONTENTS SHEET TITLE		U FEEU SIURAGE /			HILL FARMS			CHESTERTOWN, MD 21620 / KENT COUNTY, MD	
CS A1.1 A4.1 A4.2 - - - - - -	COVER SHEET FLOOR PLAN BUILDING SECTION BUILDING SECTION - - - - - - -			HAND		FAIR HIL			CHESTERTOWN,	
	- - - - - - - - - - - - - - - - - - -	REVISIONS DATE								
			DRA	Z COVER SHEET	BY:		CH			SCALE: AS NOTED
- - - - - -	- - - - - - -			PR(TE: OJE HEE			2024 1BEI 3ER	R	
-	-				L					









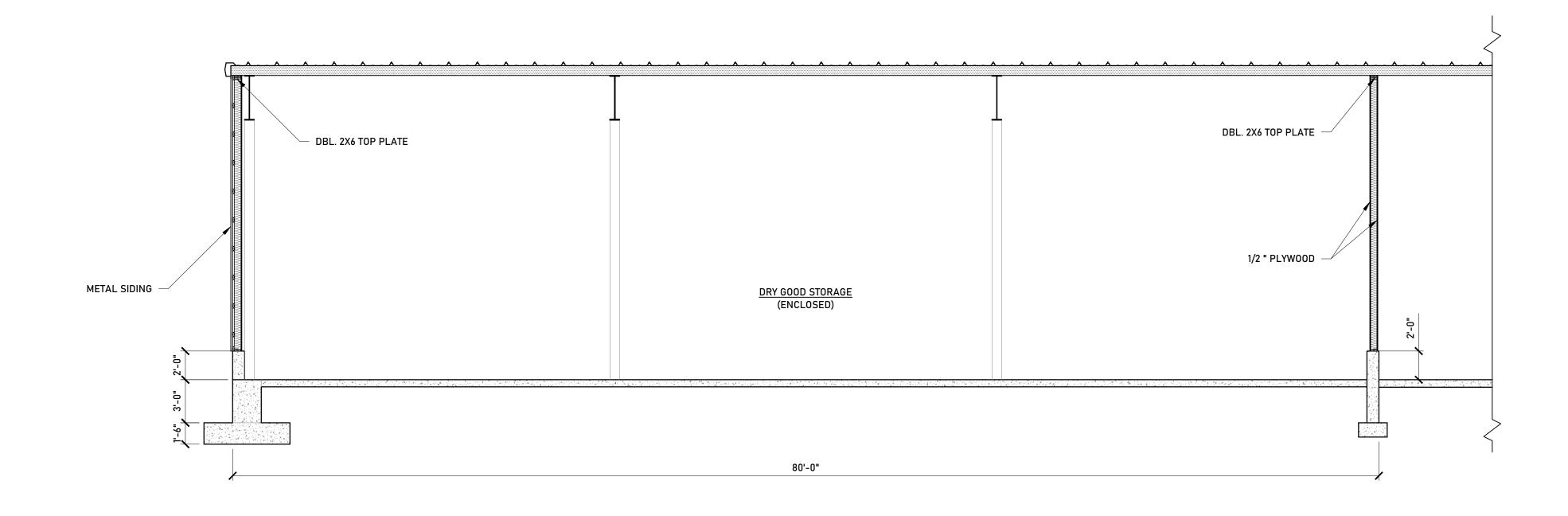




SECTION NOTES:

- PARLOR CROSS SECTIONS ARE BASED ON DRAWINGS PROVIDED FROM EQUIPMENT MFG. PLEASE REFER TO MFG. SHOP DRAWINGS FOR FURTHER INFORMATION.
- PRE-ENGINEERED METAL BUILDING SHOWN IS A TYPICAL REPRESENTATION, ACTUAL FRAME SIZES, PURLIN & GIRT SPACING MAY VARY. REFER TO MFG. SHOP DRAWINGS FOR FINAL SIZES AND SPECIFICATIONS.
- STRUCTURAL WOOD POST SIZING AND SPACING, WOOD TRUSS HEADER SIZING AND QUANTITIES ARE RECOMMENDATIONS ONLY. FINAL SPECIFICATIONS TO BE DETERMINED BY DESIGN-BUILD CONTRACTOR.
- TRUSS WEB LOCATIONS ARE FOR REPRESENTATION ONLY. FINAL LOCATIONS







SECTION NOTES:

- . PARLOR CROSS SECTIONS ARE BASED ON DRAWINGS PROVIDED FROM EQUIPMENT MFG. PLEASE REFER TO MFG. SHOP DRAWINGS FOR FURTHER INFORMATION.
- 2. PRE-ENGINEERED METAL BUILDING SHOWN IS A TYPICAL REPRESENTATION, ACTUAL FRAME SIZES, PURLIN & GIRT SPACING MAY VARY. REFER TO MFG. SHOP DRAWINGS FOR FINAL SIZES AND SPECIFICATIONS.
- 3. STRUCTURAL WOOD POST SIZING AND SPACING, WOOD TRUSS HEADER SIZING AND QUANTITIES ARE RECOMMENDATIONS ONLY. FINAL SPECIFICATIONS TO BE DETERMINED BY DESIGN-BUILD CONTRACTOR.
- 4. TRUSS WEB LOCATIONS ARE FOR REPRESENTATION ONLY. FINAL LOCATIONS ARE PER TRUSS MFG. SHOP DRAWINGS.

