



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

March 24, 2017

Paul Poirier
159 Slade Street
Belmont, MA 02478

RE: RE: Denial to Construct a Second Story and Third Floor Dormer Additions

Dear Mr. Poirier,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a second story addition and a third floor dormer at 159 Slade Street located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 4.2.2 of the Zoning Bylaws Dimensional Regulations allows a maximum lot coverage of 25%, requires a minimum side setback of 10.0' and a minimum front setback of 25.0'.

1. The existing lot coverage is 26.8% and the proposed is 28.8%.
2. The existing side setback is 4.2' and the proposed is 4.2'.
3. The existing front setback is 9.6' and the proposed is 15.7'

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a building permit application, or you may request three (3) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings



Town of Belmont

2017 MAY 24 AM 9:21

APPLICATION FOR A SPECIAL PERMIT

Date: 4.30-17

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 159 Slade Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for To construct a second story and third floor dormer additions.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Print Name

Paul Poirier

Address

159 Slade St

Belmont MA 02478

Daytime Telephone Number

781-775-3130

Paul Poirier and Michelle Jimenez
159 Slade Street
Belmont, MA 02478
(781) 775-3130
ppoirier159@comcast.net

April 18, 2017

Re: Special Permit Application for second story addition at 159 Slade Street.

Dear Belmont Zoning Board of Appeals,

We are applying for three special permits for proposed renovations to our home. We have been Belmont residents for 11 years and have established deep roots in the community. From the day they were born, both our children have been raised in our home at 159 Slade Street. Alexandra (11 years old) and Matthew (6 years old) both attend Belmont Public Schools (Chenery Middle School and Wellington Elementary) and enjoy the many wonderful benefits of living in Belmont.

As our children grow and their needs change, we are looking to renovate our home to better suit their needs. Our second floor currently has 2 bedrooms and a small office. We would like to expand the office into a third bedroom so our children can have their own adequately sized bedroom. For added security and safety, and given the age of our children, it is important for all the bedrooms to be on the same floor.

Our proposed renovation includes building an addition on the second story above the existing 1st floor structure. The addition will overhang by 4.2 feet and would be supported by 4 columns. We would also add a dormer on the front right side of the house to accommodate the new location of the stairs. Our home was built in 1934 and does not conform to current zoning regulations. As such, we are applying for 3 special permits:

- The front of our home does not conform to current setback requirements. The proposed dormer will be built further back.
- The right side of our home, as viewed from Slade Street, does not conform to current set back regulations. Neither the proposed dormer nor the addition will be built closer to the property line.
- Lastly, our lot coverage does not conform to current regulations. Due to the 4.2 foot overhang, our already non-conforming lot coverage will increase from 26.8% to 28.8%.

We strongly believe that after construction, our home will continue to fit in with other homes in the neighborhood in both scale and design:

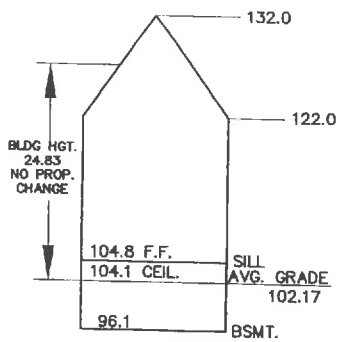
- Per attachment A (Google Maps); our home is not large in comparison with our neighbors and would remain so after the addition.
- Per Attachment B (Belmont Zoning Map Excerpt), our house is located right on the line of General Residence zoning. A large part of our immediate neighborhood consists of 2 family homes that are allowed a 30% lot coverage; including 2 non-conforming units across the street from us.

On Saturday April 15th we went door to door to our neighbors in order to discuss our plans for a potential addition. We shared a diagram of the plans and asked if they had any concerns they would like us to address. None of our neighbors had any objections. We also asked that they sign a petition confirming that they did not have any concerns (attached). We obtained signatures from 7 of our neighbors with and will follow-up with families that were not home.

Thank you for considering our request. Please contact us with any questions or concerns you would like to discuss

Warm Regards,

Paul Poirier and Michelle Jimenez



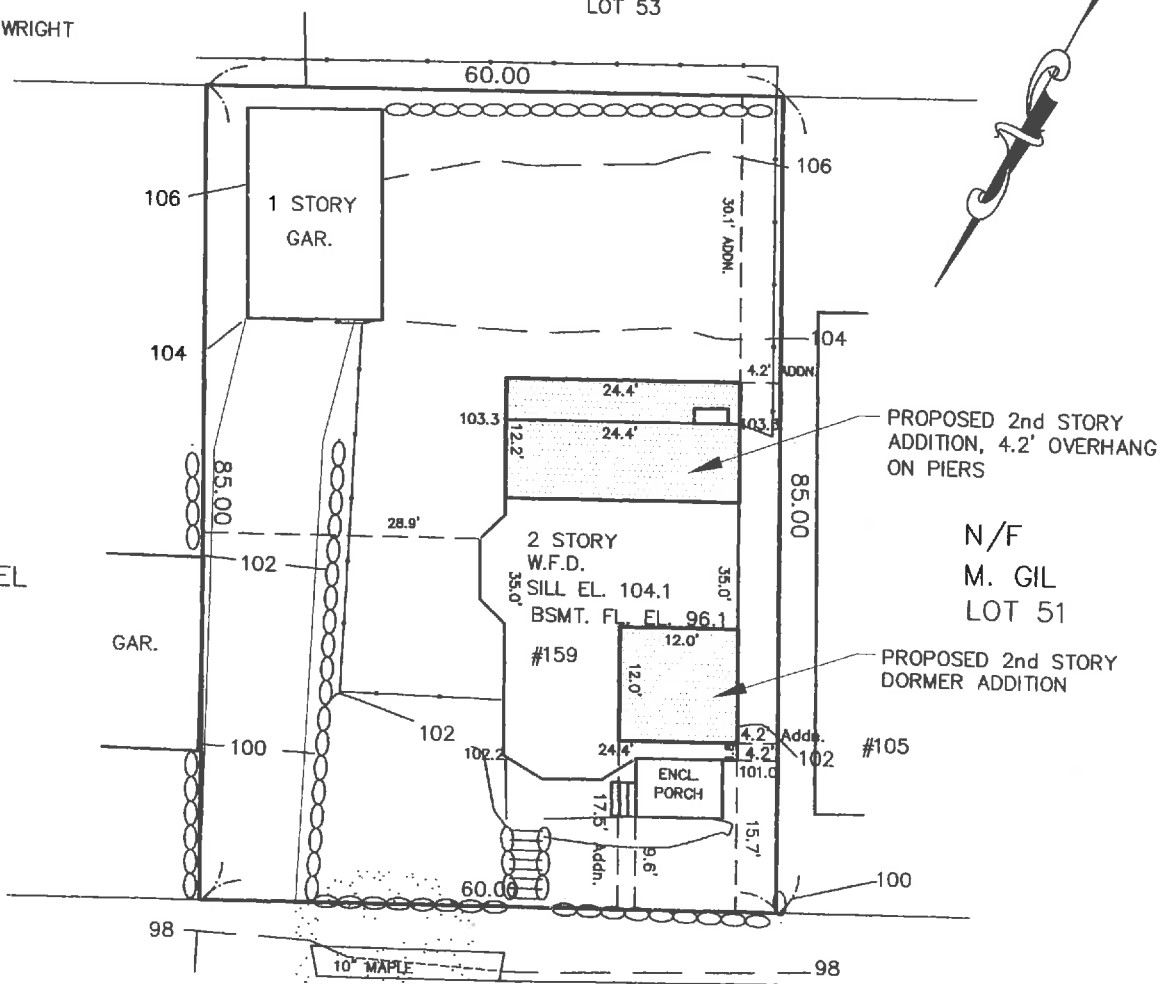
BUILDING HEIGHT
N.T.S.

N/F
DELORIS GALVIN
LOT 53

N/F
GERALDINE WRIGHT
LOT 54

N/F
ROGER WRUBEL
LOT 49

N/F
M. GIL
LOT 51



SLADE

(PUBLIC VARIES)

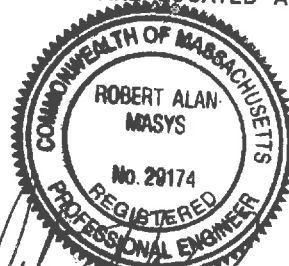
STREET

ZONE: SINGLE RESIDENCE C

	REQ	EXIST.	PROP.
LOT AREA	9,000 S.F.	5,100 S.F.	5,100 S.F.
FRONT S.B.	25'	9.6'	9.6' (ENCL. PORCH)
SIDE S.B.	10'	4.2'	4.2'
REAR S.B.	30'	34.7'	30.1
MAX. LOT COVG.	25%	26.8%	28.8%
MIN. OPEN SPACE	50%	62.4%	60.6%

NOTE: 25% OF AVG. LOT DEPTH = 21.25'
AVG. FRONT SETBACK OF ABUTTING
LOTS = 12.95'

I CERTIFY THAT THIS LOT IS NOT IN THE FEMA FLOOD ZONE. THIS CERTIFICATION IS BASED ON THE SURVEY MARKERS OF OTHERS AND THAT THE BUILDINGS ARE LOCATED AS SHOWN.



ROBERT A. MASYS, P.E.

PAUL PORIER & MICHELLE JIMENEZ
159 SLADE ST. BELMONT, MA.
LOT 17-50
APP. NO.
FEBRUARY 6, 2017
SCALE: 1" = 20'

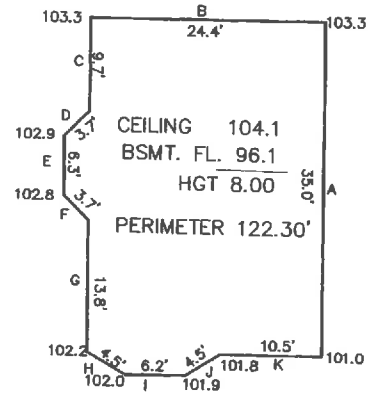


R.A.M. ENGINEERING
160 Main Street
Haverhill, Massachusetts 01830
TEL: (978) 572-0440 FAX: (978) 572-7183

SUM A - K = 197.47
 122.30 X 8.00 = 978.40 20.2% OF FOUNDATION ABOVE GRADE

(101.0 + 103.3)/2 X 35 = 3557.25
 (103.3 + 103.3)/2 X 24.4 = 2520.52
 (103.3 + 102.9)/2 X 9.7 = 1000.07
 (102.9 + 102.9)/2 X 3.7 = 380.73
 (102.9 + 102.8)/2 X 6.3 = 647.95
 (102.8 + 102.8)/2 X 3.7 = 380.36
 (102.8 + 102.2)/2 X 13.8 = 1414.50
 (102.2 + 102.0)/2 X 4.5 = 459.45
 (102.0 + 101.9)/2 X 6.2 = 632.09
 (101.9 + 101.8)/2 X 4.5 = 458.32
 (101.8 + 101.0)/2 X 10.5 = 1064.70
 12495.94

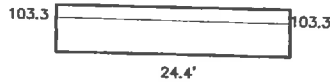
12495.94 / 122.30 = 102.17 AVG GRADE



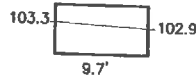
A
 104.1 - 101.0 = 3.1
 104.1 - 103.3 = 0.8
 (3.1 + 0.8) / 2 X 35.0 = 68.25



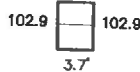
B
 104.1 - 103.3 = 0.8
 104.1 - 103.3 = 0.8
 (0.8 + 0.8) / 2 X 24.4 = 19.52



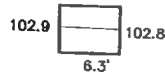
C
 104.1 - 103.3 = 0.8
 104.1 - 102.9 = 1.2
 (0.8 + 1.2) / 2 X 9.7 = 9.70



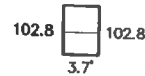
D
 104.1 - 102.9 = 1.2
 104.1 - 102.9 = 1.2
 (1.2 + 1.2) / 2 X 3.7 = 4.44



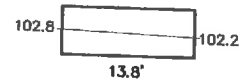
E
 104.1 - 102.9 = 1.2
 104.1 - 102.8 = 1.3
 (1.2 + 1.3) / 2 X 6.3 = 7.88



F
 104.1 - 102.8 = 1.3
 104.1 - 102.8 = 1.3
 (1.3 + 1.3) / 2 X 3.7 = 4.81



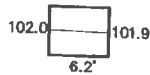
G
 104.1 - 102.8 = 1.3
 104.1 - 102.2 = 1.9
 (1.3 + 1.9) / 2 X 13.8 = 22.08



H
 104.1 - 102.2 = 1.9
 104.1 - 102.0 = 2.1
 (1.9 + 2.1) / 2 X 4.5 = 9.00



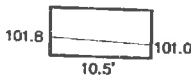
I
 104.1 - 102.0 = 2.1
 104.1 - 101.9 = 2.2
 (2.1 + 2.2) / 2 X 6.2 = 13.33



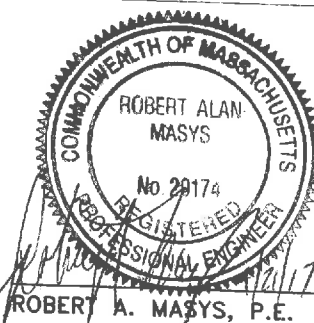
J
 104.1 - 101.9 = 2.2
 104.1 - 101.8 = 2.3
 (2.2 + 2.3) / 2 X 4.5 = 10.13



K
 104.1 - 101.8 = 2.3
 104.1 - 101.0 = 3.1
 (1.9 + 2.1) / 2 X 10.5 = 28.35



R.A.M. ENGINEERING
 160 Main Street
 Haverhill, Massachusetts 01830
 TEL: (978) 372-0449 FAX: (978) 372-7163



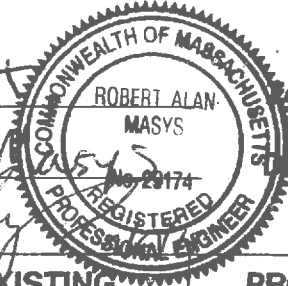
ROBERT A. MASYS, P.E.

PAUL PORIER & MICHELLE JIMENEZ
 159 SLADE ST. BELMONT, MA.
 LOT 17-50
 APP. NO.
 FEBRUARY 6, 2017
 SCALE: NONE

Zoning Compliance Check List (Registered Land Surveyor)

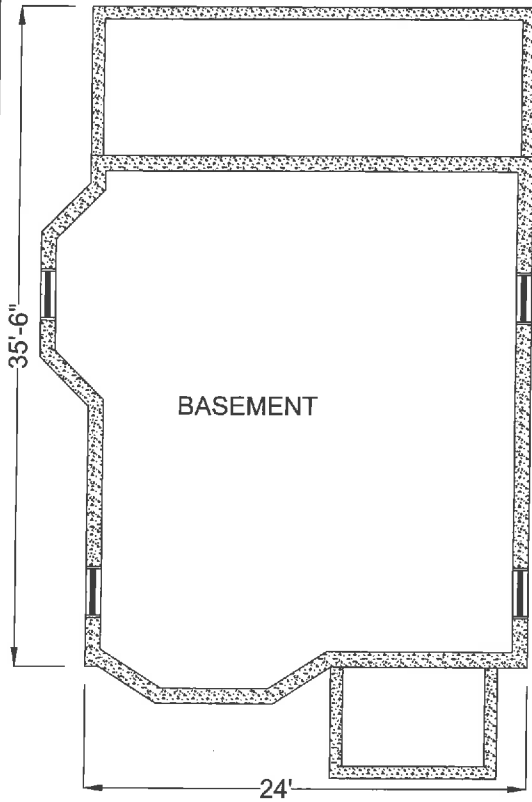
Property Address: 159 Slade St Zone: Sw Res. C

Surveyor Signature and Stamp: Robert Alan Masys Date: 4/21/17

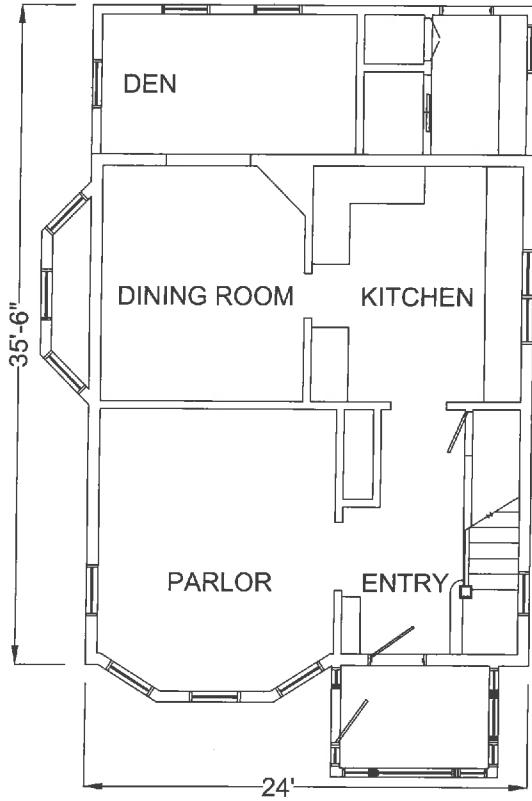


	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	5100	5100
Lot Frontage	1	60	60
Floor Area Ratio	N/A		
Lot Coverage	25%	26.8%	28.8%
Open Space	50%	62.4%	60.6%
Front Setback	25	9.6	9.6
Side Setback	10	4.2	4.2
Side Setback	10'	28.9'	28.9'
Rear Setback	30'	34.7	30.1
Building Height		24.83	24.83
Stories	2	2	2
½ Story Calculation			

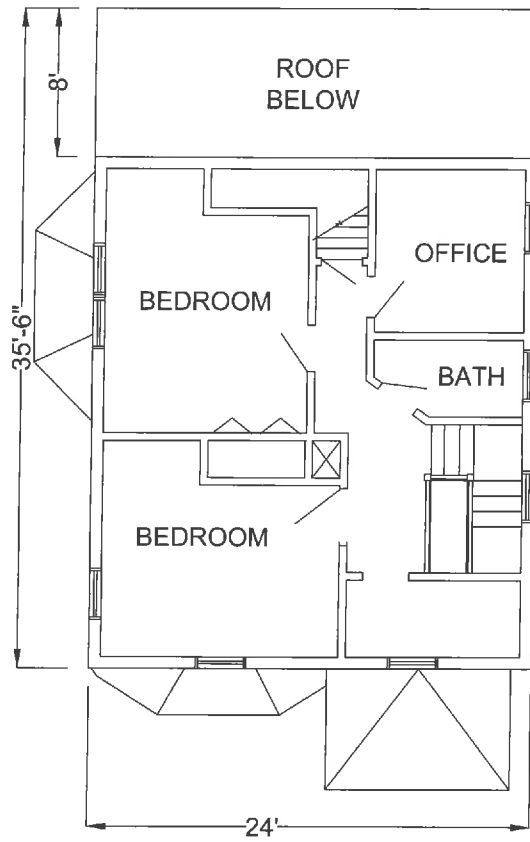
NOTES:



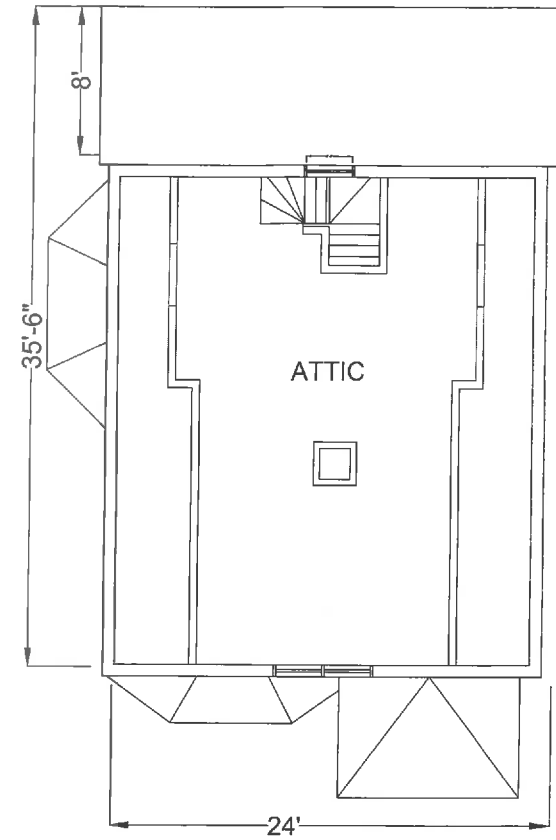
EXISTING BASEMENT PLAN
SCALE: 1/8"=1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



EXISTING THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

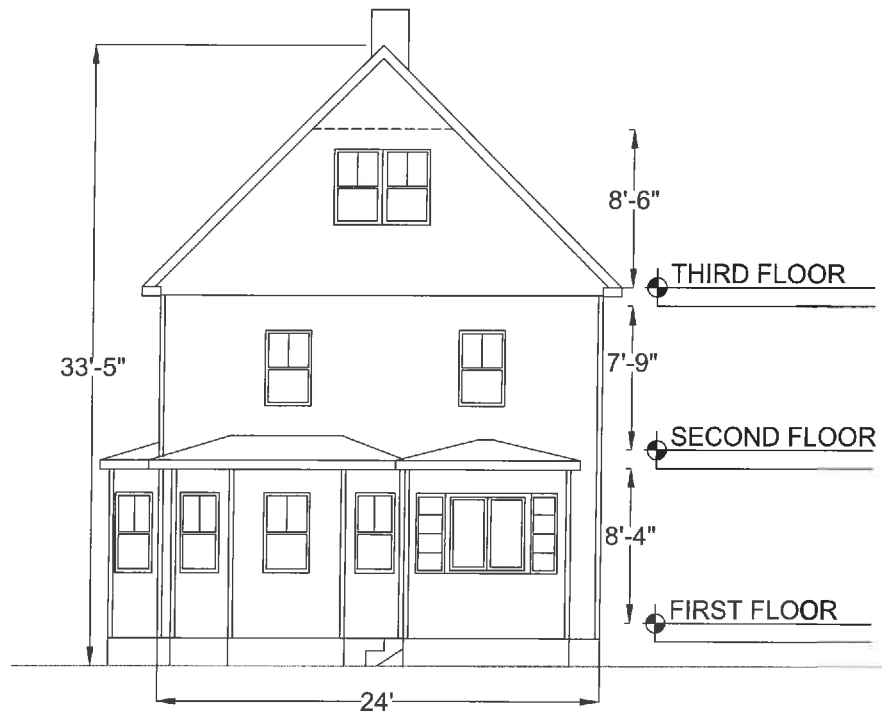
EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING
METHOD PER ICR 2012 R602.10 METHOD CS-WSP.
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

- Ⓜ HEAT DETECTOR
 - Ⓢ PHOTOELECTRIC SMOKE DETECTOR
 - Ⓢ CO DETECTOR
 - Ⓢ COMBINATION DETECTOR
- ADD CSO EVERY FLOOR LEVEL

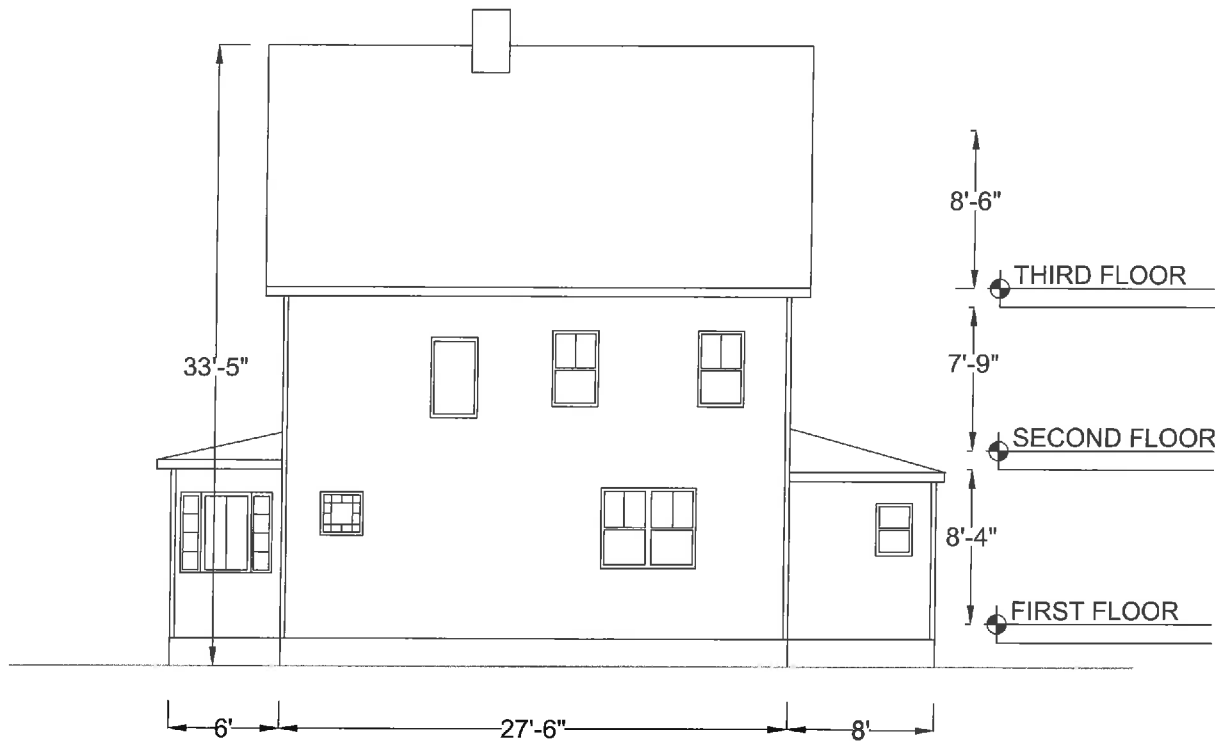
LEGEND
— PROPOSED
- - - EXISTING
- - - DEMO

ROUGH OPENING SCHEDULE (HARVEY)
DH2642 - 2'-6" x 3'-8"
2642 - 2'-6" x 3'-8"

KNEELAND CONSTRUCTION CORPORATION 407R MYSTIC AVE SUITE 348 MEDFORD, MA 02155 P: (781) 393-9899 F: (781) 393-0601			REVISION	DATE	TITLE
1	1/11/17	Setback requires addition reduced from 13'-0" to 12'-0"			
2	4/15/17	Belmont Town Hearing Set			
3	5/9/17	Belmont Town Hearing Set			
CHECKED BY: COD			DRAWN BY: DSC		SCALE: AS NOTED
TITLE			DATE: 12/21/16		SHEET NO.
POIRIER			POIRIER RESIDENCE		A-1.0
159 SLADE STREET					
BELMONT, MA					



EXISTING CONDITION SLADE STREET ELEVATION
SCALE: 1/8"=1'-0"



EXISTING CONDITION EAST ELEVATION
SCALE: 1/8"=1'-0"

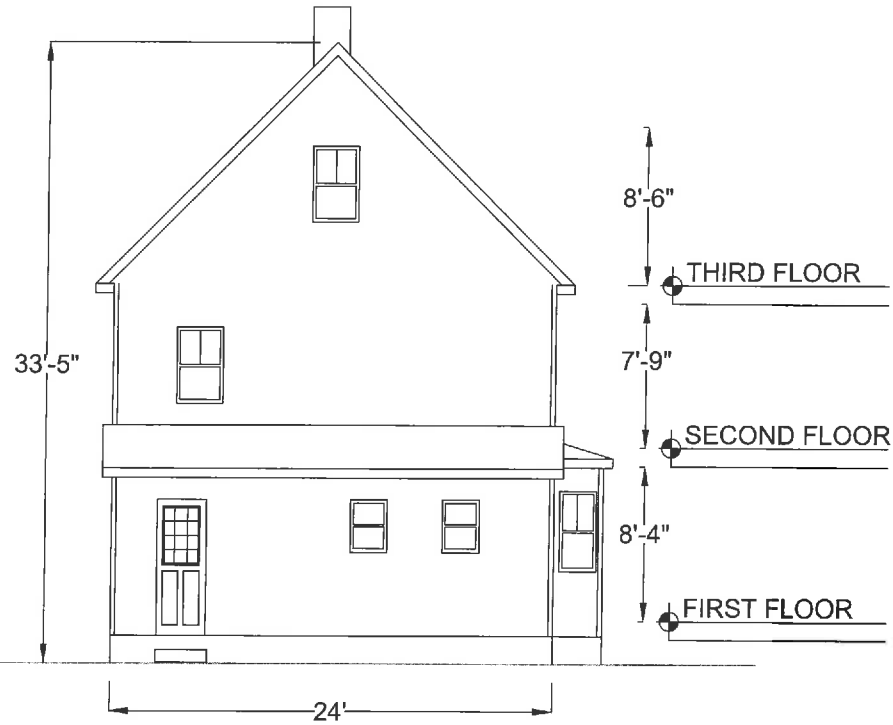
EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING
 METHOD PER ICR 2012 R602.10 METHOD CS-WSP.
 END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7, NAILING
 SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

- ⊕ HEAT DETECTOR
- Ⓢ PHOTOELECTRIC SMOKE DETECTOR
- Ⓢ CO DETECTOR
- Ⓢ COMBINATION DETECTOR
- ADD CSO EVERY FLOOR LEVEL

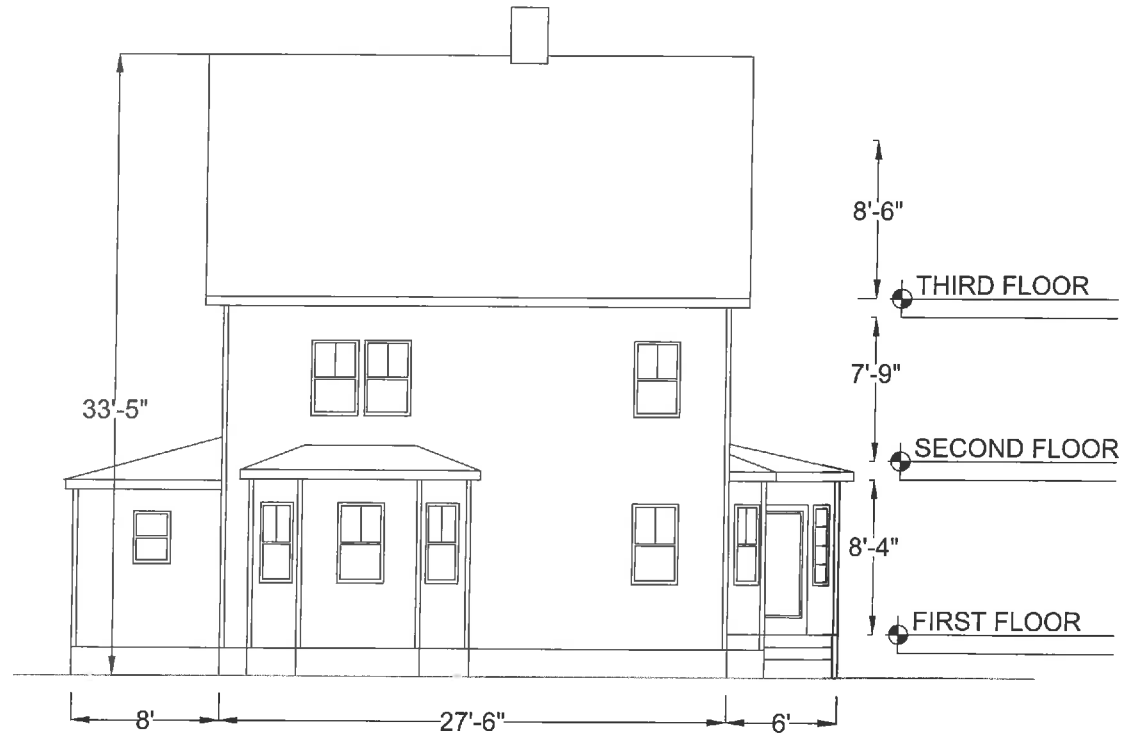
LEGEND
 — PROPOSED
 - - EXISTING
 - - DEMO

ROUGH OPENING SCHEDULE (HARVEY)
 DH2842 - 2'-6" x 3'-8"
 2842 - 2'-6" x 3'-8"

KNEELAND CONSTRUCTION CORPORATION		REVISION	DATE	TITLE
407R MYSTIC AVE SUITE 34B MEDFORD, MA		1	1/11/17	Setback requires addition reduced from 13'-0" to 12'-2"
MEDFORD, MA 02155		2	4/15/17	Belmont Town Hearing Set
P: (781) 393-9899 F: (781) 393-0601		3	5/8/17	Belmont Town Hearing Set
POIRIER		CHECKED BY: COD DRAWN BY: D8C SCALE: AS NOTED		
159 SLADE STREET		TITLE		
BELMONT, MA		POIRIER RESIDENCE		
		DATE: 12/21/16		
		SHEET NO.		
		A-2.0		



EXISTING CONDITION NORTH ELEVATION
SCALE: 1/8"=1'-0"



EXISTING CONDITION WEST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING
METHOD PER ICR 2012 R602.10 METHOD CS-WSP.
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

- (H) HEAT DETECTOR
- (SD) PHOTOELECTRIC SMOKE DETECTOR
- (CD) CO DETECTOR
- (ESD) COMBINATION DETECTOR
- ADD CSO EVERY FLOOR LEVEL

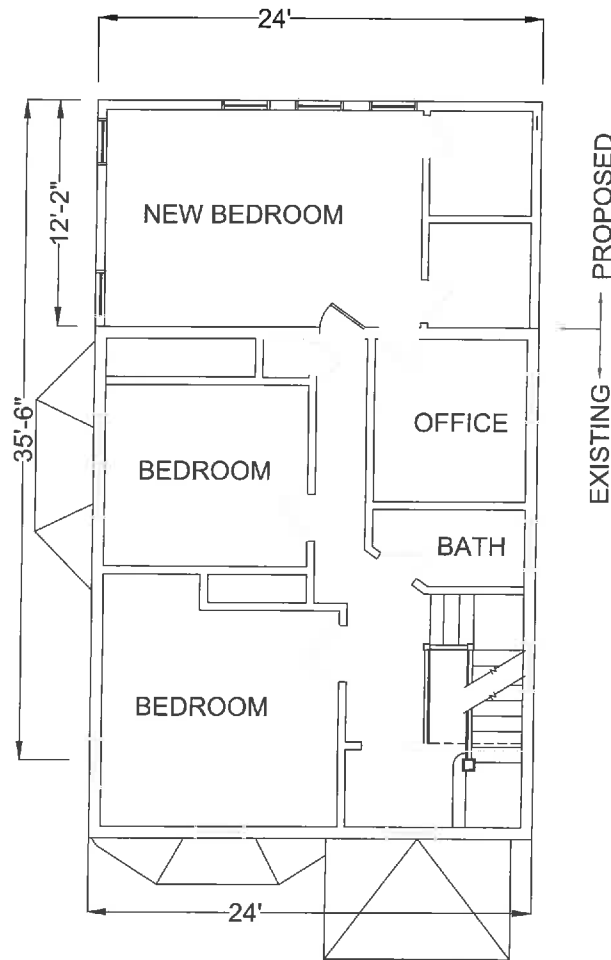
LEGEND
 — PROPOSED
 - - EXISTING
 - - DEMO

ROUGH OPENING SCHEDULE (HARVEY)
 DH2842 - 2'-6" x 3'-8"
 2842 - 2'-6" x 3'-8"

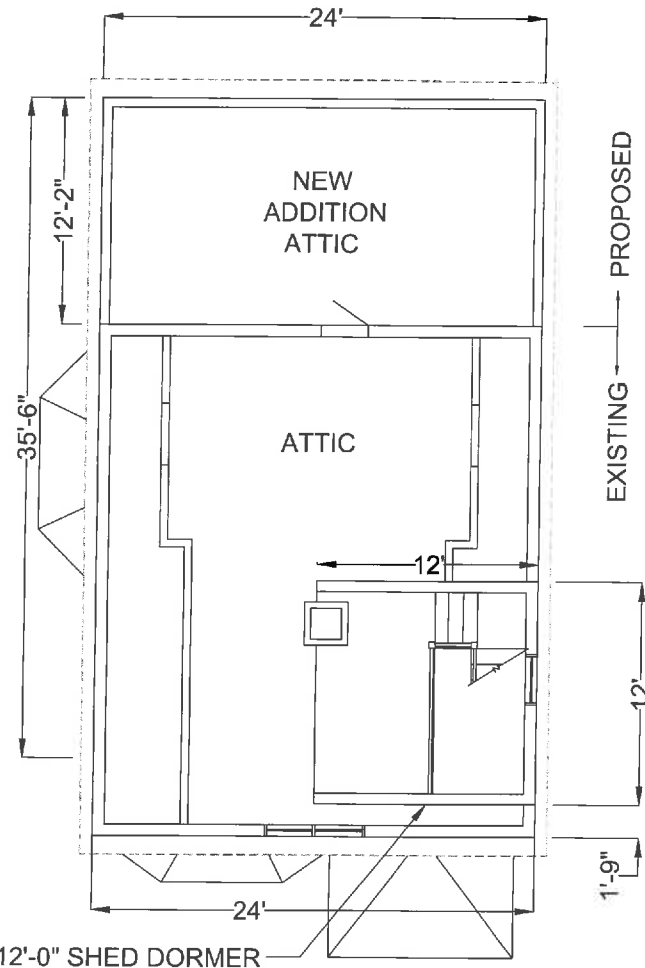
KNEELAND CONSTRUCTION CORPORATION
 407R MYSTIC AVE SUITE 34B
 MEDFORD, MA 02155
 P: (781) 393-9899 F: (781) 393-0601

POIRIER
 159 SLADE STREET
 BELMONT, MA

REVISION	DATE	TITLE
1	1/11/17	Setback requires addition reduced from 13'-0" to 12'-2"
2	4/15/17	Belmont Town Hearing Set
3	5/8/17	Belmont Town Hearing Set
CHECKED BY: COD		DRAWN BY: DSC
TITLE		SCALE: AS NOTED
POIRIER RESIDENCE		DATE: 12/21/16
		SHEET NO.
		A-3.0



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



PROPOSED THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

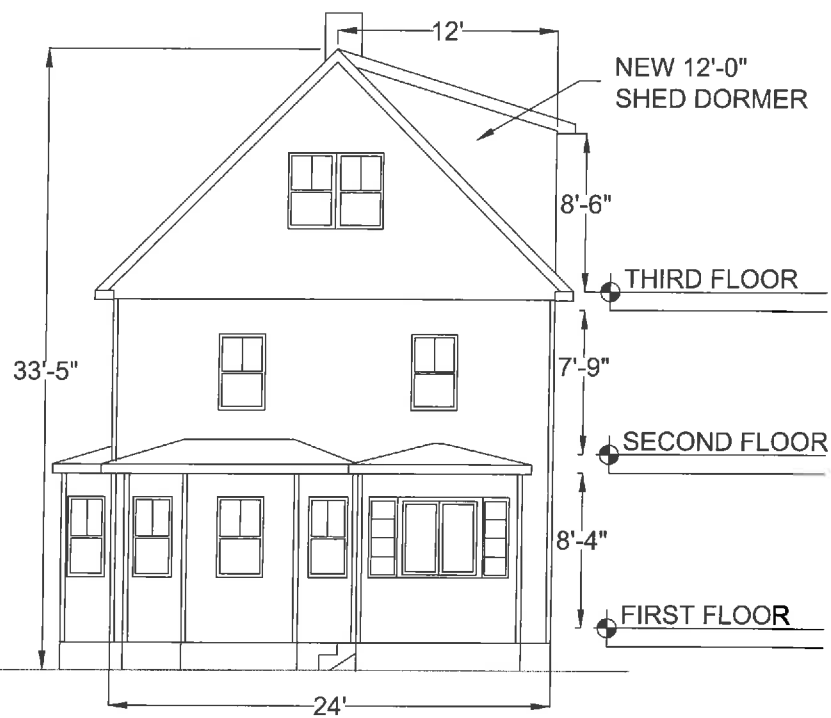
EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING
METHOD PER ICR 2012 R602.10 METHOD CS-WSP.
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

- (H) HEAT DETECTOR
- (SD) PHOTOELECTRIC SMOKE DETECTOR
- (CD) CO DETECTOR
- (CB) COMBINATION DETECTOR
- ADD CSO EVERY FLOOR LEVEL

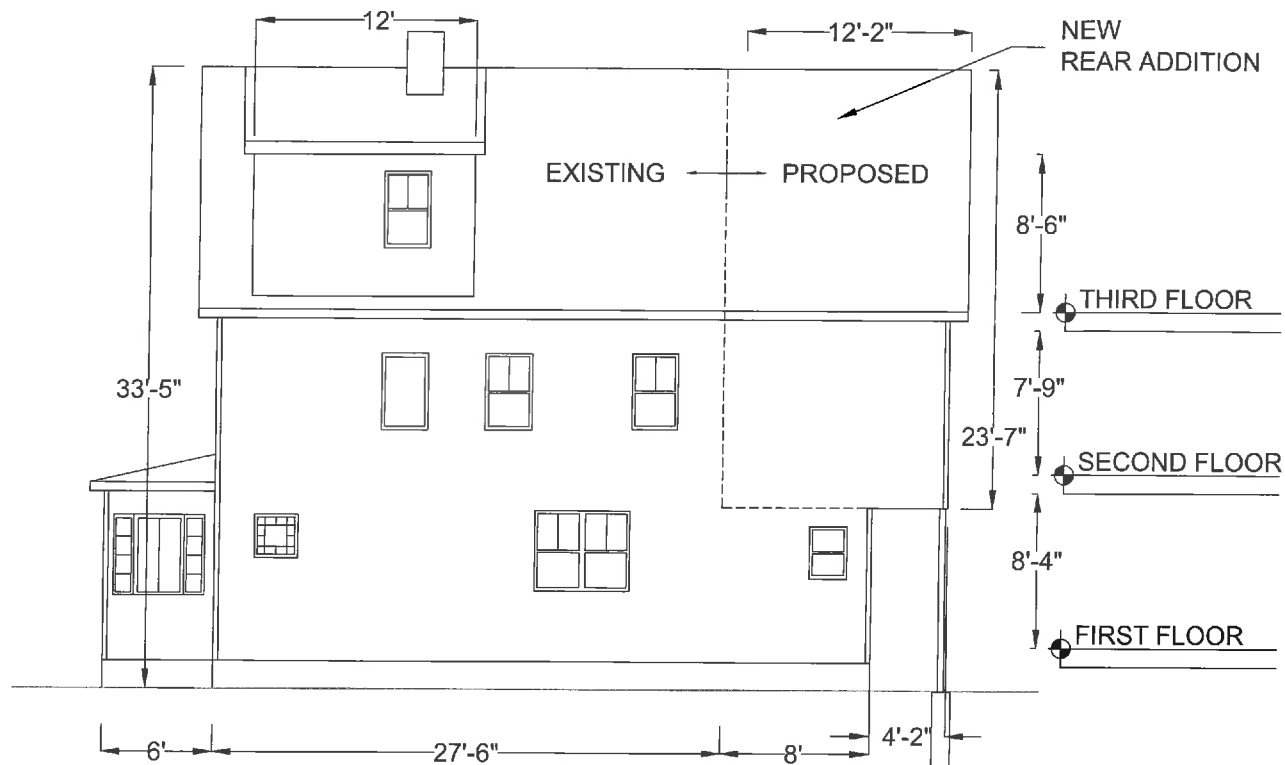
LEGEND
— PROPOSED
- - EXISTING
- - DEMO

ROUGH OPENING SCHEDULE (HARVEY)
DH2842 - 2'-6" x 3'-8"
2842 - 2'-6" x 3'-8"

KNEELAND CONSTRUCTION CORPORATION 407R MYSTIC AVE SUITE 34B MEDFORD, MA 02155 P: (781) 393-9899 F: (781) 393-0601			REVISION	DATE	TITLE
			1	1/11/17	Submittal requires addition reduced from 13'-0" to 12'-2"
			2	4/15/17	Belmont Town Hearing Set
			3	5/9/17	Belmont Town Hearing Set
CHECKED BY: CDD DRAWN BY: DSC			SCALE: AS NOTED		
TITLE POIRIER RESIDENCE			DATE: 12/21/16		
159 SLADE STREET BELMONT, MA			SHEET NO. A-4.0		



PROPOSED SLADE STREET ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"

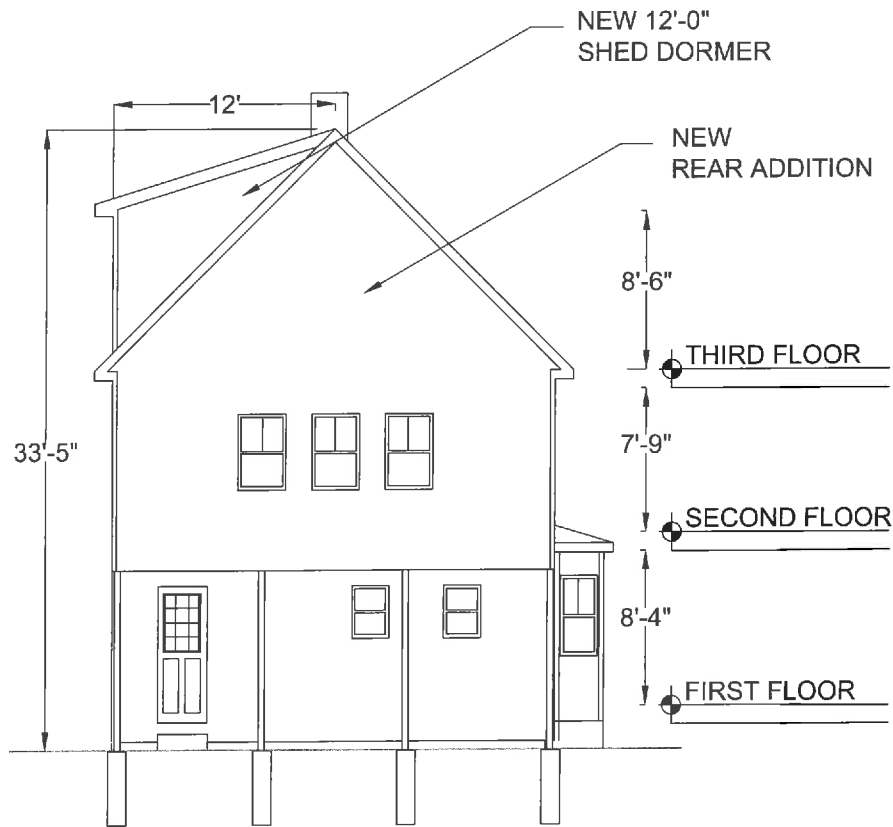
EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING
METHOD PER ICR 2012 R602.10 METHOD CS-WSP.
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

- Ⓜ HEAT DETECTOR
- Ⓢ PHOTOELECTRIC SMOKE DETECTOR
- Ⓢ CO DETECTOR
- Ⓢ COMBINATION DETECTOR
- ADD CSO EVERY FLOOR LEVEL

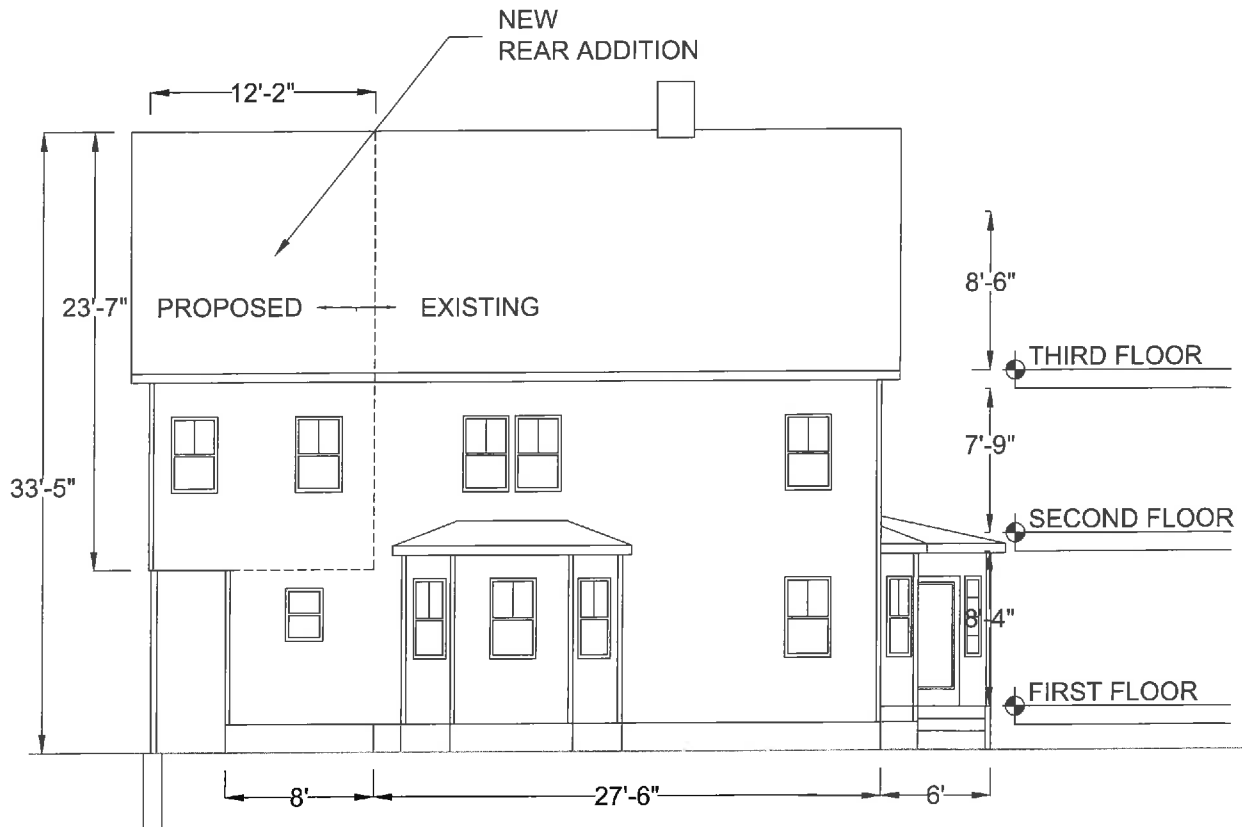
LEGEND
— PROPOSED
— EXISTING
-- DEMO

ROUGH OPENING SCHEDULE (HARVEY)
DH2842 - 2'-6" x 3'-8"
2842 - 2'-6" x 3'-8"

KNEELAND CONSTRUCTION CORPORATION 407R MYSTIC AVE SUITE 34B MEDFORD, MA 02155 P: (781) 393-9899 F: (781) 393-0601			REVISION	DATE	TITLE
			1	1/11/17	Setback requires addition reduced from 13'-0" to 12'-2"
			2	4/15/17	Belmont Town Hearing Set
			3	5/9/17	Belmont Town Hearing Set
CHECKED BY: COD DRAWN BY: DSC SCALE: AS NOTED			TITLE POIRIER RESIDENCE		DATE: 12/21/16 SHEET NO. A-5.0
POIRIER 159 SLADE STREET BELMONT, MA					



PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR PLYWOOD SHEATHING TO ACT AS CONTINUOUS BRACING
METHOD PER ICR 2012 R602.10 METHOD CS-WSP.
END CONDITIONS TO BE PROVIDED PER FIGURE R602.10.7. NAILING
SHALL BE 8D COMMON 2.5", SPACING TO BE 6" O.C. AT EDGES AND 12" FIELD.

- (H) HEAT DETECTOR
- (SD) PHOTOELECTRIC SMOKE DETECTOR
- (CO) CO DETECTOR
- (CSO) COMBINATION DETECTOR
- ADD CSO EVERY FLOOR LEVEL

LEGEND
— PROPOSED
- - - EXISTING
- - - DEMO

ROUGH OPENING SCHEDULE (HARVEY)
DH2842 - 2'-6" x 3'-8"
2842 - 2'-6" x 3'-8"

KNEELAND CONSTRUCTION CORPORATION 407R MYSTIC AVE SUITE 34B MEDFORD, MA 02155 P: (781) 393-9899 F: (781) 393-0601		REVISION	DATE	TITLE
		1	1/11/17	Setback requires addition reduced from 13'-0" to 12'-2"
		2	4/15/17	Belmont Town Hearing Set
		3	5/9/17	Belmont Town Hearing Set
CHECKED BY: COD		DRAWN BY: DSC		SCALE: AS NOTED
TITLE		POIRIER RESIDENCE		DATE: 12/21/16
159 SLADE STREET				SHEET NO.
BELMONT, MA				A-6.0

Name	Address	Signature
Russell & Helen	El Dora RD	Russell & Helen
Martin M. Norman	174 Slade Street	MARTIN M. NORMAN
MIRJANA VULETIC	53 UPLAND RD	Mirjana Vuletic
Jimmy Flynn	80 UPLAND RD.	Jimmy J. Flynn
Robert Galvin	81 Brettwood Rd.	Robert J. Galvin
Roberta Wrubel	165 Slade St	Roberta Wrubel
Joanne Coakley	95 Horace Rd.	Joanne Coakley
GERALDINE WRIGHT	75 BRETTWOOD RD	Geraldine Wright
Ravisankar Lamadas	105 Horace Rd	R.A. Lamadas

Dear Neighbor,

Our family at 159 Slade Street is applying to the town of Belmont for permission to add an addition to our home. We would like to build the addition so that our children can each have their own adequately sized bedroom. Our second floor currently has 2 bedrooms and a small office, we would like to expand to include 3 full size bedrooms.

We are planning on adding a room over the existing 1st floor structure as detailed in 'Attachment A'. The addition would extend 4.2 feet over the current structure and supported with 4 pillars. Additionally, we would be adding a 12 foot dormer in the front side (Slade St) of our home to accommodate the new location of the stairs; please see diagram in 'Attachment B'. We estimate construction to take 3 months (including interior finish work).

Our home was built in 1934 and does not conform to current zone regulations. As such, we need to apply for 3 special permits.

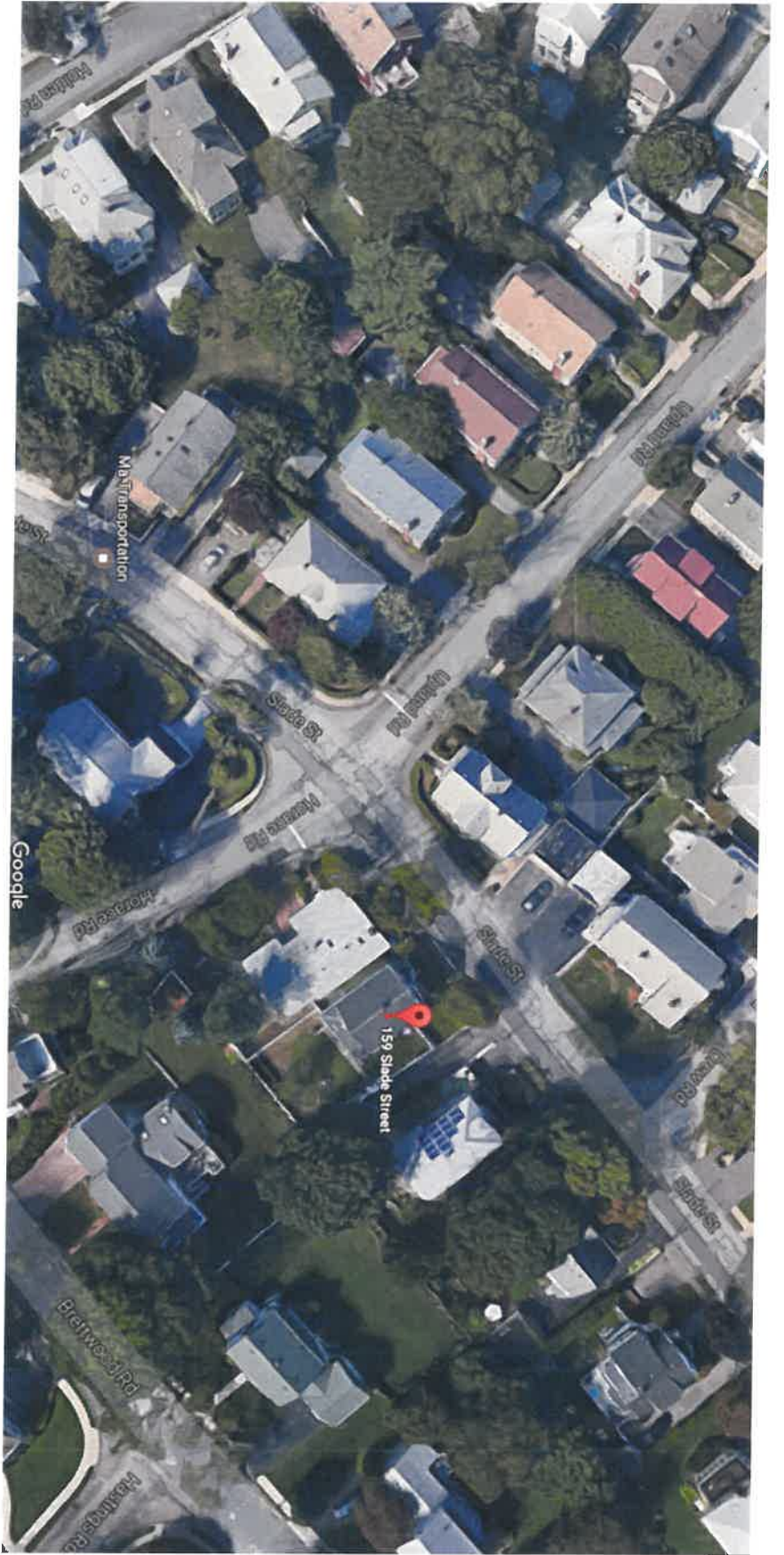
- The front of our home does not conform to current setback requirements, although the front dormer will be built further back, a special permit is required.
- The right side of our home, as viewed from Slade Street, does not conform to current set back regulations. Neither the dormer nor the addition will be built closer to the property line. However, a special permit is still required.
- Our lot coverage (area of structures vs. area of plot) does not conform to current regulations. Due to the 4.2 foot overhead, our already non-conforming lot coverage will increase from 26.8% to 28.8%. A special permit is required for this increase.

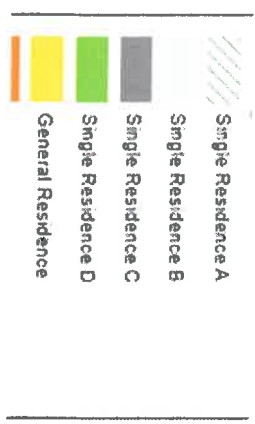
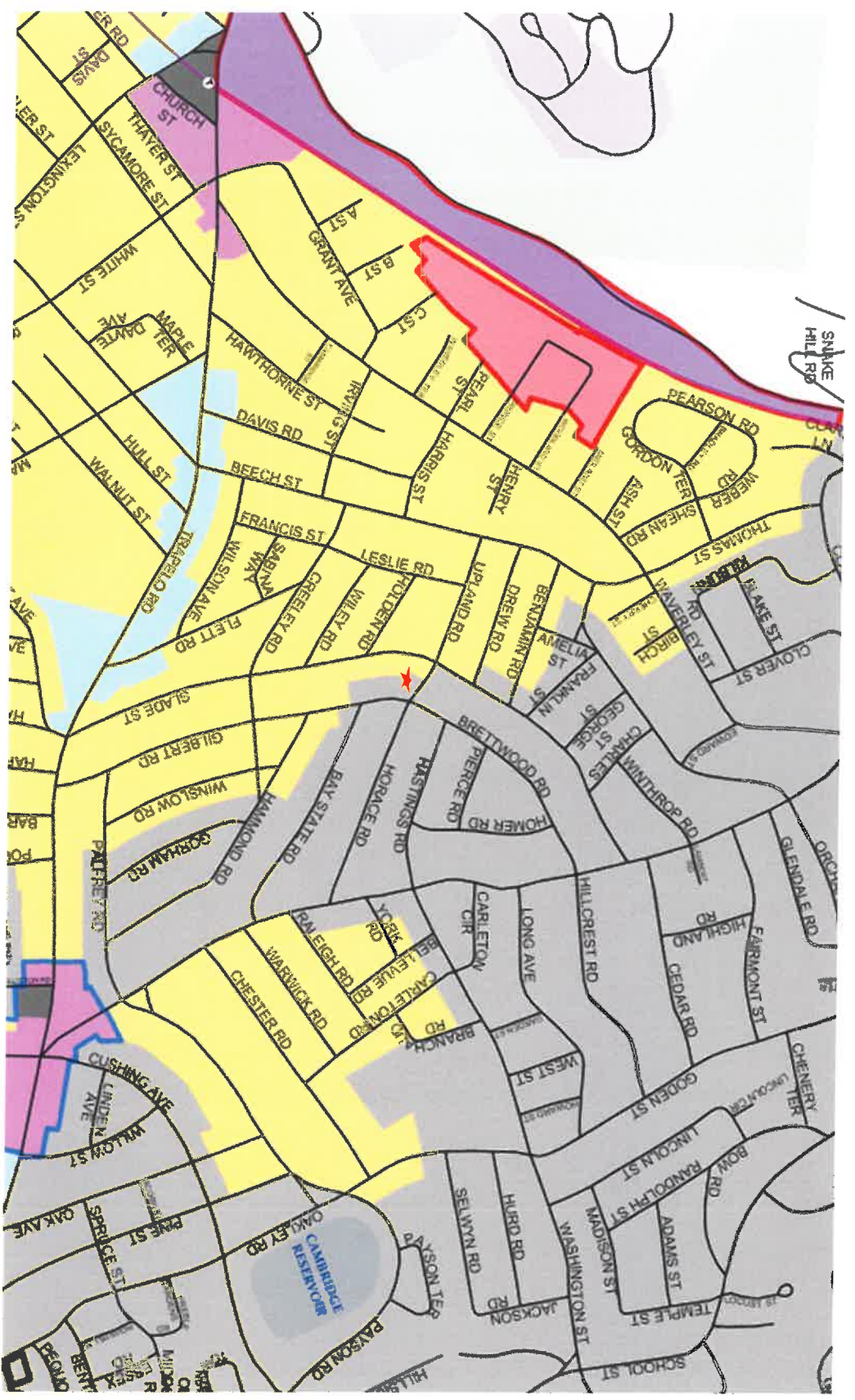
As part of the process, we are meeting with our neighbors to determine if there are any concerns that you may have. The town suggested that we obtain signatures from people who do not oppose the issuance of the permit (although nothing is required of you). Note that the town will be posting a notice in the newspaper and mailing a letter to you on the matter as well.

I'll try and stop by again. If we don't get to meet, I can be reached at (781) 775-3130 or at ppoirier159@comcast.net if you have any questions or would like to discuss.

Warm Regards,

Paul Poirier





★ 159 Slade Street (approximately)



NOTE : We do not have outside access to our basement and, therefore, utilize garage for storage ;



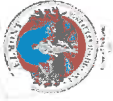
Attachment A (view from right side)



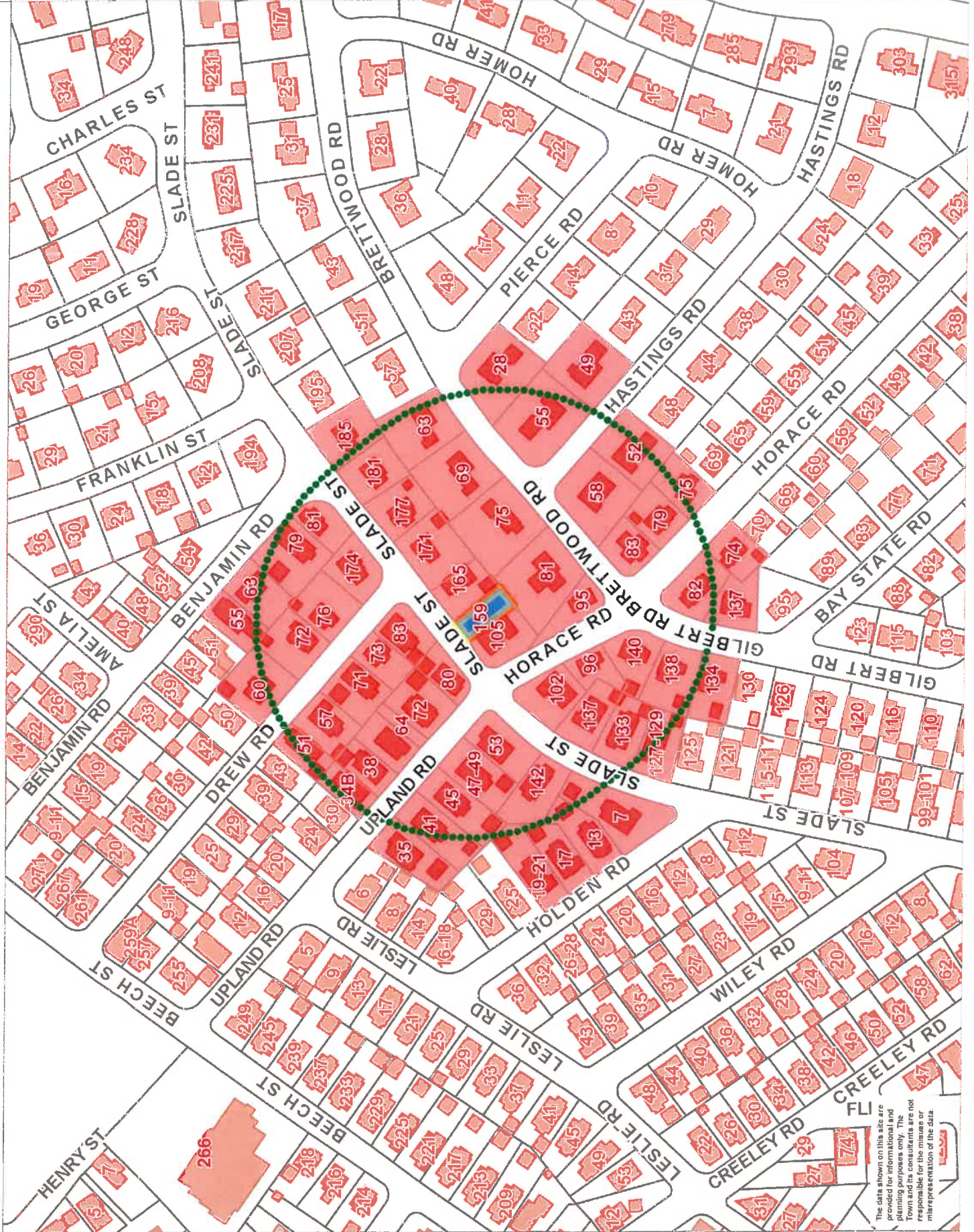
Overhang of 4.2 feet

Attachment B (view form back – dormer is front right side of the house)





- Town-Owned Buildings
- McLaren Buildings
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Charles_poly
- Charles_arc
- Abutting Town Labels
- Abutting Towns
- Roads
- Major Road, Collector
- Minor Road, Arterial



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.