

— SM 579-07  
VAR

Haskell, James  
07-2465

51829-6795

Comments  
10/18/07

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338  
[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

October 18, 2007

Ms. Yvonne Chaillet  
St. Mary's County Government  
Department of Land Use and Growth Management  
P O Box 653  
Leonardtown, Maryland 20650

Re: Variance Application 07-2460; Haskell  
45954 Shanty Point Lane

Dear Ms. Chaillet:

Thank you for providing information on the above referenced variance. The applicant is requesting a variance to allow a replacement dwelling. The site is 38,332 square feet in size and located within the Limited Development Area. The existing dwelling will be removed and a new dwelling of 3,595 square feet in size will be constructed. The proposed location of the new dwelling is approximately 10-feet further waterward than the existing dwelling and located within the expanded 100-foot Buffer.

Provided the lot is properly grandfathered, this office does not oppose the variance request. Based on the information provided I have the following comments:

1. The location of the new house is 10-feet further waterward in the northeast corner than the existing dwelling. I recommend the location be moved back to meet the setback of the existing dwelling.
2. Mitigation at a ratio of 3:1 for the area of disturbance within the expanded Buffer should be provided.
3. It appears there are nontidal wetlands present on the property which may be impacted by the proposed construction. The applicant must obtain review and approval from the Maryland Department of the Environment for those impacts.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt". The signature is written in black ink and is positioned below the word "Sincerely,".

Kate Schmidt  
Natural Resource Planner  
SM579-07

Cc: Cindy Nethen, MDE

579-07

ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF LAND USE  
AND GROWTH MANAGEMENT

Denis D. Canavan, Director  
Phillip J. Shire, Deputy Director



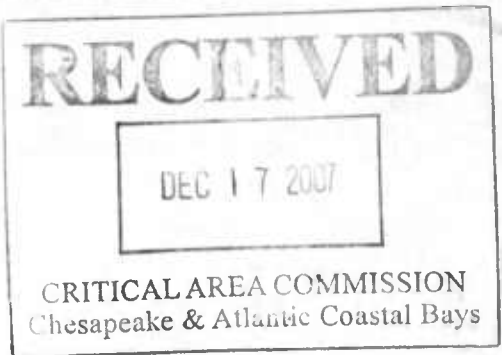
Francis Jack Russell, President  
Kenneth R. Dement, Commissioner  
Lawrence D. Jarboe, Commissioner  
Thomas A. Mattingly, Sr., Commissioner  
Daniel H. Raley, Commissioner

**MEMORANDUM**

DATE: December 7, 2007  
TO: Denis Canavan, Director  
FROM: Kelly Seebold, Environmental Planner  
Yvonne Chaillet, Zoning Administrator  
SUBJECT: AD VAAP # 07-2465, Haskell – Replacement Single Family Dwelling  
Administrative Hearing of November 29, 2007  
Supplemental Report

**I. DEVELOPMENT DATA**

REQUEST: Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to add new impervious surface in the expanded Critical Area Buffer to construct a replacement single-family dwelling and appurtenances  
OWNER: James and Sharon Haskell ("the Applicants")  
LOCATION: 45954 Shanty Point Lane, Piney Point, MD  
TAX MAP: 69 ELECTION DISTRICT: 9  
BLOCK: 2 ACREAGE: 0.88 acres  
PARCEL: 25 USE: 11, single-family dwelling, detached  
ZONING: Rural Preservation District (RPD), Limited Development Area (LDA) Overlay.



**II. NOTIFICATION:** The property and variance request were advertised in *The Enterprise* on November 14, 2007 and November 21, 2007.

**III. APPLICABLE REGULATIONS**

- St. Mary's County Comprehensive Zoning Ordinance (Ordinance)**
1. Section 20.4 Director of Planning and Zoning. Powers and Duties
  2. Section 24.4 Specific Standards for Granting Variances in the Critical Area
  3. Section 71.8.3 The 100-Foot Critical Area Buffer

#### IV. STAFF COMMENTS:

1. The subject property (Property) is located on the St. George's River in Piney Point Maryland. The Property was recorded in 1933 before Critical Area Regulations were adopted by the State of Maryland in 1985. The Property contains an existing one-story single-family dwelling, which was constructed in 1933, a carport, a gravel driveway, a garage, and a pier.
2. The amount of existing impervious surface is 2,962 square feet or 2.9 percent of the Property. The Applicant plans to replace a deteriorating single-family dwelling with a new single-family dwelling utilizing 1,014 square feet of the existing footprint. The amount of proposed impervious surface is 3,485 square feet or 9.1 percent which includes a new porch and a concrete pad. The total amount of new impervious surface on the Property will be 5,433 square feet or 14.1 percent of the property. The impervious surface limit for a parcel of land this size in the Critical Area is 5,750 square feet or 15 percent.
3. The amount of existing vegetative cover on the Property is 11,600 square feet or 30 percent of the Property. The Applicant must mitigate at a ratio of three to one (3:1) per square foot of the variance granted pursuant to Section 24.4.2.b of the Ordinance.
4. The Health Department approved the proposed plan on October 17, 2007 and the Soil Conservation District approved an engineered sediment and erosion control plan on October 22, 2007. The Metropolitan Commission approved the plan on September 18, 2007. The Critical Area Commission does not oppose the variance request, but would prefer that the Applicant stay within the same footprint instead of moving closer to the water by 10 feet in the northeast corner. Greg Kolarik from the Maryland Department of the Environment determined that non-tidal wetlands are not present in the vicinity of the house. State and County resources, however, indicate the presence of non-tidal wetlands on the Property.
5. If the variance is granted, it shall lapse one year after the date of approval unless there is an active building permit.
6. Following is staff's analysis of the Standards for granting a variance in the Critical Area:
  - a. *That special conditions or circumstances exist that are peculiar to the land or structure involved and that strict enforcement of the Critical Area provisions of this Ordinance would result in unwarranted hardship.*

Staff Analysis: The Property is a grandfathered lot and is constrained by an expanded Buffer for hydric soils, Othello Silt Loam (Ot). The existing house was constructed in 1933, prior to the adoption of the Critical Area regulations.

A strict enforcement of the Critical Area provisions of the Ordinance would prohibit any new development activities in the Critical Area Buffer. The only portions of the lot that are outside the Buffer are occupied by the gravel driveway, the garage, and carport

For these reasons, staff finds that special conditions exist that are peculiar to the Property and that strict enforcement of the Critical Area provisions would result in unwarranted hardship.

- b. *That strict interpretation of the Critical Area provisions of this Ordinance will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area of St. Mary's County.*

Staff Analysis: Other property owners on grandfathered properties in the LDA, whose properties were nearly entirely constrained by the expanded Critical Area Buffer, have obtained variances to replace deteriorating dwellings. A strict enforcement of the Critical Area provisions of the Ordinance would deny the Applicant the ability to replace an existing single-family dwelling, which would deprive the Applicant of rights commonly enjoyed by other property owners.

- c. *The granting of a variance will not confer upon an applicant any special privilege that would be denied by the Critical Area provisions of this Ordinance to other lands or structures within the Critical Area of St. Mary's County.*

Staff Analysis: The granting of the variance will allow the Applicant to replace an existing deteriorating house. This is not a special privilege that would otherwise be denied to other property owners as noted in Standard "b."

- d. *The variance request is not based upon conditions or circumstances that are the result of actions by the applicant.*

Staff Analysis: The variance request is based on the adoption of the Maryland Critical Area regulations and the County's Critical Area program after the Property was recorded and the existing house was constructed.

- e. *The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and that the granting of a variance will be in harmony with the general spirit and intent of the Critical Area program.*

Staff Analysis: The Applicant will be required to implement sediment control measures during construction and to mitigate for disturbance in the Buffer.

Staff finds that if the variance is granted, a Critical Area Planting Agreement and Buffer Planting Plan will be necessary to alleviate any impacts to water quality due to the disturbance in the Buffer. Staff believes that the required plantings will assist in improving

and maintaining the functions of the Buffer. The Planting Agreement requires mitigation at a ratio of three to one (3:1) per square foot of the variance granted in accordance with Section 24.4.2.b of the Ordinance. Additionally, staff has found that there are tidally influenced wetlands between the house and St. George's Creek. In order to protect this sensitive area, staff recommends that the Applicant be required to implement a buffer management plan that will allow the area to naturally regenerate wetland vegetation. This area shall not be graded, seeded, mowed, or disturbed in any way to reduce adverse effects to water quality.

The required plantings will improve plant diversity and habitat value for the site and will improve the runoff characteristics for the Property, which will contribute to improved infiltration and reduction of non-point source pollution leaving the site.

For these reasons, staff finds that the granting of the variance to replace an existing dwelling in the Critical Area Buffer will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and that the granting of the variance will be in harmony with the general spirit and intent of the Critical Area program.

- f. The variance is the minimum necessary to achieve a reasonable use of the land or structures.*

Staff Analysis: Staff finds that the variance to replace a modest sized single family dwelling in the Critical Area Buffer is the minimum necessary to achieve a reasonable use of the land. Nearly the entire lot is constrained by the expanded Buffer. The proposed development is entirely outside the 100-Foot Buffer and will not result in any vegetative clearing in the Buffer, and disturbance will be minimized.

Staff finds that the proposed redevelopment is a reasonable improvement to an older waterfront Property containing a 74 year-old house.

**V. STAFF RECOMMENDATION:** Staff finds that the Applicant has met the Standards for granting a variance in the Critical Area and recommends approval of VAAP #07-2465 to replace a deteriorating single-family dwelling in the expanded Critical Area Buffer, subject to the following conditions:

1. The Applicant shall submit a revised site plan as previously requested by the Environmental Plan Reviewer, showing the existing vegetative cover on the Property and showing the expanded Critical Area Buffer; and
2. The Applicant shall provide a Planting Plan prior to the issuance of the building permit, which shows the required 3:1 mitigation, the proposed native species, and where on the Property the Applicant proposes to plant the vegetation; and

3. The Applicant shall provide a Buffer Management Plan for approval, prior to the issuance of the building permit. The Buffer Management Plan shall be designed to protect the tidally influenced wetlands located between the proposed house and St. George Creek. The Buffer Management Plan shall be implemented to allow this sensitive area to naturally regenerate wetland vegetation. This area shall not be graded, seeded, mowed, or disturbed in any way; and
4. The Applicant shall comply with the Critical Area Planting Agreement and an approved Buffer Management Plan.

**VI. CONCLUSION:** The public hearing was held as advertised and was attended by Jim Haskell, property owner and Applicant, and by Butch Bailey of Nokleby Surveying, Inc. No comments were received from adjoining property owners or other interested parties.

Mr. Bailey contends that a site visit conducted by Greg Kolarik of the Maryland Department of the Environment indicated that there were no wetlands on this property. Staff stated that Mr. Kolarik's written comments to staff stated that he did not see any wetlands around the area of the house. Staff agreed to contact Mr. Kolarik for further clarification.

Since the hearing on November 29, 2007 staff talked by phone with Greg Kolarik. Mr. Kolarik said that he didn't see any wetlands although he said, yes, there may be gray grasses and yes, there may be wetlands in the woods.

State wetlands maps used by the Department of Land Use and Growth Management indicate the presence of nontidal wetlands and tidally influenced wetlands on the Haskell property. Kelly Seebold and Jenn Ballard, Environmental Planners with Land Use and Growth Management, visited the Property on November 15, 2007 and photographed vegetation that is supported by wetlands and encountered gray mud, which is also an indication of the presence of wetlands. In addition, standing water was present on the Property between the house and St. George Creek, although the front of the Property was dry.

If the Applicant wishes to challenge the findings of Land Use and Growth Management, staff recommends that the Applicant hire someone who is certified to delineate wetlands to visit the Property, identify the vegetation, conduct soils borings, and conduct a hydrology analysis to determine the presence of water. A final report must be submitted to Land Use and Growth Management.

Decision Approval w/3 conditions listed above

Date 12/13/07

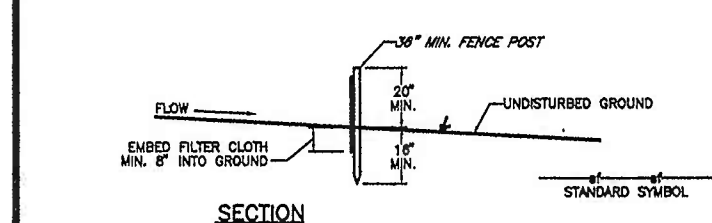
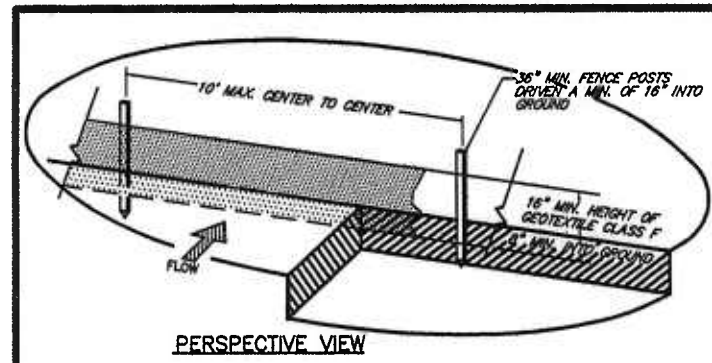
Denis Capavan  
Denis Capavan, Director



**VI. ATTACHMENTS:**

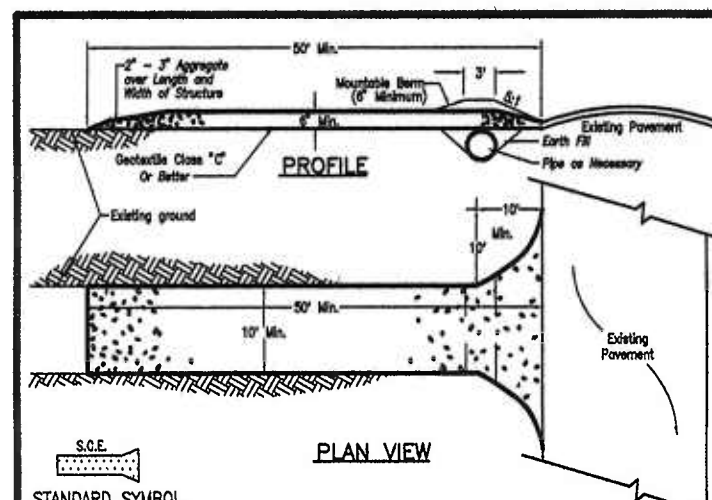
- Attachment #1: Letter addressing standards for variance
- Attachment #2: Critical Area Comments
- Attachment #3: Handwritten letter from Greg Kolarik, MDE
- Attachment #4: Critical Area Planting Agreement
- Attachment #5: Site Plan
- Attachment #6: Location map
- Attachment #7- March 2003 ortho and GIS
- Attachment #8: Photos from 11-15-07 site visit

Variance Application Date: October 2, 2007



1. Fence posts shall be a min. of 36" long driven a min. of 16" into the ground. Wood posts shall be 1-1/2" square (min.) and 1-3/4" (min.) round and shall be of sound quality hardwood. Steel posts will be standard 1" or 1-1/2" section weighing not less than 10 lbs. 2. Disturbs shall be fastened securely to each post with wire ties or staples at top and mid-section and shall meet the requirements for Disturbance Class C. 3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass. 4. Silt Fence shall be inspected after each rainfall event and maintained when surge occurs or when sediment accumulation reaches 50% of the fabric height.

DETAIL 22  
SILT FENCE



**CONSTRUCTION SPECIFICATIONS**

- Stone Size - Use 2" - 3" stone or rounded or recycled concrete equivalent.
- Length of entrance shall not be less than 50 feet, except on a slope steeper than 3:1.
- Thickness - Not less than 6" base.
- Height - Not less than 18" (10" foot minimum, but not less than the full width at points where slopes or grades occur).
- Filter Cloth - 150 micron woven fabric or equivalent woven geotextile material shall be used. The material shall be installed over the stone and shall be secured to the stone with staples or stakes.
- Drainage - At least one drainage ditch or channel shall be provided to collect and convey runoff from the site. The drainage ditch shall be installed on the down-slope side of the entrance and shall be maintained throughout the construction period.
- Stabilization - The entrance shall be stabilized in a condition which will prevent tracking or rutting of sediment into the site. This may require periodic re-seeding and mulching as specified in the plan view. The material shall be applied to the stone and shall be maintained throughout the construction period.
- Weight - Weights shall be placed to secure sediment prior to entrance onto public right-of-way. Weights shall be placed to secure sediment prior to entrance onto public right-of-way and shall be maintained throughout the construction period.
- Inspection and record maintenance shall be provided after each rain.

DETAIL 24  
STABILIZED CONSTRUCTION ENTRANCE

**SCD INFORMATION**

Developer : Jim Haskell  
3100 Aspen Avenue  
Richmond, Virginia 23228  
(443) 829-2704

Engineering Firm : Nokleby Surveying, Inc.  
46925B Shangri-La Drive, S.  
Lexington Park, MD 20653  
(301) 863-0333

Topography : Field located on  
datum from  
N.G.V.D. 1929 Datum

Total Disturbed Area = 7,480 s.f.  
Total Area to be  
Vegetatively Stabilized = 1,500 s.f.  
Earth Cut = 0 cy  
Earth Fill = 0 cy

Estimates of earthwork quantities are provided solely for the purpose of determining permitting requirements. Since final earthwork quantities are based on many variable conditions which the Engineer has no control, including variability of soils, allowable survey and construction tolerances and compaction ratios, the Engineer cannot guarantee the accuracy of the estimates for final construction. The Owner/Developer should require the Contractor's to provide their own estimates of the quantities in their respective bids.

| Line | Direction     | Distance |
|------|---------------|----------|
| L1   | S 39°54'48" E | 25.00'   |
| L2   | S 44°15'44" E | 24.89'   |
| L3   | S 37°40'27" E | 7.83'    |
| L4   | S 35°31'59" E | 22.95'   |
| L5   | S 02°46'17" W | 6.51'    |
| L6   | S 28°19'00" E | 9.11'    |
| L7   | S 39°54'48" E | 8.92'    |

**General Notes**

- This site is located on Tax Map 69, Grid 02, Parcel 25, 26, 29
- The SITE AREA = 0.88 Ac.
- Present zoning: RPD/LDA Overlay
- Adjoining properties are Zoned RPD (LDA Overlay), unless otherwise shown hereon.
- Building Restriction Lines (B.R.L.'s) and Minimum Yard Requirements are established as per the St. Mary's County Zoning Ordinance as follows: 25' Front, 15' Side and 200' Rear. B.R.L.'s may be superseded by Resource Protection Requirements, Forest Retention Requirements and/or Reforestation Requirements as shown hereon.
- Water supply shall be from deep drilled well to an approved aquifer.
- Sewage flow shall be to a central public sanitary sewer system.
- This lot is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.

**SEDIMENT AND EROSION CONTROL NOTES**

- Prior to any excavation or placement of embankment, all control devices shall be in place.
- All construction shall be in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control", as prepared by Maryland Dept. of the Environment in association with Soil Conservation Service.
- Silt fence shall be installed per S.C.S. Std. Detail #22.
- Stabilized construction entrance shall be constructed per S.C.S. Std. Detail #24.
- Upon completion of all excavation the area shall be sloped and graded as shown. All disturbed areas not otherwise paved, gravelled or sodded shall be topsoiled, limed, fertilized, seeded and mulched in accordance with S.C.S. Standard Section III. This includes both temporary and permanent stabilization seeding.
  - Two Ton Dolomitic Limestone per acre
  - Fertilizer: 600lbs 0-20-20 per acre  
400lbs 39-0-0 per acre  
500lbs 10-20-20 per acre
  - Seed: 100lbs Kentucky 31 Fescue per acre.  
50lbs Red Top Clover per acre.  
40lbs 10-20-20 per acre.
  - Disk lime and fertilizer uniformly into soil.
  - Mulch: One and one-half (1 1/2) to two (2) tons of straw per acre.
- No slope shall be greater than 2:1 unless otherwise approved.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within:
  - Seven days as to the surface of all perimeter controls, swales, ditches, perimeter slopes and all slopes greater than 3:1
  - Fourteen days as to all other disturbed or graded areas on the project site.

**INSPECTION PROCEDURES**

The developer shall request that the inspection agency for sediment and erosion control approve work completed at the stages of construction specified below in accordance with the approved sediment and erosion control plan, and the grading or building permit.

- On all sites, approval of the inspection agency shall be requested upon completion of the installation of perimeter sediment and erosion controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made; and
- Approval shall be requested upon final stabilization of all sites before removal of sediment and erosion controls.

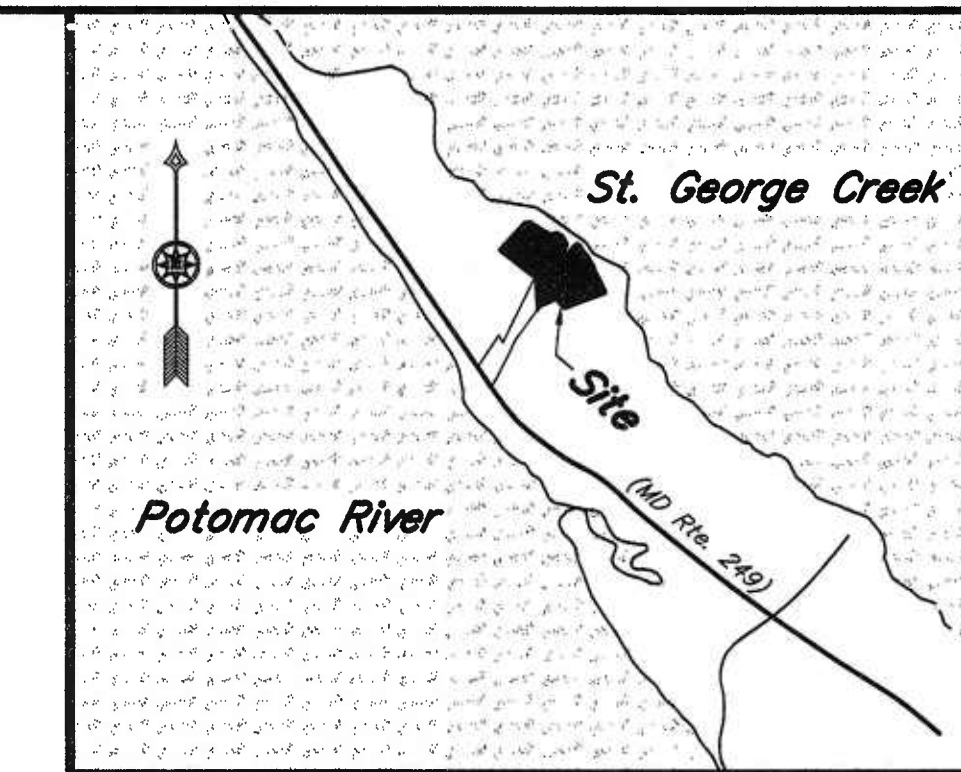
(iii) Contractor shall notify M.D.E., Enforcement Division, at least 48 hours prior to commencing clearing or grading at (410) 533-3510 or M.D.E., Sediment and Stormwater Administration, 1800 Washington Boulevard, Baltimore, MD 21230-1708

**SEQUENCE OF CONSTRUCTION**

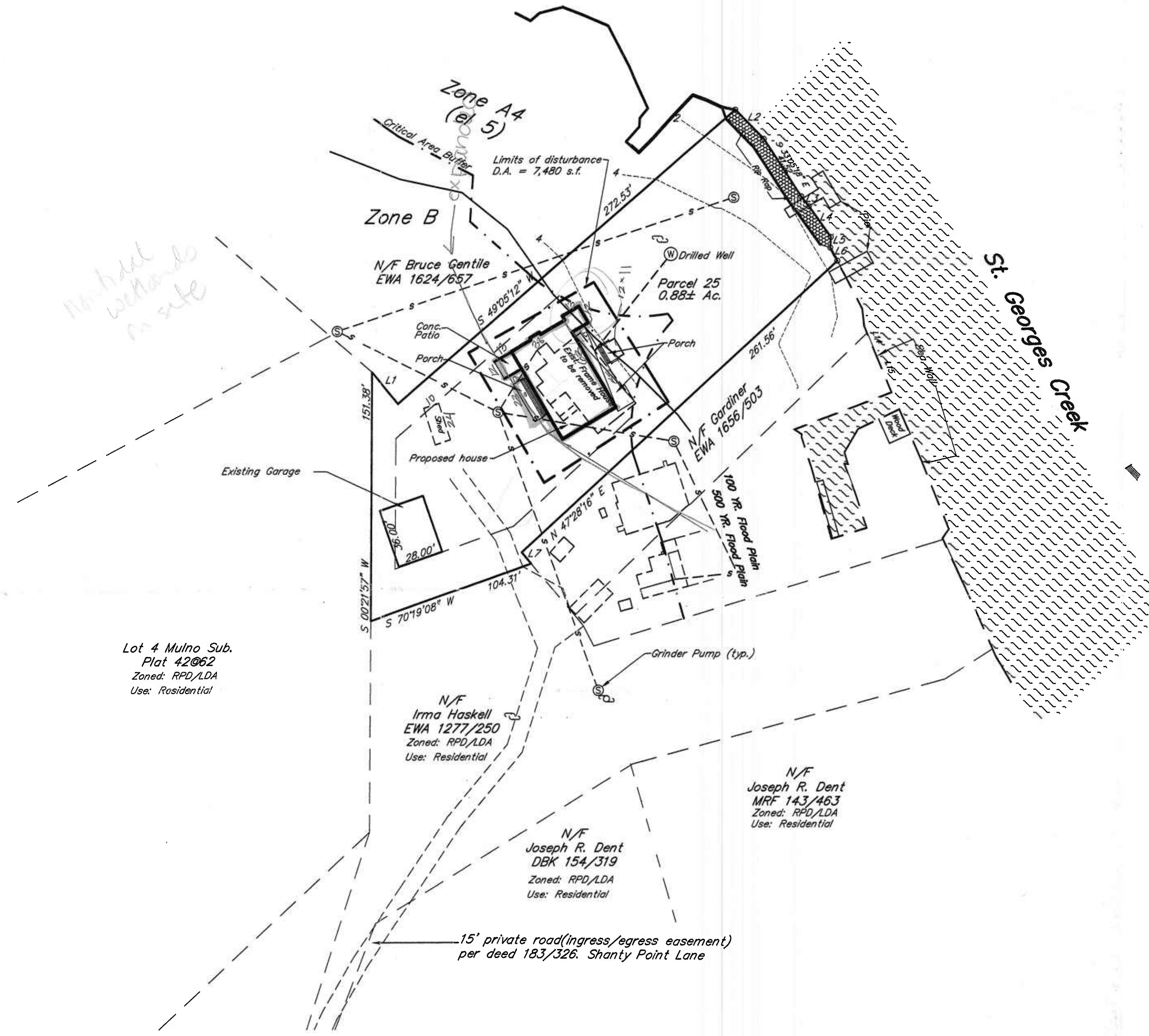
- Clear and grub areas necessary for the installation of perimeter controls and install perimeter controls.
- Remaining clearing and grubbing, rough grading of site for building construction, after removal of existing dwelling.
- Construct new dwelling.
- Final grading and permanent stabilization of all disturbed areas.
- Remove all sediment controls upon approval by inspecting authority and stabilize the sediment control areas.

**CONSTRUCTION TIMING**

- Three (3) to Four (4) weeks
- Three (3) to Four (4) weeks
- Three (3) to Four (4) months
- Three (3) to Four (4) weeks
- Two (2) to Four (4) days



Vicinity Map - Scale: 1"=1200'



**Critical Area Notes**

- Approximately 0.88 Acres of the Site Area lie within Maryland's Chesapeake Bay Critical Area. Any and all development activities proposed within this area are subject to Critical Area Regulations and will not be permitted until all appropriate local, state and federal agencies have conducted a thorough environmental review and have approved the development plan.
- The one-hundred foot (100') Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Chapter 41 of the St. Mary's County Critical Area Ordinance (Chesapeake Bay Critical Area Program).
- No development is permitted in Tidal or Non-Tidal Wetlands or their associated buffers without approval from the appropriate local, state and federal agencies.
- Any and all afforested or reforested areas created under the provisions of Chapter 41 of the St. Mary's County Comprehensive Zoning Ordinance (Chesapeake Bay Critical Area Program) and designated on this plan shall be preserved from future disturbance. All existing forest shown hereon shall remain undisturbed except as permitted under the provisions of the St. Mary's County Critical Area Ordinance.
- Existing area of impervious surface within 100' Buffer: 34 Sq. Ft.
- Existing area of impervious surface within 1,000' Boundary: 4,928 Sq. Ft.
- Proposed area of impervious surface within 100' Buffer: 0.00 Sq. Ft.
- Proposed area of impervious surface within 1,000' Boundary: 5,345 Sq. Ft.
- Areas with slopes of 15 percent (15%) or greater: 0.00 Sq. Ft.
- Existing trees or forested areas: 1,850 Sq. Ft.
- Proposed areas of vegetation clearing: 0.00 Sq. Ft.
- Afforestation Threshold Area: 5,749 Sq. Ft.
- Afforestation Area Required: 5,749 Sq. Ft.
- Afforestation Area Provided: 3,800 Sq. Ft.
- Reforestation Area Required: 0.00 Sq. Ft.
- Reforestation Area Provided: 2,890 Sq. Ft.
- Proposed area of soil disturbance: 0.00 Sq. Ft.
- There are no known natural heritage areas, habitats of threatened or endangered species, or habitats of significant plants or wildlife identified within the Site Area in accordance with Chapter 41 of the St. Mary's County Critical Area Ordinance (Chesapeake Bay Critical Area Program).

**Afforestation Plan**

Required = 3,800 sq. ft. of mitigation  
Provided = 3,800 sq. ft.

- 6' Tall Trees @ 400 sq. ft. per tree  
6 trees = 2,400 sq. ft.
- Shrubs @ 200 sq. ft. per shrub  
7 shrubs = 1,400 sq. ft.

**DEVELOPER'S CERTIFICATE**

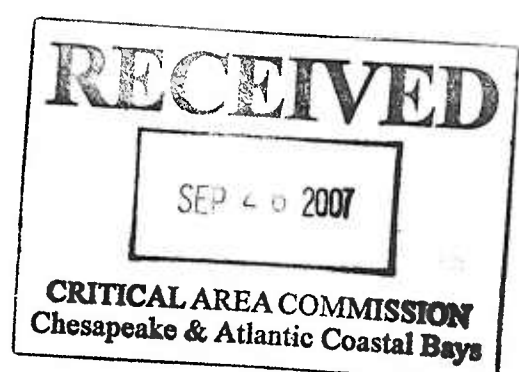
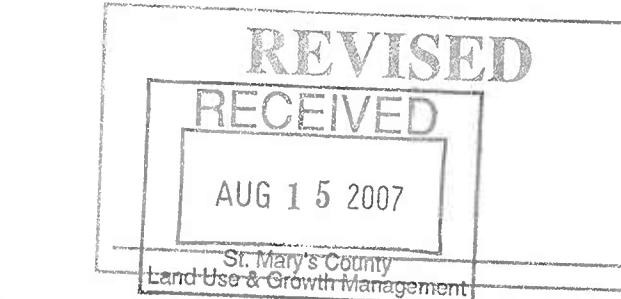
I hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in the construction will have a certificate of attendance at a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project.

Jim Haskell \_\_\_\_\_ Date \_\_\_\_\_

**Surveyor's Certificate**

I hereby certify that this plan has been prepared in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the "Grading and Sediment Control Ordinance of St. Mary's County", to the best of my knowledge, information and belief.

Jerry D. Nokleby \_\_\_\_\_ Date 8-14-07  
Surveyor's Certificate #372



**NOKLEBY SURVEYING INCORPORATED**

46925-B Shangri-La Drive, S.  
Lexington Park, Maryland 20653  
Phone: (301) 862-3135 \* FAX: (301) 862-4360

Planning & Zoning Case File Number: 07-2465

**Critical Area Site Plan & Sediment Erosion Control Plan**

for Jim Haskell  
Tax Map 65, Grid 2, Parcel 25  
Ninth Election District  
St. Mary's County, Maryland

Contract # 65-02-25 Drawing: 85025SP Cnd by: JNH Dwn. by: F4B  
Date: 08/12/07 Scale: 1" = 50' Page 1 of 1

| Metropolitan Commission | Department of Public Works | Department of Land Use and Growth Management |     |      |             |    |
|-------------------------|----------------------------|--|-----|------|-------------|----|
| Date _____              | Date _____                 | Date _____                                   |     |      |             |    |
| Director _____          | Director _____             | Director _____                               |     |      |             |    |
|                         | Health Department          |  |     |      |             |    |
|                         | Date _____                 |  |     |      |             |    |
|                         | Director _____             |  |     |      |             |    |
|                         | Director _____             | P.C. Chairman _____                          |     |      |             |    |
|                         |                            |  | No. | Date | Description | By |
|                         |                            |  |     |      |             |    |
|                         |                            |  |     |      |             |    |
|                         |                            |  |     |      |             |    |
|                         |                            |  |     |      |             |    |