NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, April 17, 2023, commencing at 7:00 p.m., in the Greater Plymouth Community Center, 2910 Jolly Road, Plymouth Meeting, PA 19462.

The following application(s) will be heard:

<u>PENNSYLVANIA REAL ESTATE INVESTMENT TRUST</u>: On an application for Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article XI, Section 1100.E.

The Special Exception requested is as follows: PREIT proposes to demolish the existing building on the IKEA parcel and construct a 4/5 story mid-rise apartment building containing 300 residential units ("Proposed Mid-Rise Apartment Development"). Prior application was denied on September 21, 2021 by the Zoning Hearing Board. An Appeal of that decision is presently pending before the Commonwealth Court.

The property is located at Germantown Pike and Hickory Road in "Shopping Center" Zoning District.

<u>JONATHAN & ALYSIA DOMERS</u>: On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article VII, Section 702.F and Section 702.G.

The Variances requested are as follows: Increase maximum impervious coverage by 82 sq. ft. to 36.1% where 35% is allowed and the minimum green space by 82 sq. ft. to 63.9% where 65% is allowed.

The property is located at 99 Kirk Street in "C" Residential Zoning District.

VINCE S. YIP: On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article VI, Section 600.

The Variance requested is as follows: Remodel in-law suite section of property to be a home kitchen take-out style of Chinese noodle house and bubble tea shop.

The property is located at 710 Township Line Road in "B" Residential Zoning District.

GREG & J. ERIN BISHOP: On an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1909.

The Variance requested is as follows: To allow a fence in front yard.

The property is located at 148 Alexander Drive in "B" Residential Zoning District.

HICKORY VETERINARY HOSPITAL LLC: On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article VI, Section 401 and Article XVIII, Section 1800.E.

The Variances requested are as follows: To permit expansion of the current non-conforming use of the property as a veterinary care facility and to permit expansion of a building with a non-conforming use by more than 25% of the building area, with such building area determined on the date the lawful non-conforming use of the building was first made

The property is located at 2303 Hickory Road in "AA" Residential Zoning District.

<u>W. SCOTT WINGER, AIA</u>: On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article IV, Section 402.B.

The Variance requested is as follows: Front yard setback as an existing non-conforming condition. Applicant seeks to erect an accessory structure, proposed to align with the same non-conforming line of the existing house setback, which will require less impervious coverage.

The property is located at 305 Killybegs Lane in "AA" Residential Zoning District.

Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard.

PLYMOUTH TOWNSHIP ZONING HEARING BOARD Joel Rowe, Zoning Officer

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PLYMOUTH TOWNSHIP 700 BELVOIR ROAD PLYMOUTH MEETING, PA 19462

DATE: March 1, 20

(1)	Applicant/Appellant's Name and Address: Pennsylvania Real Estate Investment Fust II 0163					
	005 Market Street, Philadelphia, PA 19103 C/o Dan Pascale PHONE NO.: (215) 875-0419					
(2)	Owner's Name and Address: Pennsylannia Real Estate Investment Trust					
	D05 Market Street, Philadelphia, PA 19103 ^{c/o} Dan Pascale PHONE NO.: (215) 875-0419					
(3)	Lessee's Name and Address: N/A					
(4)	(If Applicable) Location of Premises: Germantown Pike and Hickory Road					
(5) (6)	Dimensions of Lot: 75.6 +/- acres Present Zoning Classification of Premises: SC - Shopping Center District					
(7)	The improvements thereon are: Shopping Center and two (2) story office building					
	and the present use of the land and/or building is Shopping Center					
(8)	If this is an application for a <u>SPECIAL EXCEPTION</u> check here ⋈ and state the specific sections of PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies: Section 1100.E	the				
(9)	If this is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER seeking a VARIAN from the terms of the PLYMOUTH TOWNSHIP ZONING ORDINANCE check here [] and state the spec sections of the ORDINANCE as to which the VARIANCE is being sought:	CE				
	N/A	_				
(10)	The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows:See Attached Addendum	_				
		_				
(11)	Describe what is proposed of real estate in question:See Attached Addendum	_				
(12)	There must be attached hereto a <u>plot plan</u> , accurately drawn to scale, of the real estate in questic indicating the location and dimensions of the tract and improvements erected thereon as well as the proposed to be erected. <u>ALL PLANS MUST BE FOLDED OR THE APPLICATION WILL NOT ACCEPTED.</u>					

(13)	thereto a nonrefundable-filing fee of TWO HU	y dwelling and/or any structure appurtenant or accessory NDRED DOLLARS (\$200.00) and for all other structures a DLLARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO
STATE	OF PENNSYLVANIA:	
COUNT	SS TY OF MONTGOMERY:	
	Marc B. Kaplin,	
applica	Attorney for Applicant, being duly sworn/ ant above named and that the facts set forth i s submitted therewith, are true and correct to the	affirmed according to law, deposes and says that he is the n the foregoing application/appeal and all documents or e best of his knowledge, information and belief.
APPLIC	CANT/APPELLANT	Marc Rage C.
SWORM AFFIRM BEFOR	MED AND SUBSCRIBED TO : RE ME THIS 15 DAY OFMarch :	Commonwealth of Pennsylvania - Notary Seal KATHLEEN A. ELLIOTT, Notary Public Montgomery County My Commission Expires February 18, 2025 Commission Number 1247732
(OWNE	R'S SIGNATURE - IF APPLICABLE)	Kathleen a. Elliott
	SPECIAL IN	ISTRUCTIONS
TWENT THE ZO	Y-FOUR (24) COPIES OF THE APPLICATION A	FIFTEEN (15) COPIES OF THE APPLICATION AND ALL STRIAL, MULTI-FAMILY APPLICATIONS - ORIGINAL AND IND ALL SUPPORTING PAPERS SHALL BE FILED WITH TOWNSHIP, 700 BELVOIR ROAD, PLYMOUTH MEETING, IL NEED BE VERIFIED BY AFFIDAVIT.
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The abo	ove application/appeal was advertised in following dates:	(Newspaper)
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DATE PO	OSTED ON PREMISES	ZONING OFFICER

PLYMOUTH TOWNSHIP 700 BELVOIR ROAD PLYMOUTH MEETING, PA 19462

DATE: 3/13/2023

	cant/Appellant's Name and Address: JONATHAW & ALYSIA DOMERS
90	Canuappellant's Name and Address.
11	LIPLY ST, CONSHOHOCKEN, PA 19428 PHONE NO.:
Own	PHONE NO.: PARTY ST, CONSHIDHOCKEN, PA 1942 8 PHONE NO.: Per's Name and Address: JONATHAN & ALYSIA DOMESTS 101112 AM
	KARLST CONSHUITOCKEN, PA 19428 PHONE NO .: 189
Less	ee's Name and Address: NA IS NAME AND A 2023
	plicable) tion of Premises: 99 KIRK STREET
Dime	nsions of Lot: 80 ×90 hat Zoning Classification of Premises:
165	and Zonning Classification of Premises:
he i	mprovements thereon are: DWELLING DRIVEWAY, WOOD DECK
and 1	he present use of the land and/or building is
	OUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:
from	s is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER seeking a VARIANCE
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COUN	SS TY OF MONTGOMERY:	
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applic: exhibit	ant above named and that the facts set forth in ts submitted therewith, are true and correct to the	firmed according to law, deposes and says that he is the the foregoing application/appeal and all documents or best of his knowledge, information and belief.
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W		Commonwealth of PA
APPLI	CANT/APPELLANT	Sworn and subscribed
		Sworn and subscribed to before my
SWOR		Aday of March 20 23
	MED AND SUBSCRIBED TO : RE ME THIS 3 DAY OFMARCH :	
DLI OI	THIS DAY OHYGREN :	Commonwealth of Pennsylvania - Notary Seal Alea K. Pacell, Notary Public
/	1//	Monte
OWNE	ER'S SIGNATURE - IF APPLICABLE)	Commission expires June 28, 2025
(CANIAL	IN 3 SIGNATURE - IF APPLICABLE)	Member, Pennsylvania Association of Notaries
	SPECIAL INS	TRUCTIONS
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On the	following dates:	(Newspaper)
DATE	POSTED ON PREMISES	ZONING OFFICER

i = original

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP 700 BELVOIR ROAD PLYMOUTH MEETING, PA 19462

		DATE: 03/1	0/2023
Applicant/Appellant's Name and Addr	ess: Vince S. Yip		
710 Township Line Rd, Plymouth Mee	eting, Pa 19462	PHONE NO.:	267-808-1878
Owner's Name and Address: Vince	S. Yip		
710 Township Line Rd, Plymouth Mee	eting, Pa 19462	PHONE NO.:	267-808-1878
Lessee's Name and Address:(If Applicable)			
Location of Premises: 1st Floor, In-lay	w suite section, the fro	ont lawn area for	the parking lot.
Dimensions of Lot: (20' X 10') + (18' Present Zoning Classification of Prem	X 25') = 650 sqf lises: Residential	Į .	
The improvements thereon are: A tal	ke-out bubble tea and	l take-out noodle	e house for the in-law suite sec
8 parking spots in the front section o			
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Describe what is proposed of real esta be a home kitchen take-out style of C	ate in question: <u>rem</u> Chinese noodle house	odel the in-law s and bubble tea	suite section of the property to shop.

(13)	thereto a nonrefundable-filing	fee of TWO HUNDRI	relling and/or any structure appurtenant or accessory ED DOLLARS (\$200.00) and for all other structures a ARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO
STATE	OF PENNSYLVANIA:	JOSEPH MASTROCOLA - 1	Notary Public
	SS	Montgomery Co My Commission Expires Nov	vember 8, 2025
COUNT	Y OF MONTGOMERY:	Commission Number	1410855
applica exhibits	in above named and that the i	acis sei forth in the	med according to law, deposes and says that he is the e foregoing application/appeal and all documents or of his knowledge, information and belief.
			De Maria
APPLIC	CANT/APPELLANT		
SWORM			
AFFIRM	MED AND SUBSCRIBED TO : E ME THIS DAY OF :		
OWNE	División de la companya della compan	_	Vince Yip
(OWNE	R'\$ SIGNATURE - IF APPLICABL	-E) <u>SPECIAL INSTR</u>	UCTIONS
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PLYMOUTH TOWNSHIP 700 BELVOIR ROAD PLYMOUTH MEETING, PA 19462

A	
Applicant/Appellan	t's Name and Address: GREG & J. ERIN BISHOP
÷14.	PHONE NO.: 267 572 1091
Owner's Name and	Address: GREG & J. ERIN BISHOP
When a Name and	Address. Charles & 93 Charles 1223 April
-	PHONE NO.: 717 873 876
Lessee's Name and	Address: NA
(If Applicable)	1110 N
Location of Premise	es: 148 ALBXANDER DR.
Dimensions of Lot:	
Present Zoning Cla	ssification of Premises: RESIDENTLAL 00
The improvements	thereon are: IENCE
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and the present use	e of the land and/or building is RESIDENTIAL
PLYMOUTH TOWNS	ation for a <u>SPECIAL EXCEPTION</u> check here [v] and state the specific sections SHIP ZONING ORDINANCE upon which the applicant relies:
SECTION 1409 A	ation for a SPECIAL EXCEPTION check here VI and state the specific sections SHIP ZONING ORDINANCE upon which the applicant relies:
FLYMOUTH TOWNS SECTION 1404 If this is an appeal from the terms of the second section of the second secon	ation for a <u>SPECIAL EXCEPTION</u> check here [v] and state the specific sections SHIP ZONING ORDINANCE upon which the applicant relies:
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ACCEPTED.

(13) There must be paid herewith for a single-family thereto a nonrefundable-filing fee of TWO HUN nonrefundable filing fee of ONE THOUSAND DO "PLYMOUTH TOWNSHIP".	y dwelling and/or any structure appurtenant or accessory NDRED DOLLARS (\$200.00) and for all other structures a DLLARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO
STATE OF PENNSYLVANIA: SS	MA S S S S S S S S S S S S S S S S S S S
COUNTY OF MONTGOMERY:	
applicant above named and that the facts set forth in exhibits submitted therewith, are true and correct to the	offirmed according to law, deposes and says that he is the the foregoing application/appeal and all documents or best of his knowledge, information and belief.
APPLICANT/APPELLANT	MRO
SWORN AFFIRMED AND SUBSCRIBED TO : BEFORE ME THIS 9 DAY OF Mandh, 2023	Commonwealth of Pennsylvania-Notary Seal Mary U Moncada, Notary Public Montgomery County My Commission Expires January 31, 2026
(OWNER'S SIGNATURE - IF APPLICABLE)	Commission Number 1406895
SPECIAL INS	STRUCTIONS
FOR <u>RESIDENTIAL APPLICATIONS</u> - ORIGINAL AND F SUPPORTING PAPERS, OR FOR <u>COMMERCIAL</u> , <u>INDUS</u> TWENTY-FOUR (24) COPIES OF THE APPLICATION AN THE ZONING OFFICER, ZONING OFFICE, PLYMOUTH T PA 19462. ONLY THE ORIGINAL APPLICATION/APPEAL	ALL COPPORTING PAPERS SHALL BE FILED WITH
IMPORTAN	IT NOTICE
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The above application/appeal was advertised in On the following dates:	(Newspaper)
DATE POSTED ON PREMISES	ZONING OFFICER
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(13)

PLYMOUTH TOWNSHIP 700 BELVOIR ROAD PLYMOUTH MEETING, PA 19462

2303 Hickory Road, Plymouth Meeting,	PA 19462		PHONE N	10.:	610-828-3054	
Owner's Name and Address:	kory Land H	oldings, LLC				
2303 Hickory Road, Plymouth Meeting,	PA 19462		PHONE I	NO ·	610-828-3054	
I-N	I/A		THORE			
f Applicable)						
ocation of Premises: 2303 His	ckory Road,	Plymouth Mee	ting, PA 19462			
Dimensions of Lot: +/- 9.28 A	Acres					
resent Zoning Classification of Pr	remises:/	AA Residential	District			
he improvements thereon are: 1	1/2 story offic	ce building; on	e story boarding	facility	; MRI unit, vete	erinary clini
surgical center; kennel; 2 sheds; an inc						
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f this is an application for a <u>SPEC</u> PLYMOUTH TOWNSHIP ZONING O N/A f this is an appeal from a decision on the terms of the PLYMOUTH	CIAL EXCE	EPTION chec E upon which	h the applicar PECTOR/ZON PRDINANCE c	ING O	FFICER seel	king a VA
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STATE OF PENNSYLVANIA:	Commonwealth of Pennsylvania - Notary Seal Patricia R. ODonnell, Notary Public Montgomery County My commission expires September 6, 2025
SS COUNTY OF MONTGOMERY:	Commission number 1214198 Member, Pennsylvania Association of Notaries
David J. Brooman, Esquire, being duly sworn/affin applicant above named and that the facts set forth in the exhibits submitted therewith, are true and correct to the be	rmed according to law, deposes and says that he is the ne foregoing application/appeal and all documents or est of his knowledge, information and belief.
APPLICANT/APPELLANT	Patricia R. ODonnell
SWORN : AFFIRMED AND SUBSCRIBED TO : BEFORE ME THIS 17 DAY OF March, 2023	Dariel & Broma
(OWNER'S SIGNATURE - IF APPLICABLE)	David J. Brooman, Esquire, Attorney for Applicant
SPECIAL INS	
FOR <u>RESIDENTIAL APPLICATIONS</u> - ORIGINAL AND FI SUPPORTING PAPERS, OR FOR <u>COMMERCIAL</u> , <u>INDUST</u> TWENTY-FOUR (24) COPIES OF THE APPLICATION AN THE ZONING OFFICER, ZONING OFFICE, PLYMOUTH TO PA 19462. ONLY THE ORIGINAL APPLICATION/APPEAL	D ALL SUPPORTING PAPERS SHALL BE FILED WITH OWNSHIP, 700 BELVOIR ROAD, PLYMOUTH MEETING,
IMPORTAN	IT NOTICE
YOUR APPLICATION WILL BE SCHEDULED FOR A HEAF OF THE PLYMOUTH TOWNSHIP ZONING HEARING BO ENTIRE CASE AT THIS MEETING. ANY APPLICATION WRITING, AND YOU MUST GIVE THE REASONS FOR TOWNST BE RECEIVED BY THE ZONING OFFICER NO LAZONING HEARING. NO APPLICATIONS FOR CONTINUUNLESS THE APPLICANT APPEARS BEFORE THE ZONING MORE THAN ONE REQUEST FOR A CONTINUANCE ON SUCH REQUESTS WILL NOT NORMALLY BE GRANTED	I FOR CONTINUANCE OF THE HEARING MUST BE IN HE REQUEST. THE APPLICATION FOR CONTINUANCE TER THAN 3:00 P.M. ON THE THURSDAY BEFORE THE UANCE WILL BE ACCEPTED AFTER THAT DEADLINE NG HEARING BOARD TO APPLY FOR A CONTINUANCE IT ANY APPLICATION MUST BE MADE IN PERSON, AND
DO NOT WRITE E	BELOW THIS LINE
CERTIFICATION OF	FADVERTISEMENT
The above application/appeal was advertised in On the following dates:	(Newspaper)
DATE POSTED ON PREMISES	ZONING OFFICER

PLYMOUTH TOWNSHIP 700 BELVOIR ROAD PLYMOUTH MEETING, PA 19462

DATE: March 17, 2023 (1) Applicant/Appellant's Name and Address: W. Scott Winger, AIA 621 Ashurst Rd. Havertown, PA 19083 PHONE NO.: 215-850-0651 Justin and Megan Saracena (2)Owner's Name and Address: 305 Killybegs Lane, Plymouth Meeting, PA 19462 215-983-0488 PHONE NO .: N/A (3)Lessee's Name and Address: (If Applicable) 305 Killybegs Lane, Plymouth Meeting, PA (4)Location of Premises: Irregular Lot, 1.2 acres, Lot width at Bldg Line = 225.3', Front Yard = 42.1', Side Yard = 42.6'. (5)Dimensions of Lot: Property dimensions are shown on enclosed site plan. (6)Present Zoning Classification of Premises: AA Residential Property is as it was purchased. The improvements thereon are: (7)2 Single Family Dwelling 00 and the present use of the land and/or building is (8) If this is an application for a SPECIAL EXCEPTION check here [X] and state the spe s of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies: Front Yard Set Back - Section 402.ii There shall be a front yard on each lot which shall be not less than 50 feet in depth. (9)If this is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER seeking a VARIANCE from the terms of the PLYMOUTH TOWNSHIP ZONING ORDINANCE check here [] and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought: N/A The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: (10)The applicant seeks a variance to the Front Yard set back, noting the existing house has a small corner of the current structure protruding approximately 7.83 feet into the front yard set back as an existing non-conforming condition. The applicant seeks to erect an accessory structure, proposed to align with the same non-conforming line of the existing house set back, placing a small corner of the new accessory structure into the front yard set back at a distance no greater than the existing non-conforming set back. The result will require less impervious coverage to the site. Aligning the accessory structure to the existing house provides a stronger composition to the existing house improving its aesthetic in the community. (11)Describe what is proposed of real estate in question: Applicant seeks to construct an accessory structure per the drawings attached. The accessory structure is planned to be a two car garage with a home office / study on the second floor. The accessory structure is planned to have a covered breezeway connecting it to the existing house. The accessory structure as shown on drawing A-1 is planned to be no more that 20'-0" above grade. There must be attached hereto a plot plan, accurately drawn to scale, of the real estate in question, (12)indicating the location and dimensions of the tract and improvements erected thereon as well as those proposed to be erected. ALL PLANS MUST BE FOLDED OR THE APPLICATION WILL NOT BE

ACCEPTED.

(13)		nily dwelling and/or any structure appurtenant or accessory UNDRED DOLLARS (\$200.00) and for all other structures a DOLLARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO			
STATE	E OF PENNSYLVANIA: SS				
COUN	ITY OF MONTGOMERY:				
W.	Scott winger being duly over				
applic	ant above named and that the facts set forth	n/affirmed according to law, deposes and says that he is the in the foregoing application/appeal and all documents or he best of his knowledge, information and belief.			
APPLI	ICANT/APPELLANT	W. Scott Winger			
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SWOR AFFIRI BEFOR	RN : MED AND SUBSCRIBED TO : RE ME THIS 17 DAY OF March: 2023	Commonwealth of Pennsylvania - Notary Seal RUSHABH R SHAH - Notary Public Montgomery County My Commission Expires August 31, 2024 Commission Number 1300609			
(OW/NE	ER'S SIGNATURE - IF APPLICABLE)				
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		INSTRUCTIONS			
TWENT	FOR <u>RESIDENTIAL APPLICATIONS</u> - ORIGINAL AND FIFTEEN (15) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS, OR FOR <u>COMMERCIAL</u> , <u>INDUSTRIAL</u> , <u>MULTI-FAMILY APPLICATIONS</u> - ORIGINAL AND TWENTY-FOUR (24) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS SHALL BE FILED WITH THE ZONING OFFICER, ZONING OFFICE, PLYMOUTH TOWNSHIP, 700 BELVOIR ROAD, PLYMOUTH MEETING, PA 19462. ONLY THE ORIGINAL APPLICATION/APPEAL NEED BE VERIFIED BY AFFIDAVIT.				
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	DO NOT WRITE	BELOW THIS LINE			
CERTIFICATION OF ADVERTISEMENT					
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