

BZA 2-72 - Phillips Petrol. Co.
req. Exception for used carlot at
SW corner of 29th and Arkansas

POSTED
1-29-72

BZA 2-2-72 Henry

RESOLUTION NO. BZA 2-72

WHEREAS, Phillips Petroleum Company, 1616 Vickers KSB&T Building, Wichita, Kansas, by Richard A. Loyd, 200 East First Street, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the installation of a used car lot, on property zoned "LC" Light Commercial, and legally described as follows:

The north 147.37 feet of the east 205 feet of Lot 4, Gould Gardens, Sedgwick County, Kansas, subject to the east 30 feet for Arkansas Avenue and the north 30 feet for 29th Street. Generally located at the southwest corner of 29th and Arkansas.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of February 22, 1972, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the installation of a used car lot, on property zoned "LC" Light Commercial, subject to the conditions outlined in Section 28.04.183.2, Code of the City of Wichita; and

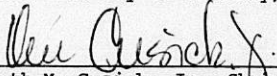
WHEREAS, the Board of Zoning Appeals has found that the applicant was not agreeable to the dedication of necessary major street rights-of-way for Arkansas and 29th Street.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application to permit the installation of a used car lot, on property zoned "LC" Light Commercial, and legally described as follows:

The north 147.37 feet of the east 205 feet of Lot 4, Gould Gardens, Sedgwick County, Kansas, subject to the east 30 feet for Arkansas Avenue and the north 30 feet for 29th Street. Generally located at the southwest corner of 29th and Arkansas.


be denied.

ADOPTED AT WICHITA, KANSAS, this 22nd day of February, 1972.



Kenneth M. Cusick, Jr., Chairman

ATTEST:



Jack H. Galbraith, Secretary

March 8, 1972

Mr. Richard A. Loyd
200 East First Street
Wichita, Kansas 67202

Subject: Case No. BZA 2-72
Request for Exception

Dear Mr. Loyd:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on February 22, 1972, in connection with your request for an exception to permit the installation of a used car lot, on property zoned "LC" Light Commercial, and generally located at the southwest corner of 29th and Arkansas.

This Resolution reflects the official action of the Board to deny your request. It is forwarded to you for your information and files.

If you have any questions concerning this matter, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:ls

Enclosure

cc Phillips Petroleum Company, 1616 Vickers KSB&T Building 67202
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

February 24, 1972

Mr. Richard A. Loyd
200 East First Street
Wichita, Kansas 67202

Subject: Case No. BEA 2-72
Request for Exception

Dear Mr. Loyd:

At the regular meeting of the Board of Zoning Appeals on February 22, 1972, your request for an exception to permit the installation of a used car lot, on property zoned "LC" Light Commercial, and generally located at the southwest corner of 29th and Arkansas, was considered.

It was the action of the Board to deny this request.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Secretary

JHG:ls

cc Richard W. Holmes, Attorney, Brown Building 67202
Stan Hendrix, Chairman, Waco Finn Model Cities Council,
2617 Wellington Place 67204
Dean Smith, CDA Coordinator
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Central Inspection
Ralph Eberly, City Clerk

February 14, 1972

TO: Jack Galbraith, Secretary Board of Zoning Appeals

FROM: Waco-Finn Model Cities Council

SUBJECT: Rezoning Case No. BZA-272
Lot 4-Gould Gardens (147.37 ft.)

In reply to application by Phillips Petroleum Company, requesting permission to install a used car lot on the southwest corner of 29th and Arkansas, the Waco-Finn Council wish to inform the board they are opposed to the rezoning of this lot.

vl



SECRETARY'S REPORT
CASE NO. BZA 2-72

APPLICANT: Phillips Petroleum Company, 1616 Vickers KSB&T Building,
Wichita, Kansas 67202

AGENT: Richard A. Loyd, 200 East First Street, Wichita, Kansas
67202

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the
City of Wichita, to permit the installation of a used
car lot

GENERAL LOCATION: At the southwest corner of 29th and Arkansas

LAND USE: Subject property is occupied by a vacant service station;
west is grocery store; north and east are service
stations; south is single family residence

ZONING: Subject property is zoned "LC" Light Commercial as are
those properties to the north, east, south and west

JURISDICTION:

The Board has jurisdiction to consider this request under the
provisions outlined in Section 2.12.590.C, Code of the City of
Wichita. The Board may grant the exception provided the conditions
set out in Section 28.04.183.2 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the
installation of a used car sales lot on property presently occupied
by a vacant service station on land zoned "LC" Light Commercial.

The application area is located at the intersection of two
major streets and provides only 30 feet of half-street right-of-
way on both Arkansas and 29th Street whereas 75 feet of half-
street right-of-way is required. It is the opinion of the Secretary
that the applicant should be required to dedicate an additional
45 feet of right-of-way for both streets to meet the 75 foot
requirement for major street intersections.

The applicant has submitted a plot plan of subject property
which was forwarded to the Traffic Engineering Division for review
Attached for the Board's information is a copy of a memo containing
their comments on the proposed use and plan as submitted.

Page 2 - Secretary's Report
Case No. BZA 2-72

Although the Secretary is of the opinion that this is a logical location for a used car lot because of the heavier type of commercial uses along 29th east to Broadway, the Secretary is also of the opinion that after dedication of appropriate street rights-of-way that the site will be inadequate (72 feet x 130 feet) to provide the necessary circulation aisles and required off-street parking spaces in addition to display space for used cars.

RECOMMENDATION:

It is the recommendation of the Secretary that this application to permit the installation of a used car lot not be approved.

February 8, 1972

Mr. Stan Hendrix, Chairman
Waco Finn Model Cities Council
2617 Wellington Place
Wichita, Kansas 67204

Dear Mr. Hendrix:

By the enclosed notice, this will advise you of an exception request filed in an area to the north of the Waco-Finn Model Cities Council area but lying within an area which you have indicated in the past that the Council has an interest. We would appreciate any comments you have on this request or if you desire, please feel welcome to attend the Board of Zoning Appeals meeting.

Sincerely,

Jack H. Galbraith
Secretary

JHG:ls
cc Dean Smith, CDA Coordinator

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

February 2, 1972

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 2-72

An application has been filed by Phillips Petroleum Company, 1616 Vickers KSB&T Building, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation of a used car lot, on property zoned "LC" Light Commercial, and legally described as follows:

The north 147.37 feet of the east 205 feet of Lot 4, Gould Gardens, Sedgwick County, Kansas, subject to the east 30 feet for Arkansas Avenue and the north 30 feet for 29th Street. Generally located at the southwest corner of 29th Street and Arkansas.

This application has been assigned Case No. BZA 2-72, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, February 22, 1972, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

21 notices mailed 2-2-72

January 20, 1972

Mr. Richard A. Loyd, Attorney
Jochems, Sargent and Blaes
200 East First Street
Wichita, Kansas 67202

Subject: Request for BZA exception for
new and used car sales at the southwest
corner of 29th Street and Arkansas

Dear Mr. Loyd:

On December 17, 1971, we received from your office an application filing fee, abstract ownership list and your cover letter regarding the above captioned request. The application was accompanied by a survey drawing reflecting existing conditions of the site, but as we discussed by phone was not accompanied by the type of drawing required entailing a detailed plot plan approved by the Office of the Traffic Engineer. These plans are to show all existing and proposed structures, off-street parking spaces, points of ingress and egress, width of driveways, traffic channelization, etc.

Revised drawings were received on January 14 and forwarded to Traffic Engineering. Attached for your information is a copy of a memo containing their comments on the proposed use and the plan as submitted. These will be a consideration of the Secretary and the Board, and since the next closing date is January 25, 1972, please advise us the applicant's wishes whether to set up a case meeting next Tuesday's cut off and advertise the application for next month's meeting of the Board, or whether a meeting with the staff is preferred first.

Please advise Jack H. Gabraith on the staff, Secretary of the Board of Zoning Appeals, or myself how the applicant wants to proceed.

Sincerely,

John D. Gist
Principal Planner

JDG:ls
Attachment
cc Phillips Petroleum Co.
K. O. Taylor



THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE January 17, 1972

TO John Gist, Principal Planner

FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT Re: Memo to EZA -
Application for the Southwest
Corner of 29th and Arkansas

The following comments are submitted by the Traffic Engineering Division in regard to this application:

1. Both Arkansas Avenue and 29th Street are classified as major arterial streets and are scheduled for reconstruction within the CIP 6-year improvement program.
2. If this were an area subject to replatting, the Public Works Department would request 75' of half-street right-of-way off of the north and east sides of said property, and 40' of complete access control extending west and south of the northeast corner of the new property line.
3. Limited access should be established along all major arterial streets as is the policy of the Subdivision Committee. For a lot this size, the Traffic Engineering Division would recommend one (1) point of access on 29th Street and one (1) point on Arkansas Avenue to serve said property. It would be our recommendation that the two existing driveways closest to the intersection be closed. This recommendation would probably also serve said property to the betterment of the developer as he could use this area for the display of his used cars.
4. Maximum curb cut openings within the City of Wichita are limited to 30' along the property line. Probably when this case was originally heard, either the subdivision regulations didn't apply or it was in the county and the 30' opening was not required. It would be our recommendation that the remaining two openings be limited to 30' at the property line.
5. If the entire lot is to be used for display of automobiles for sale, the existing bare ground would have to be surfaced to conform to regulations.
6. It would be our recommendation that the necessary off-street parking spaces for customers be located near the proposed building.

Arterial

*75' R/W
40' A.C.*

1 pt. ea. street

*30' vs. 40'
pave. lot
openings*

parking



John Gist, Principal Planner

Page 2

January 17, 1972

7. Parking barriers would be required adjacent to all public property where the paved surface extends from private property to the public property line.

If there are any questions regarding this matter, please advise.

William G. McKinley

William G. McKinley
Assistant Traffic Engineer

WGM/gl

cc:R. W. Bruggeman, Director of Public Works

EHMET A. BLAES
ROETZEL JOCHEMS
ROBERT G. BRADEN
STAN E. WISDOM
BRUCE W. ZUERCHER
CHARLES M. CLINE
RICHARD A. LOYD
PAUL H. HUMANN

LAWRENCE McDONOUGH
GERALD D. HAAS
ROBERT L. HEATH
TIMOTHY E. MEKEE
DANIEL R. GLICKMAN
EDWIN J. DREILING
LARRY K. MEEKER

JOCHEMS, SARGENT & BLAES

ATTORNEYS AT LAW
FARMERS & BANKERS BUILDING
200 EAST FIRST STREET
POST OFFICE BOX 2134

WICHITA, KANSAS 67201

(316) 262-8443

W. D. JOCHEMS
(1888-1960)
J. WIRTH SARGENT
(1894-1955)

J. FRANCIS HESSE
HARRY L. HOESON
LEONARD A. LEVAND
COUNSEL

December 15, 1971

Board of Zoning Appeals
Room 402 - City Building Annex
104 South Main
Wichita, Kansas 67202

In re: That part of Lot 4 in Gould Gardens,
Sedgwick County, Kansas, and legally
described as: Beginning at the
northeast corner of said Lot 4; thence
west 230 feet; thence south parallel
to the east line of said Lot 4, 147.37
feet; thence east 230 feet; thence
north to the place of beginning

?
EXCEPT FOR
STREET

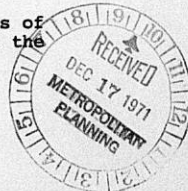
Gentlemen:

The applicant hereby requests a ^{EXCEPTION} variance from the
specific terms of Title 28, for the following reasons:

1. The subject property is zoned Light Commercial. It was the site of a gasoline station. The applicant had a used car lot located at 2651 North Arkansas. This property was condemned, and the applicant, through the aid of the Urban Renewal Agency, located subject property. The applicant does not intend to have a body shop or any other type of shop on the premises, but intends to use the premises solely for the purpose of selling cars. The requested variance arises from a condition which is unique to the property in question and is not ordinarily found in the same zone or district.

2. The granting of the permit for the variance will not affect the rights of adjacent property owners or residents. The applicant does intend to construct proper screening.

3. The strict application of the provisions of Title 28 will constitute unnecessary hardship upon the



JOCHEMS, SARGENT & BLAES

Board of Zoning Appeals
December 15, 1971
Page Two

property owner, and will prevent proper utilization of the property involved in this request.

4. The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

5. The granting of the variance desired will not be opposed to the general spirit and intent of Title 28.

Respectfully submitted,


Richard A. Loyd
OF JOCHEMS, SARGENT & BLAES

RAL:rj

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

Map 5450

CASE NO. _____

EXCEPTION

* FILED 12/17/71
SEE BELOW

APPLICATION FOR VARIANCE

I. Name of Applicant PHILLIPS PETROLEUM COMPANY
1616 Vickers KSB & T Building
Mailing Address Wichita, Kansas 67202 Phone 267-0311
RICHARD A. LOYD
Name of Authorized Agent Of Jochems, Sargent & Blaes
200 East First
Mailing Address Wichita, Kansas 67202 Phone 262-8443
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. The EXCEPTION variance requested is for a used car lot (28.04.183.2)

for property located That part of Lot 4 in Gould Gardens,

*Use legal
from Engineers
Survey*

Sedgwick County, Kansas, (SW corner of 29th St. & Arkansas)

and legally described as: Beginning at the northeast corner of
said Lot 4; thence west 230 feet; thence south parallel to the
east line of said Lot 4, 147.37 feet; thence east 230 feet;
thence north to the place of beginning.

in the City of Wichita; and which is presently zoned LC

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 1, 2, 3, 4, and 5 of the instructions.

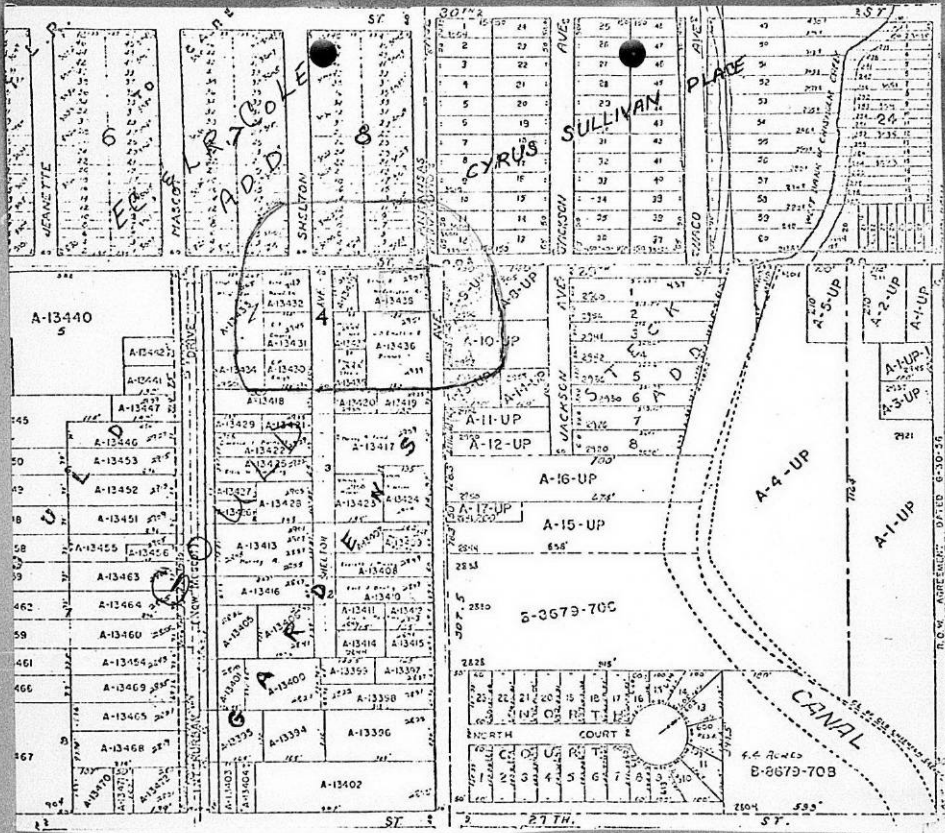


PHILLIPS PETROLEUM COMPANY
Applicant

Richard A. Loyd
Authorized Agent - Richard A. Loyd

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 1:00 (a.m. - p.m.), Jan. 24, 19 72
together with appropriate fee of \$50.00.

* SEE MEMO TO AGENT John D. Dial
DATED 1-20-72. signed
RICHARD LOYD ADVISED THIS
DATE THEY DESIRED MATTER
TO BE SCHEDULED. (12)



B.O.W. AGREEMENT DATED 8-30-26

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying within a radius of 200 ft. of:
 North 147.37 ft of East 230 ft of Lot 4, except
 West 25 ft of the South 117.37 ft. Gould's Gardens.


 Fidelity
 Title
 Company
 inc.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

- A-13438: N 147.37' of E 230' of Lot 4, exc W 25' of S 117.37', in Gould Gardens. ✓ Southland Ins. Company
 % Phillips Petroleum Co.,
 1423 Security Life Bldg.
 Denver, Colo. 80202
- A-13438-1: W 25' of S 117.37' of: Beg at NE cor Lot 4, W 230'; S 147.37'; E 230'; N 147.37' to beg., Gould Hutchinson, Ks. 67501
 Gardens. Dillon Inv. Co., Inc.
 P. O. Box 1608,
- A-13439: N 147.37' of W 100' of E 1/2 Lot 4, Gould Gardens, exc W 30' for rd. ✓ Dillon Inv. Co., Inc.,
 P. O. Box 1608,
 Hutchinson, Ks. 67501
- A-13436-1: N 133' of S 200' of E 180' of Lot 4, Gould Gardens. ✓ William Olin Bannon
 Rachel V. Bannon, ux
 3353 Riverdale Rd.
 Wichita, Ks. 67204
- A-13436: S 200' of E 180', exc N 133' of Lot 4, Gould Gardens. ✓ Carl O. & Hazel L. Bannon,
 2925 N. Arkansas Ave., ux
 Wichita, Kans. 67204
- A-13435: S 100' of W 120' of E 300' of Lot 4, Gould Gardens, exc rd. ✓ Emery J. Steele
 James M. Steele, jt.
 3228 Jeanette 67204



- A-13437: N 100' of S 200' of W 120' of E 300', Lot 4, Gould Gardens. ✓ Emery J. Steele
James M. Steele, jt.
3140 Shelton 67204
- A-13432: E 150' of W 297', exc S 200' of Lot 4, exc rd., Gould Gardens. ✓ Walter H. & Nola Laidlaw, ux
743 W. 29th St. N. 67204
- A-13431: N 100' of S 200' of E 150' of W 297' of Lot 4, Gould Gardens. ✓ Virgil E. & Elnor L. Fisher,
945 N. Old Manor 67208 ux
- A-13430: S 100' of E 150' of W 297' of Lot 4, exc E 30', Gould Gardens. ✓ Jerry J. & Edna M. Safarik,
2941 Shelton 67204 ux
- A-13434: S 110' of W 147' Lot 4 & vac ROW adj on W, Gould Gardens. ✓ Jerry J. & Edna M. Safarik,
2941 Shelton 67204 ux
- A-13433: W 147' of Lot 4, Gould Gardens, & E 1/2 of ROW adj on W., exc S 110'. ✓ Ben & Rachel Beehler, ux
755 W 29th St. N 67204
- A-9-UP: Beg at NW cor NE 1/4 Sec 5; S 150'; E 130'; N 150'; W to beg. Sec 5, Twp 27, R 1 E. ✓ Richard L. & June D. Steck,
1235 Van View 67215 ux
- A-8-UP: Beg 130' E of NW cor NE 1/4 Sec 5, S 150' E 170'; N 150'; W to beg, exc E 30' for St., 5-27-1E. ✓ Richard L. & June D. Steck,
1235 Van View 67215 ux
- A-10-UP: Beg 150' S of NW cor NE 1/4 S to pt 279.968' S of NW cor; th E 300'; N to pt 150' S of N line sd Sec; W 300' to beg., exc E 30'. Sec 5-27-1E. ✓ Willard L. Gettle, Jr.
P. O. Box 1760, Wichita 67201
- A-13-UP: Beg 279.968' S of NW cor NE 1/4; th E 150'; S 100'; W 150'; N to beg. Sec 5-27-1E. ✓ Glenn M. & Lucile E. Duncan,
1403 Alcott 67204 ux
- A-14-UP: Beg 279.968' S & 150' E of NW cor NE 1/4; th E 150'; S 100'; W 150'; N to beg. Sec 5-27-1E. ✓ Glenn M. Duncan
Lucile E. Duncan, ux
1403 Alcott 67204
- Lots 1, 3, Blk. 7, E. C. & L. R. Cole's Add. ✓ Lester Clinton Hoch
3001 Shelton 67204
- Lots 5, 7, 9, 11, Blk 7, E. C. & L. R. Cole's Addition. ✓ J. & Helen M. Simon, ux
3011 Shelton 67204
- Lots 1, 3, 5, 7, 9, Blk 8, E. C. & L. R. Cole's Addition. ✓ Ralph H. Boyd
Shirley D. Boyd, ux
3015 N. Arkansas 67204
- Lot 11, Blk 8, E. C. & L. R. Cole's Add. " " " "
- Lots 2, 4, 6, 8, 10, 12, Blk 8, E. C. & L. R. Cole's Add. ✓ Grace M. Botkin,
Virginia Ownby,
Aldean Clark, jt.
724 W. 29th St. N.
67204
- Lot 10, Cyrus Sullivan Place. ✓ Harry Gifford, Jr.
Frances L. Gifford, ux
4326 Bartlow 67207
- Lots 11 & 12, Cyrus Sullivan Place. ✓ Audy & Anita H. Creed,
1629 N. Market ux
67214


Fidelity
Title
Company
inc.



Dated at Wichita, Kansas this 14th day
of December, 1971 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Elkie M. Farrell Sec. OEM


Fidelity
Title
Company,
inc.

12027



Form 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>By Exception</i>	<i>50⁰⁰</i>

Name _____

Address _____

Type _____ Due Date _____

Comments: _____

Date _____ By _____

Form 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>By Exception</i>	<i>50⁰⁰</i>

Name *Jenkins, Largent & Blue*

Address *200 E 1st*

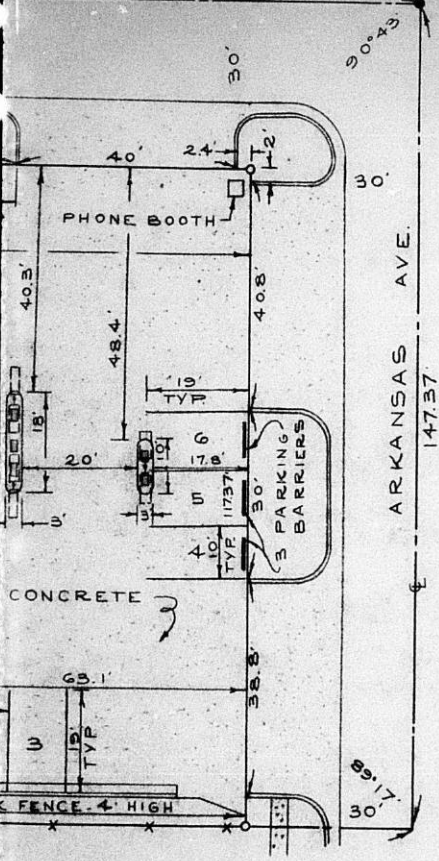
Type *99-407103* Due Date **PAID**

Comments: *JAN 25 1972*

Date *1-24-72* By *ls*

11-01
CITY OF WICHITA

NW 1/4 SEC. 5-27-1E
 LOT 4, GOULD GARDENS



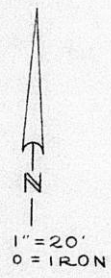
LOT PLAN
 FOR VARIANCE APPLICATION

SURVEY

THE NORTH 147.37' OF THE EAST
 205' OF LOT 4, GOULD GARDENS,
 SEDGWICK COUNTY, KANSAS,
 SUBJECT TO THE EAST 30' FOR
 ARKANSAS AVE. AND THE NORTH
 30' FOR 29TH ST.

FOR:
 KESTER MOTORS

K. O. TAYLOR, P.E.
 DEC. 7, 1971
 REVISED JAN. 13, 1972



NOTES:

- PUMPS AND ISLANDS SHALL BE REMOVED.
- OFFSTREET PARKING SPACES TO BE PAINTED WITH 4" YELLOW STRIPES.

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm
Roll # 1