



State of Rhode Island and Providence Plantations
 Coastal Resources Management Council
 Oliver H. Stedman Government Center
 4808 Tower Hill Road, Suite 3
 Wakefield, RI 02879-1900

(401) 783-3370
 Fax (401) 783-2069

APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>305 Riverside Street Portsmouth</u> <small>No. Street City/Town</small>	File No. (CRMC USE ONLY) <div style="font-size: 1.2em; color: blue; text-align: center;">2025-11-063</div>
Owner's Name <u>Geoffrey Van Gorkom</u>	Plat: 15 Lot(s): 47
Mailing Address <u>305 Riverside Street Portsmouth, RI 02871</u> <small>Address City/Town, State Zip Code</small>	Owner's Contact: Number: 401-835-2456 Email Address: gvg@vgyd.com
Contractor RI Reg. # _____ Address _____	Email address: Tel. No. _____
Designer <u>Mount Hope Engineering Inc</u> Address <u>1788 GAR Highway Swansea, MA 02777</u>	Tel. No. 508-379-1234
Name of Waterway <u>Blue Bill Cove</u>	Estimated Project Cost (EPC): \$50K Application Fee: \$1500
Provide Below a Description of Work As Proposed (required). Construct residential boating facility consisting of fixed pier, ramp and floater	

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?
 (If so please provide the file and/or assent numbers): 1996-06-032

Is this site within a designated historic district? YES NO

Is this application being submitted in response to a coastal violation? YES NO

If YES, you must indicate NOV or C&D Number: _____

Name/ mailing addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. TC Applicant must initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.

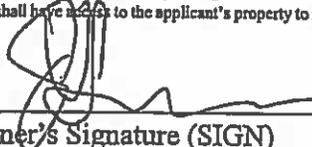
Jan Glinsky 303 Riverside St, Portsmouth, RI 02871 Map 15 lot 48

Lillian Palermo 309 Riverside St, Portsmouth, RI 02871 map 15 lot 46

STORMTOOLS (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided in the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.

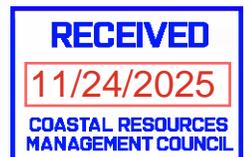
Geoffrey Van Gorkom



Owner Name (PRINT)

Owner's Signature (SIGN)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM



STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

The applicant understands the above conditions and agrees to comply with them.



Owner Signature

10/16/25
Date

Geoffrey Van Gorkom, 305 Riverside Street, Portsmouth, RI 02871

Print Name and Mailing Address





Town of Portsmouth

2200 East Main Road / Portsmouth, Rhode Island 02871-1268
www.portsmouthri.gov

Matthew A. Helfand, RICA
Tax Assessor
Tel: 401-683-1536
Fax: 401-683-0095

Matthew A. Helfand, RICC
Tax Collector
Tel: 401-683-1214
Fax: 401-683-0095

November 17, 2025

Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Rd. Suite 3
Wakefield, R.I. 02879

To Whom It May Concern:

According to our Assessors records, the indicated owners of the property located in the Town of Portsmouth, Rhode Island and further identified as Assessor's **Map 15 Lot 47** are as follows:

Address of Parcel: 305 RIVERSIDE STREET, PORTSMOUTH RI 02871

Owners: GEOFFREY A VAN GORKOM
305 RIVERSIDE STREET
PORTSMOUTH RI 02871-4800

Respectfully,

Matthew A. Helfand
Matthew A Helfand RICA/RICC
Tax Assessor/Collector
Town of Portsmouth
401-683-1536



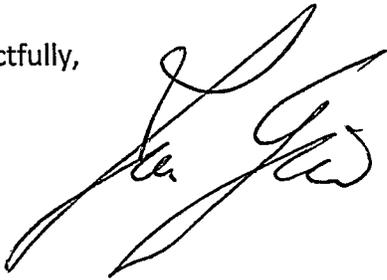
5/25/2025

Jan Glinsky
303 Riverside Street
Portsmouth, RI 02871

To Whom It May Concern:

This letter is to confirm that I have no objections to my next door neighbor, Geoffrey Van Gorkom of 305 Riverside Street, building a dock off his property within the 25 foot property setback.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jan Glinsky', written in a cursive style.

5/25/2025

David & Juliet Max-Muller

309 Riverside Street

Portsmouth, RI 02871

To Whom It May Concern:

This letter is to confirm that we have no objections to our next door neighbor, Geoffrey Van Gorkom of 305 Riverside Street, building a dock off his property within the 25 foot property setback.

Respectfully,

David G. Max-Muller
Juliet Max-Muller



November 17, 2025

Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road
Wakefield, RI 02879-1900

RE: Portsmouth —Van Gorkom Dock, 305 Riverside Street, Variance Sections 1.1.5 (formerly 120), Job 2025-348

CRMC staff:

This Variance request is to accompany the Assent Application to construct a fixed dock with floater at the above referenced site. The proposed dock is to be located generally to the north of the center of the lot on Riverside Street and extend out into Blue Bill Cove. The dock itself will be longer than the usual fifty feet beyond mean low water in order to obtain adequate depths for residential boating, with a length of approximately seventy-five feet beyond mean low water. This is necessary due to the relatively shallow water depths in the area and the intent to maintain a shallow draft power boat at the site. The majority of the floater is in a water depth of eighteen to twenty-four inches. The dock is compliant to side setbacks to the west and in all other regards. The setback to the east has been varied with a letter of no objection from the owner of the abutting property who also has a dock on that lot. The dock is consistent with other docks in the area and shortening the dock to fifty feet overall beyond mean low water will result in the float being in less than adequate water depth at low tide.

There is an approved dock to the east at 303 Riverside which extends further than the subject proposed dock beyond MLW and was approved in that part of the Cove (originally 1983-12-013 with subsequent filings) without detrimental results or negative impact to the area. There is a letter of no objection from this owner. To the west are other additional docks of similar or longer length which have been in existence for many years without negative impact as well. This proposed length has been maintained to the minimum necessary to support the residential boating facility. In all other manners the project remains consistent with CRMC requirements.

Section 1.1.5 (formerly 120) requires the following criteria be addressed for such a variance application:

1. The proposed project conforms with the goals and policies of Parts Two and Three of the CRMC's program and the residential dock will be consistent with the shoreline area of this part of Blue Bill Cove and the Portsmouth waterfront. Other docks have existed near the site for many years and have been shown to have not caused any detrimental impacts to the area, to navigation, the environment, neighbors, or other sensitive receptors. There are residential docks to the east and west and others further around the perimeter of the

Cove near the proposed project. The proposed dock length will further protect the vessel with easier access from the waterway and avoidance of shallow waters near the dock.

2. No significant adverse environmental impact will result from the granting of this variance for the dock length. This will not be detrimental to navigation, will have no substantial negative visual impacts, will not harm the shoreline, or have detrimental impacts to surrounding areas. Most of the abutting shorefront properties have existing shoreline improvements and there are docks located both to the east and west and further around the perimeter of the shoreline. The granting of this variance will not result in any greater adverse impacts, including cumulative impacts.
3. Applicable standards cannot be met for the proposed vessel due to conditions at the subject site. The applicant believes that the length is the minimum required to support a modest vessel at the site in adequate water depth and otherwise has complied with typical requirements. The dock length has become fairly standard for many residential docks through other Assent Applications in this situation. The proposed dock does require additional length to obtain adequate water depth for residential boating. This will allow easier approach to the facility from either side of the dock without approaching excessively close to shore. There will be no impacts to navigation, and it is reasonable that the proposed dock is aligned with the extended property lines.
4. The standard setback relief to the minimum sideline distance is in compliance at the location. The requested relief for the length is the minimum possible to maintain the proposed vessel with adequate depth at the site. The relief is the minimum increase in the length of the dock to accommodate the waters in the area. All other distances will be maintained for the site conditions. The dock length has no impact on neighboring properties or the navigable waterway. The site is also located in "non-open" waters where dock lengths of 75' have historically been allowed. The dock floater size and fixed dock construction is typical and within normal requirements.
5. The variance requested is not knowingly due to the prior action of the applicant. The current Applicants seek a residential boating facility at this time as shown on the current plans and Application with the minor modifications currently requested.
6. The project proposes a length variance beyond mean low water for the residential dock to approve the use for a modest boat and residential boating facility at the site, avoiding shallow water which would be near the dock terminus if shorter length.

With regard to the Category B Criteria of Section 1.1.6 (formerly Section 130) we offer the following:

1. The proposed alteration is believed to be critical to the Applicant of this residential dock facility to provide full use and enjoyment of the site. The dock length will provide a means to safely and securely access the proposed vessel. The length will also maintain the vessel securely off the bottom in the area of the dock. There will be no negative impact to the surrounding areas.



2. The construction will be performed in accordance with all applicable local zoning and building codes, safety codes, and environmental requirements. The proposed dock will meet setbacks to the property lines which has no impact to the site. Minor relief to the overall length of the dock is sought as described above.
3. The project is located along the center of Blue Bill Cove in Portsmouth. The location of the dock will not cause adverse impacts to the site to the north or south with the acceptance of other docks near this location for many years.
4. The project will not have any impacts on erosion or sediment deposition along the coastal bank or the shores of the Cove. The existing coastal bank and near shore area will remain in its present condition and will not be impacted. The area has generally been developed for many years along this entire shoreline.
5. There are no significant trees near the dock site within the property, which is predominated by small residential lawns, revetments, and a developed armored shoreline. The proposed project will be consistent with the plant and animal diversity within the surrounding area and the immediate area near the shore will remain in its existing state. There is to be minimal onshore work done at the site as part of this Application.
6. The construction will have no impact on any existing public access or use of the property or the shoreline. The land is privately owned with no public right of way to the shore. There will be no structures on the shoreline or within the coastal bank area which would impede or in any manner impact public access along the shore.
7. The project does not impose any adverse impacts within the water and will have no impacts on circulation, flushing, or sedimentation.
8. There will be no impact on water quality due to this project. The project is consistent with all abutting land use, has no coastal structures or discharges, and will not impact water quality.
9. The proposed project is not on a site of historic significance and will have no impact on any areas of historic or archaeological significance.
10. The lot is zoned for single family dwellings and will have no impacts or conflicts with other water dependent uses. The existing shoreline is developed with similar coastal structures. There are no additional proposed shoreline or coastal structures and there will be no impacts on such uses as recreational boating, fishing or swimming.
11. The site has been constructed to be consistent with all abutting land use and landscaping design measures are intended to minimize any scenic impacts on the area. All abutting parcels currently are developed with single family dwellings.



Please contact this office at 508-379-1234 if you should have any questions or require additional information.

Very truly yours,
Mount Hope Engineering, Inc.


Todd Chaplin, PE

cc: Geoffrey Van Gorkom

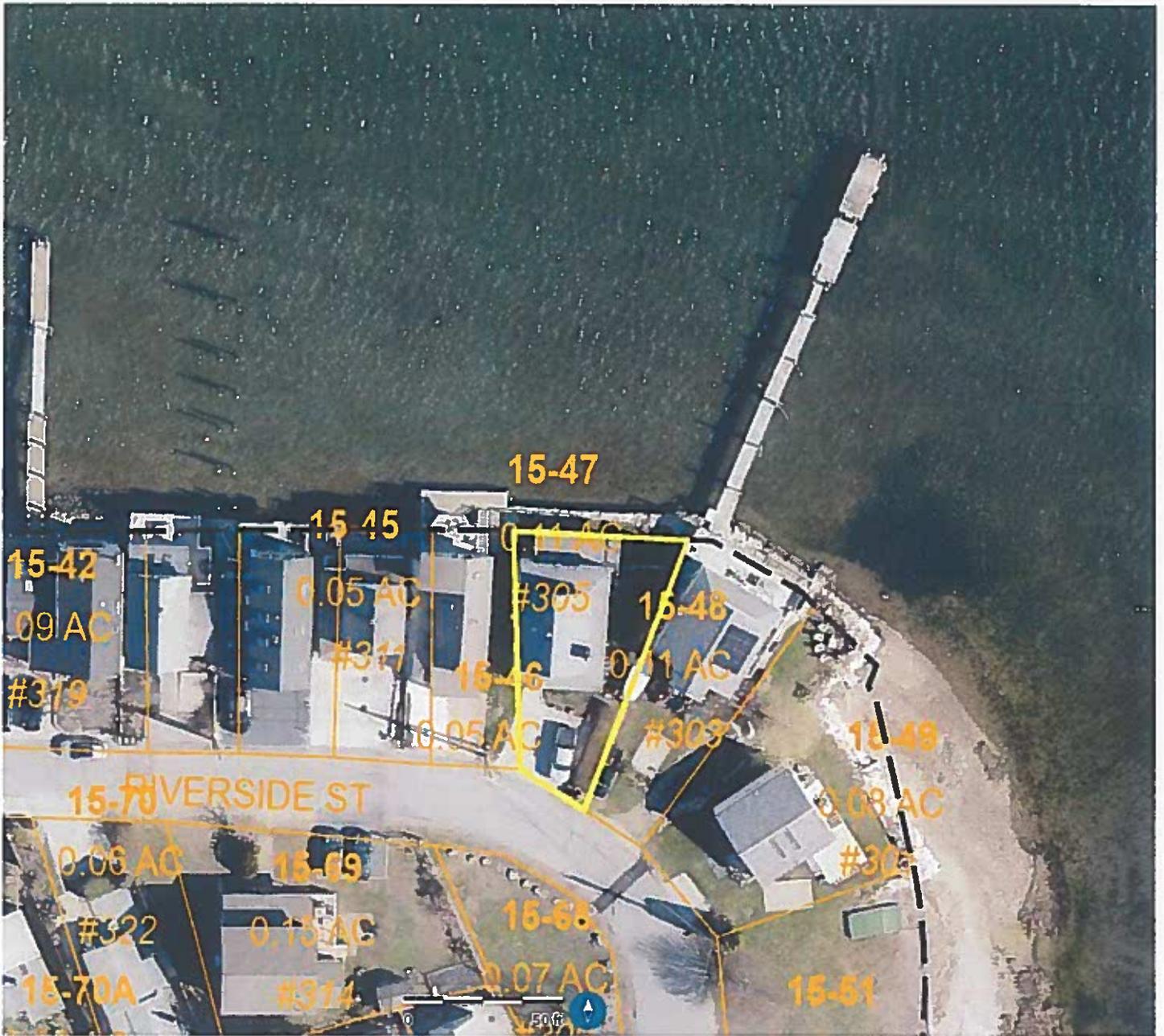


Photographs of property for proposed residential boating facility
for Van Gorkom property at assessor's Map 15, Lot 47,
305 Riverside Street, Portsmouth, Rhode Island

November 17, 2025

Prepared for:
Geoffrey Van Gorkom
305 Riverside Street
Portsmouth, RI 02871
Job 2025-348

Prepared by:
Mount Hope Engineering Inc
1788 GAR Highway
Swansea, MA 02777



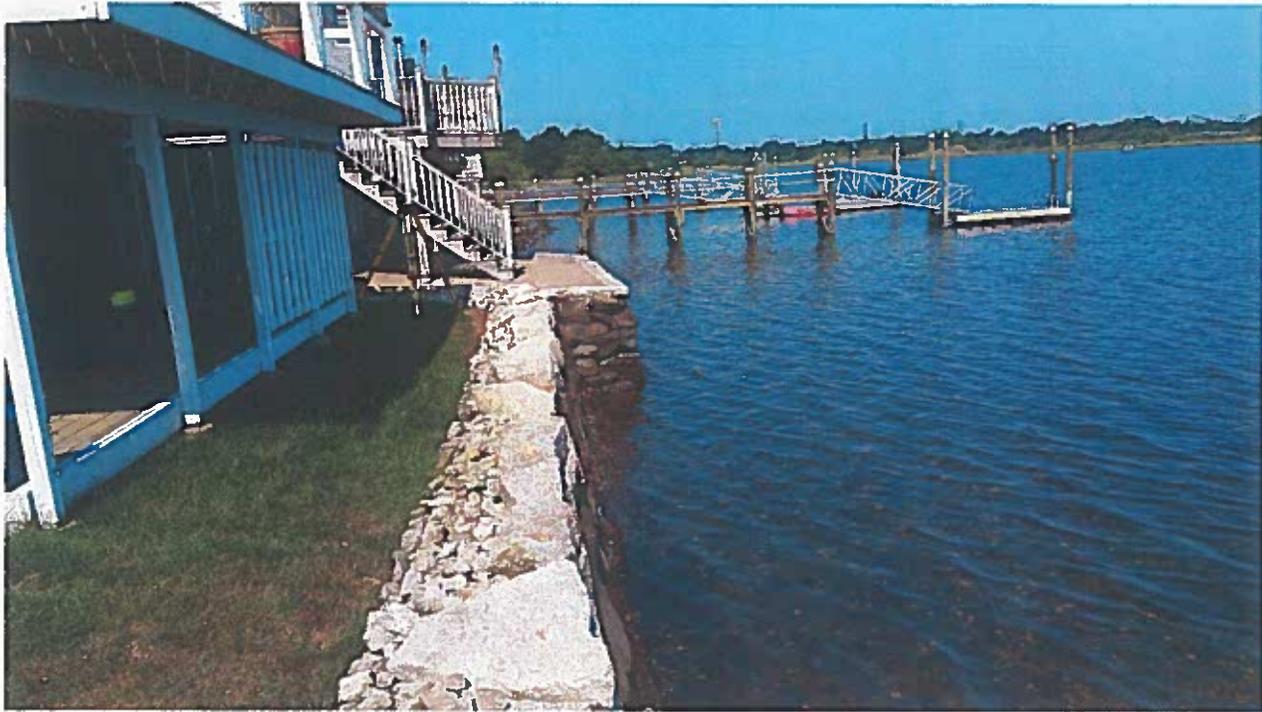
Aerial view of existing site and cove to the north.



Looking north from street



Existing shore looking northeast



Existing shoreline looking northwest

The applicants are proposing to construct a residential boating facility consisting of a fixed dock, gangway and floater on the northern side of their lot at 307 Riverside Street, Portsmouth. The site is located on the north side of Riverside and abuts Bluebill Cove to the north. The existing lot has been cleared with a dwelling since 1938. The site is level in the vicinity of the house and is essentially at street grade, then stepping down to a patio at the back of the house and then to the existing seawall at the northern edge of the site where it meets the shoreline. The lot has been vegetated with residential lawn for many years. The existing building was reconstructed in 1938. The new dock will be centered on the site and extend a total of 75 feet beyond mean low water at the end of the float.

The site lies in a residentially zoned area and is surrounded by dwellings similar to the existing dwelling. The site is zoned R10 and consists of approximately 0.11 acres in size. The lot is denoted as map 15, Lot 47 as per the Portsmouth Tax Assessor's office. The lot has been recorded at Book 1959, Page 185/0.

All construction work is proposed along the northerly side of the lot at the shoreline to construct the new boating facility. The fixed wooden dock will extend approximately 90 feet from the existing wall and be 4'x76', with a gangway which will lead to a 8' x 18.75' floater at the dock terminus. This will result in the end of the dock being 75' beyond mean low water. Water depths are shallow within the cove and this length is necessary to access a water depth suitable for residential boating at low tide. Access to the dock will be from the patio area of the existing residential building at the site. Water and electric may be run from the dwelling to the fixed dock. The dock location lies within Type 2 water classification per the CRMC mapping.

The existing building structure lies in Zone VE17 per the FEMA Flood Insurance Rate Maps, Panel Number 44005C0038J, as revised September 4, 2013. There are no proposed changes to the dwelling as per this application.

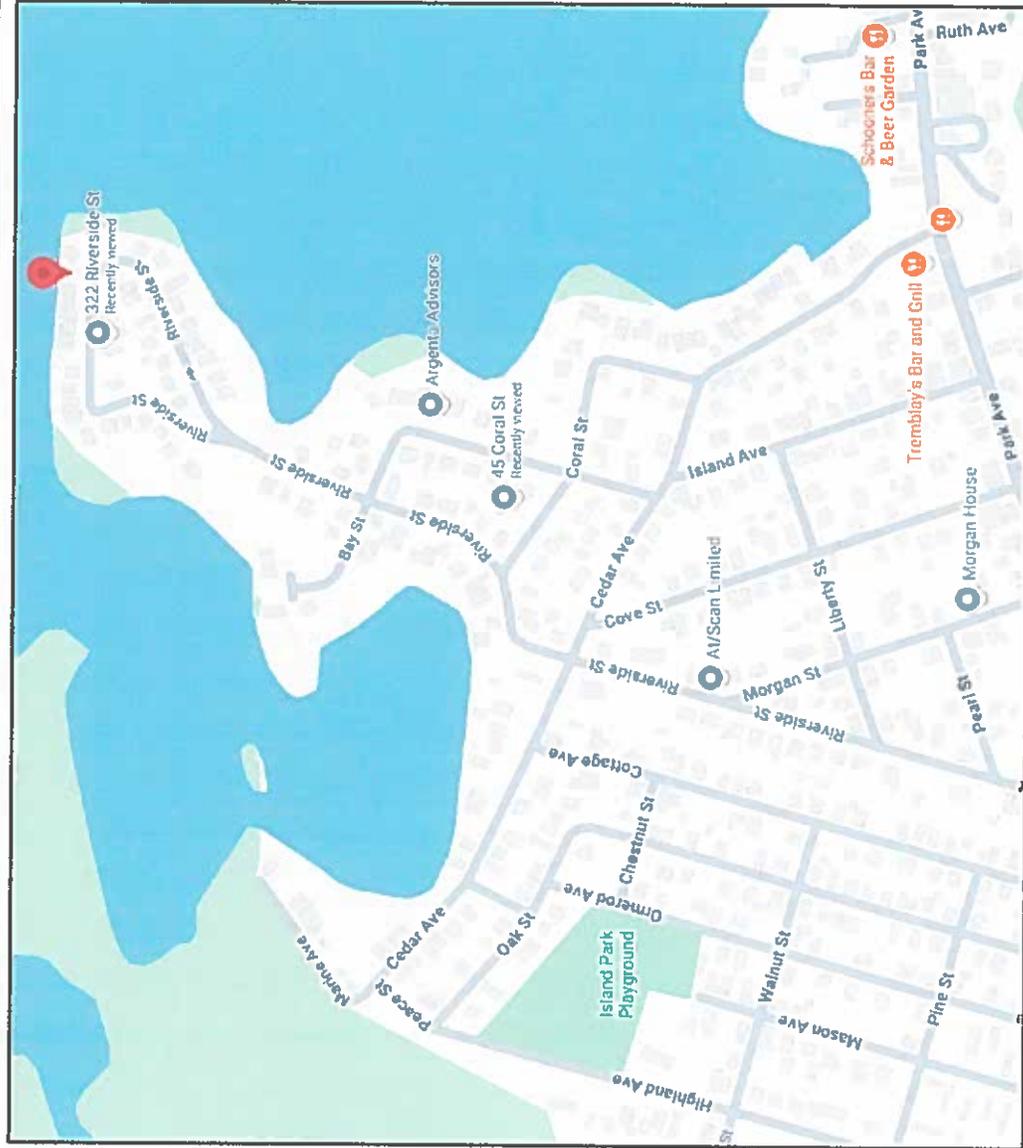
The site is served by town water and on-site wastewater disposal. The dwelling is in the center portion of the property, maximizing distances from the shoreline to the dwelling.

Sitework of the lot will be insignificant with finish grades being essentially the same as existing grades in the area. Proper erosion controls of haybales and silt fencing will be implemented throughout the construction period if needed.

There will be no significant impacts on the scenic quality of the area and little will change with the dock construction on the north side of the lot. Drainage patterns will remain essentially unchanged, with current runoff from the grassed lot flowing to the existing lawn and eventually the shore. There will be no increase in impervious surface or other changes to the lot, with existing grassed areas between the driveway and house prior to the shoreline. Roof runoff will continue to be allowed to flow through grassed area prior to continuing its current flow path to the shoreline.

The proposed project will be consistent with development in the area and will not result in significant adverse environmental impacts.





LOCUS MAP
NOT TO SCALE

LOCUS MAP
APPLICATION FOR:
GEOFFREY VAN GORKOM
305 RIVERSIDE STREET
PORTSMOUTH, RI 02871

BY: MOUNT HOPE ENGINEERING, INC.
1788 G.A.R. HIGHWAY
SWANSEA, MA. 02777

RECEIVED
11-24-2025
COASTAL RESOURCES
MANAGEMENT COUNCIL

SHEET 1 OF 7

PURPOSE: CONSTRUCTION OF
TIMBER DOCK, GANGWAY & FLOATER
IN: THE COVE, PORTSMOUTH
305 RIVERSIDE STREET, PORTSMOUTH

DATUM: MHW = 4.3
MLW = 0.0

DATE: 11/17/2025
REVISED:

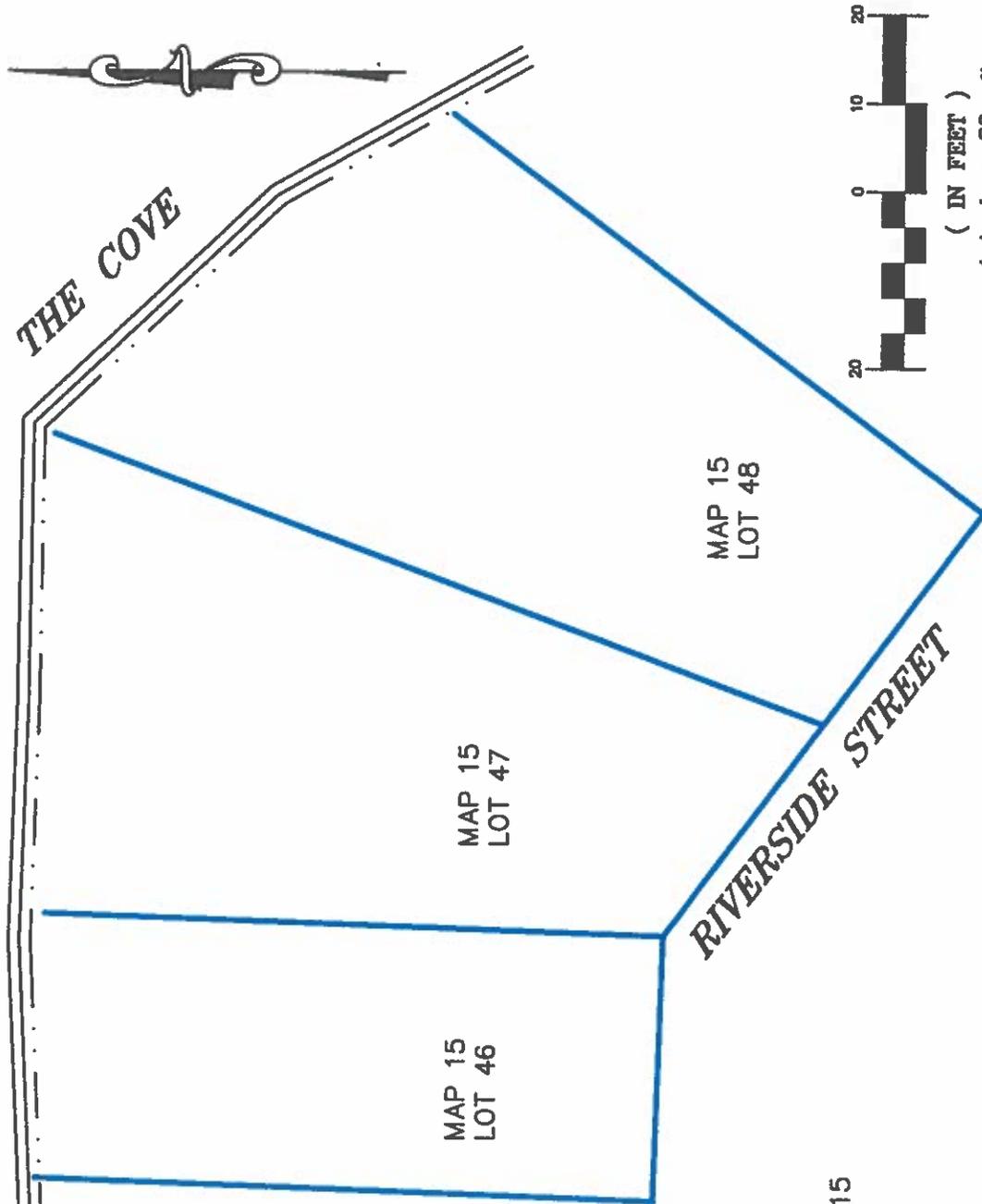
TODD CHAPLIN
No. *Todd Chaplin* 535

REGISTERED
PROFESSIONAL ENGINEER

LIST OF ABUTTERS

MAP 15, LOT 46
DAVID GRENFELL MAX-MULLER TRUSTEE
JULIET MAX-MULLER HONOR TRUSTEE
527 9TH ST
HUNTINGTON BEACH, CA 92648

MAP 15, LOT 48
JAN MARCELI GLINSKI
303 RIVERSIDE ST
PORTSMOUTH, RI 02871



REFERENCE:
TOWN OF PORTSMOUTH ASSESSOR'S MAP #15

SHEET 2 OF 7

PURPOSE: CONSTRUCTION OF
TIMBER DOCK, GANGWAY & FLOATER
IN: THE COVE, PORTSMOUTH
305 RIVERSIDE STREET, PORTSMOUTH
DATUM: MHW = 4.3
MLW = 0.0

DATE: 11/17/2025
REVISED:

ABUTTERS MAP

APPLICATION FOR:
GEOFFREY VAN GORKOM
305 RIVERSIDE STREET
PORTSMOUTH, RI 02871
BY: MOUNT HOPE ENGINEERING, INC.
1788 G.A.R. HIGHWAY
SWANSEA, MA. 02777

TODD CHAPLIN



No.

5535

REGISTERED
PROFESSIONAL ENGINEER

RECEIVED

11/24/2025

COASTAL RESOURCES
MANAGEMENT COUNCIL

CONSTRUCTION PLAN: RECREATIONAL BOATING FACILITY

- ELEVATIONS SHOWN ARE BASED UPON MEAN LOW WATER DATUM (MLW).
- PROPOSED DOCK SHALL ONLY BE USED AS A RECREATIONAL BOATING FACILITY.
- ALL ACCESS TO THE SITE SHALL BE FROM THE OWNER'S PROPERTY OR FROM THE COVE, PORTSMOUTH.
- TIDE LINES ARE AS OBSERVED ON JULY 21, 2025.
- THE FIXED WOOD DOCK AND RAMP/FLOAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ENCLOSED ENGINEERED PLANS. PILES SEAWARD OF THE MHW LINE SHALL BE SET AT HIGH TIDE USING A FLOATING RIG (SHALLOW DRAFT) PILE DRIVER. LAND BASED POSTS/PILINGS WILL BE MACHINE OR HAND DUG AND BACKFILLED WITH GRAVEL.
- FACILITY SHALL EXTEND 90.1'± BEYOND THE OBSERVED MLW LINE INTO THE COVE AND SHALL CONSIST OF A 4'x76' FIXED TIMBER DOCK, 3'x24' ALUMINUM RAMP TO A 8'x18.75' FLOATER WITH 4 RESTRAINT PILES. METAL PINS SHALL BE SET IN RESTRAINT PILES TO PREVENT FLOATERS FROM GOING BELOW ELEV. 1.5.
- DESIGN LIVE LOAD FOR FIXED TIMBER PIER IS 40 PSF.
- ALL PILES FOR FIXED DOCK SHALL BE SET TO A DEPTH OF 10' MINIMUM PENETRATION OR UNTIL REFUSAL. ALL PILES FOR FLOATER SHALL BE SET TO A DEPTH OF 15' MINIMUM PENETRATION OR UNTIL REFUSAL. THE ENGINEER SHALL REVIEW ANY PILE PENETRATION LESS THAN THESE BEFORE CONTINUING.
- ELECTRIC POWER AND WATER SHALL BE PROVIDED TO THE FACILITY FROM THE RESIDENCE.
- PILES SHALL BE A MINIMUM OF CLASS "A" (ASTMD25) PRESSURE TREATED PILES, TREATED WITH 1.0 OR 1.5 PCF CCA (DEPENDENT ON AVAILABILITY), INCLUDING FIXED PIER AND FLOAT RESTRAINT PILES. DECKING AND FRAMING INCLUDING STRINGERS, CROSS-BRACING AND PILE CAPS SHALL BE SIMILAR MATERIAL, GRADE NO. 1 FOR DECKING AND GRADE NO. 1 OR 2 FOR TIMBERS, TREATED WITH .6 PCF CCA. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL FOR CORROSION RESISTANCE.
- NO ALTERATION TO FLORA AND FAUNA OR OTHER SHORELINE FEATURES SHALL BE NECESSARY EXCEPT TO FACILITATE CONSTRUCTION AND PILE DRILLING AS NECESSARY. CLEARANCE AT BOTTOM OF DECK STRINGERS SHALL BE APPROXIMATELY 3.2' AT THE MHW LINE.

SHEET 3 OF 7

PURPOSE: CONSTRUCTION OF
TIMBER DOCK, GANGWAY & FLOATER

IN: THE COVE, PORTSMOUTH
305 RIVERSIDE STREET, PORTSMOUTH

DATUM: MHW = 4.3
MLW = 0.0

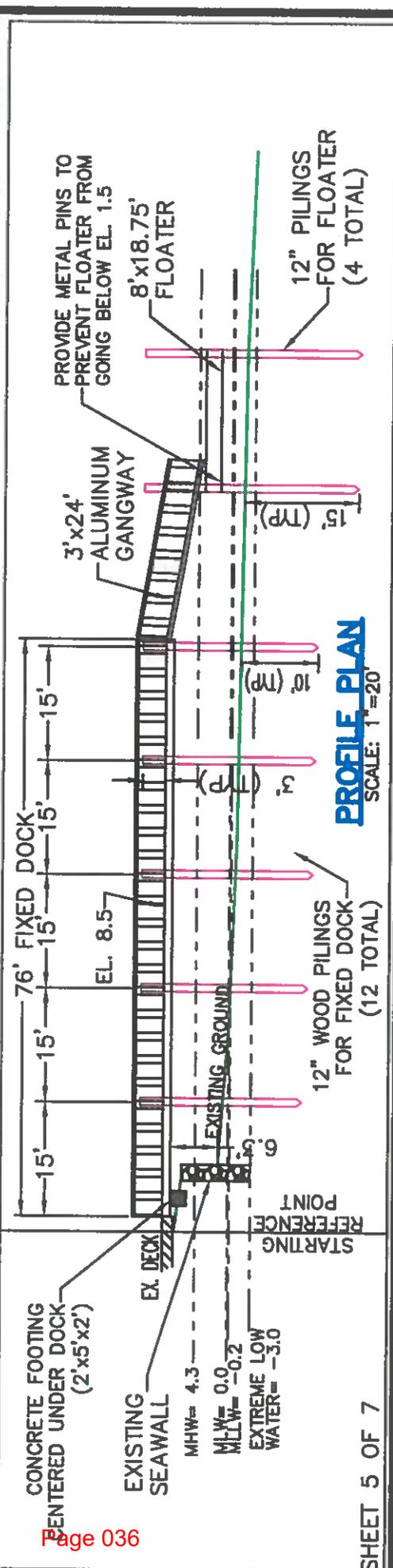
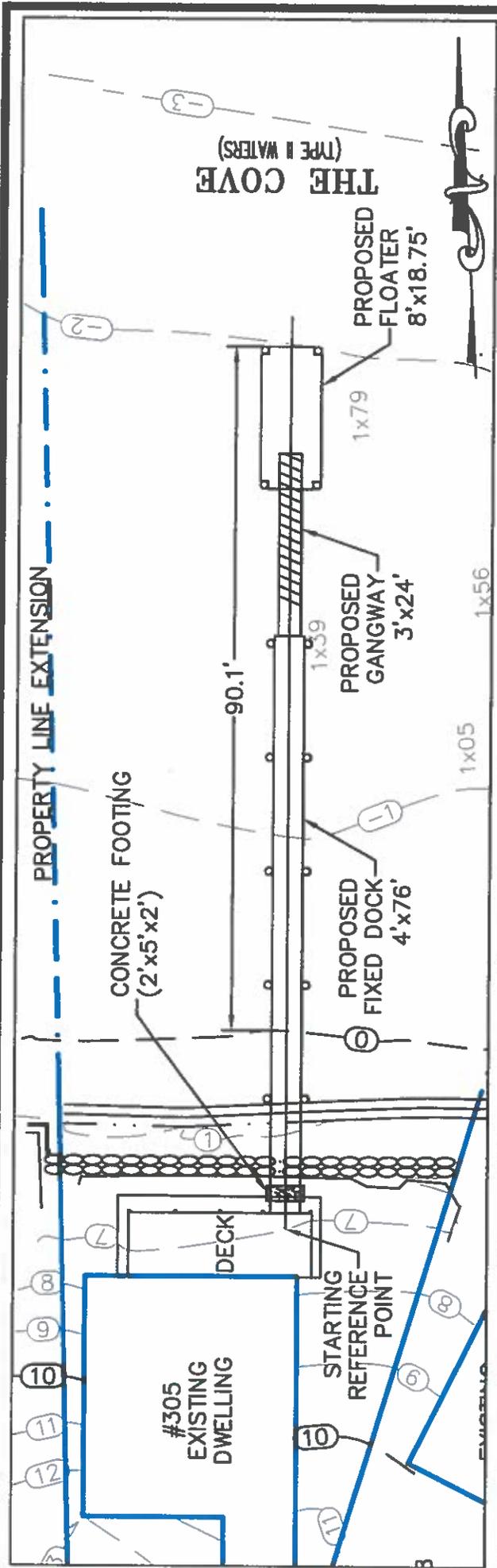
DATE: 11/17/2025
REVISED:

DOCK NOTES

APPLICATION FOR:
GEOFFREY VAN GORKOM
305 RIVERSIDE STREET
PORTSMOUTH, RI 02871

BY: MOUNT HOPE ENGINEERING, INC.
1788 G.A.R. HIGHWAY
SWANSEA, MA. 02777





DOCK PROFILE

APPLICATION FOR:
GEOFFREY VAN GORKOM
 305 RIVERSIDE STREET
 PORTSMOUTH, RI 02871

BY: MOUNT HOPE ENGINEERING, INC.
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 SWANSEA, MA. 02777

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TODD CHAPLIN
 No. 0775
 REGISTERED PROFESSIONAL ENGINEER

DOCK PROFILE

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 305 RIVERSIDE STREET
 PORTSMOUTH, RI 02871

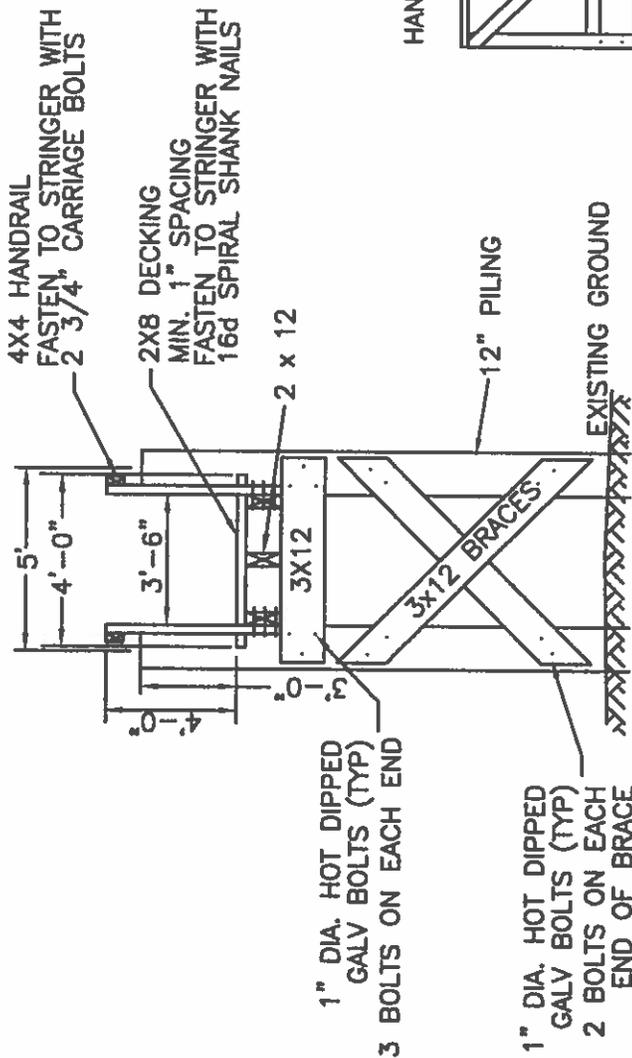
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 IN: THE COVE, PORTSMOUTH
 305 RIVERSIDE STREET, PORTSMOUTH

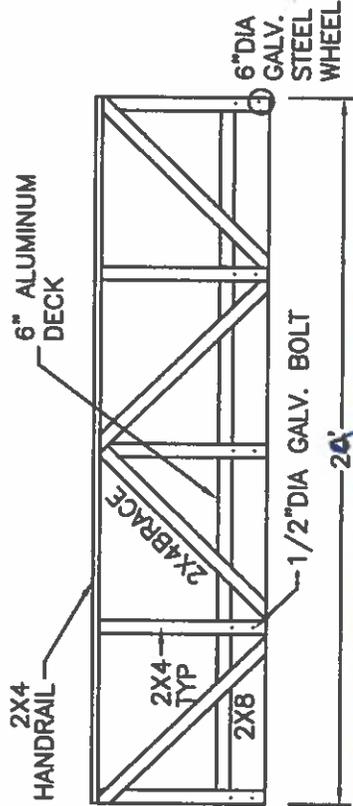
DATUM: MHW = 4.3
 MLW = 0.0

DATE: 11/17/2025
 REVISED:



TYPICAL BENT SECTION

NTS



LONGITUDINAL GANGWAY SECTION

DESIGN LIVE LOAD = 40 PSF
OR 400# CONCENTRATED

SHEET 6 OF 7

PURPOSE: CONSTRUCTION OF
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305 RIVERSIDE STREET, PORTSMOUTH

DATUM: MHW = 4.3
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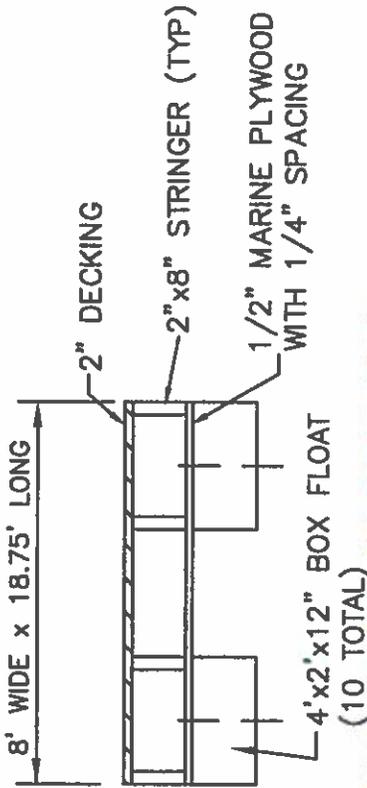
DATE: 10/20/2025
REVISED:

DOCK DETAILS

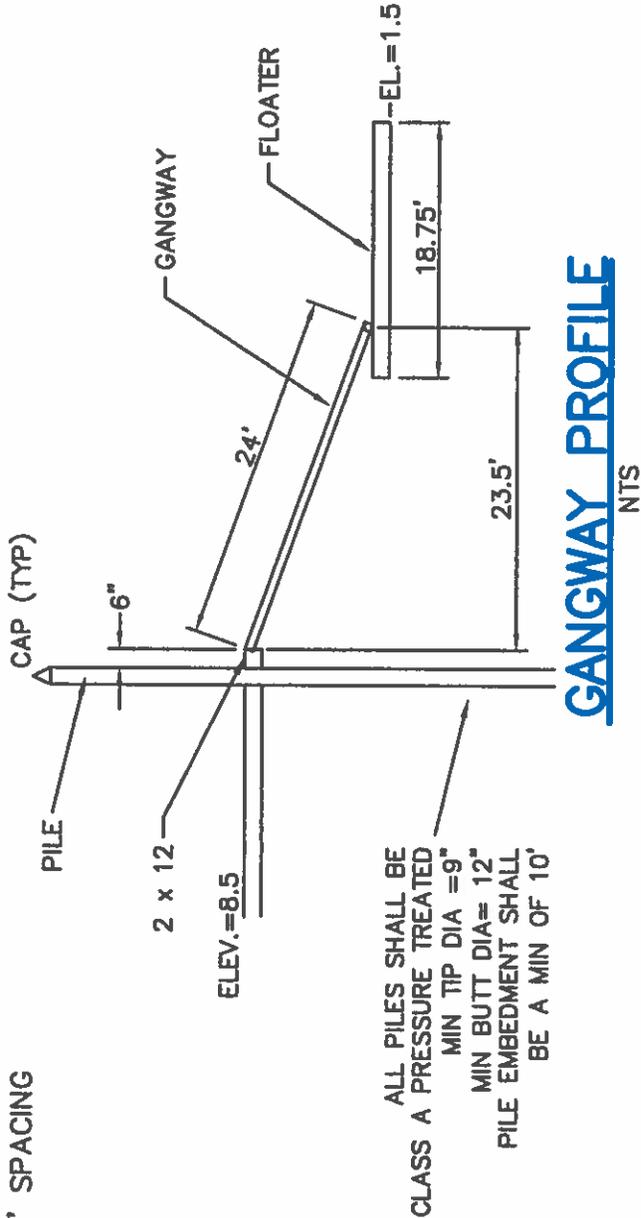
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BY: MOUNT HOPE ENGINEERING, INC.
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RECEIVED
11/24/2025
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MANAGEMENT COUNCIL

TODD CHAPLIN
No. 5533
REGISTERED
PROFESSIONAL ENGINEER



TIMBER FLOAT SECTION
NTS



GANGWAY PROFILE
NTS

ALL PILES SHALL BE
CLASS A PRESSURE TREATED
MIN TIP DIA = 9"
MIN BUTT DIA = 12"
PILE EMBEDMENT SHALL
BE A MIN OF 10'

DESIGN LIVE LOAD = 40 PSF
OR 400# CONCENTRATED

SHEET 7 OF 7

PURPOSE: CONSTRUCTION OF
TIMBER DOCK, GANGWAY & FLOATER
IN: THE COVE, PORTSMOUTH
305 RIVERSIDE STREET, PORTSMOUTH
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DOCK DETAILS

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MANAGEMENT COUNCIL

