	TBD	Filing Fee
	9 9 2024	Filing Deadline
,	12 3 2024	
		Planning Commission Hearing

REQUIREMENTS FOR MAILING NOTICES:

Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements."

Mail certified or registered notice of hearings between	and	
Return notice materials to Department of Planning & Zor	ning by 11 23 2024	

WAIVER REQUIRED FOR EARLY SUBMISSIONS:

For any subdivision application submitted 45 days or more prior to the hearing date, the applicant must sign a "Waiver of Right to Automatic Approval" or wait to file the application after the 45-day time limit.



SUB #				
		0 Janney's Lane, Alexa	ndria, Virginia 22302	
PROPERTY LOCAL TAX MAP REFER	£1	02 02 08	ZONE:	R-20
APPLICANT:	LNOL:	t Company, a Virginia		
Name:	2324 N. Early Str	eet, Alexandria, Virgin	ia 22302	
PROPERTY OWNI		y David Demaree		
Address:	1210 Janney's Lan	e, Alexandria, Virginia	22302	
SUBDIVISION DE the property int	SCRIPTION	1	al of a plat of resubdivisi	
	,		as to suitability for resid	
structures, lot a	reas, orientation,	street alignment to stre	eets of lots in the origina	al subdivision.
to the City of premises, lar THE UNDE to the City of pursuant to A	Alexandria staff an ad etc., connected versigned, having Alexandria to post article XI, Section 1.2 RSIGNED, also attrawings, etc., requi	d Commission Members with the application. I obtained permission fro placard notice on the produced 1-301 (B) of the 1992 Zonests that all of the information.	m the property owner, her to visit, inspect, and photom the property owner, her operty for which this application of the City nation herein provided and rue, correct and accurate	reby grants permission eation is requested, of Alexandria, Virginia.
Print Name of Applicant of 510 King Stree Mailing/Street Address dblair@landca	rroll.com	Signature 703 773 Telephon dblaire	8 1444 N/A e # Fax # @landcarroll.com)-18/aiR
City and State	Zip Code	Email ad 9 9 202 Date		

Subdivision Application 1210 Janney's Lane

Supplement Information Request for Variation from the Lot Width regulation of Section 3-105(B) of the R-20 Zone Regulations.

The applicant is requesting a variation pursuant to Section 11-1713 of the Alexandria Zoning Ordinance from the strict application of the 100 foot lot width regulations of the R-20 Zone Regulation from 100 feet to 75 feet which is the same width of the lot frontage requirements of the R-20 Zone Regulations.

The Variation is requested due to the fact that the existing lot was created as a rectangular lot when the lot was originally subdivided prior to January 1, 1952. When originally created the "gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located" which is the legal basis for the granting of the variation pursuant to Section 11-1713 (A) (5) of the Alexandria Zoning Ordinance.

The granting of the variation prevents a Substantial Injustice as defined in Section 11-1713 of the Alexandria Zoning Ordinance in that (i) a strict adherence to such provisions would result in substantial injustice (ii) the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area.

ALL APPLICANTS MUST COMPLETE THIS FORM.

The app	olicant is: <i>(c</i>	heck one)			
	the Owner ne subject prop	☑ Contract Purchaser erty.	☐ Lessee or	Other:	of
applicant	, unless the ent e percent. _{SW}	ity is a corporation or partn	ership in which cas Virginia corporation	ntity owning an interest in to se identify each owner of m on is owned Justin A. Sparre	ore
Alexar		22302 are the only sharehol			
or other p	person for which is employed ha	there is some form of com ave a business license to o of current City business license	pensation, does the perate in the City of the cense.	gent, such as an attorney, in agent or the business in of Alexandria, Virginia?	which

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant.	State the name, address and percent of ownership of any person or entity owning an
interest in the	applicant, unless the entity is a corporation or partnership, in which case identify each
owner of more	than three percent. The term ownership interest shall include any legal or equitable interest
held at the time	of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		**
2		
4.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property legated at 1210 Janney's Lane, Alexandria, Virginia 22302
(address),
unless the entity is a corporation or partnership, in which case identify each owner of more than three
percent. The term ownership interest shall include any legal or equitable interest held at the time of the
application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. The Estate of Leroy David Demaree	1210 Janney's lane, Alexandria, Virginia	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
The Estate of Leroy David Demaree 2.	None	
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

the information pro	vided above is true and correct.	M M	
0/8/34:	DOUCH IN BIRIE	MINE	
Date	Printed Name Accort	Signature	_

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1,	SW Development Company	2324 N Eerly Street Alexandria VA 22302	100%
2.	Justin A Sparrow	2324 N Early Street Alexandria VA 22302	75% of SW Develpment Co.
3	Lyrrwood A Sparrow	2416 Davis Avenue, Alexandria VA 22302	25% of SW Develpment Co.

2 Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at ______405 E Nelson Avenue, Alexandria VA 22301____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

7	Name	Address	Percent of Ownership
1.	SW Development Company	2324 N Early Street, Alexandria VA 22302	100%
2.	Justin A. Sparrow	2324 N Early Street, Alexandria VA 22302	75% of SW Development Co.
3.	Lymrood A. Sparrow	2416 Davis Avenue, Alexandria VA 22302	25% of SW Development Co.

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
SW Development Company	None	
Justin A. Sparrow	None	
3. Lynwood A. Sparrow	None	

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

ation are ideal above is to see and an

the information provided above is the and conect.		(\ \mu_{\pu}
9/3/2024	Justin A. Sparrow	
Date	Printed Name	S grature

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING CITY OF ALEXANDRIA, VIRGINIA

PROJECT NAME:	1210 Janney's Lane, Alexandria, Virginia 22302			
	1210 Janney's Lane, Alexandria, Virginia 22302			
PROJECT ADDRESS:				
DESCRIPTION OF REQUEST: Request for the approval of a plat of resubdivision to resubdivide the property into two R-20 lots with a request for a variation from the R-20 lot width requirements.				
11-1708 (B)(2) of the Zo above. This waiver is li	D, hereby waives the right to the 45 day automatic approval provision of Section oning Ordinance of the City of Alexandria, Virginia, for the application stated mited to the number of days between the filing deadline of 924 24 and the hearing n excess of 45 days.			
☐ Applicant				
Agent				
Signature: Duncar	n W. Blair, Attorney/Agent			
Printed Name:				

MATERIALS CHECKLIST SUBDIVISION OF PROPERTY APPLICATION

The following materials are required for a preliminary subdivision submission.

COMPLETED SUBDIVISION APPLICATION FORM

FILING FEE of \$2,000 plus \$500.00/lot for each lot including outlots if total lots <10; or \$3,000 plus \$500.00/lot for each lot including outlots if 10 or more total lots.

WAIVER OF RIGHT TO AUTOMATIC APPROVAL FORM

PRELIMINARY PLAT TO SCALE

Format:

PDF of the plat Scale no less than 100' to 1"

Required contents:

Subdivision name

Name, address of owner of record and the applicant

Name, address, certificate number and seal of the surveyor or engineer

Gross area in acres and total number of buildings, lots or sites involved

Date, scale and north point with reference to source of meridian

Zoning of the property

A form or space, not less than two and one-quarter by three and one-half inches, on which approval by the commission may be shown

Lot lines with the dimensions of the length and width of the lots

In the case of resubdivisions, all lot lines or lot numbers that are proposed to go out of existence by reason of the resubdivision shall be shown by dotted lines and numbers Location of the property immediately adjoining the proposed subdivision and the names and addresses of all its owners

Location and width of all proposed streets, alleys and public areas and their dimensions Points of connection with the city sewer system

Location of all easements, reservations, and highway setbacks, as established by section 7-1006 of the zoning ordinance

The width and name of adjacent existing streets, alleys, easements and public utilities, including without limitation, liens for water, gas, electric, telephone, storm and sanitary sewer, and railroads shown graphically

Limits of floodplains and resource protection areas

Location of any grave or object or structure marking a place of burial

In the following cases the preliminary plat shall be superimposed on a topographic map, at a scale of not greater than 100 feet to the inch, showing contours at intervals not greater than two feet or greater intervals when permitted by the director, and correlated to the U.S. Coast and Geodetic Survey datum, for the purpose of showing the character and drainage of the land:

- a. Whenever any land within the parcel subdivided is to be dedicated to public use; or
- b. For all subdivisions containing lots or parcels of less than one-half acre.

Proposed street grade data and the method of storm water disposal General location, dimension, size, height, and species of major trees and shrubs Existing buildings with dimensions form the buildings to the nearest lot lines When known, areas that can reasonably be expected to or which do contain soils or materials contaminated with, but not limited to heavy metals, petroleum products, PCB's, pesticides, flyash, or other toxic or hazardous materials When known, underground storage tanks

When known, areas located within 1,000 feet of a former sanitary landfill, dump, or disposal area

When known, areas with the potential of generating combustible gases

FINAL PLAT (Mylar)

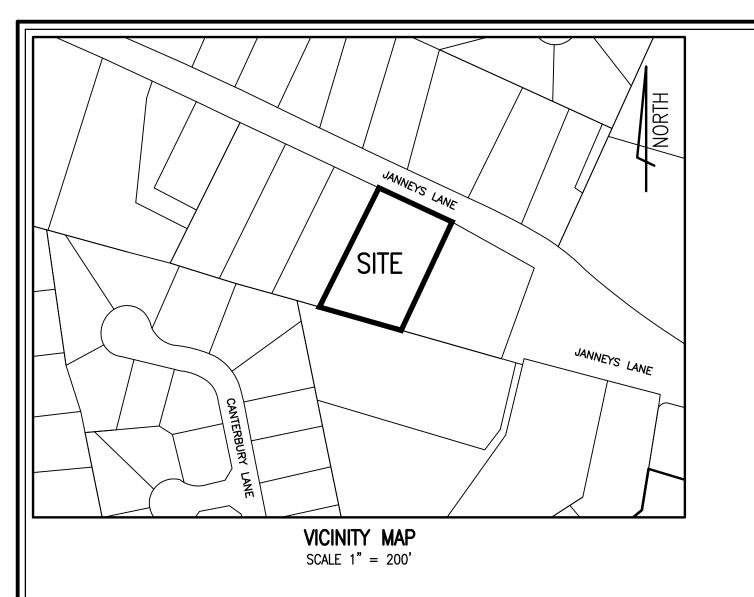
Required contents:

All of the information required of a preliminary plat under Section 11-1706(D), except for items 16-24

The location of all metals monuments of not less than one inch in diameter and 24 inches in length shown this: O, and located in the ground at each intersection of streets and alleys with plat boundary lines, and at all points on a street, alley and boundary lines where there is a corner, change in direction, or curvature A surveyor's or engineer's seal and certificate of survey in the following form, which may be modified to accommodate title information (see Section 11-1709 B(3) for language)

A curve table containing the following for all curvilinear boundaries and street centerlines; delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds.

See Section 11-1700 of the Alexandria Zoning Ordinance for additional information



YT LECEND. EVICTING THE TADI

TEXT LEGEND: EXISTING TREE TABLE: • = DEGREES 1) 28" TREE ' = MINUTES (OR FEET) 2) 54" TREE " = SECONDS (OR INCHES) 3) 6" TREE % = PERCENT4) 2" TREE # = NUMBER5) 4" TREE $\mathbf{O} = \mathsf{AT}$ A = ARC6) 5" TREE APPROX = APPROXIMATE7) 6" TREE BF = BASEMENT FLOOR8) 3" TREE BM = BENCHMARK9) 3" TREE C/L = CENTERLINECO = CLEAN OUT10) 3" TREE CONC = CONCRETE11) 3" TREE DB = DEED BOOK12) 15" TREE E = EAST13) 4" TREE FF = FINISH FLOORFT = FEET14) 6" TREE GI = GRATE INLET15) 3" TREE TRUNK G/L = GAS LINE16) 10" TREE GM = GAS METER17) 17" TREE G/S = GAS SERVICEIPF = IRON PIPE FOUND 18) 6" TREE INV = INVERT19) 6" TREE INSTR = INSTRUMENT 20) 30" TREE LAT = LATERAL21) 36" TREE LL = LANDSCAPE LIGHT LOC = LOCATION22) 4" TREE LP = LIGHT POLE 23) 10" TREE MH = MANHOLE24) 7" TREE N = NORTH25) 4" TREE N/F = NOW OR FORMERLYOHW = OVERHEAD WIRE26) 25" TREE PG = PAGE

 PG = PAGE
 27) 9" TREE

 R = RADIUS
 28) 8" TREE

 R/W = RIGHT-OF-WAY
 29) 4" TREE

 S = SOUTH
 30) 18" TREE

 SAN = SANITARY
 30) 18" TREE

 SEW = SEWER
 31) 16" TREE

 STM = STORM
 32) 9" TREE

 STR = STRUCTURE
 33) 31" TREE

 TM = TAX MAP

TM = TAX MAP
TYP = TYPICAL
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
W = WEST

VCS = VIRGINIA COORDINATE S
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WV = WATER VALVE

WW = WINDOW WELL

ADDITION TO COLLEGE PARK N/F ALEXANDRA O & J CAULLEY DERINGER 1198 JANNEYS LN ALEXANDRIA, VA 22302 × 159.5 TAX MAP: 051.02-02-18 *ZONE: R−20* × 160.5 162_ × 160.8 N 74°45'38" W ~ 170.43'___ USE: RESIDENTIAL N:6,983,008.61 168_ × 167.7 164____ E:11,885,919.44 × 168.6 164.7 166.8 2-STORY × 171.3 BUILDING FF = 177.4PATIO — — —170 176.5× - — — — ×₁ 1751.6 : 177.2 POOL 177.1 X 173.1 ----174175.8 175.7 × × 174.2 176.8 × 177.2 × 177.3 × 179.3 0 (17) 176.7 601 -TAX MAP #051.02-02-09 20,000 SQ. FT. oak ohove × 180.6 N/F JOHN M & MARGARET F REPETTI 179.8 1200 JANNEYS LN ALEXANDRIA, VA 22302 TAX MAP: 051.02-02-09 N/F JOHN C & 179.2 JUDITH J BOLLINGER, TRS. *ZONE: R−20* 1214 JANNEY'S LN USE: RESIDENTIAL 180.5 × × 181.6 ALEXANDRIA, VA 22302 INSTR #080017193 176.6 TAX MAP: 051.02-02-07 *ZONE: R−20* × 177.2 || × 180.6 179.4 USE: RESIDENTIAL INSTR #000000888 _____ SCREENED #1214 PORCH 1 🜣 √× 180.7 (12) * 176.9 , 1-STORY BRICK DWELLING × 178.6 1-STORY BRICK DWELLING 181.5 × FF=182.5 |STOOP × 181.7 (2) \smile 181.2 176.9 × 178.6 W14 179.4 (3) 0 178.7 178.7 181.1 ± 0.1 MI TO PC × 176.3 N:6,983,246.40 YALE DRIVE E:11,886,025.34 181.5 × 84.82' 173.7 175.2 JA 180.4

176.5 PARKING AREA 173.3 PARKING AREA <u>S ~63~46~13" E ~ 168.57¹⁷⁹.</u> JANNEY'S LANÊ BENCHMARK #3 SAN MH TOP=181.77 - w - w - w = 180.6INV OUT=172.04 APPROX LOC $\underline{\mathcal{C}} = 179.3$ 225' ~ 10" SAN SEW @ 5.17% 176.8 179.8 \ | 225' ~ 10" SAN SEW @ 0.58% 179.1 BENCHMARK #1 EX. SAN MH TOP = 164.41INV IN=158.97 ⋄ BENCHMARK #2 SAN MH TOP = 177.31N/F CHRISTOPHER D & INV IN=170.73N/F KEVIN P MACCART MARY M SEXTON 1207 JANNEYS LN N/F ELAINE F CONNER

SAN MH

TOP=177.31

N/F KEVIN P MACCART

1207 JANNEYS LN

ALEXANDRIA, VA 22302

TAX MAP: 051.02-03-08

ZONE: R-20

USE: RESIDENTIAL

INSTR #240001457

N/F CHRISTOPHER D &

MARY M SEXTON

1211 JANNEYS LN

ALEXANDRIA, VA 22302

TAX MAP: 051.02-03-07

ZONE: R-20

USE: RESIDENTIAL

DB 1605, PG 1529

N/F ELAINE F CONNER

11573 LAKE NEWPORT RD

RESTON, VA 20194

TAX MAP: 051.02-03-06

ZONE: R-20

USE: RESIDENTIAL

DB 1144, PG 1900

O' 20' 40'

SCALE: 1" = 20'

GENERAL NOTES:

1. TAX MAP: #051.02-02-08

2. ZONE: R-20

3. OWNER: DAVID E & DONALD L DEMAREE 3711 PLEASANT RIDGE RD ALEXANDRIA, VA 22003

CW #24001226

PURCHASER: SW DEVELOPMENT COMPANY

- 4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
- 5. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
- 6. TITLE REPORT FURNISHED BY DAVIS TITLE SERVICES, FILE NO. DTS #24-07-038 DATED 07/19/2024 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- 7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 8. TOTAL SITE AREA = 41,108 SQ. FT. OR 0.9437 ACRES
- 9. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
- 10. THIS LOT IS IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FIRM FLOOD INSURANCE RATE MAP #5155190029F.
- 11. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
- 12. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
- 13. STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
- 14. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION: R-20

__41,108 SQ. FT. OR 0.9437 ACRES TOTAL SITE AREA_ EXISTING NUMBER OF LOTS PROPOSED NUMBER OF LOTS_ MINIMUM LOT AREA REQUIRED LOT AREA PROVIDED LOT 600 20,000 SQ. FT. OR 0.4591 ACRES _21,108 SQ. FT. OR 0.4846 ACRES MINIMUM LOT WIDTH REQUIRED INTERIOR LOT 120.00 CORNER LOT LOT WIDTH PROVIDED 84.82 LOT 600_ _83.75 LOT 601_ MINIMUM LOT FRONTAGE REQUIRED __75.00**'** LOT FRONTAGE PROVIDED LOT 600_ 84.82 LOT 601_ 83.75

SURVEYOR'S CERTIFICATE

I, WIM DE SUTTER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO DAVID E & DONALD L DEMAREE, DATED JULY 9TH, 2024 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT CW #24001226 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT. IRON PIPES MARKED THUS—O—WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 3RD DAY OF SEPTEMBER, 2024.

APPROVED
SUBDIVISION CASE NO. _______

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

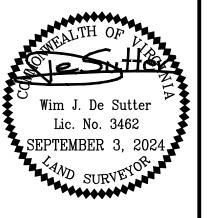
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 23, 2024; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

SINEERING • LAND SURVEYING • PLANNING • PLAN



PRELIMINARY SUBDIVISION PLA SHOWING LOTS 600 AND 601 NNEY'S LANE RESIDEN A RESUBDIVISON OF PROPERTY OF DAVID E AND DONALD L DE DEED BOOK 638, PAGE 317

DATE	REVISION

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DRAWN: AA SCALE: 1" = 20' DATE: 9/3/2024

PRELIMINARY SUBDIVISION PLAT

SHEET 1 OF 1
FILE: 24-145