

RECEIPT

CITY OF COLUMBUS, MAYOR ANDREW J. GINTHER
 DEPARTMENT OF BUILDING AND ZONING SERVICES
 111 NORTH FRONT STREET
 (614) 645-6090

Application: CV18-097
Application Type: Zoning/Council Variance/NA/NA
Address:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
1057490	532	\$1,920.00	10/23/2018	ROBIN		

Owner Info.: S R & J S PROPERTIES LLC
 C/O SAM AILABOZIN
 COLUMBUS OH 43220,

Work Description: CV18-097 27 WEST JENKINS AVENUE 010-021364, 010-064951, AND 010-066447; 2.53 ACRES ZONED M, MANUFACTURING DISTRICT MULTI-UNIT RESIDENTIAL DEVELOPMENT WITH A REDUCED BUILDING SETBACK AND 31 REQUIRED PARKING SPACE REDUCTION COLUMBUS SOUTHSIDE AREA COMMISSION STAFF REIVEW 11/15/2018

Council Variance Application

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

OFFICE USE ONLY

Application #: CV18-097 Date Received: 10/23/18
Application Accepted by: TD Fee: \$1,920
Assigned Planner: _____

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 27 West Jenkins Avenue Zip: 43207
Is this application being annexed into the City of Columbus? YES NO (select one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address: 010 - 021364, 010 - 064951, and 010 - 066447
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): M - Manufacturing
Area Commission or Civic Association: Columbus Southside Area Commission
Proposed Use or reason for Council Variance request: Multi-family

(continue on separate page if necessary)
Acreage: 2.53 +/-

APPLICANT:

Name: Woda Cooper Companies, Inc., c/o Dave Perry Phone #: 614.228.1727 Ext.: _____
Address: David Perry Company, Inc.; 411 E Town St, Fl. 1 City/State: Columbus, Ohio Zip: 43215
Email: dave@daveperryco.net Fax #: n/a

PROPERTY OWNER(S): Check here if listing additional property owners on a separate page

Name: S R and J S Properties, LLC; c/o Sam Ailabozin Phone #: 614.827.3111 Ext.: _____
Address: P.O. Box 20328 City/State: Columbus, Ohio Zip: 43220
Email Address: rosalmanagementllc@gmail.com Fax #: n/a

ATTORNEY / AGENT (Check one if applicable): Attorney Agent (Attorney for Applicant)

Name: Donald Plank; Plank Law Firm Phone #: 614.947.8600 Ext.: _____
Address: 411 East Town Street, Floor 2 City/State: Columbus, Ohio Zip: 43215
Email Address: dplank@planklaw.com Fax #: n/a

SIGNATURES (All signatures must be provided and signed in blue ink):

APPLICANT SIGNATURE: Woda Cooper Companies, Inc. by David B. Perry, Agent
PROPERTY OWNER SIGNATURE: S R and J S Properties LLC by David B. Perry, by contract, author. by
ATTORNEY ~~XXXXXX~~ SIGNATURE: Donald Plank Donald Plank

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010021364, 010064951 & 010066447

Zoning Number: 27

Street Name: W JENKINS AVE

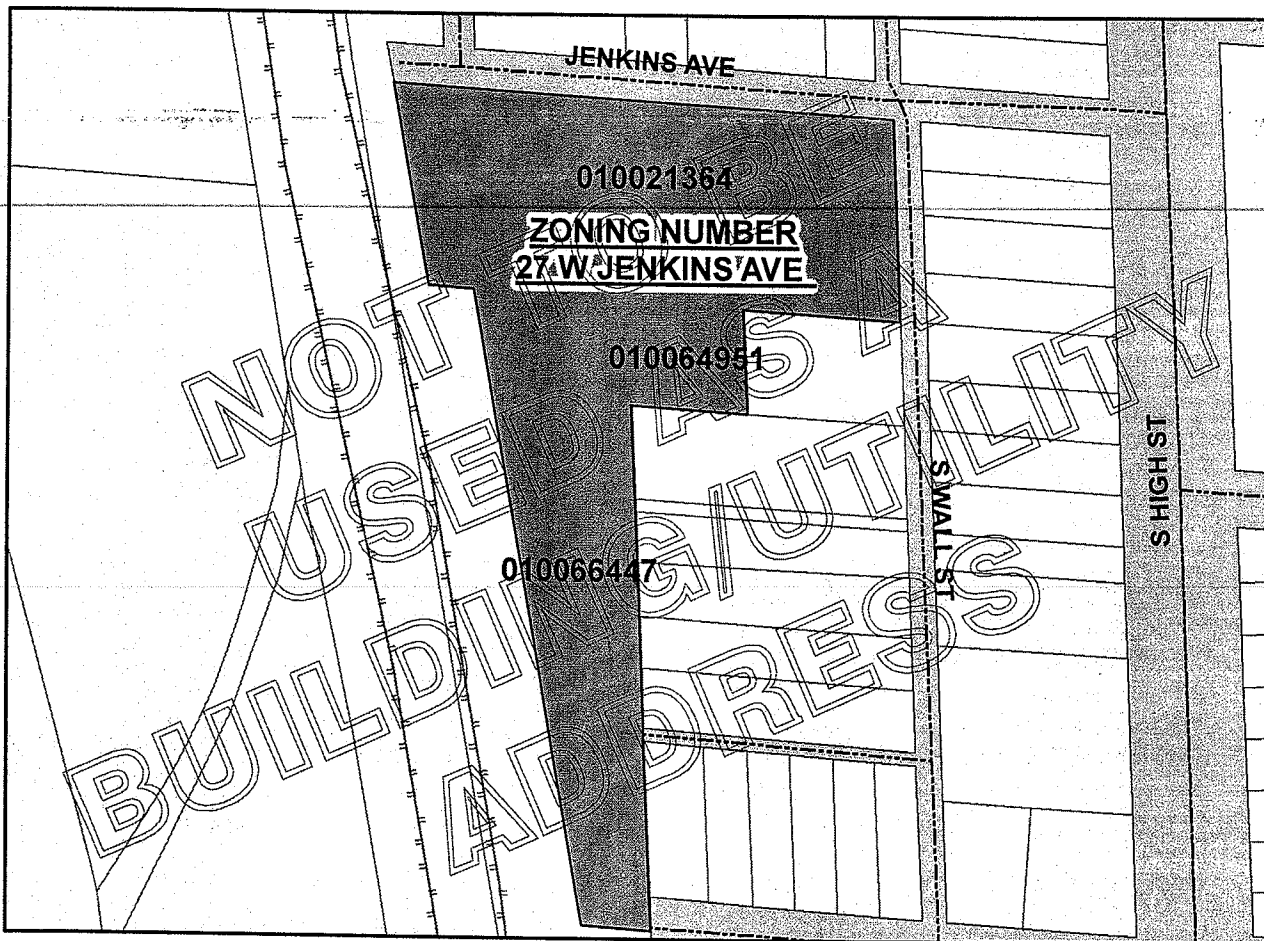
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY, INC (DAVID PERRY)

Issued By: *Amwoldemariam*

Date: 10/18/2018



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 138373

Council Variance Application

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Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION #: CV18-097

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dave Perry (David Perry Company, Inc.)
of (1) MAILING ADDRESS 411 East Town Street, 1st FL, Columbus, Ohio 43215

deposed and states that ~~(he/she)~~ is the ~~applicant/agent~~, ~~or duly authorized attorney~~ for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 27 West Jenkins Avenue
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) S R and J S Properties; c/o Sam Ailabozini
P.O. Box 20328
Columbus, Ohio 43220

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Woda Cooper Companies, Inc.
c/o Dave Perry; Phone: 614.228.1727

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Columbus Southside Area Commission
c/o Curtis Davis
584 Moler Street, Columbus, Ohio 43207

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

SIGNATURE OF AFFIANT

(8) David B. Perry David B. Perry

Sworn to before me and signed in my presence this 23rd day of October, in the year 2018

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires: _____



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
This Affidavit expires six (6) months after date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer

APPLICANT:

Woda Cooper Companies, Inc.
c/o Dave Perry
David Perry Company, Inc.
411 East Town Street, 1st Floor
Columbus, Ohio 43215

PROPERTY OWNER:

S R and J S Properties, LLC
c/o Sam Ailabozini
P.O. Box 20328
Columbus, Ohio 43220

ATTORNEY FOR APPLICANT:

Donald Plank
Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215

COMMUNITY GROUP:

Columbus Southside Area Commission
c/o Curtis Davis
584 East Moler Street
Columbus, Ohio 43207

PROPERTY OWNERS

WITHIN 125 FEET:

1409 High, LLC
(or current occupant)
49 Parsons Avenue
Columbus, Ohio 43215

Anastasia G. Sauter Trust
(or current occupant)
1371 Darcann Drive
Columbus, Ohio 43220

Brosh Properties, LLC
(or current occupant)
35 Frederick Street
Columbus, Ohio 43206

CSX Transportation, Inc.
Chesapeake & Ohio Railway
(or current occupant)
500 Water Street
Jacksonville, Florida 32202

Gregory and Anna M. Degraw
(or current occupant)
6003 Farmcreek Court
Hilliard, Ohio 43026

Gene R. Eberwine
(or current occupant)
1445 South High Street
Columbus, Ohio 43207

JZA Realty Investments, LLC
(or current occupant)
1410 East 17th Avenue
Columbus, Ohio 43211

Kevin E. Noesner Trust
(or current occupant)
3123 Cranston Drive
Dublin, Ohio 43017

Jerome Lewis
(or current occupant)
1467 South Wall Street
Columbus, Ohio 43207

Markison 4, LLC
(or current occupant)
P.O. Box 673
Pickerington, Ohio 43147

Joe McCabe
(or current occupant)
WODA Cooper Companies, Inc.
500 South Front Street, 10th Floor
Columbus, Ohio 43215

Sokol Memushaj
(or current occupant)
36 West Markison Avenue
Columbus, Ohio 43207

Andrew M. Montooth and
Dana L. Bromberg
(or current occupant)
715 Gatehouse Lane
Columbus, Ohio 43235

Jeffrey K. Newman
(or current occupant)
1437 - 1439 South High Street
Columbus, Ohio 43207

Matthew D. Newman
(or current occupant)
1431 South High Street
Columbus, Ohio 43207

Pennsylvania Lines, LLC
(or current occupant)
110 Franklin Road SE
Roanoke, Virginia 24042

Gezim J. Velio
(or current occupant)
112 East Mithoff Street
Columbus, Ohio 43206

Velio Wall, LLC
(or current occupant)
112 East Mithoff Street
Columbus, Ohio 43206

Jack Watkins
(or current occupant)
P.O. Box 28633
Columbus, Ohio 43228-0633

William H. Ballenger Trust
(or current occupant)
5806 Blacklick Road East
Pickerington, Ohio 43147

Guy Wolfenbarger
(or current occupant)
42 West Jenkins Avenue
Columbus, Ohio 43207

Council Variance Application

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PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CU18-097

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd FL, Columbus, OH 43215
deposes and states that ~~(he/she)~~ is the ~~APPLICANT, AGENT or~~ **DULY AUTHORIZED ATTORNEY FOR SAME** and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. Woda Cooper Companies, Inc. 500 South Front Street, 10th Floor Columbus, Ohio 43215 Number of Columbus-based Employees: Contact: Joseph McCabe; Phone: 614.396.3223</p>	<p>2. S R and J S Properties, LLC P.O. Box 20328 Columbus, Ohio 43220 Number of Columbus-based Employees: Zero (0) Contact: Sam Ailabozini; Phone: 614.827.3111</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank Donald Plank

Subscribed to me in my presence and before me this 23rd day of October, in the year 2018

SIGNATURE OF NOTARY PUBLIC Craig J. Moncrief
My Commission Expires: None



This Project Disclosure Statement expires six months after date of notarization.
Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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Council Variance Application

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STATEMENT OF HARDSHIP

Application #: CV18-097

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See Exhibit 'B'

Signature of Applicant Wedge Cooper Companies Inc. by David B. Perry Date 10-23-18
Attorney: Donald Plank (Donald Plank, Plank Law Firm) Date 10/23/18
Consultant: David B. Perry (Dave Perry, David Perry Company, Inc.) Date 10-23-18

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Exhibit B

Statement of Hardship

CV18-097, 27 West Jenkins Avenue

The site is 2.53 +/- acres located on the south side of W. Jenkins Avenue, 170 +/- feet west of S. High Street. The site is zoned M, Manufacturing. Applicant proposes to develop the site with a 62 dwelling unit apartment building.

Applicant has a hardship in that there is no zoning district to which the site could be rezoned without also needing variances. This variance request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The use is appropriate given the location and adjacent zoning.

Applicant requests the following variances:

- 1). Section 3363.01, M, Manufacturing District, to permit a 62 dwelling unit building.
- 2). Section 3309.14, Height Districts, to increase height from 35 feet to 40 feet.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for 62 dwelling units from 93 spaces to 62 spaces.
- 4). Section 3363.24, Building Lines in an M, Manufacturing District, to reduce the W. Jenkins Avenue building setback line from 25 feet to ten (10) feet.

27 West Jenkins Street
CV18- 097
Legal Description

DESCRIPTION OF 2.526 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 42, Township 5, Range 22, Refugee Lands, being part of Lots 1, 2, 3, 4, and 5 of Frederick Sturtzers Heirs Subdivision, recorded in Plat Book 3, Page 438, and being all of Parcels 1, 2, and 3 as described in a deed to S.R. & J.S. Properties, of record in Instrument Number 201611140156699, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the intersection of the existing west right-of-way line for S. Wall Street and the existing south right-of-way line for W. Jenkins Avenue, being the northeast corner of said Parcel 1;

Thence **South 01 degrees 51 minutes 52 seconds East**, along the existing west right-of-way line for S. Wall Street, and along the east line of said Parcel 1, a distance of **155.83 feet** to the southeast corner of said Parcel 1, being the northeast corner of that tract described in a deed to Velio Wall LLC;

Thence **North 86 degrees 10 minutes 26 seconds West**, along the south line of said Parcel 1, and along the north line of said Velio tract, a distance of **125.88 feet** to the northeast corner of said Parcel 2, being the northwest corner of said Velio tract;

Thence **South 02 degrees 20 minutes 20 seconds East**, along the east line of said Parcel 2, and along the west line of said Velio tract, a distance of **80.87 feet** to the southeast corner of said Parcel 2, being the southwest corner of said Velio tract, and being on the north line of another tract described in a deed to Velio Wall LLC;

Thence **North 86 degrees 19 minutes 07 seconds West**, along the south line of said Parcel 2, and along the north line of said Velio tract, a distance of **91.89 feet** to the southwest corner of said Parcel 2, being the northwest corner of said Velio tract, and being on the east line of said Parcel 3;

Thence **South 02 degrees 08 minutes 18 seconds East**, along the east line of said Parcel 3, along the west line of said Velio tract, along the west line of those tracts described in deeds to Gezim J. Velio, Jerome Lewis, and along the existing west right-of-way line for a 10-foot public alley, a distance of **259.98 feet** to the southwest corner of the existing right-of-way for said 10-foot public alley;

Thence **South 02 degrees 08 minutes 44 seconds East**, continuing along the east line of said Parcel 3, along the west line that tract described in a deed to Brosh Properties LLC, and along the existing west right-of-way line for W. Markison Avenue, a distance of **146.90 feet** to a point at the southeast corner of said Parcel 3, being on the existing west right-of-way line for W. Markison Avenue, and being on the existing east right-of-way line for an existing railroad;

Thence along said existing east railroad right-of-way line along the following four (4) described courses:

1. **North 85 degrees 59 minutes 49 seconds West**, along the south line of said Parcel 3, a distance of **54.43 feet** to the southwest corner of said Parcel 3;
2. **North 09 degrees 53 minutes 25 seconds West**, along the west line of said Parcel 3, a distance of **499.52 feet** to the northwest corner of said Parcel 3, being on the south line of said Parcel 1;
3. **North 86 degrees 09 minutes 14 seconds West**, along the south line of said Parcel 1, a distance of **35.78 feet** to the southwest corner of said Parcel 1;
4. **North 10 degrees 05 minutes 07 seconds West** , along the west line of said Parcel 1, a distance of **158.75 feet** to the northwest corner of said Parcel 1, being the southwest corner of the existing right-of-way for W. Jenkins Avenue;

Thence **South 86 degrees 17 minutes 31 seconds East**, along the existing south right-of-way line for W. Jenkins Avenue, and along the north line of said Parcel 1, a distance of **398.16 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **2.526 acres**, of which:

1.373 acres is located within Franklin County Auditor's parcel number 010-021364,
0.170 acres is located within Franklin County Auditor's parcel number 010-064951, and
0.983 acres is located within Franklin County Auditor's parcel number 010-066447.

This description was prepared based on GIS and is intended for zoning purposes only.



CV18-

SITE DATA

2.29 ACRES (10208 SQ FT)

62 DWELLING UNITS

DENSITY: 1,777 SF/AC

24.66 DW/AC

62 PARKING SPACES PROVIDED

3 HANDICAP ACCESSIBLE (1 VAN)

5 BIKE PARKING SPACES REQUIRED

6 SPACES PROVIDED

PID: 010-01154, 010-04951, 010-06847

ZONING: M1 MANUFACTURING

HEIGHT DISTRICT: H-35

7 PARKING LOT SHADE TREES PROVIDED

10 ON-SITE SHADE TREES PROVIDED

SITE LEGEND

— PL — PROPERTY LINE

— R/W — RIGHT-OF-WAY

— EX — EXISTING MAJOR CONTOUR

— EX — EXISTING MINOR CONTOUR

— EX — EXISTING PAVEMENT

SCALE: 1"=30'

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

C100

PRELIMINARY SITE PLAN
WODA - 27 W. JENKINS AVE.
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

2550 Corporate Exchange Drive | Suite 300
 Columbus, Ohio 43221
 TEL 614.951.2233 | FAX 614.901.2236
 www.structurepoint.com

WODA COOPER COMPANIES



SOUTH ELEVATION (WEST END)



SOUTH ELEVATION (EAST END)



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 SOUTH FRONT ST, SUITE 975
 COLUMBUS, OH 43215

PROJECT TYPE:
 MULTI-FAMILY
 HOUSING

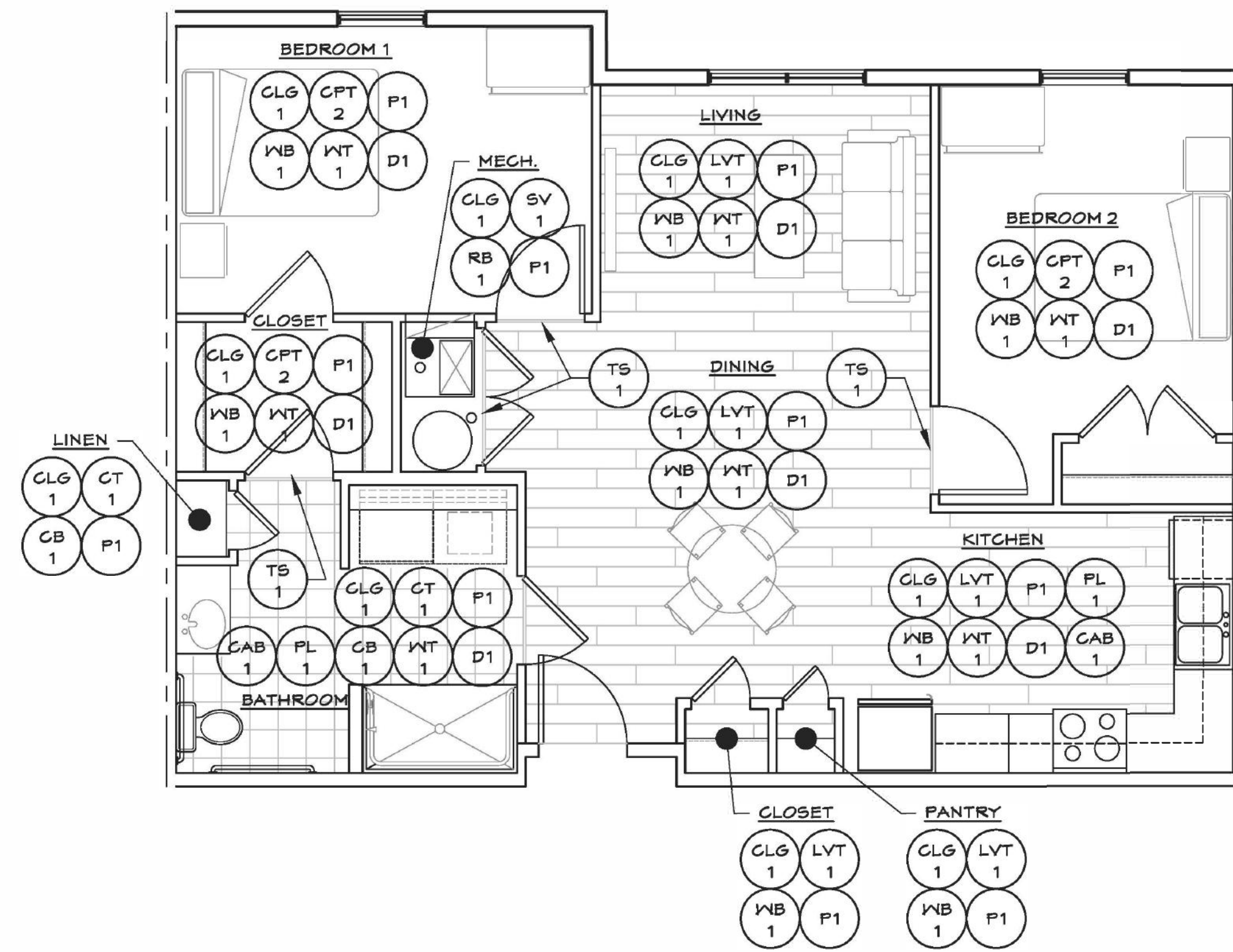
SHEET NAME:
 EXTERIOR ELEVATIONS
 (RENDERED)

DATE:
 XX-XX-2019

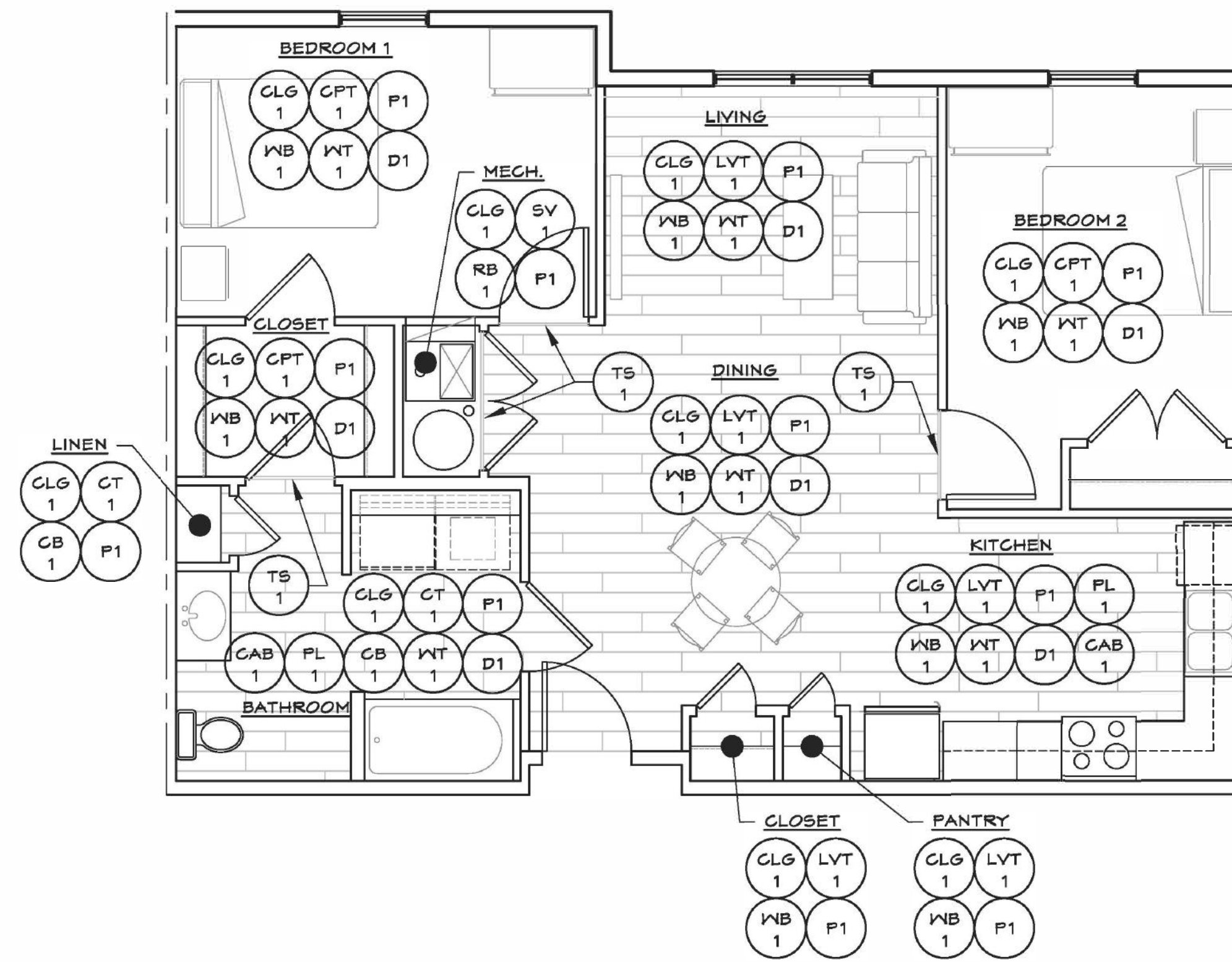
PROJECT NAME:
W. JENKINS AVE.
 COLUMBUS, OH 43215

SUBMITTAL:
 PRELIMINARY
 CONCEPT DESIGN

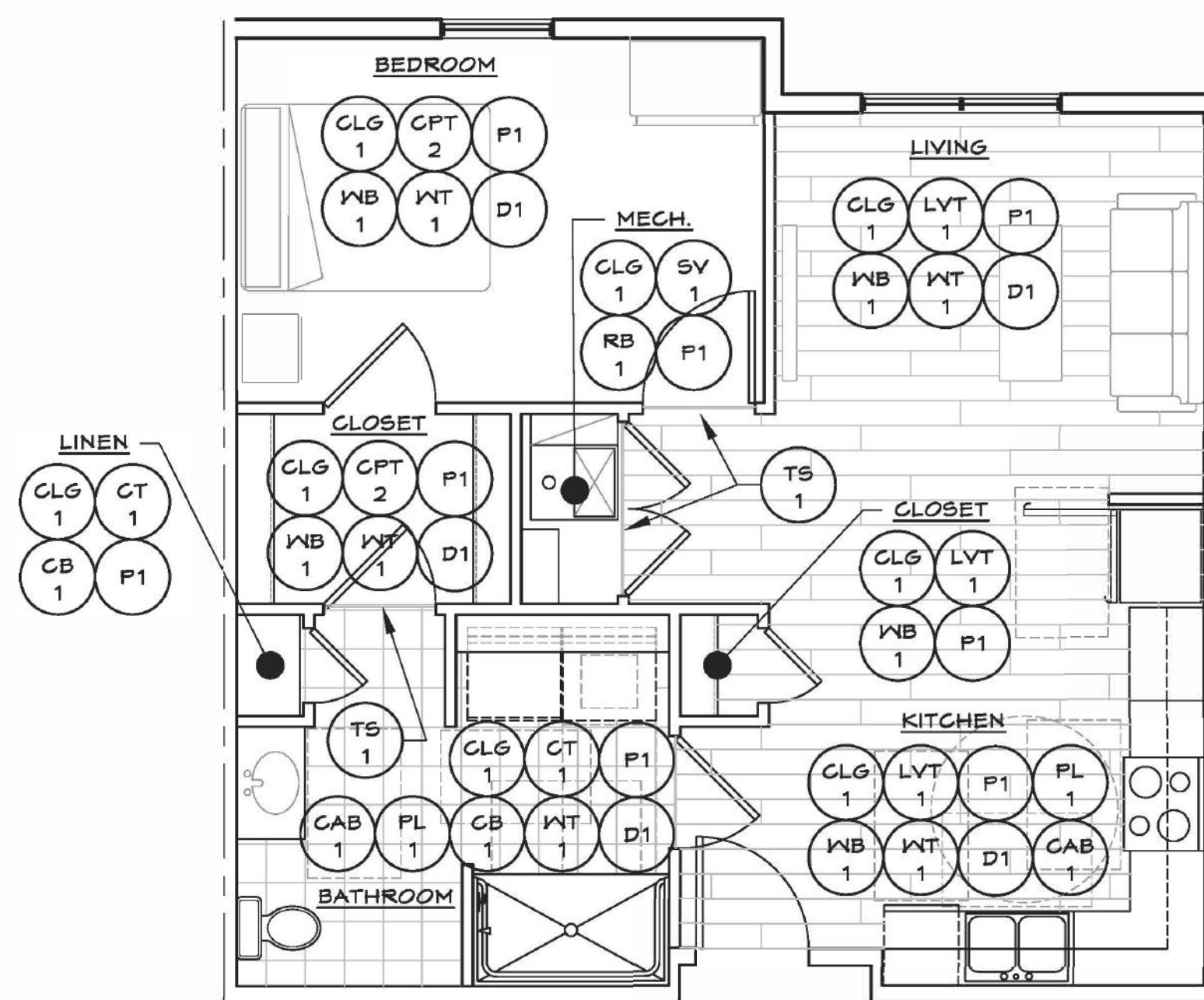
SHEET:
A4.3



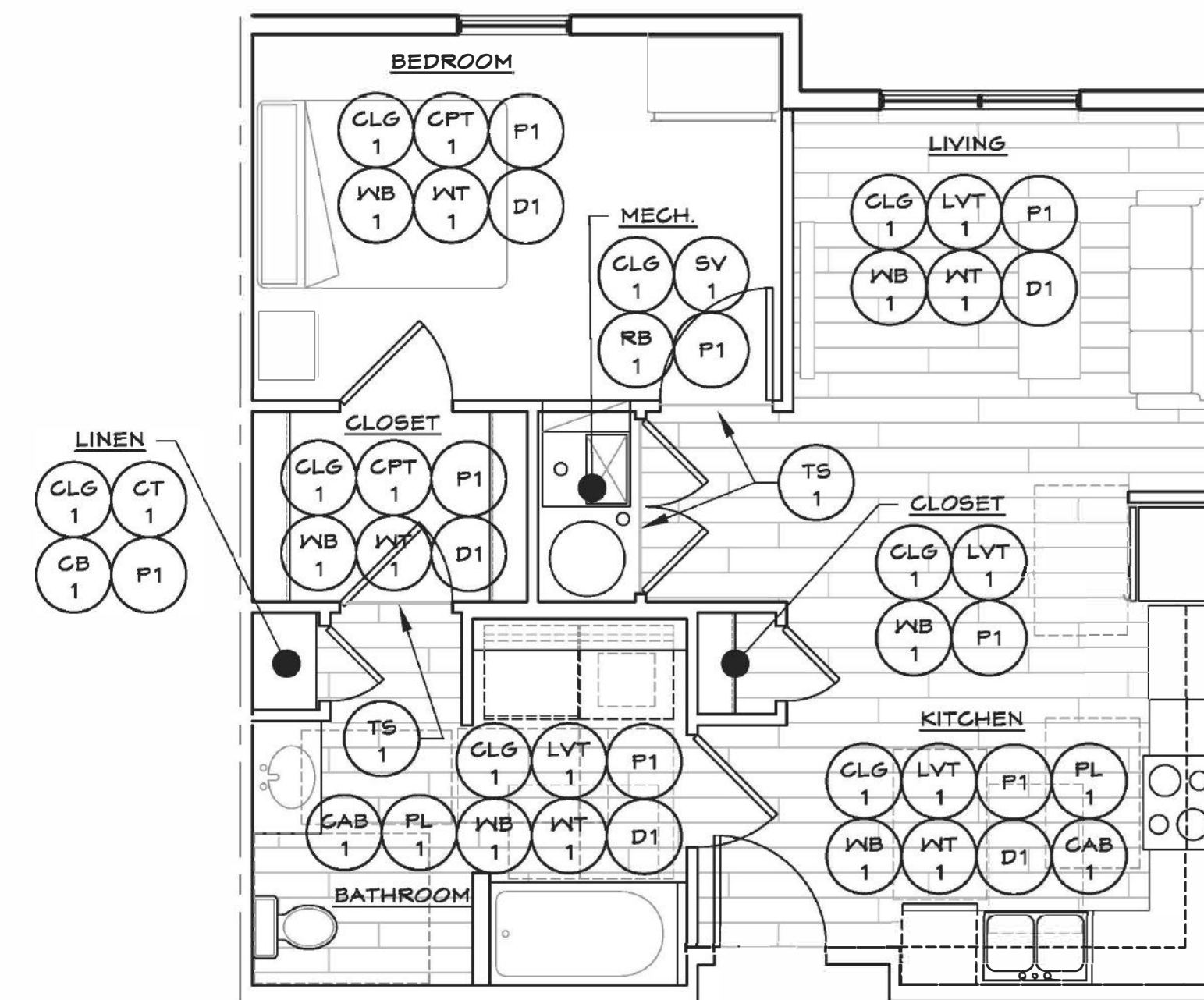
D 2 BEDROOM ACCESSIBLE UNIT PLAN TYPE 4



C 2 BEDROOM UNIT PLAN TYPE 3



B 1 BEDROOM ACCESSIBLE UNIT PLAN TYPE 2

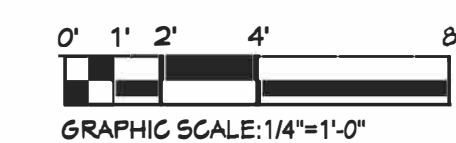


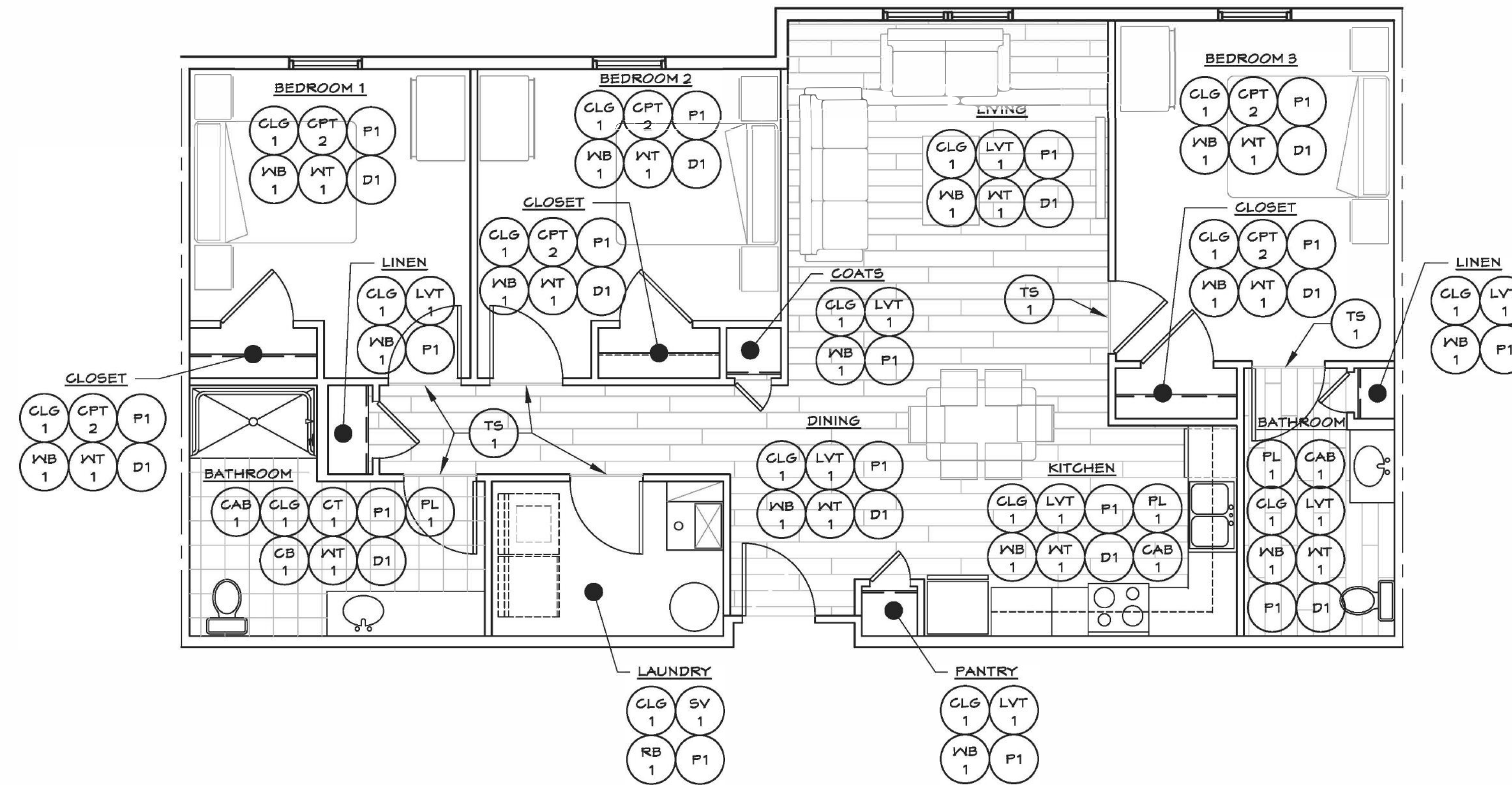
A 1 BEDROOM UNIT PLAN TYPE 1

SYMBOLS

SYMBOL LEGEND

-  CEILING PAINT
-  WALL PAINT
-  CARPET
-  TRANSITION STRIP
-  LUXURY TILE
-  RESILIENT BASE
-  WOOD BASE
-  SEALED CONCRETE
-  COUNTERTOPS
-  CABINETS
-  TRIM
-  DOORS
-  CERAMIC TILE
-  CERAMIC BASE



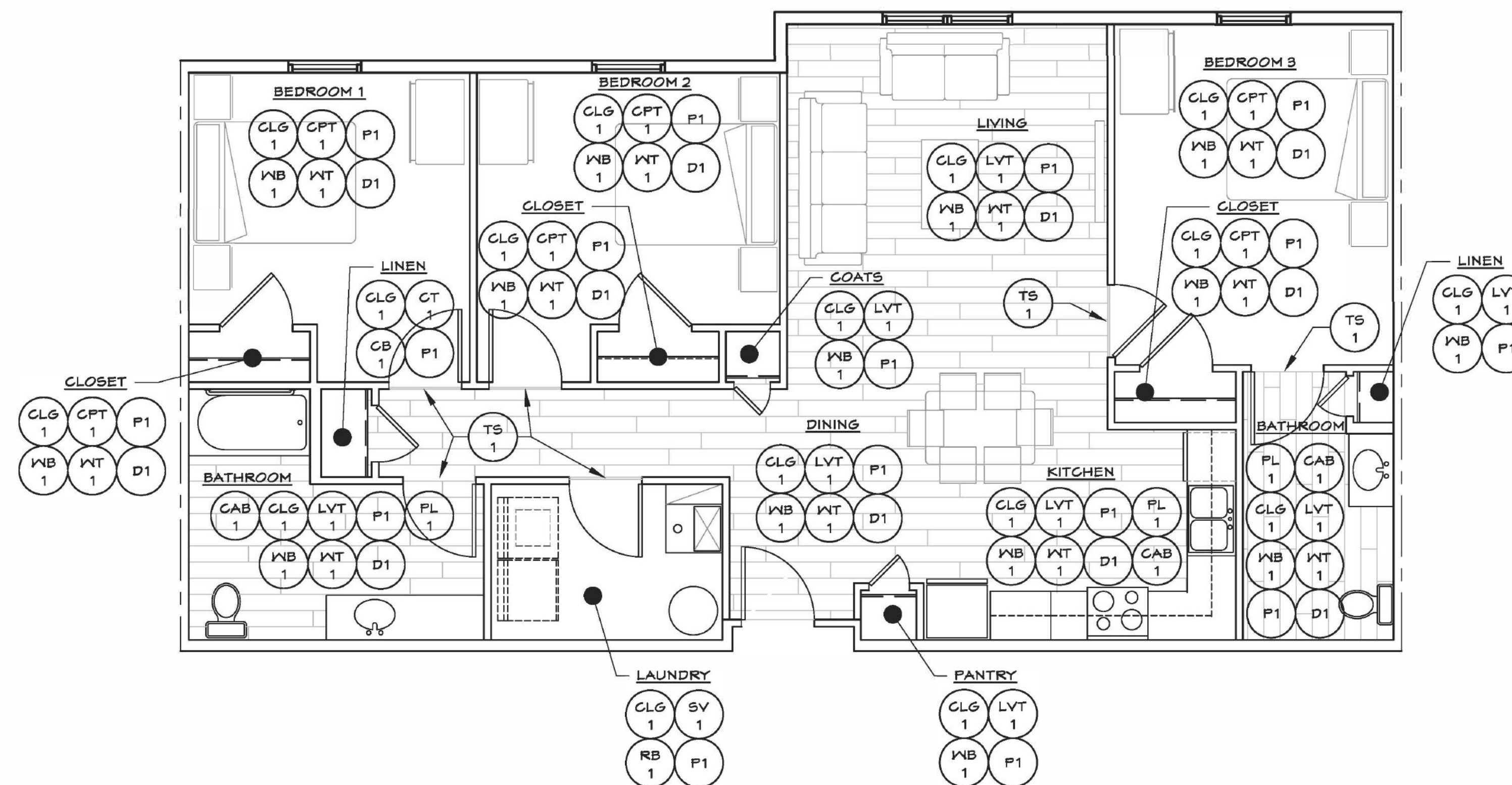


B 3 BEDROOM ACCESSIBLE UNIT PLAN TYPE 6

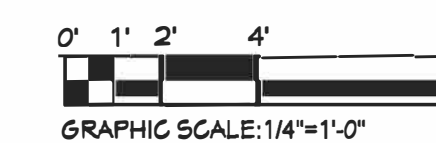
SYMBOLS

SYMBOL LEGEND

- #
- CEILING PAINT
- WALL PAINT
- CARPET
- TRANSITION STRIP
- LUXURY TILE
- RESILIENT BASE
- WOOD BASE
- SEALED CONCRETE
- COUNTERTOPS
- CABINETS
- TRIM
- DOORS
- CERAMIC TILE
- CERAMIC BASE

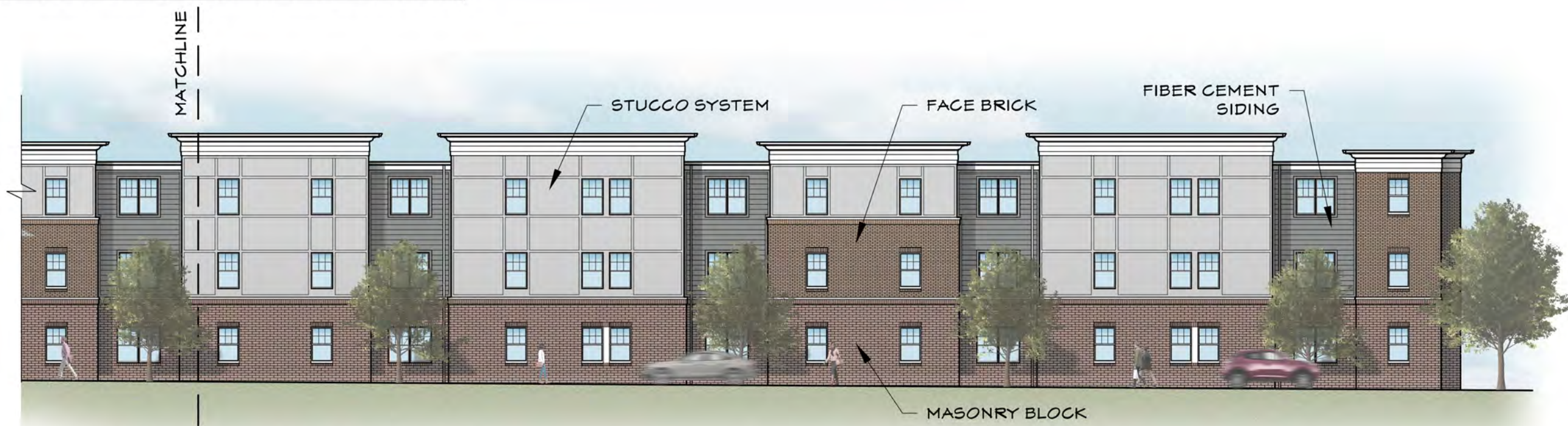


A 3 BEDROOM UNIT PLAN TYPE 5





NORTH ELEVATION (EAST END)



NORTH ELEVATION (WEST END)



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 SOUTH FRONT ST, SUITE 975
 COLUMBUS, OH 43215

PROJECT TYPE:
**MULTI-FAMILY
 HOUSING**

SHEET NAME:
**EXTERIOR ELEVATIONS
 (RENDERED)**

DATE:
 XX-XX-2019

PROJECT NAME:
W. JENKINS AVE.
 COLUMBUS, OH 43215

SUBMITTAL:
**PRELIMINARY
 CONCEPT DESIGN**

SHEET:
A4.1



ARCHITECT OF RECORD:

PCI DESIGN GROUP, INC.
 500 SOUTH FRONT ST, SUITE 975
 COLUMBUS, OH 43215

PROJECT TYPE:

MULTI-FAMILY
 HOUSING

SHEET NAME:

SITE PLAN
 RENDERED

DATE:

XX-XX-2019

PROJECT NAME:

W. JENKINS AVE.
 COLUMBUS, OH 43215

SUBMITTAL:

PRELIMINARY
 CONCEPT DESIGN

SHEET:

AS0.2

