

FILE NUMBER: Z234-347(CR) **DATE FILED:** September 18, 2024

LOCATION: North line of Main Street, east of South Field Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: ± 14,374 sq. ft. **CENSUS TRACT:** 48113003102

REPRESENTATIVE: David Martin

OWNER/APPLICANT: Davis 1309 Main, LLC

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 619 with H/87 Republic National Bank (Davis) Building Historic District Overlay.

SUMMARY: The purpose of the request is to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern within an existing unit.

CPC RECOMMENDATION: Approval for a five-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The approximately 0.33-acre area of request is developed with a 21-story above ground mixed-use building (Davis Building) with residential uses on the upper levels. The area of request encompasses an 8,645-square-foot restaurant unit split between 620 square feet on the first floor and 8,025 square feet within the basement.
- The proposed request is to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern to operate in conjunction with an existing restaurant without drive-in or drive-through service use.
- The area of request is located within Subdistricts A, B, and C within Planned Development District No. 619. Subdistrict B contains the property below street level and requires a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern.
- The parcel also includes Specific Use Permit No. 2127 for Restaurant without drive-in or drive-through service and personal service located below street level, which will remain. The requested SUP is for a separate suite on site.
- The request site is also located within the Historic Overlay No. 87 (Republic National Bank (Davis) Building). Any interventions on the façade of the building will require a Certificate of Appropriateness approved by the Landmark Commission. No alterations to the façade of the building are proposed as part of this SUP application.

Zoning History:

There have been five zoning cases in the area in the last five years:

1. **Z234-209:** On September 25, 2024, the City Council approved an application for an amendment to Specific Use Permit No. 1959 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, located on the southeast corner of Elm Street and North Field Street.
2. **Z212-234:** On September 28, 2022, the City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) on property zoned Planned Development District No. 619 with Specific Use Permit No. 2411 for an attached projecting non-premise district activity videoboard sign, located on the northwest line of Elm Street, northeast of North Akard Street.

3. **Z201-278:** On December 8, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 with H/37 Kirby Building Historic Overlay, located on the southeast corner of Elm Street and North Akard Street.
4. **Z201-268:** On October 13, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 1755 for two attached projecting non-premise direct activity videoboard signs on property zoned Planned Development District No. 619, located on the south line of Elm Street, west of North Akard Street.
5. **Z201-269:** On October 13, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, with H/36 Adolphus Historic District Overlay, located on the south line of Main Street, east of South Field Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Main Street	Two-way in two directions, on the Central Business District (CBD) Plan	80 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

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.

The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

URBAN DESIGN ELEMENT

GOAL 5.2 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.2 Define urban character in Downtown and urban cores.

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Area Plan(s):

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The area of request is located within the Main Street District, one of the core-supporting districts, as identified by the Plan.

As Downtown's historic heart of commerce, the Main Street District remains the geographic center and primary gathering space for a large, expansive city core. New residential towers and adaptive re-use projects also help to make Main Street a vibrant mixed-use district.

The separate detailed Main Street District Retail Activation Strategy focuses on the core area of Main Street between Harwood and Field. This core of activity is also one of the five Focus Areas studied in greater depth in the 360 Plan. As the Main Street District implements components of the Retail Activation Strategy, the district is envisioned to continue its evolution into a contemporary, dynamic retail destination. Boutique retailers, unique restaurants, and a lively, artistic public realm will complement each other in an exciting environment that is second to none in the region. As the core Retail Activation Area is fully revitalized, blocks in other parts of the Main Street District should embrace improvements to the public realm to spark additional investment along streets such as Commerce and Elm.

Furthermore, the area of request is located within the Primary Retail Area / Activity Node as identified by the Main Street District Retail Activation Strategy proposed by the 360 Plan. By proposing the activation of a retail space currently used, staff find the applicant's request is consistent with the *Downtown Dallas 360 Plan*.

Land Use:

	Zoning	Land Use
Site	Subdistricts A, B, and C, within Planned Development District No. 619.	Restaurant without drive-in or drive-through service use, multifamily
North	Subdistricts A, B, and C, within Planned Development District No. 619.	Miscellaneous retail, hotel, multifamily, and restaurant without drive-in or drive-through service uses
East	Subdistricts A, B, and C, within Planned Development District No. 619.	Miscellaneous retail, hotel, multifamily, and restaurant without drive-in or drive-through service uses
South	Subdistricts A, B, and C, within Planned Development District No. 619.	Miscellaneous retail, hotel, multifamily, and restaurant without drive-in or drive-through service uses
West	Subdistricts A, B, and C, within Planned Development District No. 619.	Miscellaneous retail, hotel, multifamily, and restaurant without drive-in or drive-through service uses

Land Use Compatibility:

The approximately 0.33-acre area of request is developed with a 21-story above ground mixed-use building (Davis Building) with residential uses on the upper levels. The area of request encompasses an 8,645-square-foot restaurant unit split between 620 square feet on the first floor and 8,025 square feet within the basement.

The restaurant without drive-in or drive-through service is permitted by SUP No. 2127 on the site. The alcoholic beverage establishment limited to a bar, lounge, or tavern requires an additional SUP within Subdistrict B per Section 51P-619.106.2(j).

Adjacent land uses consist of typical mixed-use buildings found in the Downtown setting, including multi-story buildings with upper floor multifamily and hotel uses, with ground floor restaurants and retail services.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code and the adopted area plans.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Parking:

The proposed development will comply with the requirements of the Dallas Development Code for parking. According to CA-1(A) district regulations, no parking is required for a use located within a building built before 1967.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding 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 more precisely target intervention strategies 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). The area of request is currently in an "D" MVA area.

LIST OF OFFICERS

Davis 1309 Main, LLC

Michael Tregoning, President

Nick Seaman, Chief Financial Officer

Diane Havens, Secretary

CPC ACTION
January 23, 2025

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a five-year period, subject to a site plan and conditions as distributed, on property zoned Planned Development District No. 619 with H/87 Republic National Bank (Davis) Building Historic District Overlay, on the north line of Main Street, east of South Field Street.

Maker: Chernock
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan, Blair,
Sleeper, Housewright, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 10
Replies: For: 0 Against: 0

Speakers: None

CPC RECOMMENDED SUP CONDITIONS

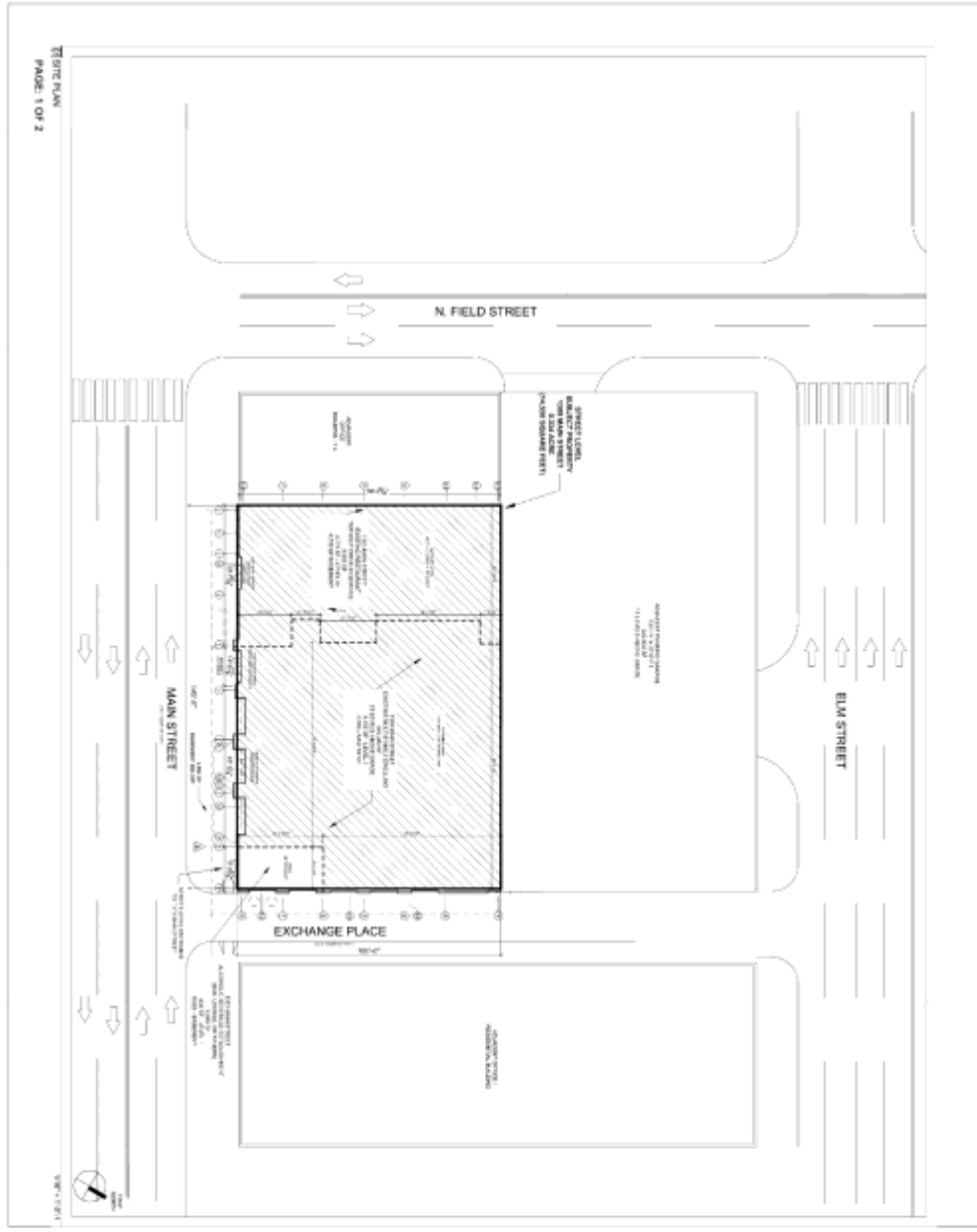
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (5 years from the passage of this ordinance).

Applicant's Request:

3. TIME LIMIT: This specific use permit expires on (5 years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended ("Code"). For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the applicable filing period set forth in the Code. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

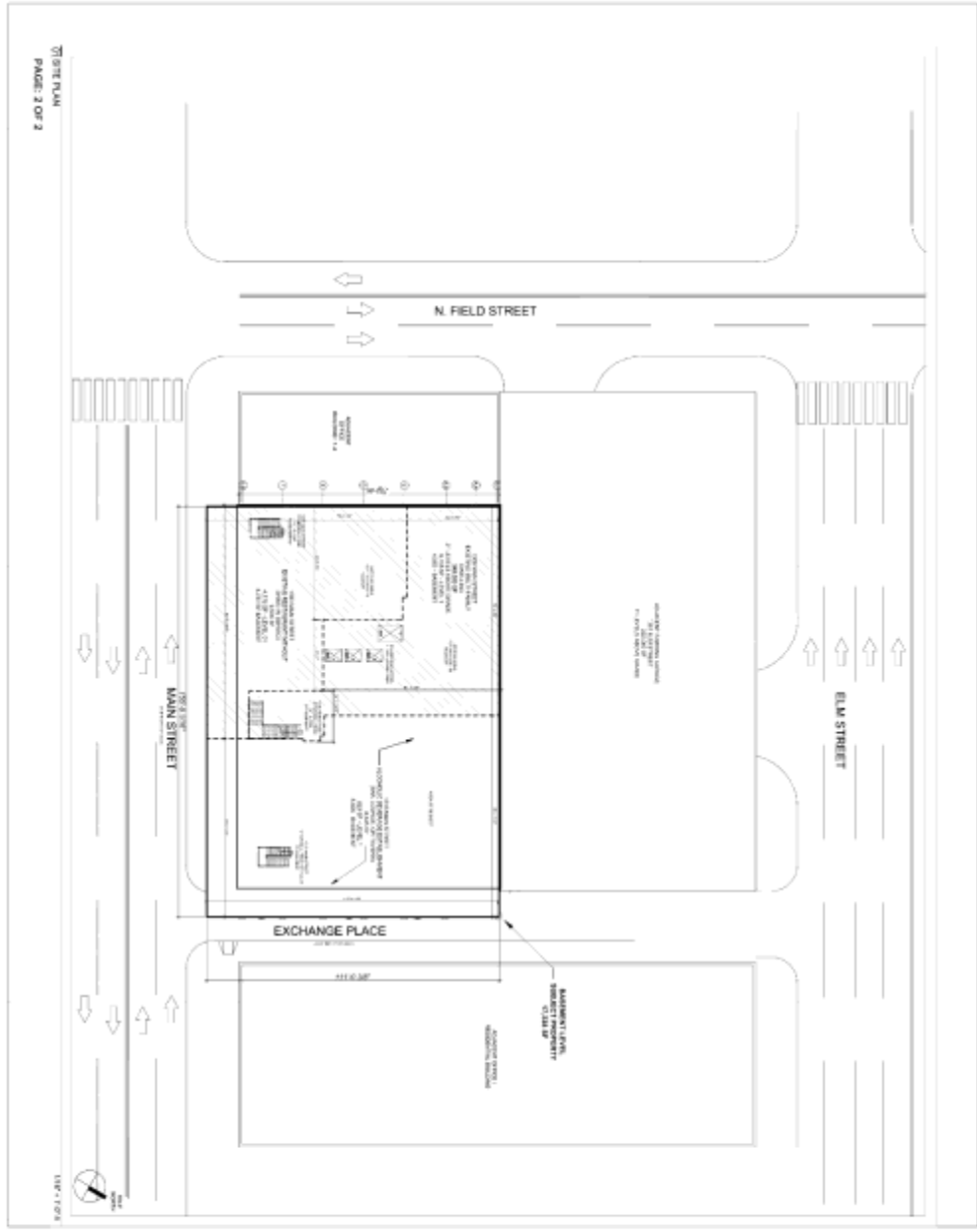
4. FLOOR AREA: The maximum floor area for an alcoholic beverage establishment limited to a bar, lounge, or tavern is 8,645 square feet.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate between 5:00 p.m. and 2:00 a.m. (the next day), Wednesday through Sunday.
6. MAINTENANCE: The Property must be maintained in a good state of repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations and with all ordinances, rules, and regulations of the City of Dallas.

CPC RECOMMENDED SITE PLAN (GROUND FLOOR)



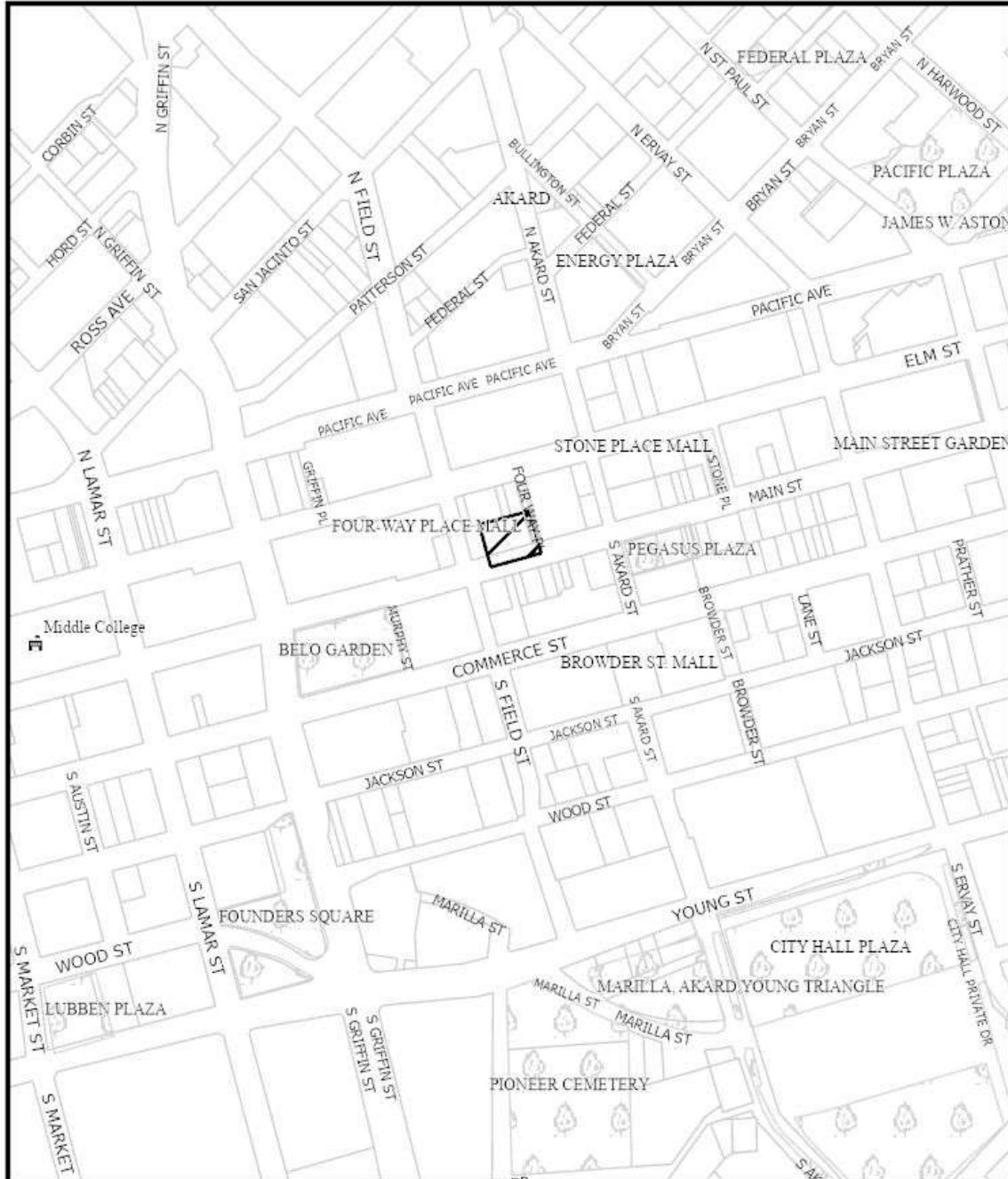
PREPARED BY: [Name]
DATE: [Date]
PROJECT: [Project Name]
SHEET: [Sheet Number]

CPC RECOMMENDED SITE PLAN (BASEMENT)



7/1 SITE PLAN
PAGE: 2 OF 2

ARCHITECTURAL COMPANY
12345 MAIN STREET
CITY, STATE 12345
PHONE: (555) 123-4567
WWW.ARCOMP.COM
DATE: 12/15/2023
SCALE: AS SHOWN
PROJECT: Z234-347(CR)
SHEET: 2 OF 2

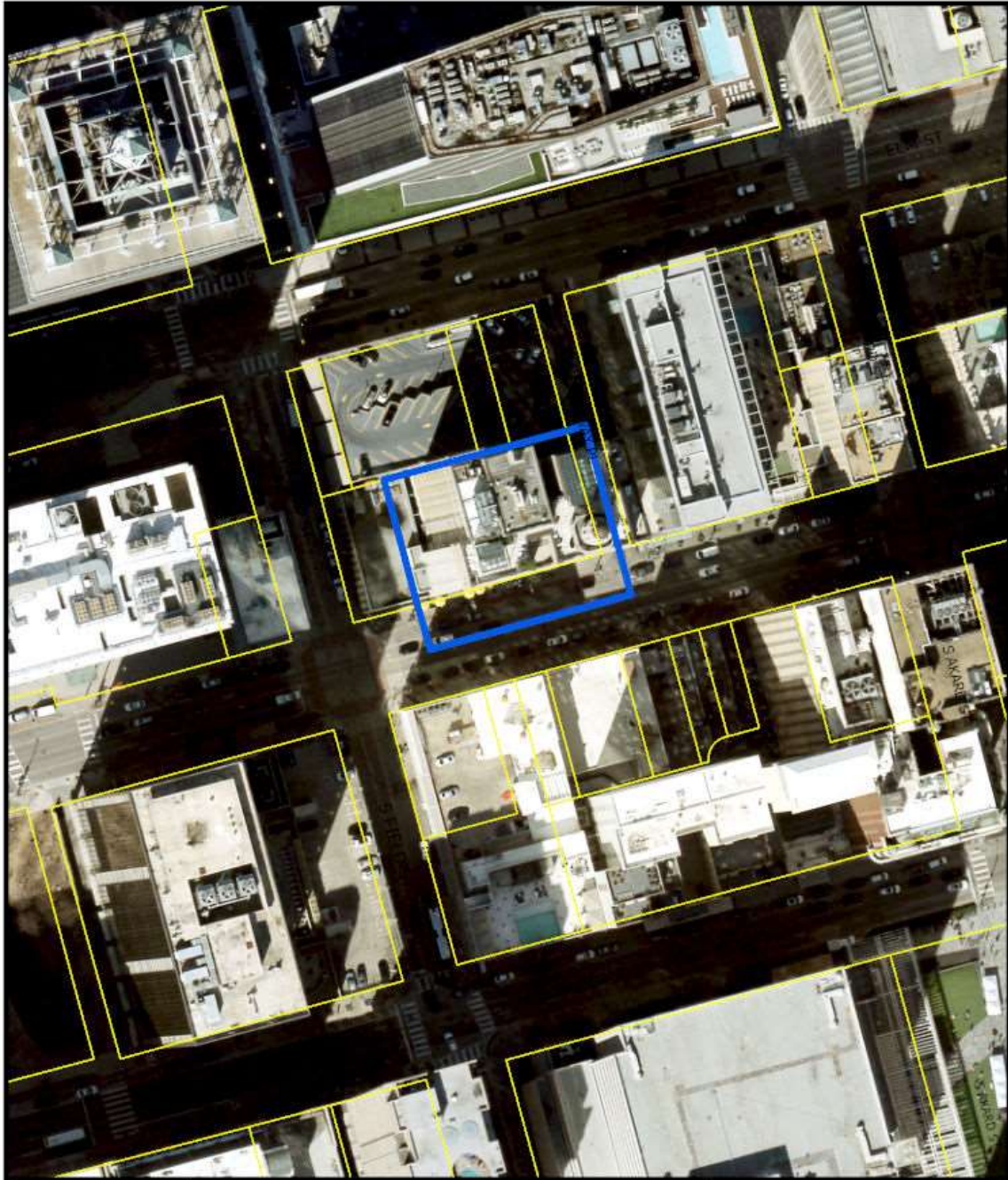


1:4,800

VICINITY MAP

Case no: Z234-347

Date: 10/16/2024

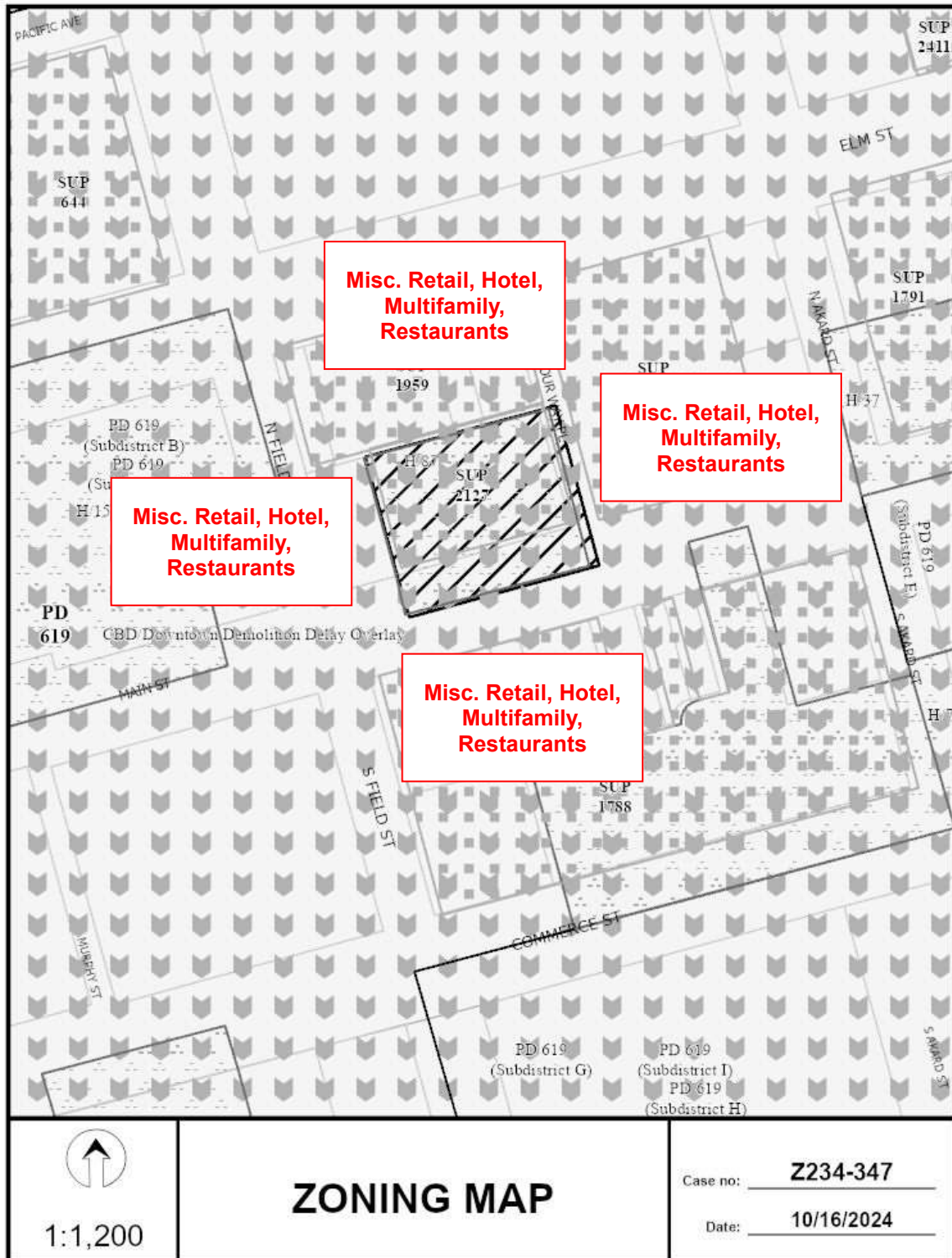


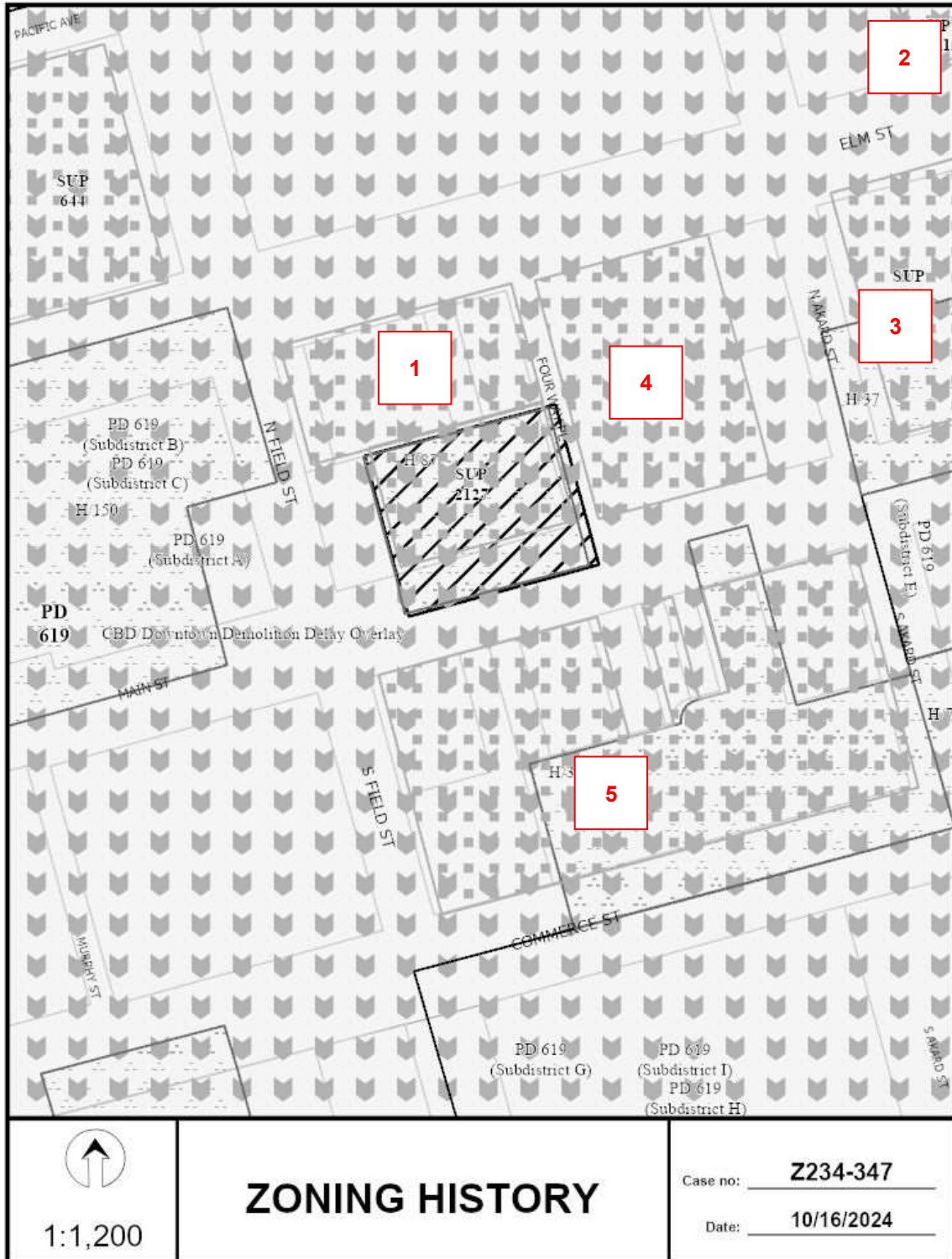
1:1,200

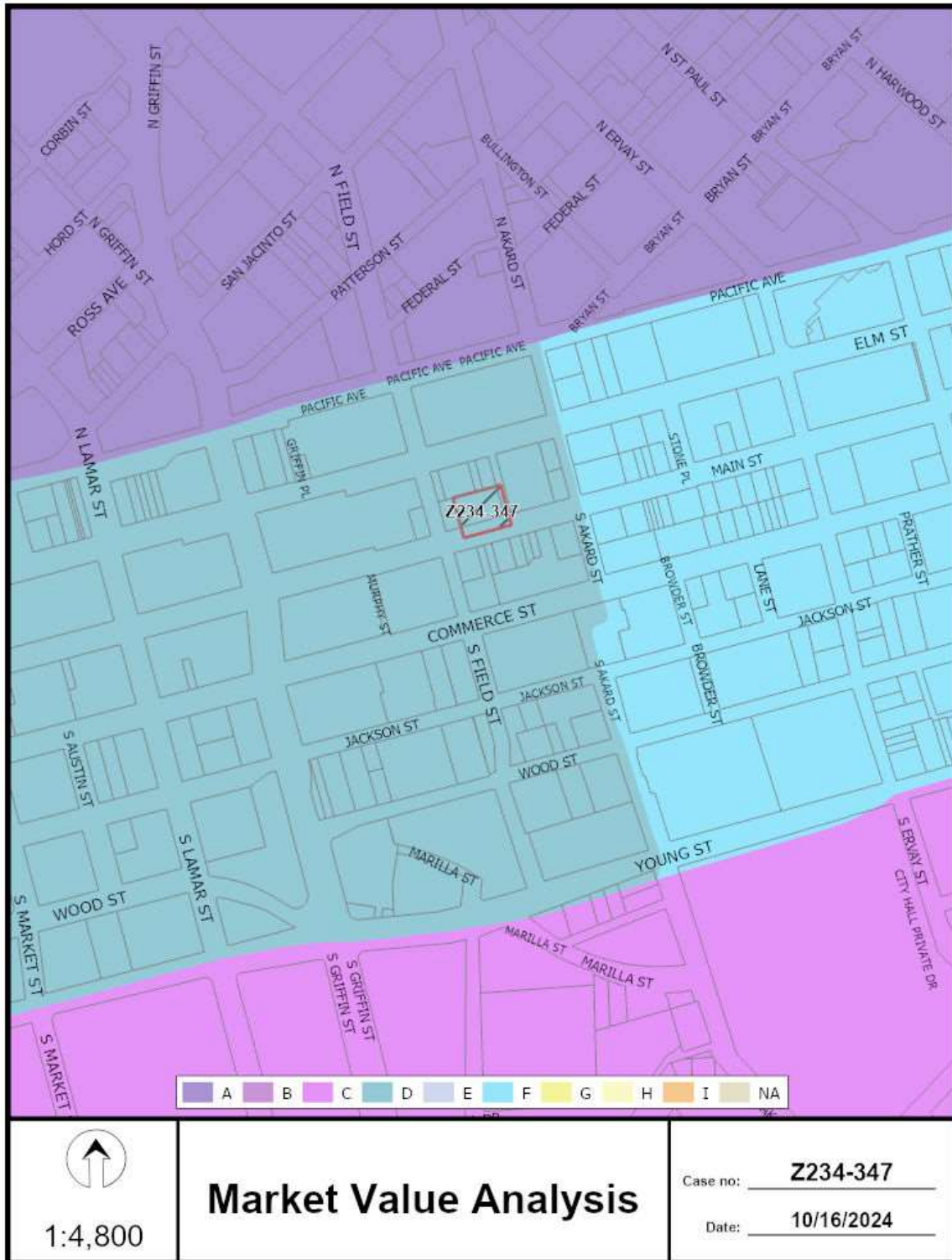
AERIAL MAP

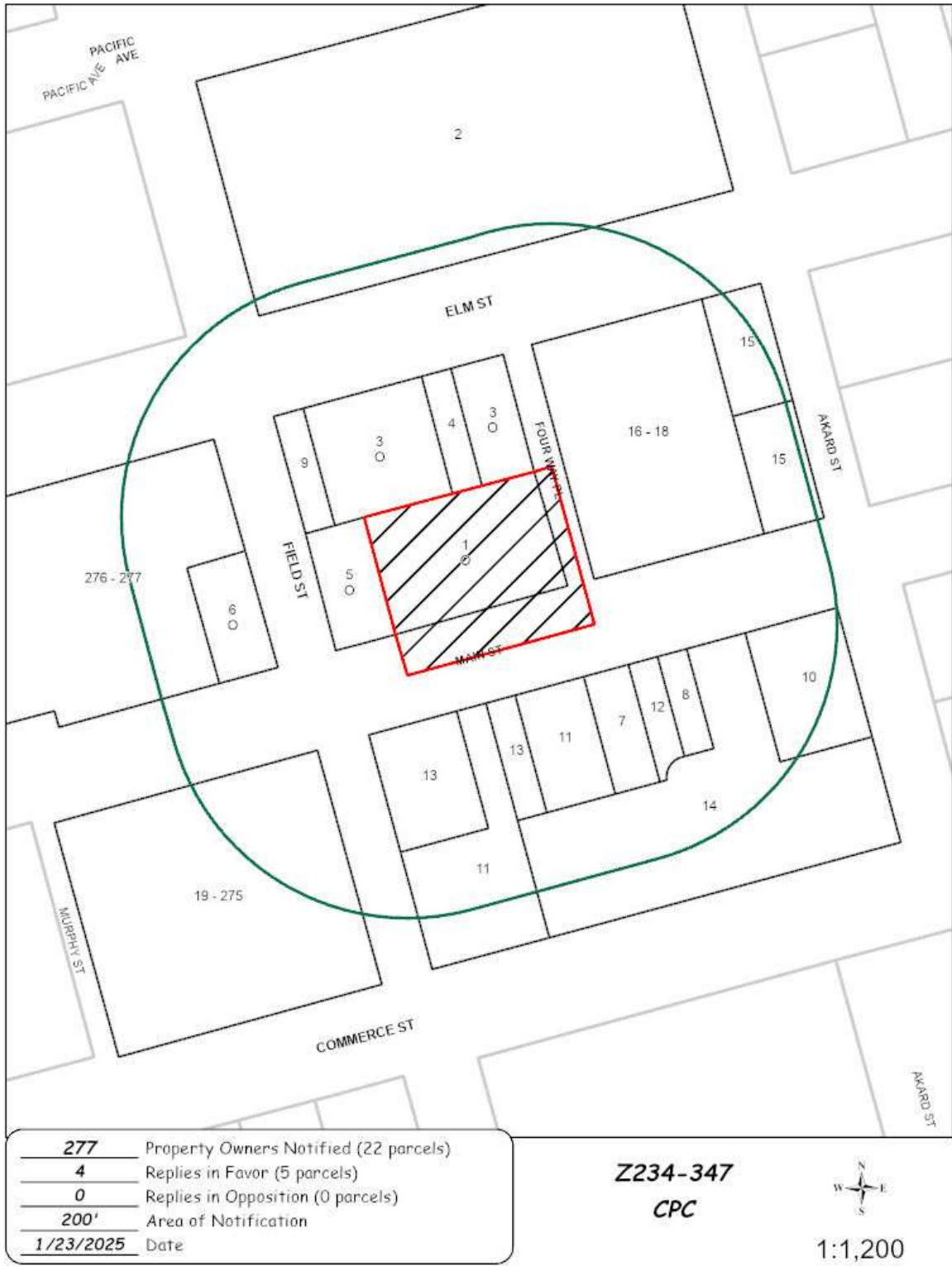
Case no: Z234-347

Date: 10/16/2024









01/22/2025

Reply List of Property Owners***Z234-347******277 Property Owners Notified******4 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	1309 MAIN ST	DAVIS 1309 MAIN LLC
	2	1401 ELM ST	MT PENTELICUS DEVCO LLC
O	3	1302 ELM ST	HEADINGTON REALTY & CAPITAL LLC
	4	1302 ELM ST	ROBERTS GEORGE N &
O	5	1301 MAIN ST	TANGO PROPERTIES LLC
O	6	1217 MAIN ST	1217 MAIN LLC
	7	1400 MAIN ST	RBP ADOLPHUS LLC
	8	1404 MAIN ST	APAL CO LLC
	9	1300 ELM ST	HFT PROPERTIES LLC
	10	1412 MAIN ST	1412 MAIN STREET LLC
	11	1300 MAIN ST	RBP ADOLPHUS LLC
	12	1402 MAIN ST	APAL LLC
	13	1306 MAIN ST	RBP ADOLPHUS LLC
	14	1315 COMMERCE ST	RBP ADOLPHUS LLC
	15	1414 ELM ST	THIRD RAIL APARTMENTS LP
	16	1407 MAIN ST	THIRD RAIL APARTMENTS LP
	17	1407 MAIN ST	DRED PROPERTIES LTD
	18	1407 MAIN ST	DCAR PROPERTIES LTD
	19	1200 MAIN ST	TONOLI FRANK E & MARI E
	20	1200 MAIN ST	SAUCEDO DYLAN M
	21	1200 MAIN ST	FUGITT JOHN R W
	22	1200 MAIN ST	ALEXANDER KARA
	23	1200 MAIN ST	FARHAT GEORGE R & ALICIA E
	24	1200 MAIN ST	FOLAWIYO MUJIDAT
	25	1200 MAIN ST	FONTENOT TOMMY JAMES
	26	1200 MAIN ST	SAMUELS MICHELENE S

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1200 MAIN ST	HYKKONEN HEATHER LEANNE &
	28	1200 MAIN ST	FONK ANTHONY N & KATHRYN L
	29	1200 MAIN ST	SINGH SURYA
	30	1200 MAIN ST	EADS LORI A
	31	1200 MAIN ST	KENNY CHARLES
	32	1200 MAIN ST	KIRKLAND MYRA EDITH &
	33	1200 MAIN ST	AMONGKOL JITTADA KITTY
	34	1200 MAIN ST	HART STANLEY L &
	35	1200 MAIN ST	LANDESBERG STEVEN
	36	1200 MAIN ST	EVANS GREGORY &
	37	1200 MAIN ST	MARTINEZ ISABEL
	38	1200 MAIN ST	SANADI NISAR & THU NGUYET
	39	1200 MAIN ST	CARPENTER ROBIN N
	40	1200 MAIN ST	MASTAGLIO LINDA R
	41	1200 MAIN ST	PROSPEKTA INVESTMENTS LLC
	42	1200 MAIN ST	BELL DAVID C & RACHEL L
	43	1200 MAIN ST	TAGLIABUE LUIS EDUARDO D
	44	1200 MAIN ST	PERRI ANTHONY J &
	45	1200 MAIN ST	GUERRERO SHAWN BRIAN
	46	1200 MAIN ST	MACINNIS MITCHELL J
	47	1200 MAIN ST	BAGARIA SAPNA & SURESH
	48	1200 MAIN ST	GONZALEZ EDWIN ALAN AGUIRRE
	49	1200 MAIN ST	APOD GROUP REAL ESTATE LLC
	50	1200 MAIN ST	CHATTERJEE ARUNABHA
	51	1200 MAIN ST	CRIST EUGENE SCOTT
	52	1200 MAIN ST	SALVANT WAYNE
	53	1200 MAIN ST	MASSEY LINDA
	54	1200 MAIN ST	DASH PRIYARANJAN &
	55	1200 MAIN ST	ROSALERTZ LLC
	56	1200 MAIN ST	BROWN ANDREW & DANIEL CHARLES
	57	1200 MAIN ST	DUNAGAN SEAN & DANNIELLE

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1200 MAIN ST	DHAITI PETERSON
	59	1200 MAIN ST	TURNER KEVIN LIFE ESTATE
	60	1200 MAIN ST	BIERMAN SYDNEY GRACE
	61	1200 MAIN ST	PARKER MARIETTA KAVET
	62	1200 MAIN ST	ERLICH CRAIG J
	63	1200 MAIN ST	COMBS DAMETIA
	64	1200 MAIN ST	YAVANZA LLC
	65	1200 MAIN ST	ALCANTARA PEDRO
	66	1200 MAIN ST	WREN JAMES DONALD
	67	1200 MAIN ST	BAKER WILLIAM H III
	68	1200 MAIN ST	BENKOVICS LASZLO
	69	1200 MAIN ST	PAPA RODINO CHRISTOPHER CRUZ
	70	1200 MAIN ST	BHA LLC
	71	1200 MAIN ST	DENTON TIMOTHY
	72	1200 MAIN ST	HYNDMAN ROBERT PETER &
	73	1200 MAIN ST	LINDSAY HAWNI E
	74	1200 MAIN ST	CHANEY GARY WAYNE 1992 FAMILY TRUST
	75	1200 MAIN ST	MML GRUBSTAKE LLC
	76	1200 MAIN ST	MILLER TOMEJI & HERBERT JR
	77	1200 MAIN ST	DU YALI
	78	1200 MAIN ST	PATOINE TERESA SUSAN
	79	1200 MAIN ST	TAYLOR JESSE
	80	1200 MAIN ST	BARBER CHRISTOPHER ALEXANDER
	81	1200 MAIN ST	KING SAM HOUSTON
	82	1200 MAIN ST	BRAUN EARL EDWARD JR LIVING TR
	83	1200 MAIN ST	HARRIS KENDRICK LASALLE
	84	1200 MAIN ST	SHAH ZEAL
	85	1200 MAIN ST	KEREN SIVAN SAMUEL &
	86	1200 MAIN ST	NEMA REALTY GROUP LLC
	87	1200 MAIN ST	THOMAS CHRISTOPHER
	88	1200 MAIN ST	BLACK JENNIFER

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1200 MAIN ST	GORDON ANN &
	90	1200 MAIN ST	ANTAO RYAN TRISTEN
	91	1200 MAIN ST	DAISY BLOOM PROPERTIES LLC
	92	1200 MAIN ST	GAGE SERGEI
	93	1200 MAIN ST	JONES GRACE
	94	1200 MAIN ST	BELL GERALD JOSEPH
	95	1200 MAIN ST	MEMBRENO ASHLEY
	96	1200 MAIN ST	CIN ALBERTO DAL
	97	1200 MAIN ST	LAKHANI RIYAZ & SHAGUFTA
	98	1200 MAIN ST	BROWN DARIUS G
	99	1200 MAIN ST	LUONGO ADAM & TALIA DICESARE
	100	1200 MAIN ST	SCARBOROUGH DONALD D
	101	1200 MAIN ST	BAH ABOUBACAR
	102	1200 MAIN ST	BROWN NOLLEY LEON CLEMON &
	103	1200 MAIN ST	HART COURTNEY E
	104	1200 MAIN ST	XIE JIMIN
	105	1200 MAIN ST	JOHNSON JONATHAN
	106	1200 MAIN ST	BABAKHANIAN ROUBEN
	107	1200 MAIN ST	DOMINGUEZ JOSE R
	108	1200 MAIN ST	MEISNER NICHOLAS R &
	109	1200 MAIN ST	BYRD CAMERON
	110	1200 MAIN ST	MA MAU & JUYEI
	111	1200 MAIN ST	SEGOVIA MARIA
	112	1200 MAIN ST	AVILA DAPHNE C
	113	1200 MAIN ST	HOWLETT BRAD & JAMIE
	114	1200 MAIN ST	MADDERRA RHONDA & FARON
	115	1200 MAIN ST	FRARY GREG MATTHEW
	116	1200 MAIN ST	CRAIG TERRY E &
	117	1200 MAIN ST	BALUCH HOLDINGS LLC
	118	1200 MAIN ST	ADROVIC ARMIN
	119	1200 MAIN ST	ROMIG RANDALL

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	1200 MAIN ST	BRAUM EARL E JR
	121	1200 MAIN ST	TAUSCH JOHANNES &
	122	1200 MAIN ST	ELKINS MLOU FRANCES &
	123	1200 MAIN ST	MATHEWS AMIT &
	124	1200 MAIN ST	MCCANS MARJORIE SUE
	125	1200 MAIN ST	LOPEZ ADAN FRANCISCO
	126	1200 MAIN ST	JUDAH JOHN K
	127	1200 MAIN ST	WILLIS GRANT A
	128	1200 MAIN ST	BAKER ARIANNE M
	129	1200 MAIN ST	ROMOCO LLC
	130	1200 MAIN ST	CLANCY JOHN
	131	1200 MAIN ST	DIPENTI CARMEN
	132	1200 MAIN ST	LAPIDES ALINA
	133	1200 MAIN ST	FUNG DAVID KARL & KATHY LEE FUNG
	134	1200 MAIN ST	FLORES GEORGINA E
	135	1200 MAIN ST	MAS GRACIE
	136	1200 MAIN ST	MCKINNEY FREDRICK & BRIDGETTE
	137	1200 MAIN ST	MICHULKA GEORGE &
	138	1200 MAIN ST	WILLIS JENNIFER
	139	1200 MAIN ST	HUTCHINSON ANDREW F II
	140	1200 MAIN ST	BRISTOW PAUL & YOLANDA
	141	1200 MAIN ST	SUTTONDEABREU ILA I
	142	1200 MAIN ST	BENTLEY BRIAN D
	143	1200 MAIN ST	BAKER KORDELL
	144	1200 MAIN ST	DAIYA NAMRATA
	145	1200 MAIN ST	HILGENDORF ANDREW R &
	146	1200 MAIN ST	WANI MITEN A
	147	1200 MAIN ST	QUARTOS VACA LLC
	148	1200 MAIN ST	KOKES KEVIN K
	149	1200 MAIN ST	HUNTER RATONYA MARTRICE
	150	1200 MAIN ST	MUNOZ DIEGO OCTAVIO PARRA &

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	1200 MAIN ST	WERTZBERGER REVOCABLE TRUST
	152	1200 MAIN ST	BRYANT CHRIS
	153	1200 MAIN ST	HERNANDEZ LUIS GERARDO JR
	154	1200 MAIN ST	KLAMM CYNTHIA B &
	155	1200 MAIN ST	THURMAN TOI NATASHA
	156	1200 MAIN ST	MCCONNELL KIMBERLI
	157	1200 MAIN ST	LEWIS CHRYSTALLYNN
	158	1200 MAIN ST	LANCASTER PHILLIP & IRENE
	159	1200 MAIN ST	
	160	1200 MAIN ST	JONES COREY A
	161	1200 MAIN ST	MCLARNON CALEB PAUL
	162	1200 MAIN ST	DAMANI ANIRUDH A
	163	1200 MAIN ST	KEANE SHANNON WINIFRED
	164	1200 MAIN ST	UNDERHILL JAMES S
	165	1200 MAIN ST	JONES ANDREW
	166	1200 MAIN ST	REDDING DYLAN
	167	1200 MAIN ST	DUMENE RICHARD L & NICOLE A
	168	1200 MAIN ST	CHASE KATRENA
	169	1200 MAIN ST	TRAHN Q VU TRUST THE
	170	1200 MAIN ST	DYNKIN ANTHONY
	171	1200 MAIN ST	BROWNELL SUSAN K &
	172	1200 MAIN ST	LANCASTER PHILLIP GEOFFREY &
	173	1200 MAIN ST	HARDIN LAURA C & KELLY C
	174	1200 MAIN ST	AHUMADA MUCIO
	175	1200 MAIN ST	BLANDER TONYA &
	176	1200 MAIN ST	LIN MILO M &
	177	1200 MAIN ST	AGUIRRE RENE EDUARDO &
	178	1200 MAIN ST	MOORE ROBERT W
	179	1200 MAIN ST	SHARP LORA K
	180	1200 MAIN ST	VIRANI ASIF
	181	1200 MAIN ST	PRIBADI LILIANA

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	1200 MAIN ST	DIXON ADAM
	183	1200 MAIN ST	XIE JIMIN & WEIYAN JEANNE LI
	184	1200 MAIN ST	JHAVERI SATYEN DHIREN
	185	1200 MAIN ST	FERNANDO CRYSTAL AMANDA ANNE
	186	1200 MAIN ST	MARTIS DAN & LOUIS PUTALLAZ
	187	1200 MAIN ST	AMSTUTZ PETER &
	188	1200 MAIN ST	FARRIS ALAN J &
	189	1200 MAIN ST	YI ALBERT
	190	1200 MAIN ST	PHAM THANG V
	191	1200 MAIN ST	FIGUEROA VIRIDIANA GERALDINE G
	192	1200 MAIN ST	ESPINAL JACQUELINE N
	193	1200 MAIN ST	LUNA JAVIER L & MARIA V
	194	1200 MAIN ST	MUEHLENWEG ROBERT J &
	195	1200 MAIN ST	POON PHILIP
	196	1200 MAIN ST	BEATS JAMES & ANAMARIA
	197	1200 MAIN ST	ROMERO ROBERT R &
	198	1200 MAIN ST	HAYES MONIQUE C
	199	1200 MAIN ST	TINSLEY GARY A
	200	1200 MAIN ST	WELCH BABU
	201	1200 MAIN ST	JONES CLEVELAND JR
	202	1200 MAIN ST	BLUE SKY TERRACE LLC
	203	1200 MAIN ST	FLANAGAN MICHAEL
	204	1200 MAIN ST	OLTMAN GREGG
	205	1200 MAIN ST	WILSON TAYLOR V &
	206	1200 MAIN ST	PROSPEKTA INVESTMENTS LLC
	207	1200 MAIN ST	MEEM MOHONA GAZI
	208	1200 MAIN ST	FICKEL MATTHEW & MARY BETH
	209	1200 MAIN ST	SHAFFNER GLORIA
	210	1200 MAIN ST	ALIBHAI HUSEIN FIRDOS
	211	1200 MAIN ST	CAMPBELL W DONALD &
	212	1200 MAIN ST	COLMENERO MANUEL &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	1200 MAIN ST	MCCLAIN JONI L MD FAMILY TRUST
	214	1200 MAIN ST	REVIS MARK
	215	1200 MAIN ST	NAZARUK ALEKSANDER
	216	1200 MAIN ST	YING FAMILY TRUST
	217	1200 MAIN ST	CEPHUS BRIKIA
	218	1200 MAIN ST	NGUYEN ERIC
	219	1200 MAIN ST	ALFARO ESMERALDA
	220	1200 MAIN ST	BODLEY GABRIELLE
	221	1200 MAIN ST	STAFFORD RUSSELL
	222	1200 MAIN ST	SOQUI KYLE LEON & LACI
	223	1200 MAIN ST	HARDIN LAURA & KELLY C
	224	1200 MAIN ST	CHAVEZ ANDREW JAMES
	225	1200 MAIN ST	EZEIZA JULIETA &
	226	1200 MAIN ST	SOLITARE RICHARD & JEANNE
	227	1200 MAIN ST	GRANT JASON A & MARIA
	228	1200 MAIN ST	PIERCE KEVIN G
	229	1200 MAIN ST	ABINA200
	230	1200 MAIN ST	POWERS A MARKS
	231	1200 MAIN ST	ALCANTARA RUSELOCRI
	232	1200 MAIN ST	BERMAN DANIEL
	233	1200 MAIN ST	FICKEL MATTHEW LEE &
	234	1200 MAIN ST	RANDOLPH HEATHER ELAINE
	235	1200 MAIN ST	DELMAR JOSEPH
	236	1200 MAIN ST	INDIGO CAPITAL GROUP LLC
	237	1200 MAIN ST	KNIFE LUTHER DASSON III
	238	1200 MAIN ST	PROLAND PROPERTIES LLC
	239	1200 MAIN ST	BASH DAMIEN
	240	1200 MAIN ST	MIRO VIKTOR
	241	1200 MAIN ST	COPPER REALTY LLC
	242	1200 MAIN ST	SHIPP RONALD B
	243	1200 MAIN ST	ALCANTARA PEDRO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	1200 MAIN ST	MARIONLANDAIS ERIC C & RACHEL
	245	1200 MAIN ST	COX JOHN VERNON TR &
	246	1200 MAIN ST	SMITH LAURA
	247	1200 MAIN ST	ARGABRIGHT JOHN &
	248	1200 MAIN ST	MICHELS JOSELYN ALEXANDRA &
	249	1200 MAIN ST	MOSS DAVID L
	250	1200 MAIN ST	RAMIREZ LAURA RAE
	251	1200 MAIN ST	GROSH IAN HARRISON &
	252	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
	253	1200 MAIN ST	SMITH VALERIE R TRUST THE
	254	1200 MAIN ST	RIVERA CHASE
	255	1200 MAIN ST	KIRBY JOSEPH KING
	256	1200 MAIN ST	THORNTON DUANE &
	257	1200 MAIN ST	KORNEGAY FAMILY TRUST
	258	1200 MAIN ST	TRAMMELL DUANE &
	259	1200 MAIN ST	DUNCAN ROBERT J &
	260	1200 MAIN ST	MEEM MOHANA GAZI
	261	1200 MAIN ST	TAING RAKSA SHAWN
	262	1200 MAIN ST	REAGANS KIMBERLY
	263	1200 MAIN ST	PONZIO JOHN &
	264	1200 MAIN ST	DEAN JONATHAN RICHARD
	265	1200 MAIN ST	SMITH VALERIE RUSSO
	266	1200 MAIN ST	JACKSON CAROL
	267	1200 MAIN ST	ZACKDICKERSON STEPHANIE MARIE
	268	1200 MAIN ST	ONU ADISA
	269	1200 MAIN ST	MCALOON JENNIFER VOKOLEK
	270	1200 MAIN ST	SMITH THOMAS EDWARD JR &
	271	1200 MAIN ST	ALBRIGHT RONALD JOSEPH
	272	1200 MAIN ST	GALAL PHILLIPE & NIKI M STOLIS
	273	1200 MAIN ST	WILKINSON EARL J
	274	1200 MAIN ST	FREDERICKS CODY PAUL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	1200 MAIN ST	BELGAUM LLC
	276	1201 MAIN ST	ONE MAIN PLACE HOTEL LLC
	277	1201 MAIN ST	ONE MAIN PLACE OFFICE LLC