

FILE NUMBER: Z189-360(SM) **DATE FILED:** September 20, 2019

LOCATION: Northwest line of Capitol Avenue, southwest of North Henderson Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 36 W

SIZE OF REQUEST: Approx. 0.685 acres **CENSUS TRACT:** 9.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Larkspur Capitol Avenue, LP

REQUEST: An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses.

SUMMARY: The purpose of the request is to construct a multifamily development. The proposed zoning change would return the site's development rights to its previous zoning district which also surrounds the site and the deed restrictions further limit the development bonuses available for new construction that utilizes mixed income housing development bonuses.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The request site contains two parcels and the current improvements on those two parcels include a two-story multifamily building with 17 units constructed in 1950 and a single family structure constructed in 1930 according to Dallas Central Appraisal District.
- On August 24, 2016, Council approved Planned Development No. 970. At the time, the applicant intended to demolish the existing improvements to construct a 31-unit, three-story multifamily building with reduced setbacks, increased lot coverage, and parking below grade with a maximum height of 36 feet.

Zoning History: There has been one recent zoning case in the vicinity in the last five years.

1. **Z145-300:** On April 11, 2018, Council approved Subdistrict 4A for retail, office and restaurant uses within Planned Development District No. 462 on the northeast side of North Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of North Henderson Avenue, east of Glencoe Street.

Thoroughfares/Streets:

Thoroughfares/Street	Function	Description, ROW
Capitol Avenue	Local	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing 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. The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

Acknowledge the importance of neighborhoods to the city's long-term health and vitality. Dallas is a city of great neighborhoods. To attract new families and maintain existing stable neighborhoods, residents must take pride in and feel confident in investing in their neighborhoods over the long term. Existing neighborhoods require public and private investment and attention to maintain their desirability as places to live. New neighborhoods must be pedestrian-friendly, have a sense of community, and exhibit long-term viability.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

A consistent theme expressed by Dallas residents is a desire that new development embraces improved transportation, urban design and housing options. These desired types and patterns of development are reflected in the Building Blocks used as guidelines in *forwardDallas!* The City should facilitate development that furthers economic, transportation and land use goals supported by Dallas residents.

Building Blocks have been created to arrange housing and employment opportunities in ways that can decrease the use of cars, increase the use of public transit, improve air quality and increase land use efficiency. These Building Blocks are described in detail in the Introduction to the Policy Plan. In addition to general guidelines provided by the Building Blocks, new regulatory tools are necessary to achieve desired development types, quality and patterns. General locations for building blocks are identified on the Vision Illustration and may be designated in Area Plans.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

The request site is located in the urban neighborhood building block. Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of

shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services"

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 970	Single family and Multifamily
Northeast	MF-2(A) and PDD No. 462 (Subdistrict 3)	Parking and restaurants
Southeast	MF-2(A) and PDD No. 462 (Subdistrict 3)	Restaurants and salons
Southwest	MF-2(A)	Multifamily
Northwest	MF-2(A)	Multifamily

Land Use Compatibility: The request site contains two parcels and the current improvements on those two parcels include a two-story multifamily building with 17 units constructed in 1950 and a single family structure constructed in 1930 according to Dallas Central Appraisal District. Surrounding uses consist of a multifamily building to the northwest, across the alley; a surface parking lot fronting on Capitol Avenue and a possibly nonconforming residential structure near the alley to the northeast; multifamily structures and a restaurant complex exist to the southeast; and a multifamily development that has condo ownership is located to the southwest. Because the site is surrounded by a MF-2(A) Multifamily District, staff considers the request compatible with surrounding uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage
	Front	Side/Rear			
Existing: PDD No. 970 with MF-2(A) Multifamily base	15 ft*	10 ft* / 5 ft	Maximum 31 units	36'	80%
Proposed: MF-2(A) Multifamily	15 ft	0 ft for single family; 5 ft/10 ft for duplex; 10/10 ft for others	Min lot 1,000 sq. ft. 800 sq. ft. – E 1,000 sq. ft. – 1 BR 1,200 sq. ft. – 2 BR +150 sq. ft. each add BR	36'	60%

*Encroachments allowed.

Landscaping:

The MF-2(A) Multifamily District requires full compliance with Article X landscaping regulations whereas the existing PDD specifies landscaping standards for a multifamily use to the approved landscape plan which reduced the number of site trees Article X requires. Staff supports the applicant's request of a MF-2(A) Multifamily District because it would comply with Article X.

Parking:

The existing PDD requires minimum off-street parking spaces be provided in accordance with the Dallas Development Code for all uses allowed in the MF-2(A) Multifamily District. For a multifamily use one parking space per bedroom is required. The existing PDD also requires that a minimum of 90 percent of the required parking be provided underground for a multifamily use. Although underground parking is preferred, it is a stricter requirement than the surrounding properties.

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). Although the area of request is not within an identifiable MVA cluster, the nearest MVA cluster is located to the northeast and is identified as an "E" MVA cluster.

Z189-360(SM)

LIST OF OFFICERS

Larkspur Capitol Avenue LP

General Partner: Larkspur Capitol Avenue GP LLC

Carl B. Anderson IV, Co-President

Christopher E. Anderson, Co-President

CPC Action
November 21, 2019

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue, it was moved to **hold** this case under advisement until December 12, 2019.

Maker: Jung
Second: Schultz
Result: Carried: 12 to 0

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 52
Replies: For: 0 Against: 0

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

CPC Action

December 12, 2019

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue, it was moved to **hold** this case under advisement until January 23, 2020.

Maker: Hampton
Second: Carpenter
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Brinson, Housewright
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 52
Replies: For: 0 Against: 0

Speakers: None

CPC Action
January 23, 2020.

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant with an additional provision inserted in the No build zone to prohibit structure elements greater than 5 feet within 50 feet of the property line on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.

Maker: Hampton
Second: Carpenter
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 52
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3907 Elm St., Dallas, TX, 75226
Fonya Mondell, 1918 Moser Ave., Dallas, TX, 75206
Against: None

CPC Recommended Deed Restrictions

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

(1) Stories. Except for stories used for off-street parking, maximum number of stories is four. For a multifamily use, a parking structure must be a Basement as defined by Sec. 51A-2.102.(8).

(2) Density. The maximum density is 60 dwelling units.

(3) Height. Except for four-foot tall parapet walls and mechanical screening, and those structure projections allowed in 51A-4.408(a)(2), for a residential structure built in accordance with 51A-4.1100, maximum height is 51 feet.

(4) Blank walls. For buildings which exceed 36 feet in height, maximum blank wall area of a street facing facade is 30 feet, as defined in Section 51A-13.201(5), as amended.

(5) No build zone.

(A) Except for parking garages and garages and as provided in this subsection, no portion of a multifamily structure can be constructed in the No Build Zone as shown on Exhibit B.

(B) The following items are allowed within the No Build Zone: driveways, sidewalks, surface parking, landscaping, irrigation, utilities, bicycle racks, fencing, seat walls, retaining walls, stoops, porches, steps, stairs, ramps, handrails, safety railings, drinking fountains, lighting, and benches.

(C) Parking structures and garages with a maximum height of five feet are allowed in the No Build Zone when located within 50 of the front property line.

(D) Parking structures and garages more than 50 feet from the front property line do not have a height limitation.

(6) Pedestrian amenities. For buildings which exceed 36 feet in height, the following pedestrian amenities must be provided between the front facade of the building and Capitol Avenue.

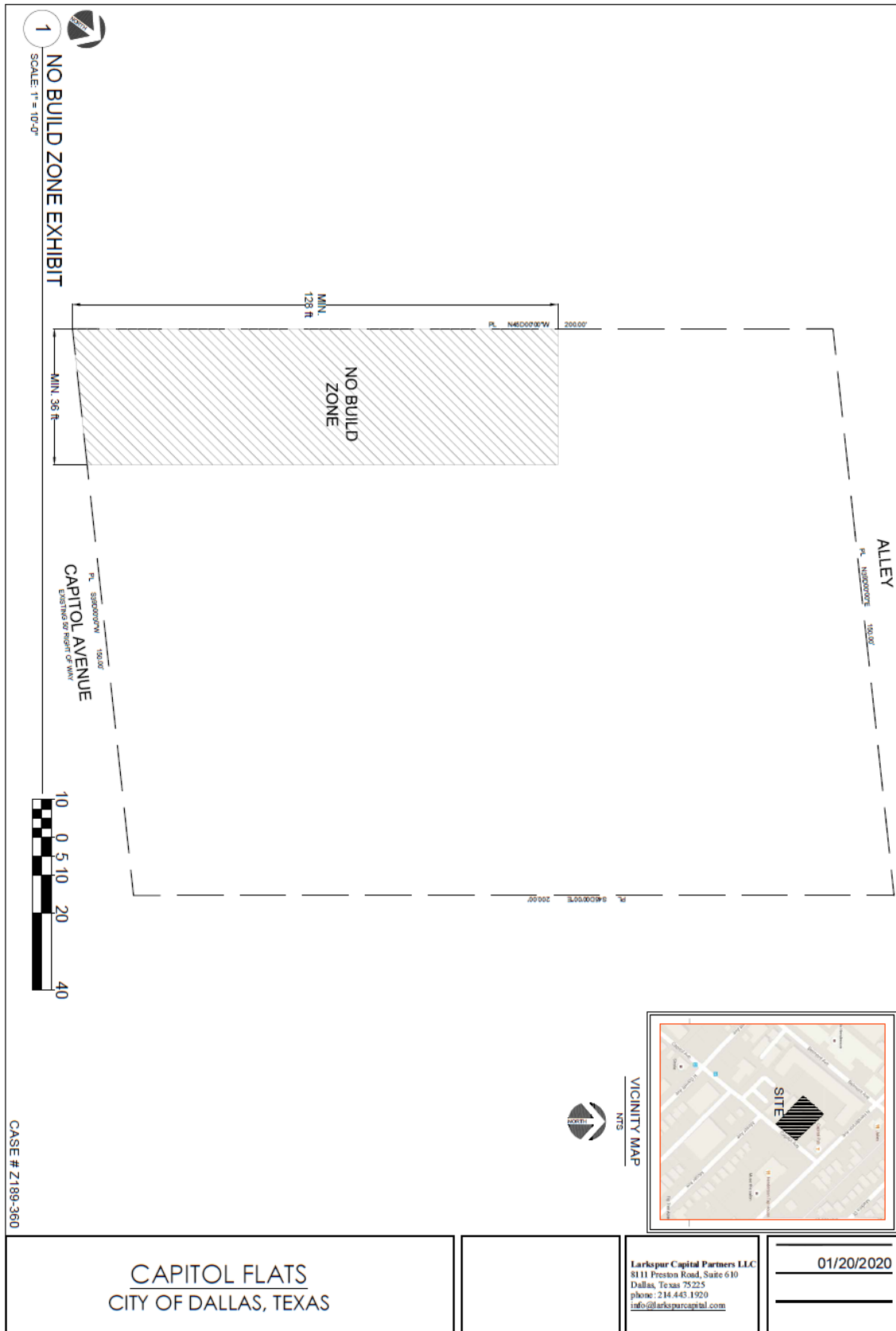
(A) One bench.

(B) Bicycle parking for a minimum of eight bicycles. This bicycle rack may count towards the overall bicycle parking requirement.

(7) Roof form. For buildings which exceed 36 feet in height, all roofs must be flat provided that a minimum slope is allowed to accommodate for drainage.

(8) Outside common areas. For buildings which exceed 36 feet in height, outside roof decks, rooftop gardens, pool areas, or similar types of uncovered outside common areas are prohibited above the third story.

CPC Recommended Exhibit B to Deed Restrictions



Existing PDD No. 970 Conditions (to be repealed)

ARTICLE

970.

PD 970.

SEC. 51P-970.101. LEGISLATIVE HISTORY.

PD 970 was established by Ordinance No. 30166, passed by the Dallas City Council on August 24, 2016. (Ord. 30166)

SEC. 51P-970.102. PROPERTY LOCATION AND SIZE.

PD 970 is established on property located on the northwest line of Capitol Avenue, southwest of Henderson Avenue. The size of PD 970 is approximately 0.69 acres. (Ord. 30166)

SEC. 51P-970.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A. In this district,

(1) **BLANK WALL AREA** means any portion of the exterior of a building that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(2) **PUBLIC ART COURT** means an area shown on the development plan that must contain at least one sculpture a minimum of four-feet-tall and two-feet-wide.

(3) **STOOP** means a small porch leading to the entrance of a residence.

(4) **TRANSPARENCY** means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.

(5) **VISIBLE REFLECTANCE** means the percentage of available visible light energy reflected away from the exterior surface of glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(c) This district is considered to be a residential zoning district. (Ord. 30166)

SEC. 51P-970.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 970A: development/landscape plan. (Ord. 30166)

SEC. 51P-970.105. DEVELOPMENT/LANDSCAPE PLAN.

(a) For a multifamily use, development and use of the Property must comply with the development/landscape plan (Exhibit 970A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 30166)

SEC. 51P-970.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily 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 MF-2(A) Multifamily District is subject to DIR in this district; etc. (Ord. 30166)

SEC. 51P-970.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 30166)

SEC. 51P-970.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) Multifamily.

(1) Front yard. ADA ramps, railings, stairs, and stoops may encroach a maximum of five feet into the front yard setback. Stairs and stoops that encroach into the front yard are limited to a maximum 10 feet in width and a maximum five feet in height.

(2) Side and rear yard. ADA ramps, railings, stairs, and stoops may encroach a maximum of five feet into the side yard setback. Stairs and stoops that encroach into the side and rear yards are limited to a maximum 10 feet in width and a maximum five feet in height.

(A) Minimum side yard is 10 feet.

(B) Ordinary projections of window sills, belt courses, balconies, and other architectural features may encroach up to five feet into the northeastern side yard.

(C) Minimum rear yard is five feet.

(3) Density. Maximum number of dwelling units is 31.

(4) Height. Clerestory and ornamental copulas may not project above the maximum height.

(5) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Lot size. No minimum lot size. (Ord. 30166)

SEC. 51P-970.109. OFF-STREET PARKING AND LOADING.

(a) In general. Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Multifamily. A minimum of 90 percent of the required parking must be located underground. For purposes of this subsection, underground means at least 50 percent of the parking space surface is below the adjacent grade. (Ord. 30166)

SEC. 51P-970.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30166)

SEC. 51P-970.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For a multifamily use, landscaping must be provided as shown on the development/landscape plan (Exhibit 970A).

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 30166)

SEC. 51P-970.112. DESIGN STANDARDS FOR SINGLE STRUCTURE MULTIFAMILY.

(a) Number of structures. Only one structure is permitted to be constructed on the Property.

(b) Facade transparency. The ground story must have a minimum transparency of 30 percent. All other stories must have a minimum transparency of 20 percent.

(c) Blank wall area. Maximum linear blank wall area is 30 feet.

(d) Colors. Florescent colors are prohibited on the exterior of any structure.

(e) Reflective glass. The visible reflectance of glass used on the exterior of the building may not exceed 15 percent.

(f) Facade materials. Excluding openings, all building facades must be constructed of wood, stone, brick, glass, tile, metal, concrete, stucco, or materials giving the appearance of any of the foregoing. Any facade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary facade material must incorporate accent materials such as stone, brick, glass, tile, or metal on a minimum of 10 percent of that facade area, excluding windows and doors.

(g) Lighting. Exterior lighting must be oriented onto the Property and directed away from adjacent properties.

(h) Public pedestrian entrance. A minimum of one visible and usable building entrance is required facing Capitol Avenue. The entrance must be clearly identified using an awning, paving treatments, a change in roofline, arcades, front porch, or similar means.

(i) Pedestrian amenities. The following pedestrian amenities must be provided between the front facade of the building and Capitol Avenue.

(1) One bench.

(2) Bicycle parking for a minimum of eight bicycles. This bicycle rack may

count towards the overall bicycle parking requirement.

(3) **Public art court** in the location shown on development/landscape plan.

(j) **Ground floor street-facing dwelling units.** A minimum of 50 percent of the total ground floor street-facing dwelling units must have individual entries that access the street with an improved path connecting to the sidewalk. The improved path may be constructed of concrete, decomposed granite, or other similar material. Individual entries may be gated and private yards fenced if the fencing is at least 25 percent open.

(k) **Sidewalks.** A sidewalk with a minimum unobstructed width of five feet must be provided along Capitol Avenue.

(l) **Roof form.** All roofs must be flat provided that a minimum slope is allowed to accommodate for drainage

(m) **Outside common areas.** Outside roof decks, rooftop gardens, pool areas, or similar types of outside common areas are prohibited above the second floor roof. (Ord. 30166)

SEC. 51P-970.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 30166)

SEC. 51P-970.114. ADDITIONAL PROVISIONS.

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

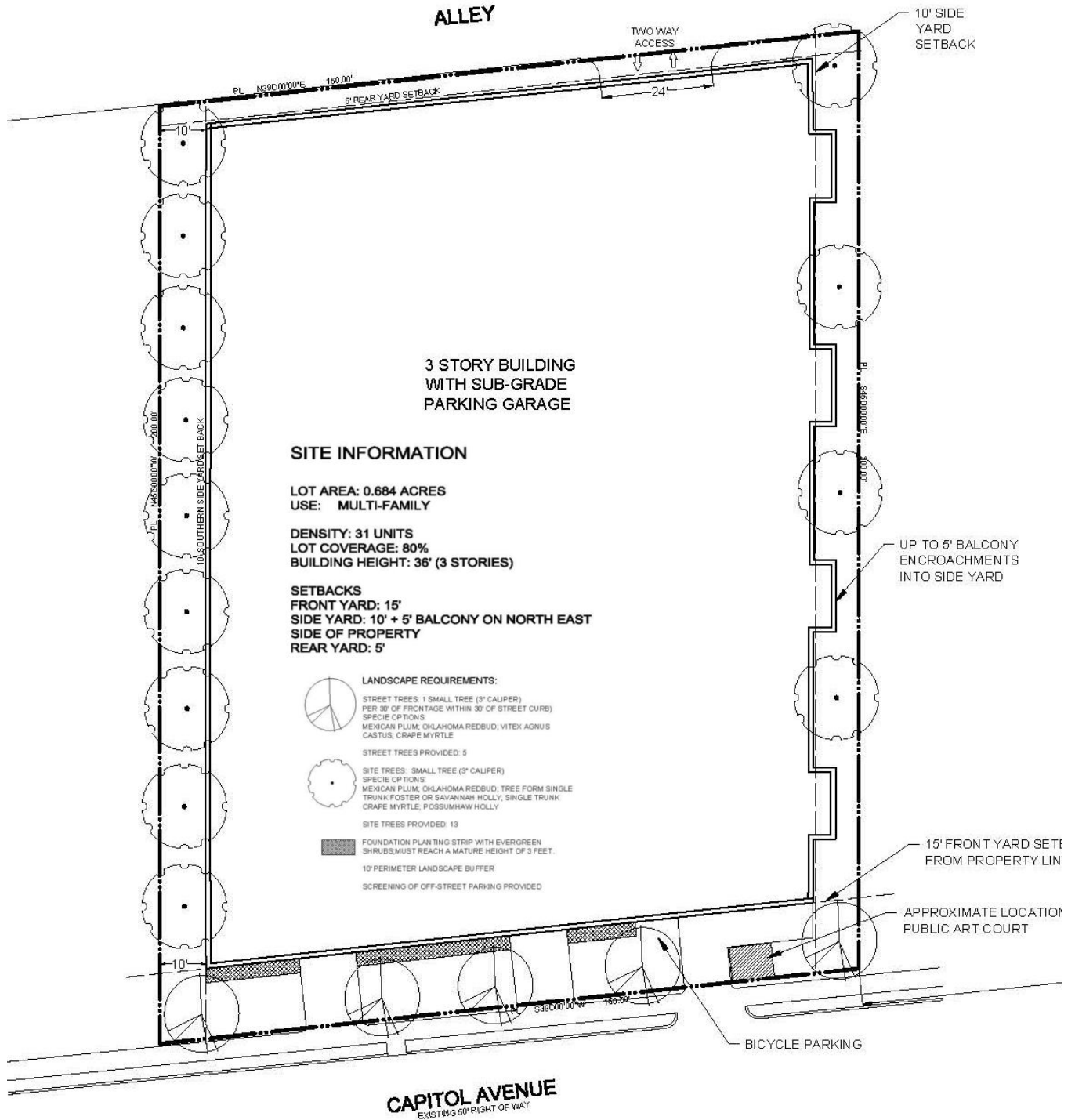
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 30166)

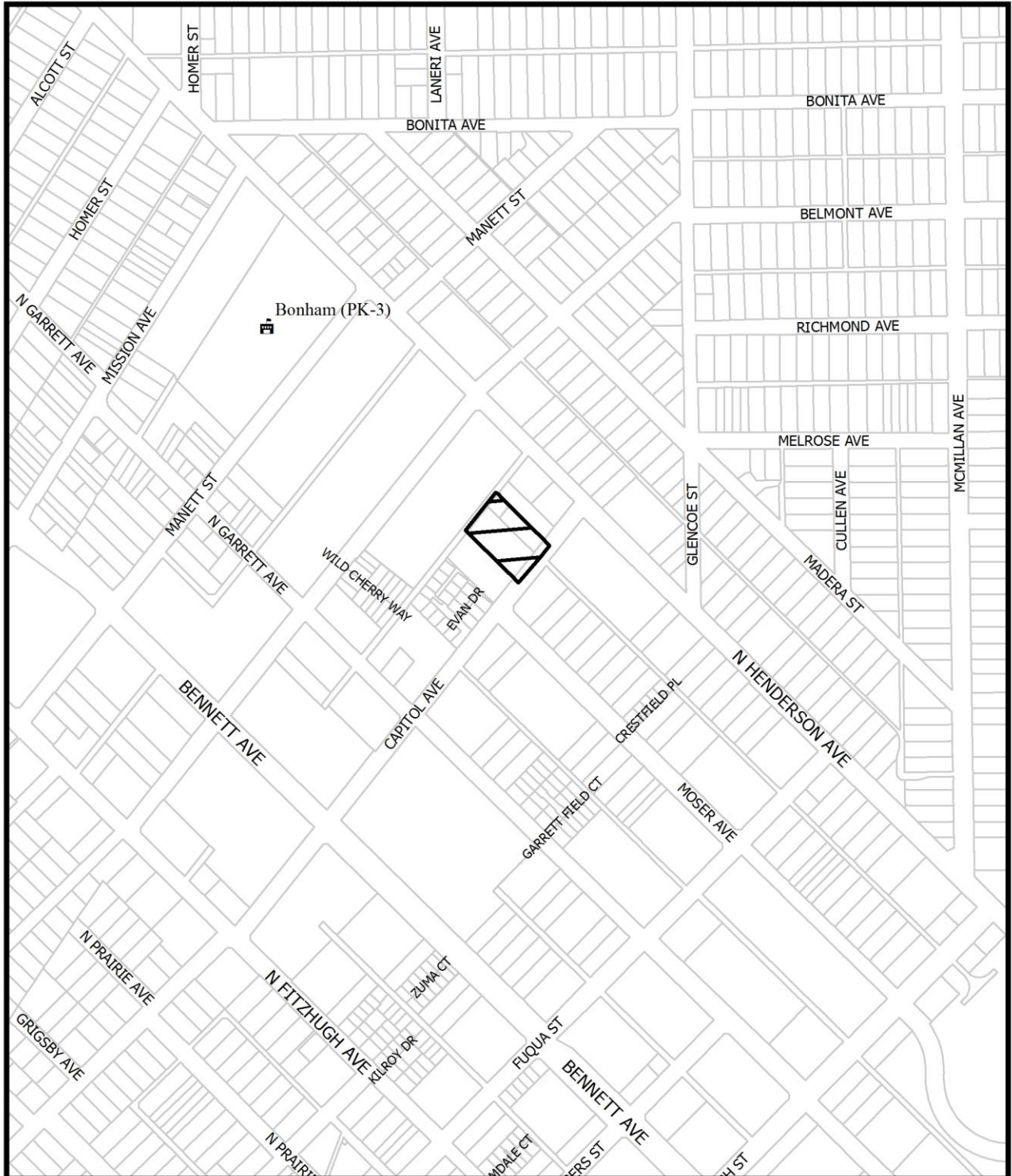
SEC. 51P-970.115. COMPLIANCE WITH CONDITIONS.

(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, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 30166)

Existing PDD No. 970 Development/Landscape Plan (to be repealed)



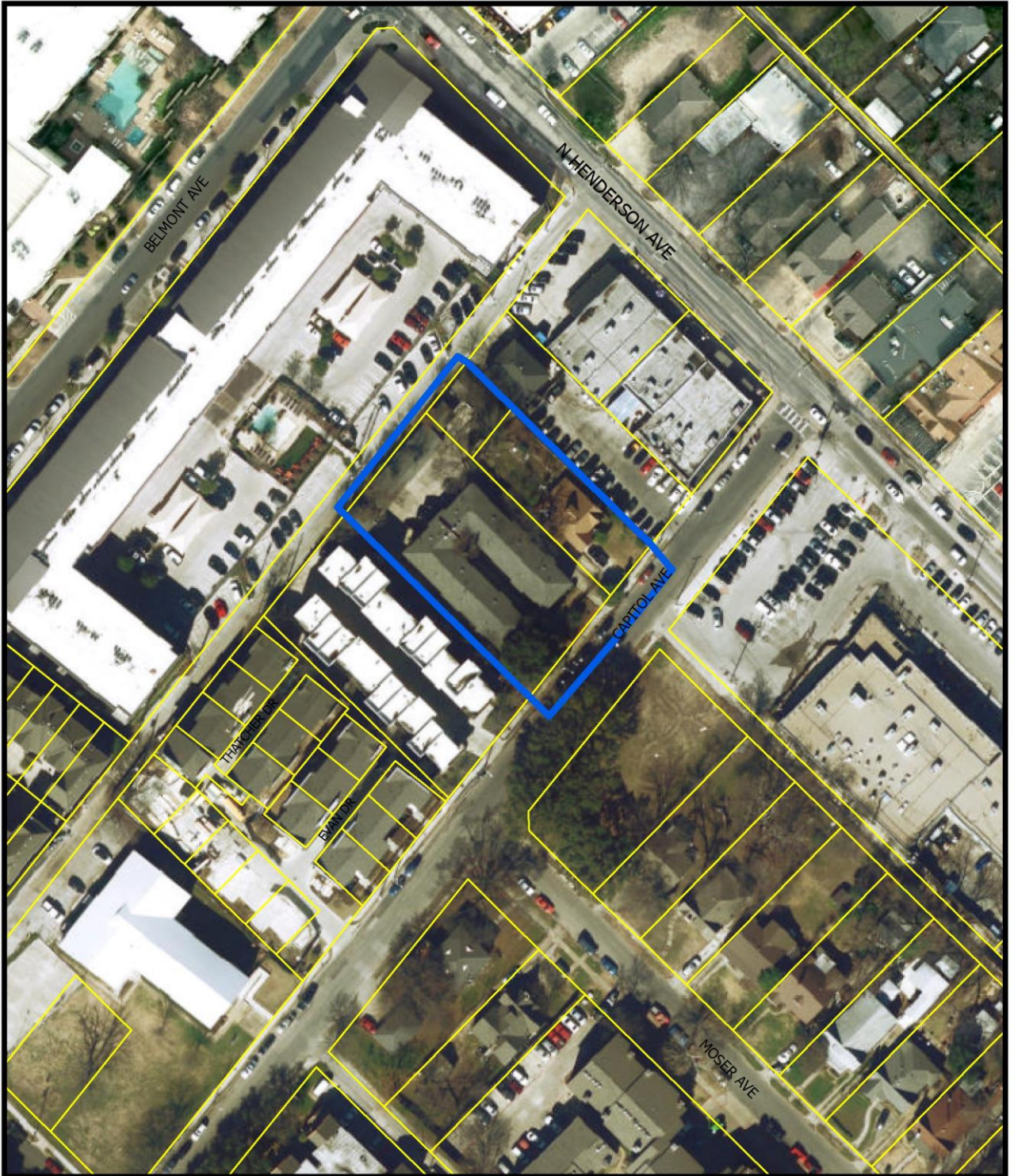


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VICINITY MAP

Case no: **Z189-360**

Date: **10/14/2019**

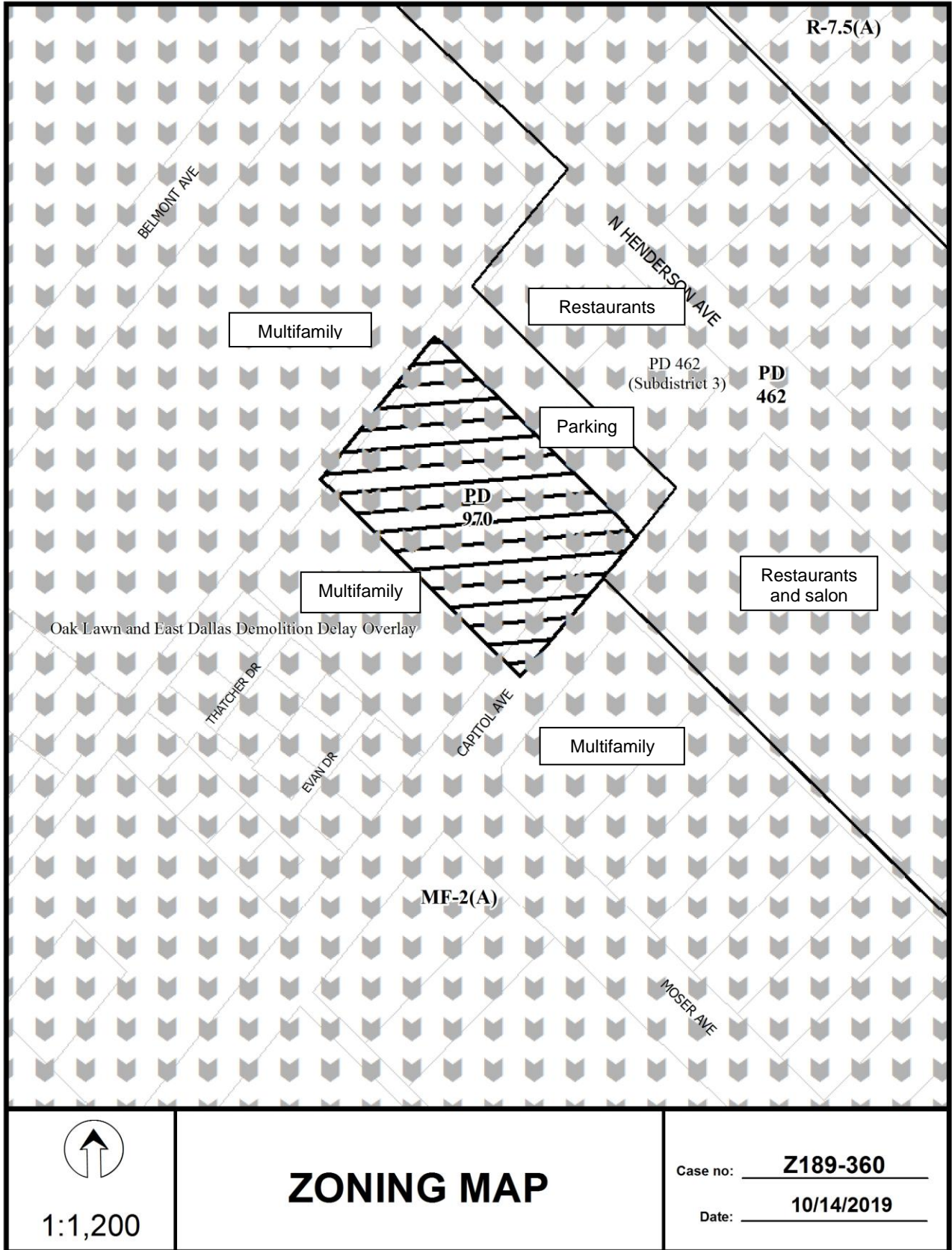


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AERIAL MAP

Case no: **Z189-360**

Date: **10/14/2019**

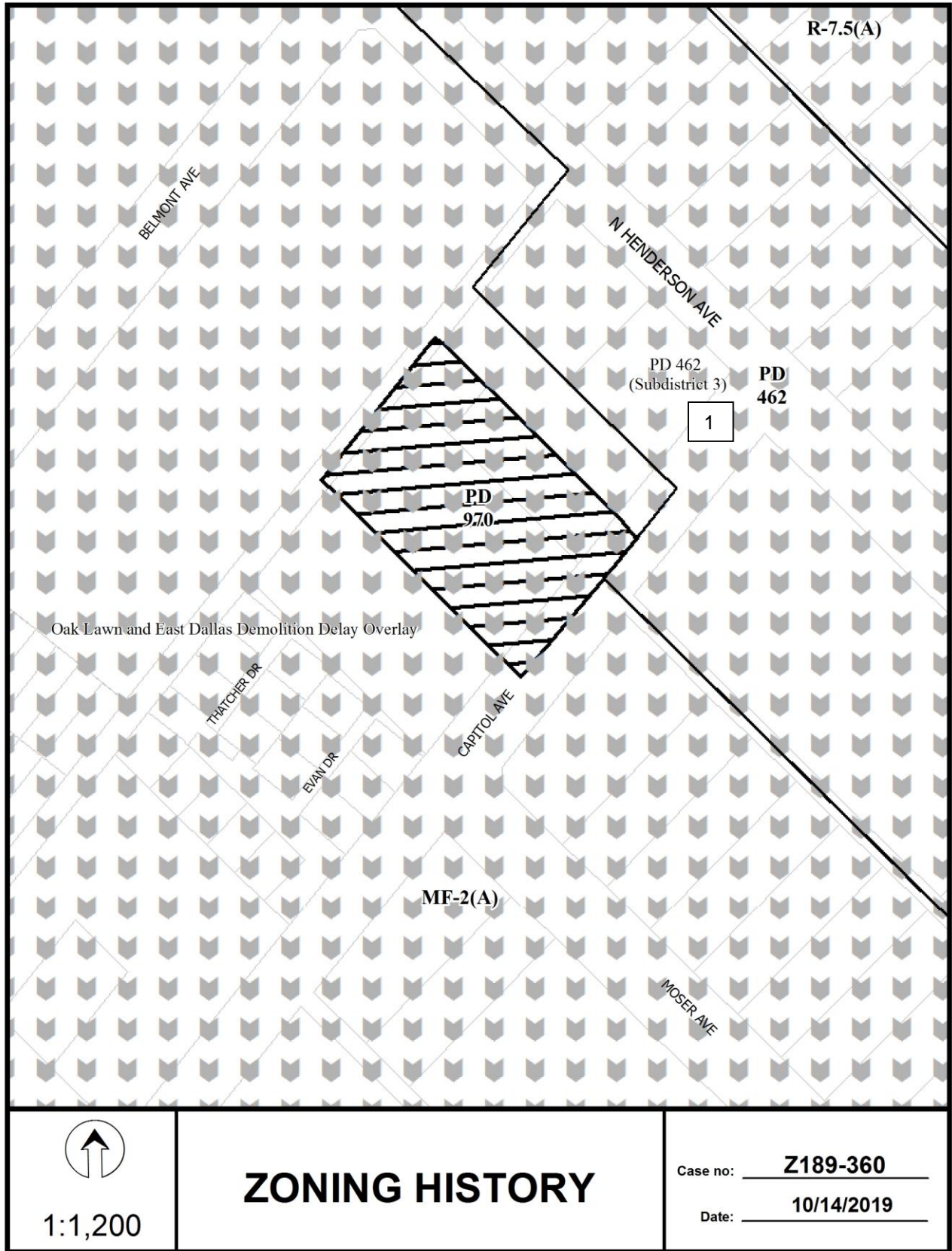


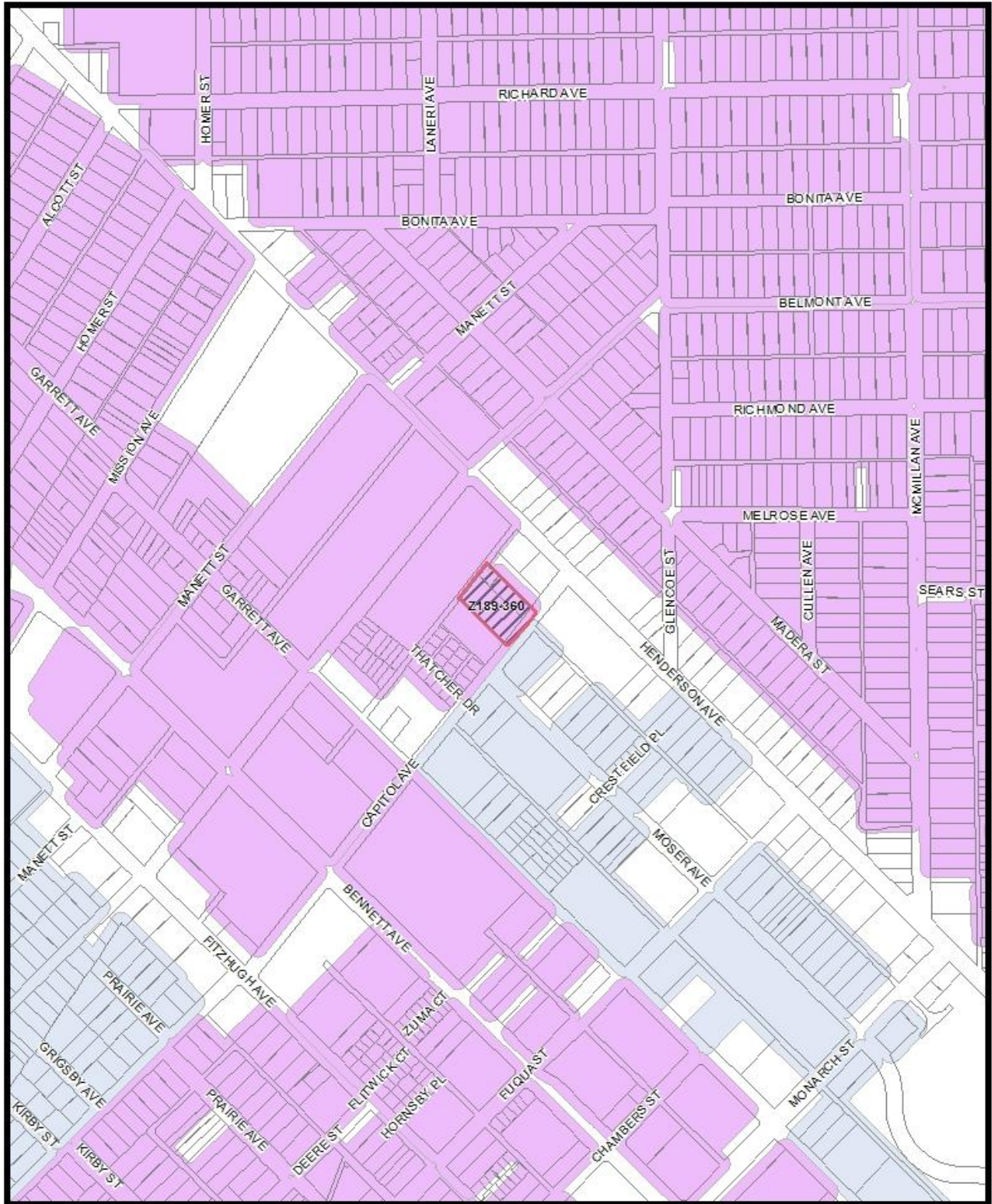
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ZONING MAP

Case no: **Z189-360**

Date: **10/14/2019**



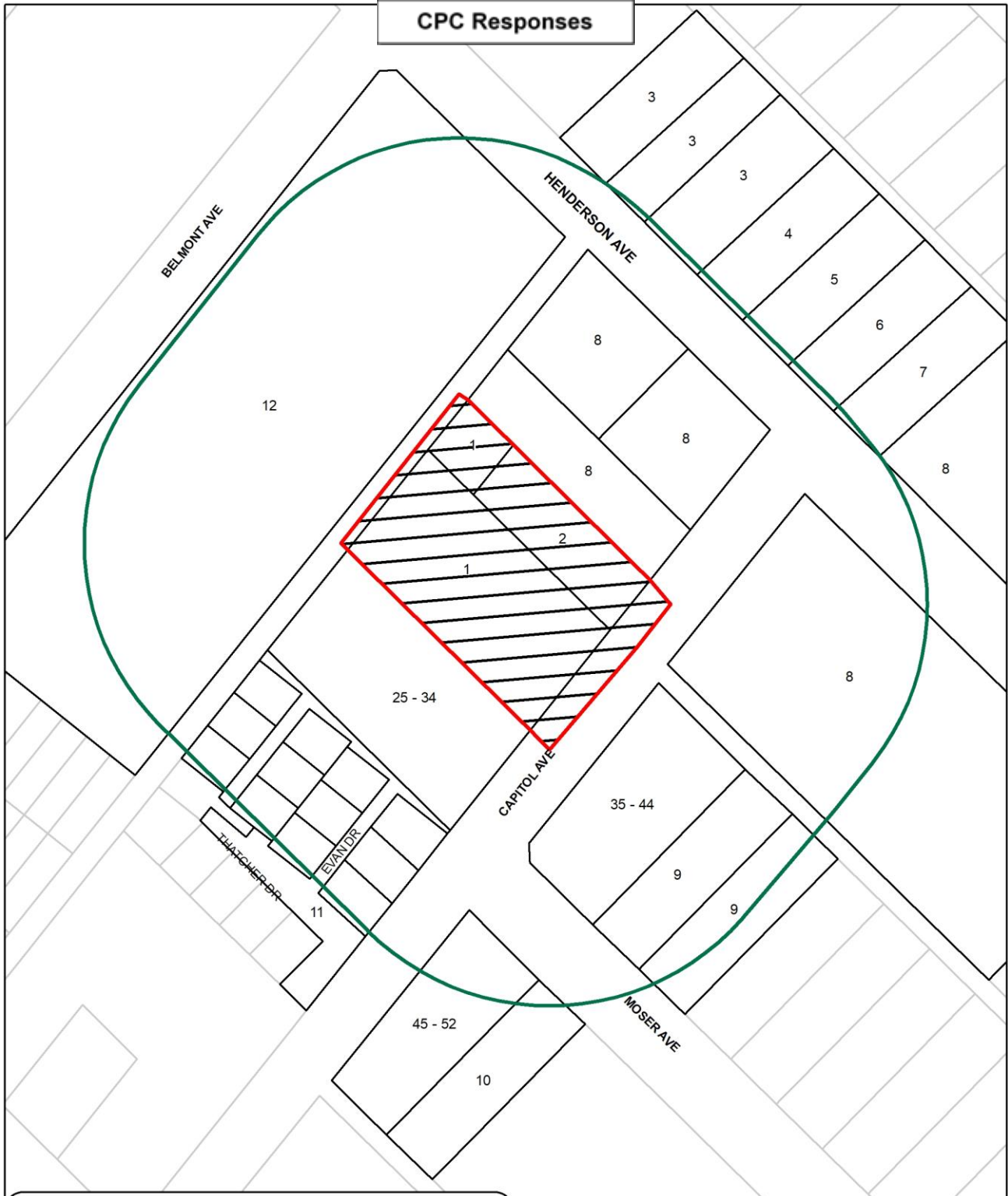


MVA Cluster A B C D E F G H I NA

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Market Value Analysis

Printed Date: 10/14/2019



<u>52</u>	Property Owners Notified (35 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>1/23/2020</u>	Date

Z189-360
CPC



1:1,200

01/22/2020

Reply List of Property Owners***Z189-360******52 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5209	CAPITOL AVE	LARKSPUR CAPITOL AVENUE LP
2	5219	CAPITOL AVE	LARKSPUR CAP AVE II LLC
3	2420	N HENDERSON AVE	NHA HOLDINGS LLC
4	2406	N HENDERSON AVE	COHEN CLARA JO
5	2400	N HENDERSON AVE	MOORE MARGARITA O
6	2336	N HENDERSON AVE	CANDLER WILLIAM RUSSELL
7	2332	N HENDERSON AVE	BUSTAMANTE VINCENT & ANGELES
8	2323	N HENDERSON AVE	HENDERSON SHOPS DALLAS LLC
9	2318	MOSER AVE	MOSER HOMES LLC
10	2317	MOSER AVE	2317 MOSER LLC
11	5119	CAPITOL AVE	CAPITOL AVENUE TOWNHOMES I LLC
12	5222	BELMONT AVE	CAMDEN PPTY TRUST
13	5153	CAPITOL AVE	WEINBLATT MATTHEW S &
14	5163	CAPITOL AVE	DYER JACKLYN
15	5173	CAPITOL AVE	HENDERSON ZACKARY
16	5171	EVAN DR	BARLETT JEFFREY & STACY
17	5161	EVAN DR	MEHTA SHIVAN VALENTINE &
18	5151	EVAN DR	SIMPSON CONNOR P & MARCIA REEVES
19	2452	THATCHER DR	MASSA CHRISTOPHER &
20	2462	THATCHER DR	OUYANG DA
21	2472	THATCHER DR	SHAW TIMOTHY
22	2475	THATCHER DR	FISHER BRYAN
23	2467	THATCHER DR	REKIETA DAVID &
24	2459	THATCHER DR	MCCAMEY ROBERT MASON TRUST
25	5205	CAPITOL AVE	VOGEN MICHAEL D
26	5205	CAPITOL AVE	PHAM DEACON Q

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	5205 CAPITOL AVE	SHANADI ARVIND
	28	5205 CAPITOL AVE	MARCUCCI JOHN F
	29	5205 CAPITOL AVE	MARCHICA LAUREN M
	30	5205 CAPITOL AVE	GUNNISON KYLE G
	31	5205 CAPITOL AVE	NIAMATALI OMAR & DANIELLE C
	32	5205 CAPITOL AVE	ENGELMEYER MARK
	33	5205 CAPITOL AVE	MAHAFFEY MARTHA P LIVING TRUST
	34	5205 CAPITOL AVE	REINSCHMIEDT SHARON
	35	5202 CAPITOL AVE	SHAH SUMMIT JAY
	36	5202 CAPITOL AVE	WATSON KELLY
	37	5202 CAPITOL AVE	LEFEBVRE MICHAEL L
	38	5202 CAPITOL AVE	A&E BS LLC
	39	5202 CAPITOL AVE	RUBIN NATALIE MICHELLE &
	40	5202 CAPITOL AVE	RITTER ALEXANDRA E
	41	5202 CAPITOL AVE	BOYD BLAKE RYAN
	42	5202 CAPITOL AVE	NAJEEB NIDAH
	43	5202 CAPITOL AVE	BROWN KIMBERLY M
	44	5202 CAPITOL AVE	MORRISON MICHAEL S
	45	5122 CAPITOL AVE	JEHLIK NICHOLAS
	46	5122 CAPITOL AVE	BOYCE JOLYNN & BRIAN BOYCE
	47	5122 CAPITOL AVE	PARK SATCHEL
	48	5122 CAPITOL AVE	WOOTEN DEREK WAYNE
	49	5122 CAPITOL AVE	PATEL SUNNY KISHOR
	50	5122 CAPITOL AVE	CRAMER DEREK PHILLIP &
	51	5122 CAPITOL AVE	YAKUNIN VICTORIA
	52	5122 CAPITOL AVE	TAR FAMILY TRUST