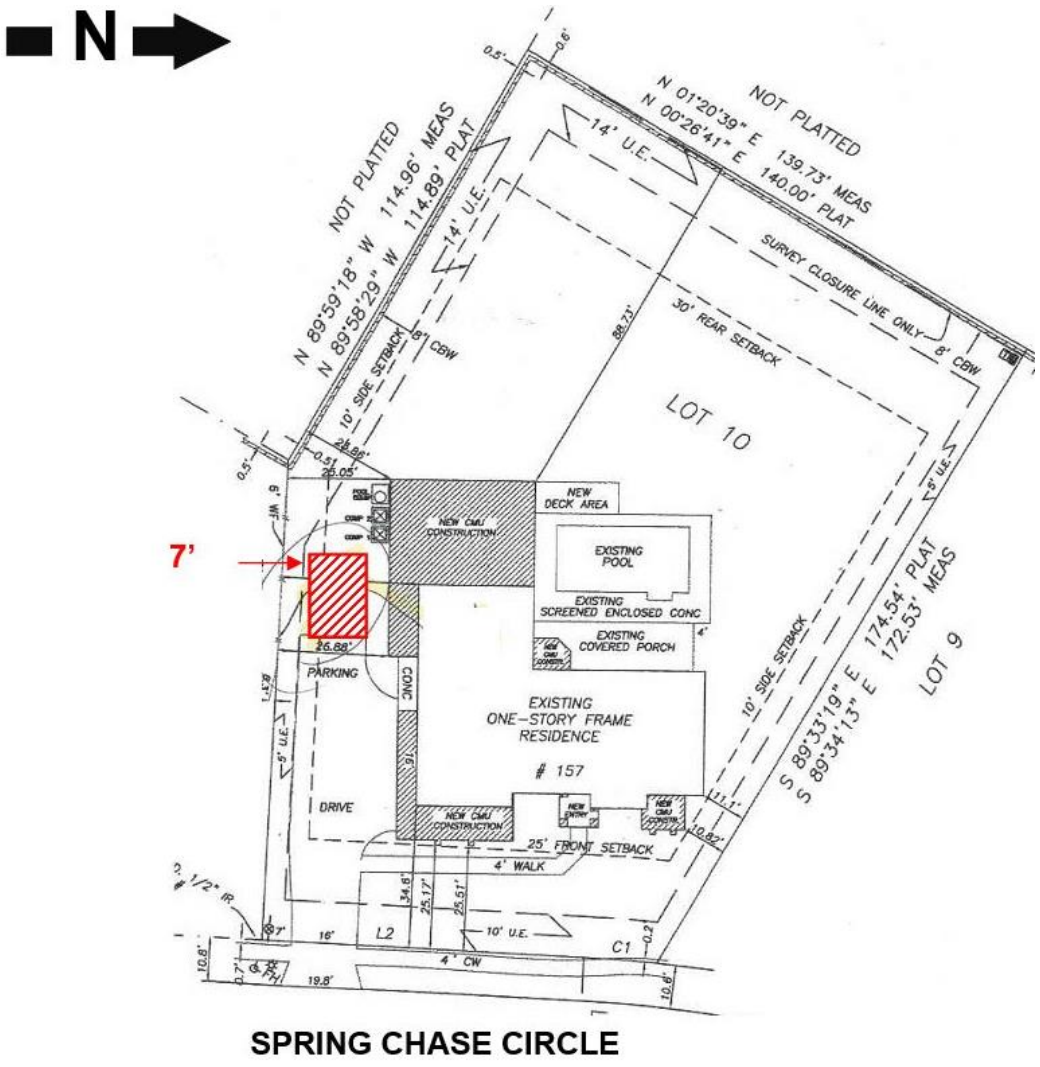157 SPRING CHASE CIR
VARIANCES