
FILE NUMBER: Z190-324(LG) **DATE FILED:** July 31, 2020
LOCATION: South corner of Lemmon Avenue and Douglas Avenue
COUNCIL DISTRICT: 14 **MAPSCO:** 35 S
SIZE OF REQUEST: ± 0.745 acres **CENSUS TRACT:** 6.05

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: JHS Partners, LP

REQUEST: An application for a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to create a new planned development subdistrict to allow for the maintenance of outdoor seating within the front yard setback and an accessibility ramp (Uncle Julio's).

CPC RECOMMENDATION: Approval, subject to a development/landscape plan and conditions.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- The area of request is developed with a commercial structure used as a restaurant and located within a GR General Retail Subdistrict.
- The applicant requests to create a new planned development subdistrict within PD No. 193. The proposed standards will deviate from the front yard setback for GR General Retail Subdistrict
- The applicant constructed a raised patio and accessibility ramp without permits that encroaches into the front yard setback on Douglas Avenue. The request is to allow the raised patio with outdoor seating to remain. The applicant provided a revised development and landscape plan that removes approximately 1.1' from the patio so as not to encroachment into the Douglas Avenue right-of-way.
- The applicant also constructed an accessibility ramp along the Lemmon Avenue side of the building with a small portion in the Douglas Avenue front yard setback. The applicant redesigned the ramp removing the portion from the Douglas Avenue setback.

Zoning History: There have been two recent requests within the vicinity in the past five years.

1. **BDA 189-067** On August 20, 2019, the Board of Adjustments denied an application for a request for a variance from the front yard setbacks and denied the request for a special exception to the landscaping requirements.
2. **Z178-186** On April 25, 2018, the City Council approved the creation of the East Dallas and Oak Lawn Demolition Delay Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed Right of Way
Douglas Avenue	Minor Arterial	Existing CPLT
Lemmon Avenue	Principal Arterial	90 feet/90 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

ECONOMIC DEVELOPMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off street walking and biking paths.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

While the applicant’s request for a PDS meets objective numbers 1, 2, 3, 4, 6 and 7. Objective number 5 does not apply for this request. The street level pedestrian environment would be difficult to achieve based on the current condition of the site.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 GR	Retail, Restaurant
Northwest	PD No. 193 GR	Retail
North	PD No. 193 SUP No. 2041	Bank
Northeast	PD No. 193	Retail
East/Southeast	PD No. 193 GR	Restaurants
South	PD No. 193, PDS No. 151	Retail
Southwest	PD No. 193 MF-2	Multiple Family
West	PD No. 193 MF-2	Multifamily

Land Use Compatibility:

The request site is zoned a GR General Retail Subdistrict within PD No. 193, the Oak Lawn Special Purpose District, and is currently developed with a restaurant. The applicant proposes to maintain an outdoor seating area with an accessibility ramp. Parking is in the rear and on the side of the property.

Surrounding land uses consist of multifamily uses to the northwest, west and southwest; with retail uses to the north and south. There is a bank located to the north, and restaurants east and southeast of the site.

The applicant requests to create a new planned development subdistrict within PD No. 193. The proposed standards will deviate from the front yard setback for GR General Retail Subdistrict. The applicant requests a 15-foot setback on Douglas Avenue instead of the 10-foot setback in the GR Subdistrict. However, the applicant requests the allowance of encroachments such as ramps, stairs, stoops, raised patio seating areas, and landscaping walls in the setback.

The applicant constructed a raised patio and accessibility ramp without permits that encroaches into the front yard setback on Douglas Avenue. The applicant provided revised a development and landscape plan that removes approximately 1.1' from the patio so as not to encroachment into the Douglas Avenue right-of-way. The applicant redesigned the ramp removing the portion of the ramp in the Douglas Avenue right-of-way and providing a link to the ramp from Lemmon Avenue.

Staff does not support the request to create a Planned Development Subdistrict for the sole purpose of allowing the patio to encroach into the Douglas Avenue setback. The raised patio adjacent to the sidewalk is not conducive to an enjoyable pedestrian experience. If the patio were at ground level, the openness beside the sidewalk would be more inviting and less restrictive.

Development Standards:

The table shows a comparison between the existing zoning and the proposed Planned Development Subdistrict.

SUBDISTRICT	SETBACKS		Height	Lot Coverage	Primary Uses
	Front	Side/Rear			
PD No. 193, GR-Existing	10 feet for permitted structures.	10 feet for permitted structures	36'; provide additional frontage twice the height of the portion of the building that exceeds 36'	60%	Retail
PDS for GR - Proposed	15 feet with encroachments.	10 feet for permitted structures	24'; provide additional frontage twice the height of the portion of the building that exceeds 24'	100%	Retail

Parking:

Off-street parking will be provided for each use in accordance with Part I of PD No. 193. A restaurant use requires one space per 100 square feet of floor area. At a proposed 6,473 square feet, 65 off-street spaces would be required. On the revised development and landscaping plan, the applicant proposed 62 regular spaces and three handicapped spaces for a total of 65 spaces. The dimensions for these spaces are 8.5' x 18', which meet city regulations. The amount of proposed parking still meets the requirements since the applicant is required to provide 65 spaces and has provided 65 spaces.

Landscaping:

The area of request is required to comply with the landscaping requirements for PD No. 193 for a front yard and its current General Retail Subdistrict. The applicant has provided 3,306 square feet of landscaping in the proposed landscape plan. The submitted landscape plan has met the requirements, per the Chief Arborist's request. The landscaping already exists on the property.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policy makers in the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). While most of the site is

Z190-324(LG)

uncategorized, a portion of the subject site is within Category "C" and has Category "C" properties located west and south of the site. The area of request also has Category "D" properties located north and east of the site.

LIST OF OFFICERS

JHS Partners, LP

JHS Partners GenPar, LLC

Sample Martial Trust

- Cynthia Croan Sample
- Thomas Matter, Manager

CPC ACTION
January 21, 2021

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict, subject to a revised development plan, revised landscape plan, and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Lemmon Avenue and Douglas Avenue.

Maker: Garcia
Second: Hampton
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Schwoppe, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 317
Replies: For: 4 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC ACTION
December 17, 2021

Motion: In considering an application for a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Lemmon Avenue and Douglas Avenue, it was moved to **hold** this case under advisement until January 21, 2021 with the applicant to return with a rendering plan.

Maker: Garcia
Second: MacGregor
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Shidid, Carpenter, Jackson, Blair, Jung, Myers, Suhler, Schwoppe, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Johnson
Vacancy: 0

Notices: Area: 500 Mailed: 317
Replies: For: 4 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC ACTION
November 19, 2021

Motion: In considering an application for a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Lemmon Avenue and Douglas Avenue, it was moved to **hold** this case under advisement until December 17, 2020.

Maker: Garcia
Second: MacGregor
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Myers, Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 317
Replies: For: 4 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Against (Did not speak): Bob Griffo, 3834 Bowser Ave., Dallas, TX, 75219

CPC Recommended PDS Conditions

Division S-____. PD Subdistrict ____.

SEC. S--____.101. LEGISLATIVE HISTORY.

PD Subdistrict ____ was established by Ordinance No. ____, passed by the Dallas City Council on ____.

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property located at the southwest corner of Lemmon Avenue and Douglas Avenue. The size of PD Subdistrict --- is 0.745 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-____.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-____A: development/landscape plan.

SEC. S-____.105. DEVELOPMENT/LANDSCAPE PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. S-____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the GR General Retail District, subject to the same conditions applicable in the GR General Retail District, as set out in Chapter 51A. For example, a use permitted in the GR General Retail District only by specific use

permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the GR General Retail District is subject to DIR in this district; etc.

SEC. S- __.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S- __.108. YARD, LOT, AND SPACE REGULATIONS.

- (a) Except as provided in this section, the yard, lot, and space regulations for the GR General Retail District apply.

CPC Recommendation:

(b) Front yard. Minimum front yard is 15 feet. Encroachments such as ramps, stairs, stoops, raised patio seating areas, and landscaping walls are permitted in the Douglas Avenue setback.

Staff Recommendation:

~~(b) Front yard. Minimum front yard is 15 feet. Encroachments such as ramps, stairs, stoops, raised patio seating areas, and landscaping walls are permitted in the Douglas Avenue setback.~~

SEC. S- __.109. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S- __.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S- __.111. LANDSCAPING.

- (a) Landscaping must be provided as shown on the development/landscape plan (Exhibit ____A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

(b) The board may grant a special exception to the landscaping requirements of this section if, in the opinion of the board, the special exception will not compromise the spirit and intent of this section. When feasible, the board shall require that the applicant submit and that the property comply with a landscape plan as a condition to granting a special exception under this section.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. S-___.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. S-___.113. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

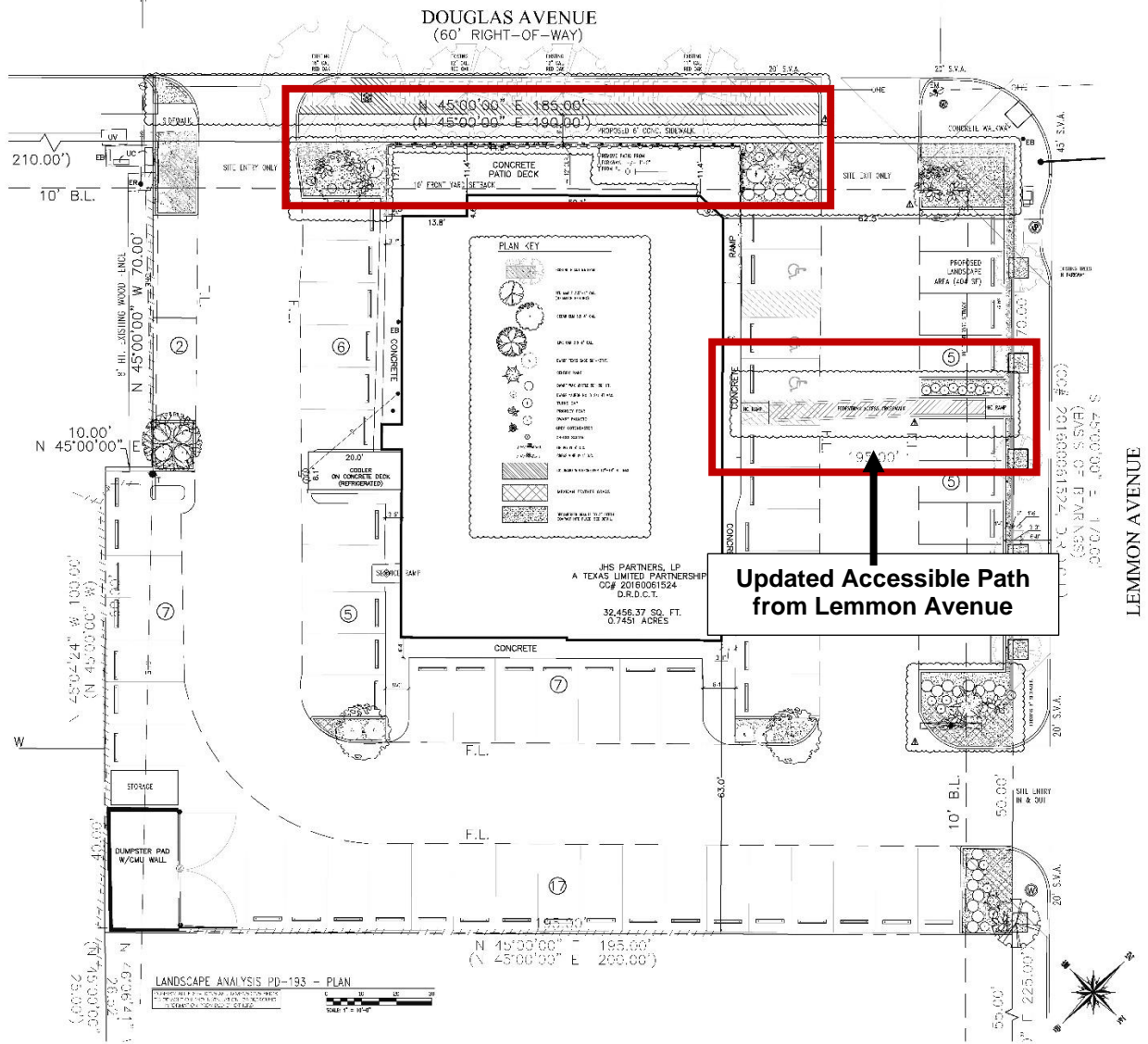
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

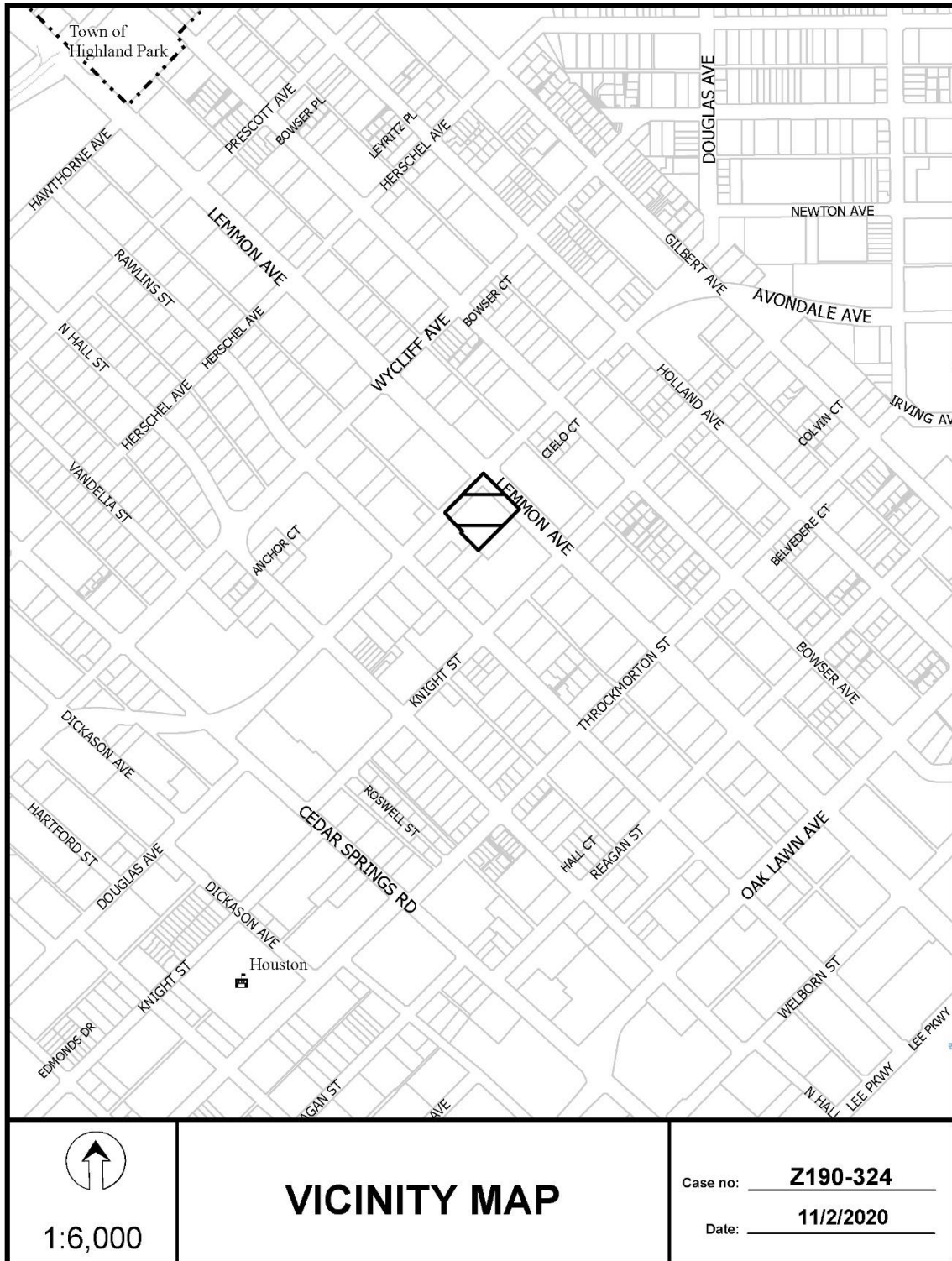
SEC. S-___.114. COMPLIANCE WITH CONDITIONS.

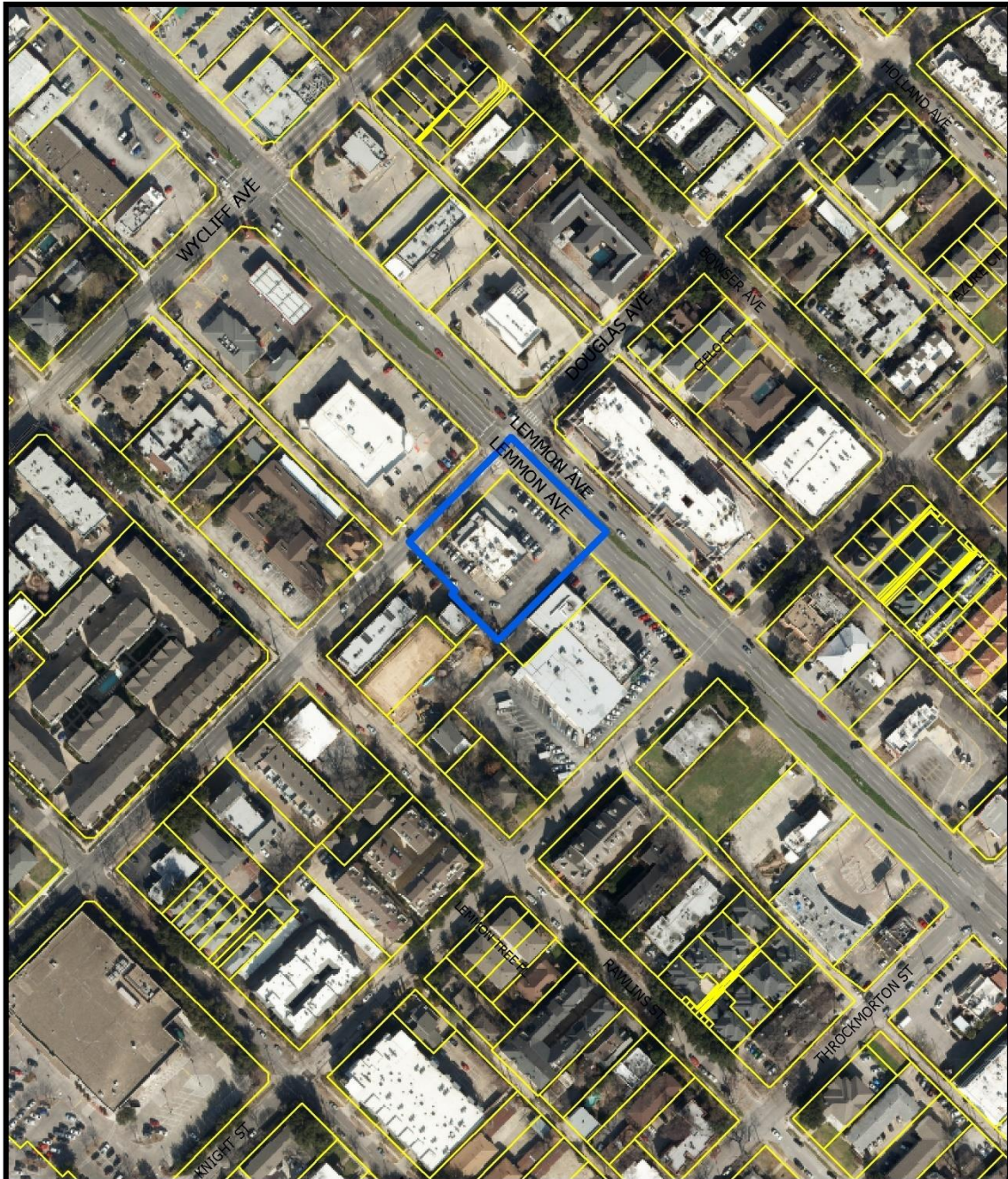
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT & LANDSCAPE PLAN





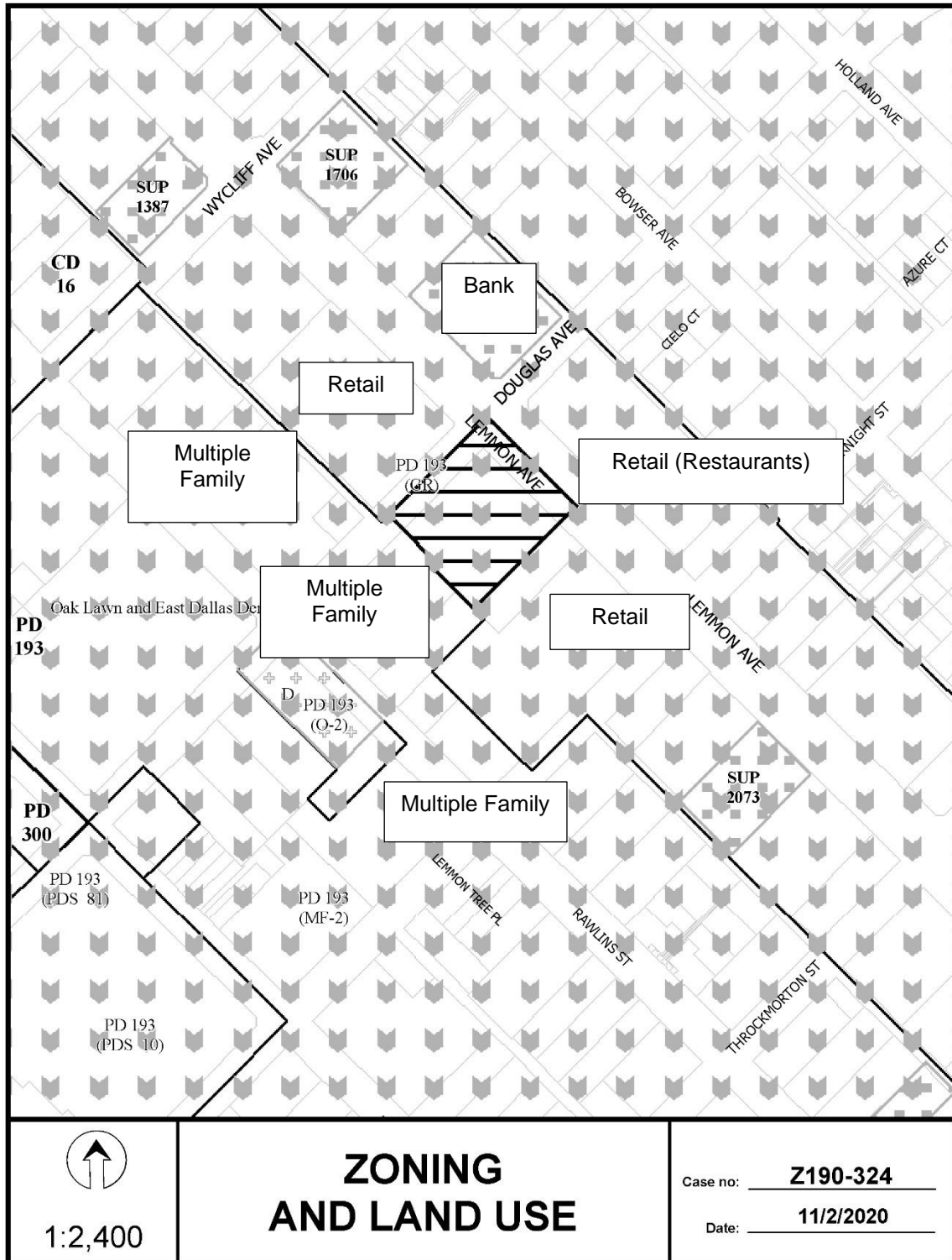


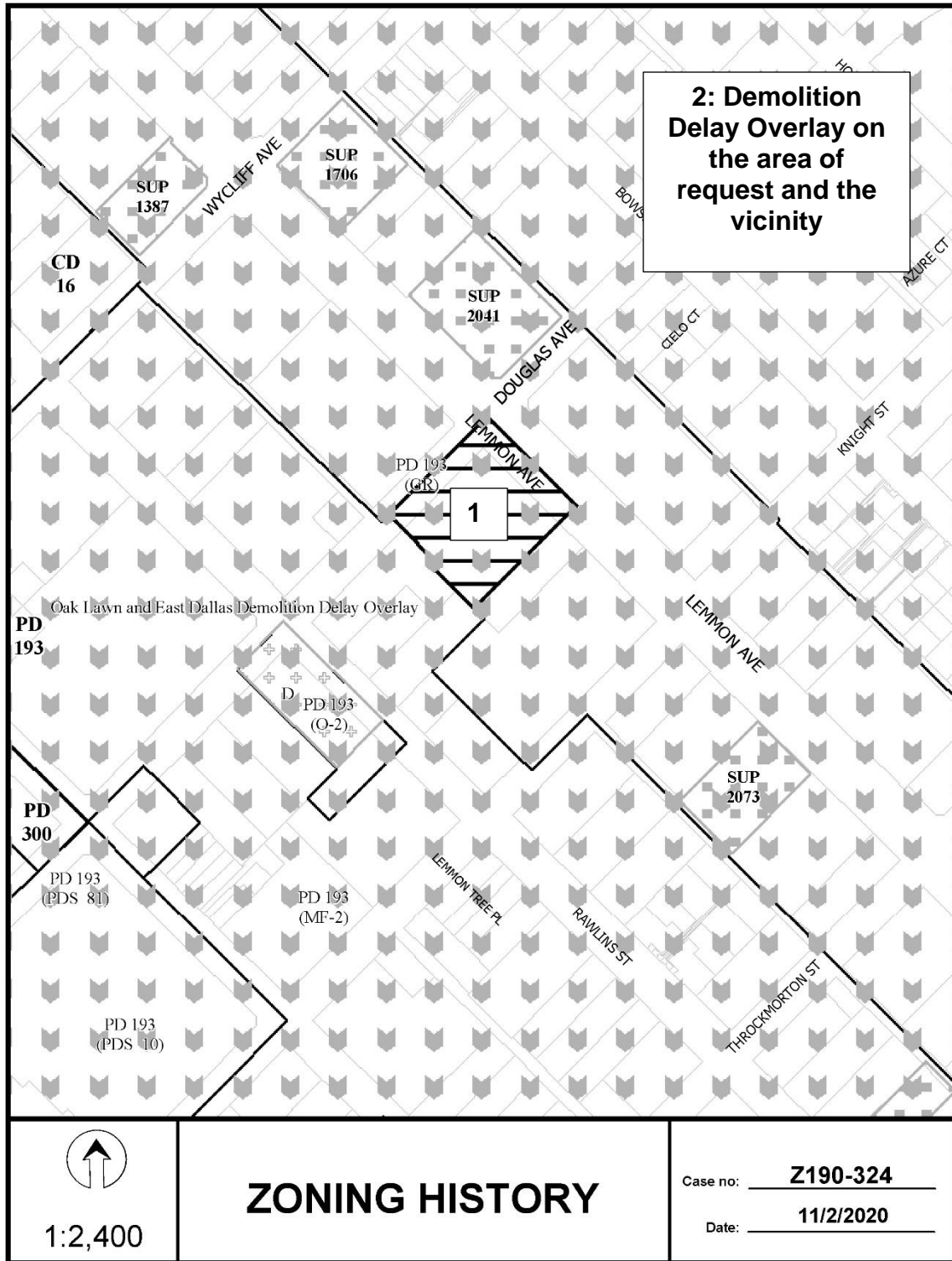
1:2,400

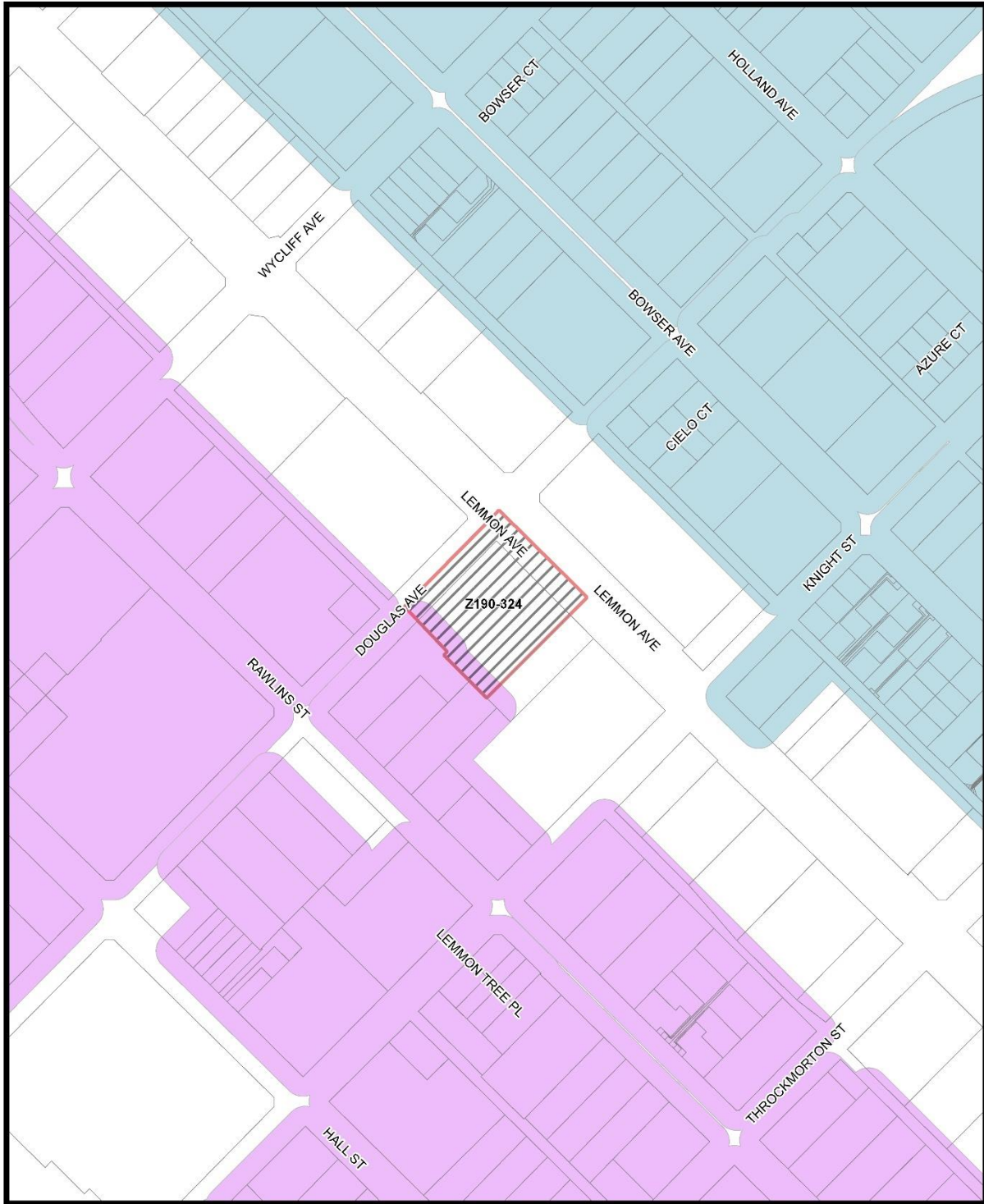
AERIAL MAP

Case no: Z190-324

Date: 11/2/2020







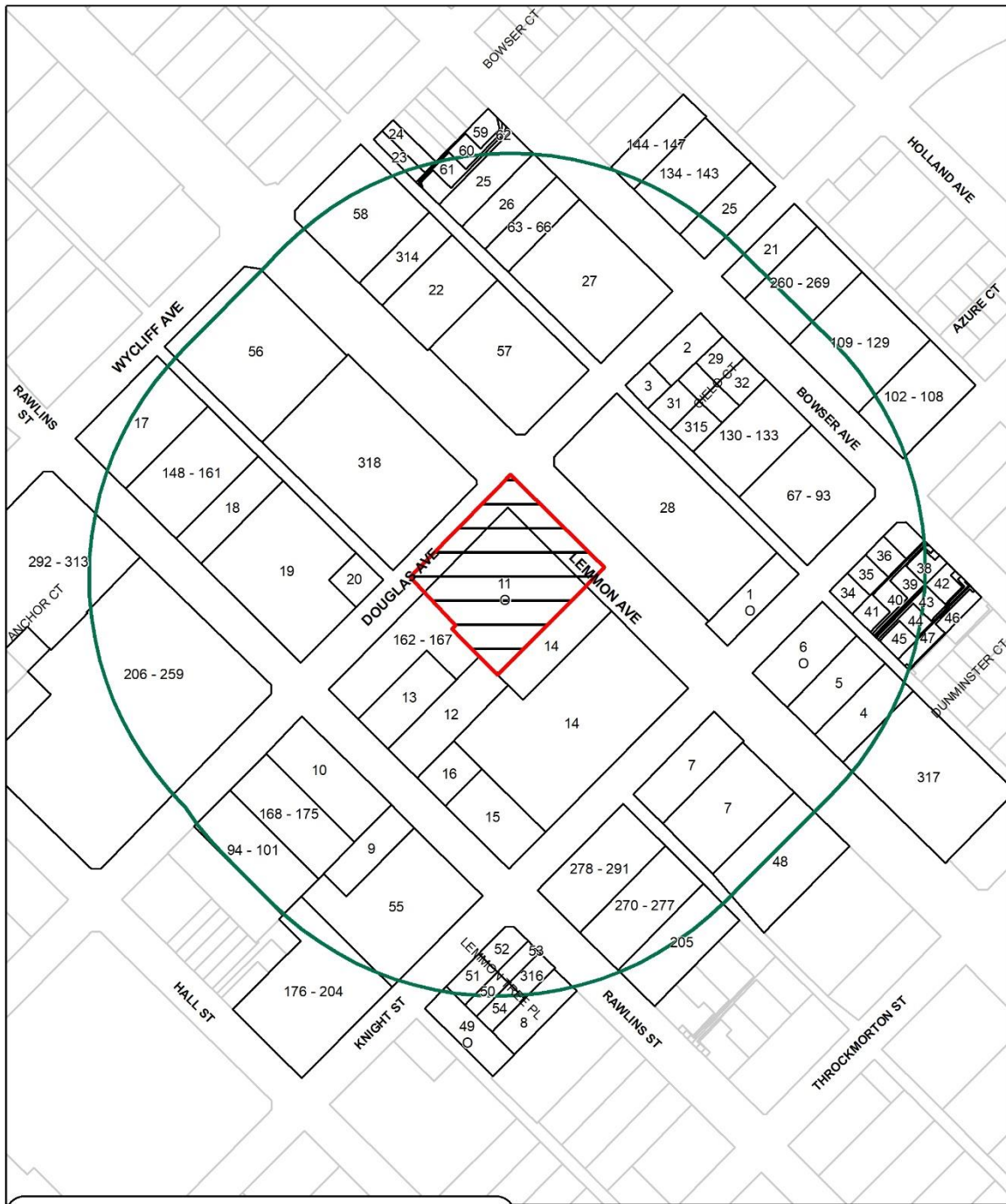
MVAC Cluster A B C D E F G H I NA

 1:2,400

Market Value Analysis

Printed Date: 11/2/2020

CPC RESPONSES



317	Property Owners Notified (88 parcels)
4	Replies in Favor (4 parcels)
1	Replies in Opposition (1 parcels)
500'	Area of Notification
1/21/2021	Date

Z190-324
CPC



1:2,400

01/20/2021

Reply List of Property Owners***Z190-324******318 Property Owners Notified 4 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	4102 LEMMON AVE	ALDERI CORP
	2	4129 BOWSER AVE	HARVEY JAMES C & SHERRY
	3	3516 DOUGLAS AVE	LESZINSKI SLAWOMIR
	4	4026 LEMMON AVE	BURKMAN INVESTMENTS INC
	5	4030 LEMMON AVE	FARR TERESA M
O	6	4038 LEMMON AVE	TRAYMORE PARTNERS LTD
	7	4037 LEMMON AVE	RTK RESOURCES LP
	8	4031 RAWLINS ST	4031 RAWLINS LLC
	9	4115 RAWLINS ST	DYKEMAN ALICE M
	10	3330 DOUGLAS AVE	CAUTHEN DON & JULIA
O	11	4125 LEMMON AVE	JHS PARTNERS LP
	12	4116 RAWLINS ST	RAWLINS STREET HOLDINGS LP
	13	4122 RAWLINS ST	RAWLINS STREET HOLDINGS LP
	14	4117 LEMMON AVE	LEMMON AVE RETAIL LP
	15	3403 KNIGHT ST	WATTERSON RONALD E &
	16	4110 RAWLINS ST	LEE BENJAMIN &
	17	4232 RAWLINS ST	KEPLER KENNETH TRUST &
	18	4220 RAWLINS ST	CASTLOO STANLEY L
	19	4214 RAWLINS ST	MILLENNIAL APTS LLC
	20	3411 DOUGLAS AVE	ROSE STERLING &
	21	4128 BOWSER AVE	SADACCA CORLEY L
	22	4218 LEMMON AVE	JADEITE PRPERTY LLC
	23	3502 WYCLIFF AVE	WILLIAMS DATHAN L
	24	3510 WYCLIFF AVE	MARTINDALE CATHY M
	25	4227 BOWSER AVE	IP BOWSER LP
	26	4221 BOWSER AVE	HCP CAPITAL LLC

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4207 BOWSER AVE	HOLLYVALE RENTAL HOLDINGS LLC
	28	4140 LEMMON AVE	ROSEBRIAR DOUGLAS CT
	29	3510 CIELO CT	HOLLOMON THADDEUS
	30	3540 CIELO CT	ALEXANDER JESSICA W
	31	3570 CIELO CT	RAPAPORT ANNIE MICHELLE &
	32	3515 CIELO CT	ZAHN ROBERT M &
	33	3545 CIELO CT	FERGUSON CHRISTOPHER SCOTT &
	34	3550 KNIGHT ST	PRITCHARD JOHN DANIEL
	35	3554 KNIGHT ST	WEEKS JOHN J & ANGELIC M
	36	3558 KNIGHT ST	ATERNO ELIZABETH & JOSEPH D
X	37	4045 BOWSER AVE	DIXON JOYCE
	38	4043 BOWSER AVE	TILLMAN ANTHONY &
	39	4041 BOWSER AVE	FOSTER JANET M
	40	4039 BOWSER AVE	WARRINGTON DEBRA K
	41	4037 BOWSER AVE	BRYARLY MEREDITH ANNE &
	42	4029 BOWSER AVE	SANKET
	43	4031 BOWSER AVE	DRAKE BENJAMIN TAYLOR
	44	4033 BOWSER AVE	RAMIREZ MONICA
	45	4035 BOWSER AVE	BAZLEH SEYED MOHAMMAD
	46	4023 BOWSER AVE	MONTGOMERY CHARLA REITER
	47	4027 BOWSER AVE	SAWHNEY MANAV S &
	48	4023 LEMMON AVE	SGB LEMMON LLC
O	49	3318 KNIGHT ST	SANDEN THOMAS G &
	50	4025 LEMMON TREE PL	HERLIHY JOHN ANDREW
	51	4035 LEMMON TREE PL	DEMERS CYNTHIA
	52	4030 LEMMON TREE PL	JAMESON MARK L
	53	4020 LEMMON TREE PL	WILLIAMS ZACHARY A
	54	4015 LEMMON TREE PL	HENDRICSON AARON
	55	4111 RAWLINS ST	RYEGRASS RAWLINS LLC
	56	4239 LEMMON AVE	SEJ ASSET MGMT & INVESTMENT COMPANY
	57	4208 LEMMON AVE	WEST BAY INVESTMENTS LP

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	4232 LEMMON AVE	XIE FAMILY TRUST
	59	4243 BOWSER AVE	KELLY KEVIN J &
	60	4239 BOWSER AVE	NGUYEN ELIZABETH DAN CHAU &
	61	4235 BOWSER AVE	VILIUNNY MARRY
	62	4231 BOWSER AVE	THOMPSON STEPHEN B &
	63	4217 BOWSER AVE	JIMENEZ DOMINIC L
	64	4217 BOWSER AVE	MAO YU LI
	65	4217 BOWSER AVE	KENDALL EMILY J
	66	4217 BOWSER AVE	LANDRY BARBARA
	67	4107 BOWSER AVE	BAYMAR HOTELS & PROPERTIES INC
	68	4107 BOWSER AVE	ARKA REAL ESTATE LLC
	69	4107 BOWSER AVE	KUC MATTHEW WILLIAM & MARYANNE CHRISTINE
	70	4107 BOWSER AVE	KILMAN CAROL A
	71	4107 BOWSER AVE	MARCH HOLDINGS LLC
	72	4107 BOWSER AVE	JINKS JOHN D
	73	4107 BOWSER AVE	CORBAN KENNETH EARL
	74	4107 BOWSER AVE	NAPOLI JOAN F
	75	4107 BOWSER AVE	KITCHEN CAROLYN G
	76	4107 BOWSER AVE	CHAFFEE VICKIE W & ROBERT A
	77	4107 BOWSER AVE	SMITH NELSON DOUGLAS
	78	4107 BOWSER AVE	LUKO OLIVIA L
	79	4107 BOWSER AVE	MA KEVIN CHEN REVOCABLE
	80	4107 BOWSER AVE	KARPF ADAM
	81	4107 BOWSER AVE	RADNEY REBECCA L
	82	4107 BOWSER AVE	WU RICHARD
	83	4107 BOWSER AVE	ANWAR MUSTAFA S & EMILY Y
	84	4107 BOWSER AVE	HODGE STEPHANIE E
	85	4107 BOWSER AVE	ROSSI CHRISTIE
	86	4107 BOWSER AVE	GOWDA UMESH KRISHNA
	87	4107 BOWSER AVE	KRIETE RAYMOND G
	88	4107 BOWSER AVE	CLEMONS MICHAEL

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	4107 BOWSER AVE	HUMMEL JOSEPH
	90	4107 BOWSER AVE	MOSS AMANDA
	91	4107 BOWSER AVE	ELKINS VALERIE
	92	4107 BOWSER AVE	GREGG LUCILE PARKER
	93	4107 BOWSER AVE	LEWENSTEIN SHIRLEY & SIMON
	94	3314 DOUGLAS ST	TOMES BRYAN D
	95	3314 DOUGLAS ST	VARGHESE THOMAS & RUBY THOMAS
	96	3314 DOUGLAS ST	WANGLER LAWRENCE & SUSAN
	97	3314 DOUGLAS ST	AYYALAPU ANITHA &
	98	3314 DOUGLAS ST	GUADALUPE ISMAEL II
	99	3314 DOUGLAS ST	RAM VIJAY &
	100	3314 DOUGLAS ST	FARHA DOUG &
	101	3314 DOUGLAS ST	GRISWOLD THOMAS AIDAN
	102	4102 BOWSER AVE	ERICE KEVIN P &
	103	4102 BOWSER AVE	MCGAFFIN ADAM T &
	104	4102 BOWSER AVE	BROWN CHERIE &
	105	4102 BOWSER AVE	BATTEL JORDAN ALEXANDER
	106	4102 BOWSER AVE	SHAMS ZAINEB
	107	4102 BOWSER AVE	ALVARADOHERNANDEZ JOSELITO
	108	4102 BOWSER AVE	CRESPINO ANTHONY
	109	4112 BOWSER AVE	WHITE JONATHON
	110	4112 BOWSER AVE	FOREST RICHARD P
	111	4112 BOWSER AVE	SMART JOHN L JR
	112	4112 BOWSER AVE	ACQUISITION CONCEPT
	113	4112 BOWSER AVE	DAUGHERTY JACQUELINE S
	114	4112 BOWSER AVE	DAMMAN GREGORY J
	115	4112 BOWSER AVE	MCCULLOUGH RONA Y
	116	4112 BOWSER AVE	FELBER THEODORE III &
	117	4112 BOWSER AVE	FRANCIS FRANK H
	118	4112 BOWSER AVE	VELARDE ISAAC
	119	4112 BOWSER AVE	HCP CAPITAL LLC

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	4112 BOWSER AVE	LITTLETON JAMES G
	121	4112 BOWSER AVE	CARNEY KENNETH C
	122	4112 BOWSER AVE	BECK MARK E
	123	4112 BOWSER AVE	BINION DORIS
	124	4112 BOWSER AVE	HERNANDEZ JORGE A
	125	4112 BOWSER AVE	BECK SHARLENE
	126	4112 BOWSER AVE	WALD M & CO
	127	4112 BOWSER AVE	ZAZAY OMAR &
	128	4112 BOWSER AVE	PLATKO DAVID W JR
	129	4112 BOWSER AVE	THE LI CHING LIU LIVING TRUST
	130	4115 BOWSER AVE	KGBIZ LLC
	131	4115 BOWSER AVE	DAWSON FARMS LLC
	132	4115 BOWSER AVE	TAYLOR ELONIA Y
	133	4115 BOWSER AVE	HUEZO JUAN DAVID
	134	4208 BOWSER AVE	LOPEZ MELISSA
	135	4208 BOWSER AVE	GARCIA CHRISTINA LYNN
	136	4208 BOWSER AVE	CANTRELL BAXTER
	137	4208 BOWSER AVE	ALVES EUGENE F
	138	4208 BOWSER AVE	KHATIBI KAREAM
	139	4208 BOWSER AVE	FARRIS ALEXANDER
	140	4208 BOWSER AVE	ROME MARK & RITA
	141	4208 BOWSER AVE	JENKINS LENOX C
	142	4208 BOWSER AVE	TONG SYLVIA S
	143	4208 BOWSER AVE	HORTON DONALD W
	144	4212 BOWSER AVE	SAMADI MEHRDAD KOLAHI
	145	4212 BOWSER AVE	GHOKASIYAN SHANT &
	146	4212 BOWSER AVE	CASPER BRIAN & EMMA HAMILTON
	147	4212 BOWSER AVE	PETRICCIONE ANTHONY L
	148	4224 RAWLINS ST	DRAKE ROBERT CASEY
	149	4224 RAWLINS ST	CHICOSKY KEN L
	150	4224 RAWLINS ST	GEISLER ANNE E

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	4224 RAWLINS ST	STAFFORD CHRISTINA B
	152	4224 RAWLINS ST	CARAVEO LUIS ANGEL
	153	4224 RAWLINS ST	BAUTISTA JOSHUA I
	154	4224 RAWLINS ST	HAVRAN JAMES D
	155	4224 RAWLINS ST	LAW MATTHEW S
	156	4224 RAWLINS ST	LAMBERTZ ELKE
	157	4224 RAWLINS ST	BESHEARS HANNAH JEAN
	158	4224 RAWLINS ST	COX BRANDON &
	159	4224 RAWLINS ST	COOPER BREANNE MARIE
	160	4224 RAWLINS ST	THORNTON JUSTIN M
	161	4224 RAWLINS ST	GILLEY PHILIP P III
	162	3400 DOUGLAS AVE	MINDER DAVID M &
	163	3404 DOUGLAS AVE	COX MATTHEW L
	164	3408 DOUGLAS AVE	BAINES DONNA D
	165	3412 DOUGLAS AVE	YELVINGTON RICHARD GLENN
	166	3416 DOUGLAS AVE	HALL WENDELL E & KAREN O
	167	3420 DOUGLAS AVE	BACK JUSTIN CHARLES & COURTNEY
	168	3320 DOUGLAS AVE	BUTTON RUSSELL
	169	3320 DOUGLAS AVE	NAJERA RICARDO G
	170	3320 DOUGLAS AVE	CLARK CHRISTINA &
	171	3320 DOUGLAS AVE	SHORE TODD
	172	3320 DOUGLAS AVE	LABRADOR FREDERICK
	173	3320 DOUGLAS AVE	TING ALBERT C
	174	3320 DOUGLAS AVE	AUKEMAN INVESTMENTS LLC
	175	3320 DOUGLAS AVE	ROCA LEONARDO F
	176	4104 N HALL ST	MCKAY RYAN
	177	4104 N HALL ST	BEASLEY KENNETH R
	178	4104 N HALL ST	ROBINSON HOLLIE D
	179	4104 N HALL ST	LITTLE HARRIET A
	180	4104 N HALL ST	WOMACK JENNIFER N
	181	4104 N HALL ST	MORSE WILLIAM C

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	4104 N HALL ST	LOPEZ DOLORES
	183	4104 N HALL ST	YU YONGHAO & YANG GAO
	184	4104 N HALL ST	BELTZ CHRISTINA R & JOE M
	185	4104 N HALL ST	NADING KENNETH C
	186	4104 N HALL ST	OLIVA LETCIA
	187	4104 N HALL ST	LAWRENCE CHARLES M &
	188	4104 N HALL ST	BELTZ JOE M & CHRISTINA
	189	4104 N HALL ST	4104 N HALL ST APT 216 TRUST
	190	4104 N HALL ST	SAVLA JAINY J
	191	4104 N HALL ST	KLYMOV EUGENE YEVGEN
	192	4104 N HALL ST	KINNISON RICKY LYNN &
	193	4104 N HALL ST	HATLEY MARSHALL
	194	4104 N HALL ST	ANDREWS JAMIE L
	195	4104 N HALL ST	ROGERS JAVELETTE K
	196	4104 N HALL ST	DUNST KYLE
	197	4104 N HALL ST	WALKER LOUIS R
	198	4104 N HALL ST	MA QINYI &
	199	4104 N HALL ST	CHAU WINDON
	200	4104 N HALL ST	KUMAR MANOJ BIPIN
	201	4104 N HALL ST	SRO HOLDING GROUP LLC
	202	4104 N HALL ST	MUNRO DIANA
	203	4104 N HALL ST	AMES CHRISTOPHER J
	204	4104 N HALL ST	PIONTKOWSKY DAVID M
	206	4211 RAWLINS ST	LIM LIT HAW & MINYU SUN
	207	4211 RAWLINS ST	DASA NAVEEN
	208	4211 RAWLINS ST	CROUCH KEVIN TODD &
	209	4211 RAWLINS ST	PRUNA ERNESTO
	210	4211 RAWLINS ST	LUNA MICHAEL
	211	4211 RAWLINS ST	SHRESTHA REKHA & SUNDARHSAN
	212	4211 RAWLINS ST	CHEN CHERRY SHICHIN
	213	4211 RAWLINS ST	AMANGO TRUST

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	214	4211 RAWLINS ST	MOHTADI RAMA
	215	4211 RAWLINS ST	MORENO JOSE
	216	4211 RAWLINS ST	THUMMALA ABHINAV
	217	4211 RAWLINS ST	MASSOM LLC
	218	4211 RAWLINS ST	ZHAO LEI
	219	4211 RAWLINS ST	AUSTIN GREGORY D &
	220	4211 RAWLINS ST	LEWIS JEFFREY M &
	221	4211 RAWLINS ST	FEDERMAN JONATHAN S &
	222	4211 RAWLINS ST	MCGOWAN ANN W
	223	4211 RAWLINS ST	CHO JUSTIN
	224	4211 RAWLINS ST	CHILTON ADAM & GELISA RENEE
	225	4211 RAWLINS ST	BEALS JOSEPH D &
	226	4211 RAWLINS ST	WALLIS JENNIFER L
	227	4211 RAWLINS ST	KHERA ROHAN & SNIGDHA JAIN
	228	4211 RAWLINS ST	DREIWITZ JEFFREY A & LINDA
	229	4211 RAWLINS ST	DANIELS ERICA
	230	4211 RAWLINS ST	AHN GRACE
	231	4211 RAWLINS ST	SMITH ROMAN A
	232	4211 RAWLINS ST	WELCH ELIZABETH ANNE &
	233	4211 RAWLINS ST	WATKINS KWAME K &
	234	4211 RAWLINS ST	NICHOLS LOGAN T
	235	4211 RAWLINS ST	BANANI SALMAN & ALYSSA PREMJI
	236	4211 RAWLINS ST	CRUZ KRISTINE ANNE &
	237	4211 RAWLINS ST	TREGONING GIGI
	238	4211 RAWLINS ST	BROWN CHRISTOPHER M
	239	4211 RAWLINS ST	SPANGLER JEFFREY &
	240	4211 RAWLINS ST	BARCUS JOHN
	241	4211 RAWLINS ST	LINK WILLIAM H JR
	242	4211 RAWLINS ST	WANG YANG
	243	4211 RAWLINS ST	STEWART ARMOND
	244	4211 RAWLINS ST	FOOMAN IMAN &

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	245	4211 RAWLINS ST	MORRISON JERRY
	246	4211 RAWLINS ST	SHAH AMOL ARVIND
	247	4211 RAWLINS ST	RAZA SYED & SAMREEN
	248	4211 RAWLINS ST	BAXTER ANNABELLE
	249	4211 RAWLINS ST	PODKOPOVA NADEJDA &
	250	4211 RAWLINS ST	SWANN CAROLYN S
	251	4211 RAWLINS ST	STEWART JESSE
	252	4211 RAWLINS ST	DIAZ CHRISTOPHER
	253	4211 RAWLINS ST	LAM TANYATRINH &
	254	4211 RAWLINS ST	REE SAMUEL
	255	4211 RAWLINS ST	ZAZAY OMAR
	256	4211 RAWLINS ST	GUTHRIE DAN CALVIN JR &
	257	4211 RAWLINS ST	BARKER JENNIFER A
	258	4211 RAWLINS ST	WRIGHT AMANDA E &
	259	4211 RAWLINS ST	GONZALEZMEJIA BRAULIO &
	260	4118 BOWSER AVE	GAETZ JOHN
	261	4118 BOWSER AVE	GOMEZFARIAS ARMANDO
	262	4118 BOWSER AVE	NYER AMBER
	263	4120 BOWSER AVE	PRIETO JOSEPH RAY
	264	4120 BOWSER AVE	COCO MAR PROPERTIES
	265	4120 BOWSER AVE	CUCI ALBA
	266	4120 BOWSER AVE	LERNER DIANE L LIVING TRUST
	267	4122 BOWSER AVE	CORRALES MICHELLE
	268	4122 BOWSER AVE	MCCLELLAND JARED &
	269	4122 BOWSER AVE	BUTCHER DAVID A & CHRISTIAN M
	270	4030 RAWLINS ST	HAYES NATALIE I
	271	4030 RAWLINS ST	WU CHI YUAN & WEI YING
	272	4030 RAWLINS ST	WALL RICHARD JOHN
	273	4030 RAWLINS ST	MEDLEY CHARLOTTE
	274	4030 RAWLINS ST	DEVASHER MARTHA ATKINSON
	275	4030 RAWLINS ST	CORLEW JOSEPH A

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	276	4030 RAWLINS ST	SEGLER TROY GLENN JR &
	277	4030 RAWLINS ST	WU JAFFEE CHIH KAI
	278	4034 RAWLINS ST	BONNING BRIDGET
	279	4034 RAWLINS ST	ROE MICHAEL ALAN
	280	4034 RAWLINS ST	KELLY ALAN J & ELYZA H
	281	4034 RAWLINS ST	MINDE COLLEEN E
	282	4034 RAWLINS ST	CHAPEL BRENDA
	283	4034 RAWLINS ST	ROWAN MARCUS
	284	4034 RAWLINS ST	NEGRON EDGAR E
	285	4034 RAWLINS ST	NELSON SCOTT & MARTHA
	286	4034 RAWLINS ST	DALSANIA JENNY &
	287	4034 RAWLINS ST	GIACOBBE ROBERT L
	288	4034 RAWLINS ST	FLOYD LAWSON E &
	289	4034 RAWLINS ST	GILLELAND LIVING TRUST
	290	4034 RAWLINS ST	VULPITTA RACHEL
	291	4034 RAWLINS ST	NGUYEN VU
	292	4227 RAWLINS ST	RAM VIJAY
	293	4227 RAWLINS ST	KELLER JAMES ANDREW
	294	4227 RAWLINS ST	WONG KEVAN L
	295	4227 RAWLINS ST	JAMOUKHA FOUAD
	296	4227 RAWLINS ST	OTOOLE BRIDIE &
	297	4227 RAWLINS ST	SIDDONS IVAN DOYLE
	298	4239 RAWLINS ST	DAMARIS IRIONDO
	299	4239 RAWLINS ST	MIDDLETON RICHARD H & SUSAN L
	300	4239 RAWLINS ST	PATEL VINAYCHANDRA & SUSHMA
	301	4239 RAWLINS ST	WONG LEWIS
	302	4239 RAWLINS ST	OSHMANN LINDSAY E &
	303	4241 RAWLINS ST	HUNTLEY JACOB &
	304	4241 RAWLINS ST	SSS HUMMINGBIRD LLC
	305	4241 RAWLINS ST	MORGAN LYNNE W
	306	4241 RAWLINS ST	STACKLE ALECHA & KIRK

Z190-324(LG)

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	307	4235 RAWLINS ST	DUCK KAMIAR
	308	4235 RAWLINS ST	DIAZ PAULO CESAR
	309	4231 RAWLINS ST	COLE JORDAN
	310	4231 RAWLINS ST	KRZESINSKI GEORGE A & JANICE L
	311	4231 RAWLINS ST	RUSH GREGORY D
	312	4231 RAWLINS ST	WALNOHA BECKY L &
	313	4231 RAWLINS ST	SAVAGE R &
	314	4226 LEMMON AVE	Taxpayer at
	315	3575 CIELO CT	Taxpayer at
	316	4010 LEMMON TREE PL	Taxpayer at
	317	4018 LEMMON AVE	Taxpayer at
	318	4207 LEMMON AVE	Taxpayer at