

FILE NUMBER: Z190-261(AU)

DATE FILED: May 12, 2020

LOCATION: Northeast corner Royal Lane and Dallas North Tollway

COUNCIL DISTRICT: 13

MAPSCO: 25 E

SIZE OF REQUEST: ± 0.4 Acres

CENSUS TRACT: 0134.00

REPRESENTATIVE: Catherine Lee

APPLICANT/OWNER: City of Dallas

REQUEST: An application for a Specific Use Permit for a fire station use on property zoned an R-16(A) Single Family District.

SUMMARY: The applicant proposes to utilize the site as a temporary fire station, while adding a structure to use as living quarters for fire department personnel and an additional structure to shelter fire vehicles.

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

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

BACKGROUND INFORMATION

- The 0.4-acre property is currently undeveloped.
- On October 20, 2019, a tornado destroyed the apparatus bay at Fire Station No. 41 located at 5920 Royal Lane. Due to the extent of the damages, the remainder of the building was demolished. A replacement facility is planned with an expected completion date in 2022. Until the new station is complete, Dallas Fire Rescue is proposing a temporary site on this property, to provide service to citizens.
- The proposal includes a temporary trailer, approximately 1,036 square feet in area, to be used as living quarters for personnel; and one canopy, approximately 1,600 square feet, to cover two fire vehicles.

Zoning History

There has been one zoning change requests in the area within the past five years.

- 1. Z167-177:** On June 14, 2017, the City Council approved amendments to Planned Development District No. 84, on property zoned Planned Development District No 84, located on the northwest corner of Royal Lane and Dallas North Tollway.

Thoroughfares

Thoroughfare/Street	Type	Existing / proposed ROW
Royal Lane	Principal Arterial	100 feet
Dallas North Tollway	Highway	

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested and determined that it will not significantly impact the surrounding roadway system.

Comprehensive Plans:

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 goals and policies:

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

Goal 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	R-16(A)	Undeveloped
North and East	R-16(A)	Single family
South and Southeast	D(A) and MF-2(A)	Duplex and multifamily
Southwest	PD No. 91	Single family
West	PD No. 84	Private School

Land Use Compatibility:

The 0.4-acre property is currently undeveloped. The site is surrounded by single family residential lots to the north, east, and southwest, and by duplex and multifamily to the south and southeast. A private school is to the west.

On October 20, 2019, a tornado destroyed the apparatus bay at Fire Station No. 41 located at 5920 Royal Lane. Due to the extent of the damages, the remainder of the building was demolished. A replacement facility is planned with an expected completion date in 2022. Until the new station is complete, Dallas Fire Rescue is proposing a temporary site on this property to provide service to citizens within the required response time. The proposal includes a temporary trailer, approximately 1,036 square feet in area,

to be used as living quarters for personnel; and one canopy, approximately 1,600 square feet, to cover two fire vehicles.

Considering the existing limitations for egress eastbound from the request site, Dallas Fire Rescue will either go north on Quincy Lane, east on Gramercy Place, south on Jamestown Road, and then turn east onto Royal Lane. An alternative is to do a U-turn at the Royal Lane and Dallas North Tollway intersection.

The proposed additions are temporary buildings. The trailers, proposed to be rented, and the dome will be installed on concrete pads. Once the damaged fire station is restored, the trailers will be removed, and the request site will be restored to the existing conditions. The City does not have a temporary building permit process; therefore, the proposed additions will follow the normal permitting process.

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 proposed SUP conditions include screening, landscaping, paving and ingress and egress. Considering extraordinary circumstances that led to the necessity of additional space for Dallas Fire Rescue operations and the existing location with direct access to major thoroughfares, the size of the facility, and the distance and screening of the proposed additions to the nearby single family homes, staff is supporting the proposal. The proposed conditions include a three-year time frame, this being the estimated time until the damaged fire station will be repaired and become operational again.

Parking:

Per Section 51A-4.203, the parking requirement for a fire station is five spaces plus one additional space per bed. The building for living quarters is proposed to have five beds, therefore ten parking spaces will be required for the proposed buildings. The proposed site plan shows ten parking spaces.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in the SUP conditions and Site Plan. Considering the adjacency to single family uses and that the proposed use is temporary, staff took into consideration the proposal as a different approach to landscaping. The proposed landscaping will protect the existing mature trees and will allow for a greater landscape buffer while maintaining the spirit and intent of Article X. The main focus of the proposed landscaping is the increased buffer of the fire station from the single family uses. Staff supports the proposed landscape included in the site plan.

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 area to the north, northwest, and southwest is located within the “A” category, and the area to the south and southeast is located within the “B” category.

CPC Action
June 18, 2020

Motion: It was moved to recommend **approval** of a Specific Use Permit for a fire station use for a three-year period, subject to a site plan and conditions with a change to the paving condition that Interior driveways and parking lot must be paved with a solid material either asphalt or concrete on property zoned an R-16(A) Single Family District, on the northeast corner Royal Lane and Dallas North Tollway.

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

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

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

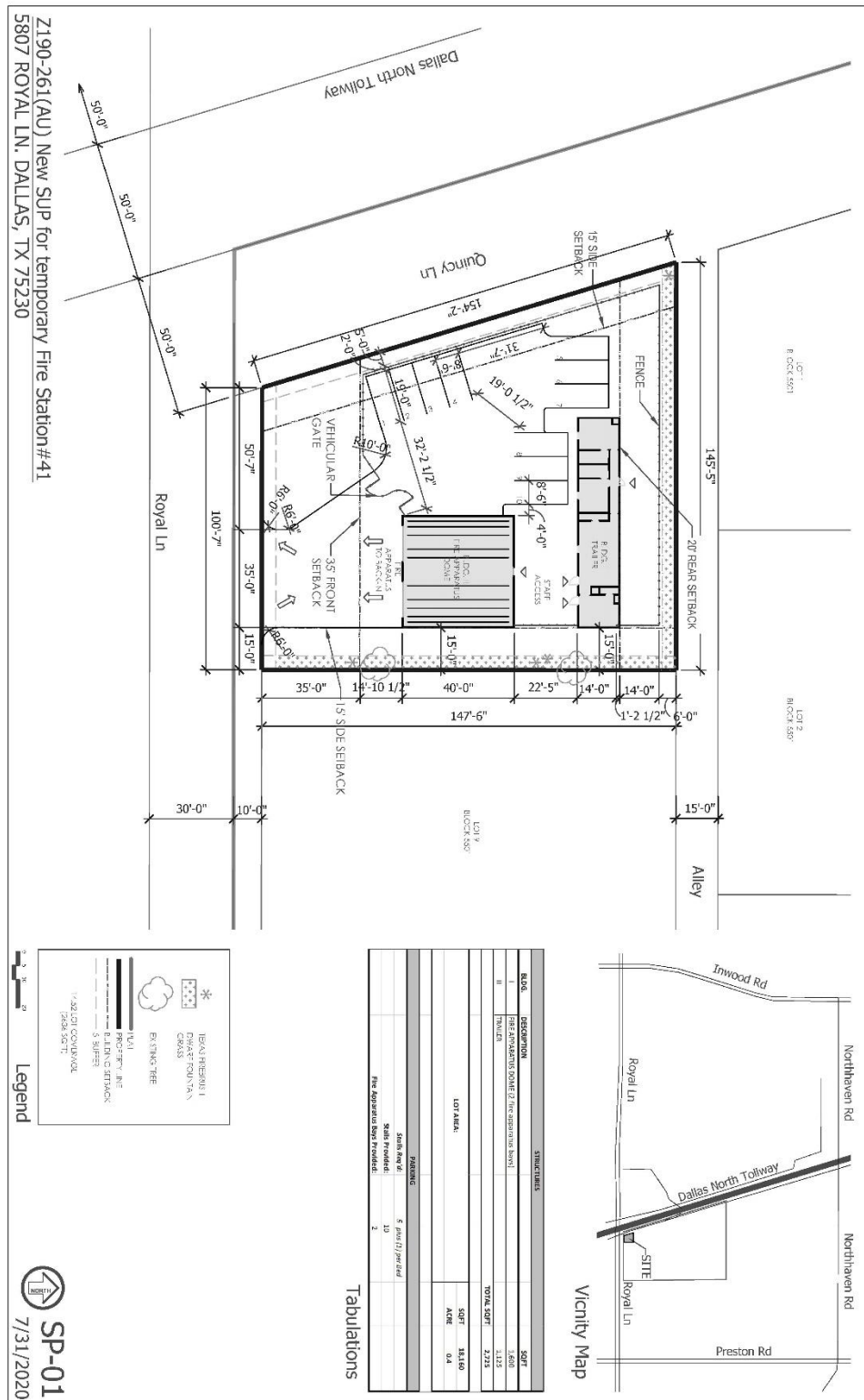
Notices: Area: 200 Mailed: 207
Replies: For: 2 Against: 2

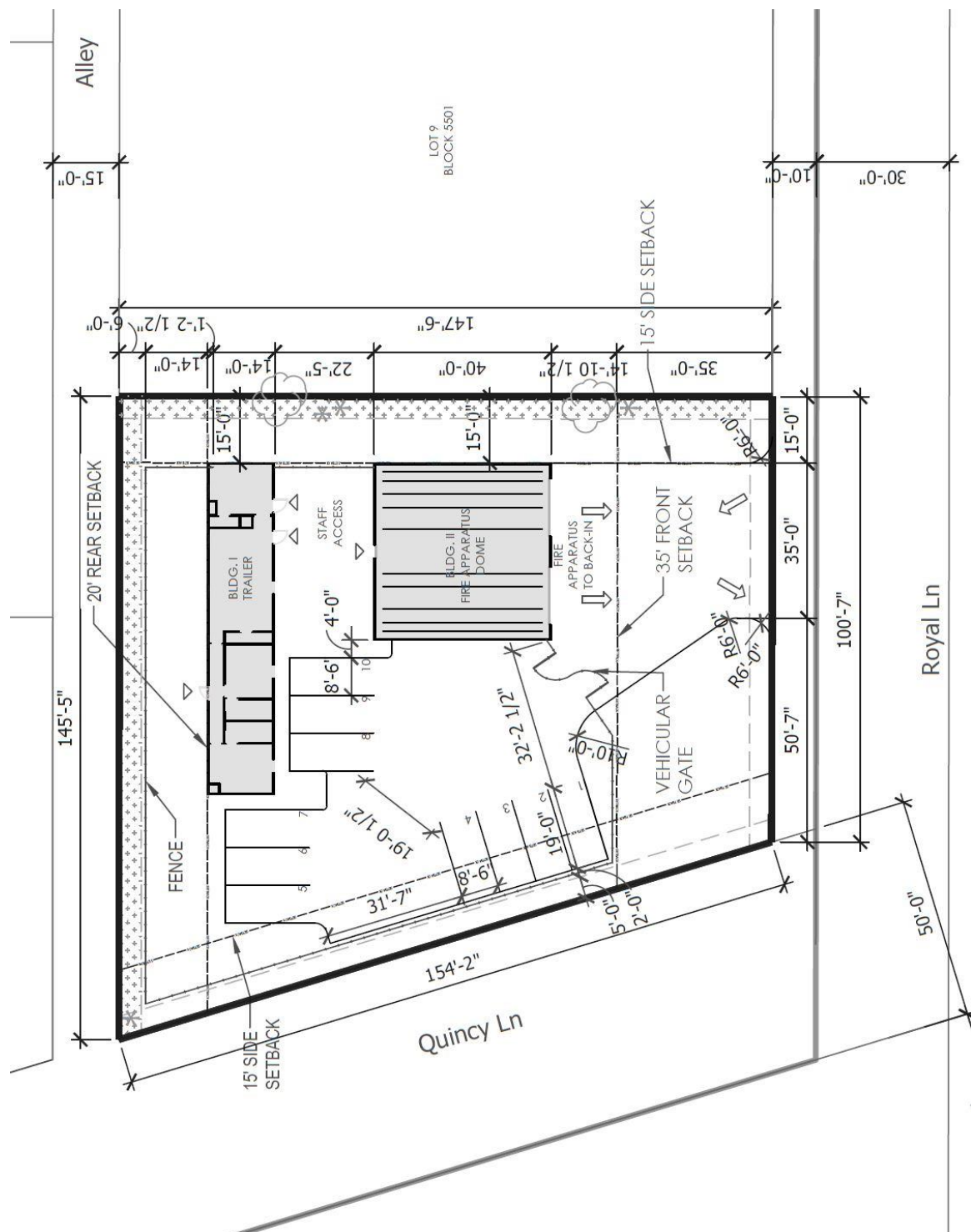
Speakers: For: None
Against: None
Staff: Adriana Castaneda, Manager, Dallas Bond Program
Dominique Artis, Chief, Dallas Fire Department

**CITY PLAN COMMISSION RECOMMENDED
SUP CONDITIONS**

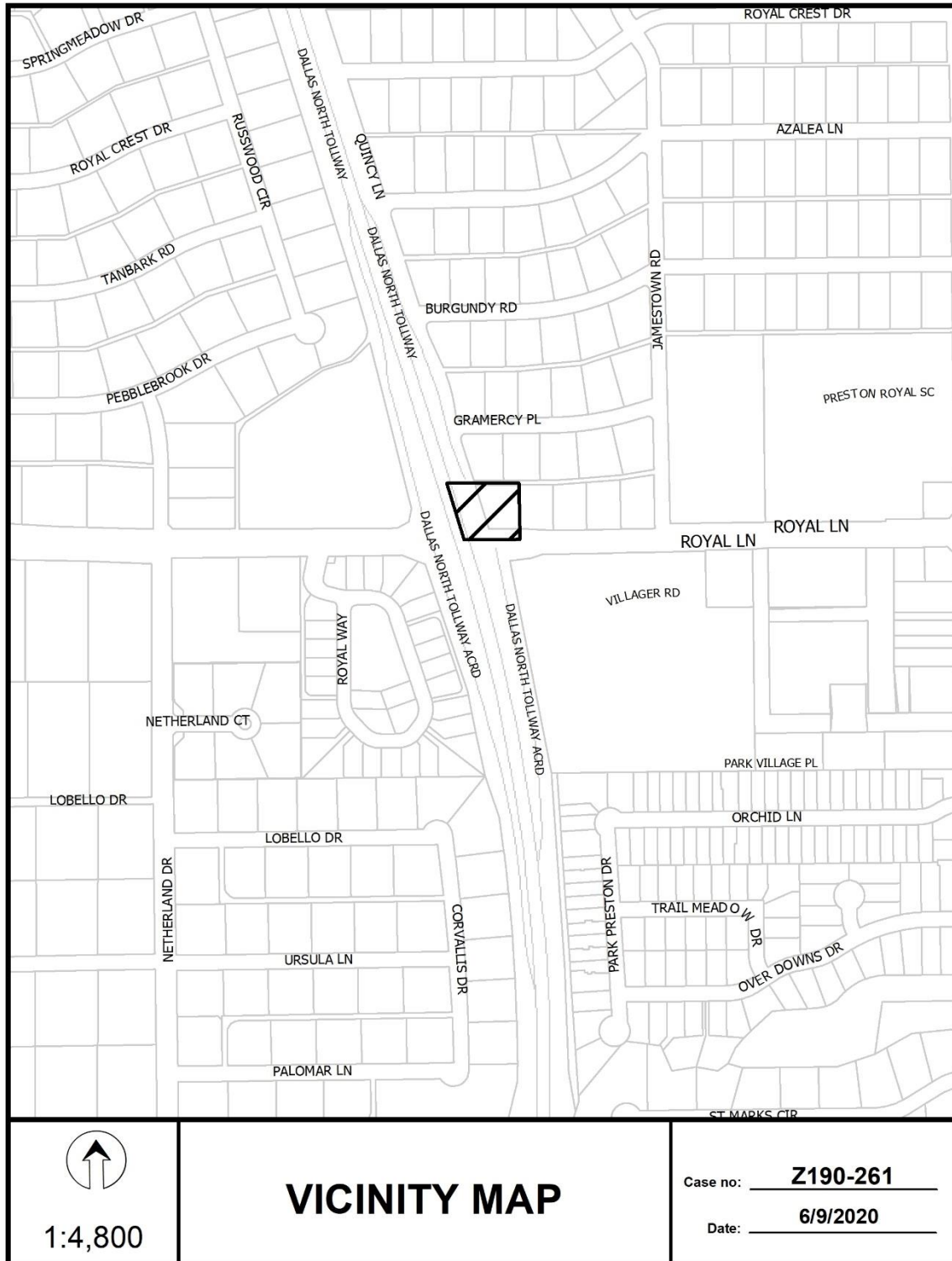
1. USE: The only use authorized by this specific use permit is a fire or police station use limited to a fire station.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ... (three years from Council approval).
4. LANDSCAPING: Landscaping must be provided in accordance with the attached landscape plan.
5. INGRESS AND EGRESS: Ingress and egress must be provided as shown on the attached site plan only. The driveway on Royal Street must be “right turn in” and “right turn out” only.
6. PAVING: Interior driveways and parking lot must be paved with a solid material.
7. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance always.
8. 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

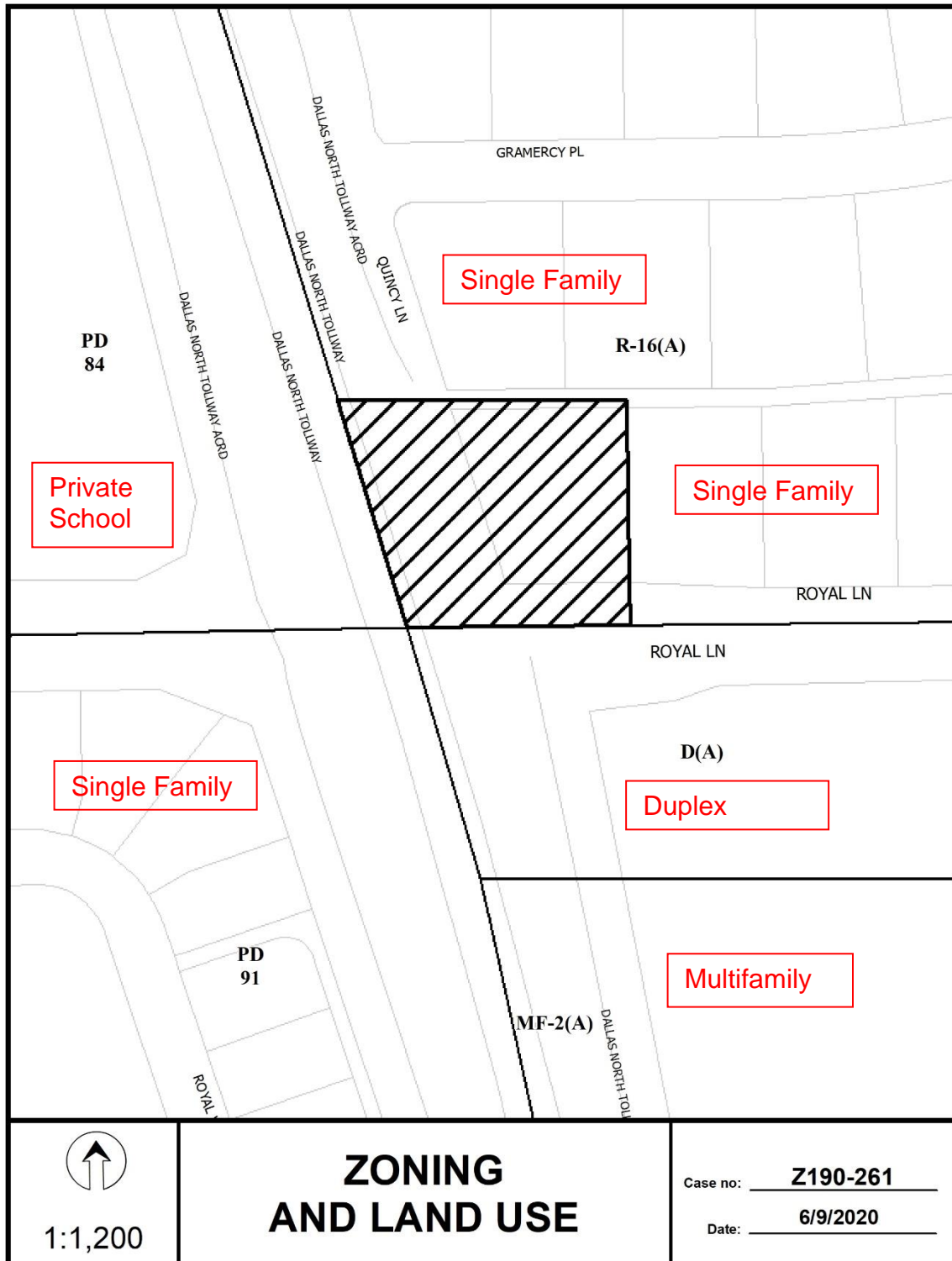


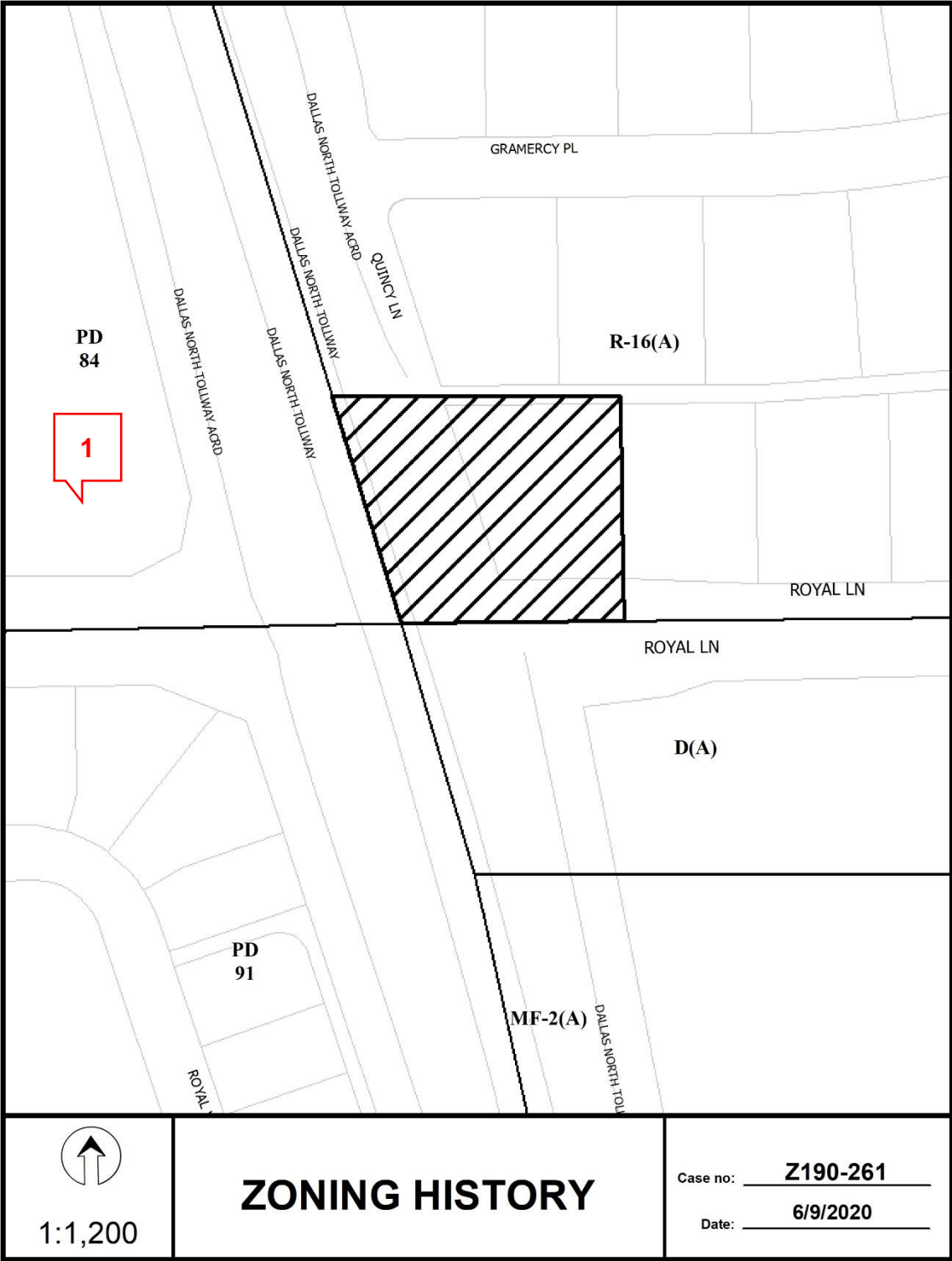


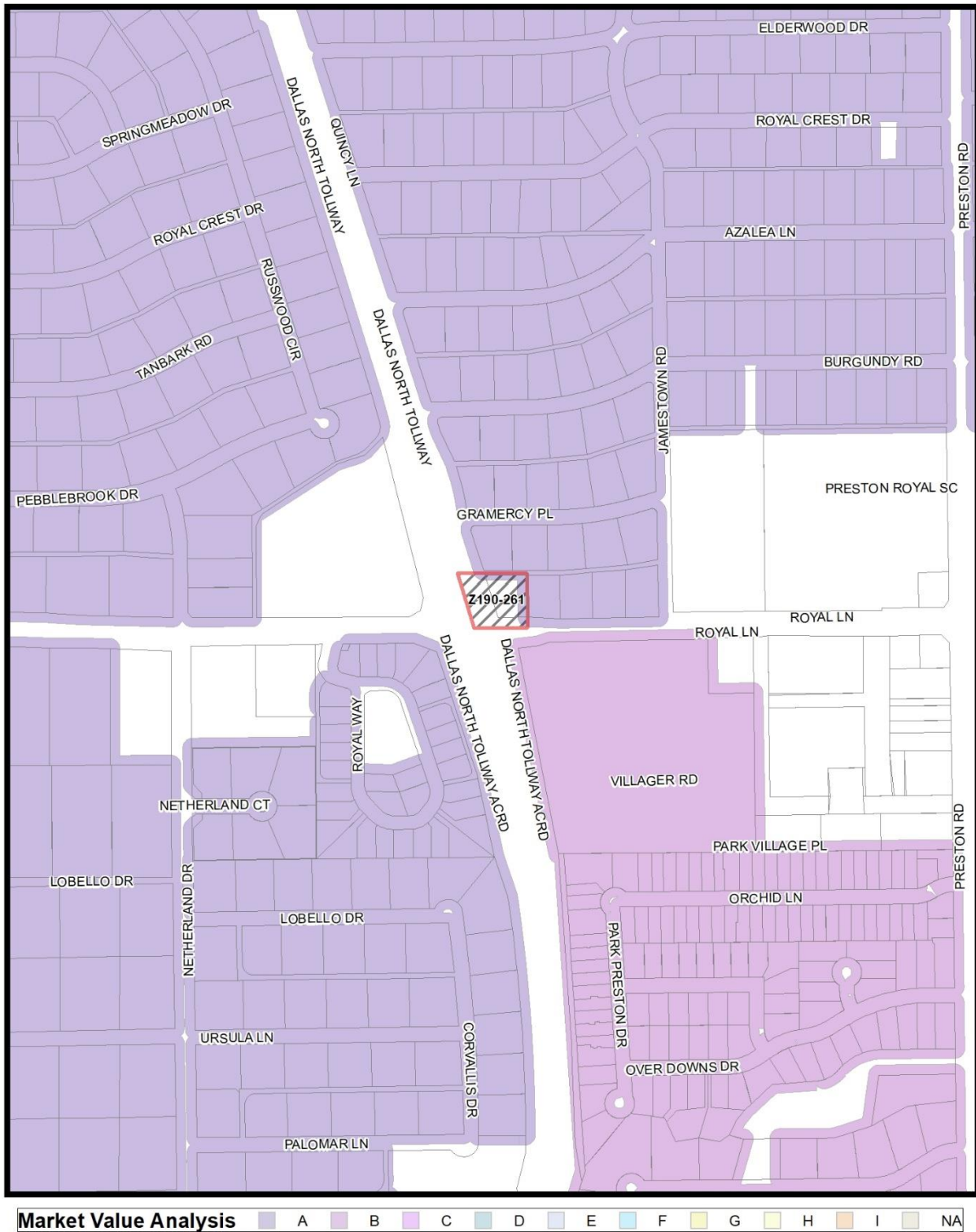
Z190-261(AU)









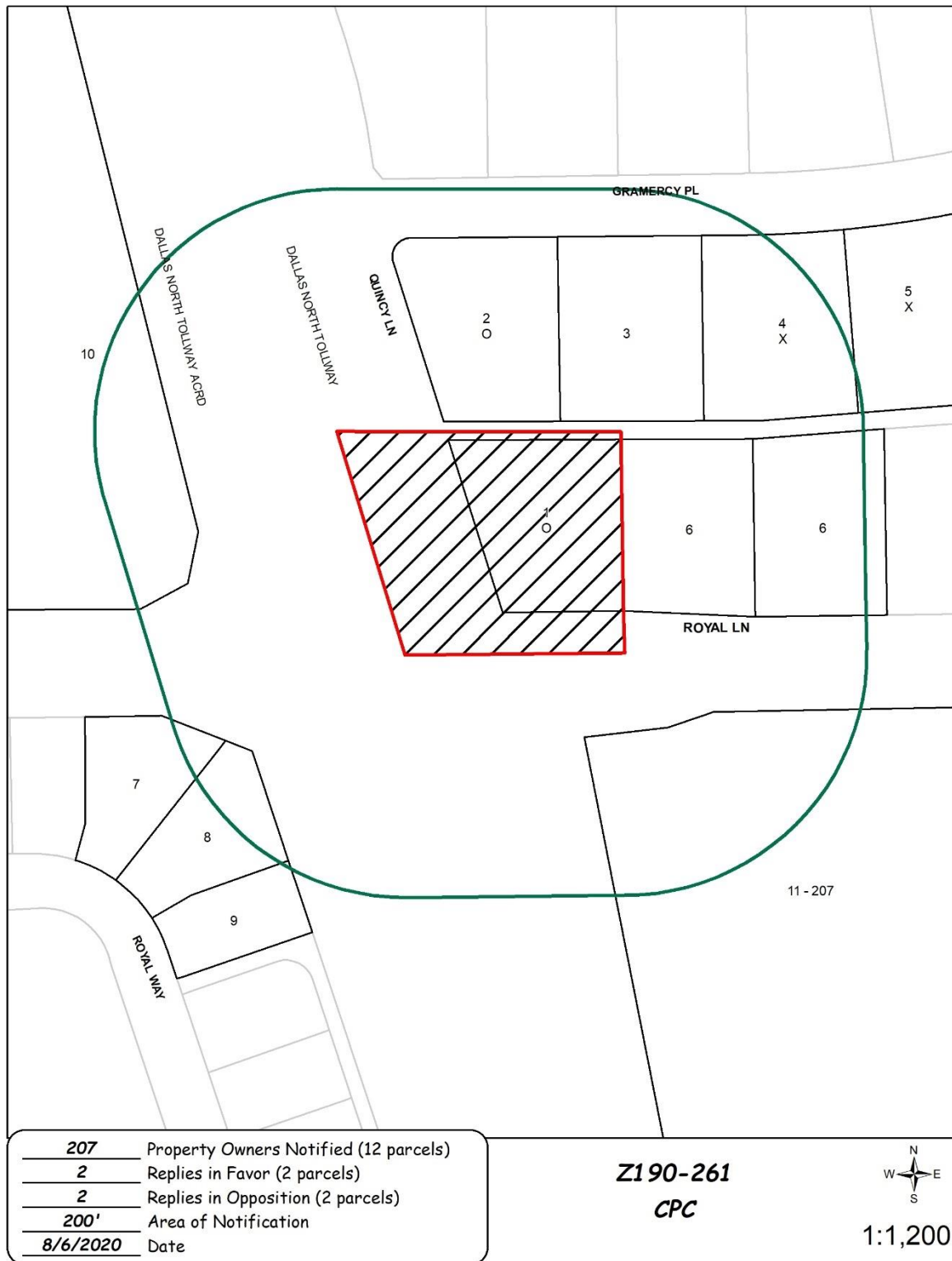


1:4,800

Market Value Analysis

Printed Date: 6/9/2020

CPC RESPONSES



08/05/2020

Reply List of Property Owners***Z190-261******207 Property Owners Notified******2 Property Owners in Favor******2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	5807 ROYAL LN	MORGULOFF MARTHA H &
O	2	5806 GRAMERCY PL	ROSE AARON TIMOTHY &
	3	5818 GRAMERCY PL	GEFFRARD JONATHAN E &
X	4	5826 GRAMERCY PL	RAFIEI MELIKA &
X	5	5834 GRAMERCY PL	KERMAN KAY LYNN
	6	5823 ROYAL LN	DERKACH VIKTOR
	7	4 ROYAL WAY	STACY ANN HOOPER
	8	5 ROYAL WAY	HARPER JOE K & RITA B
	9	6 ROYAL WAY	TAYLOR H EARL & LAWANDA S
	10	5757 ROYAL LN	WINSTON SCHOOL
	11	5818 ROYAL LN	GRAY DORTHY KAY TRUST EST OF
	12	5820 ROYAL LN	HUBER FAMILY TRUST THE
	13	5826 ROYAL LN	GRAVEL BARRIE
	14	5828 ROYAL LN	RAINES ARTHUR LEE & KATHERINE P
	15	5834 ROYAL LN	TRAPP RAYMOND J
	16	5836 ROYAL LN	SILHOL MICHAEL L
	17	5842 ROYAL LN	BOWSER DIANA A
	18	5844 ROYAL LN	RUTH MATINA &
	19	5906 ROYAL LN	SELF S SUSAN
	20	5908 ROYAL LN	HILL DAVID
	21	5810 ROYAL LN	KIRBY SANDRA L
	22	5812 ROYAL LN	MIZE CHARLES E & SUSAN G
	23	10656 PARK VILLAGE PL	FORREST JILL A
	24	10656 PARK VILLAGE PL	TRUAX DIANA
	25	10656 PARK VILLAGE PL	SUMTER RONALD S &
	26	10656 PARK VILLAGE PL	YOUNG ISABELLE LIFE ESTATE

08/05/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	10660 PARK VILLAGE PL	HAMILTON MILDRED J
	28	10660 PARK VILLAGE PL	ESTABROOK JUNE TEMPLETON &
	29	10660 PARK VILLAGE PL	PITTMAN DONNA LOU
	30	10660 PARK VILLAGE PL	PEUGH LYNDA LEOLA
	31	10710 PARK VILLAGE PL	SEELEY MARGARET M
	32	10710 PARK VILLAGE PL	EBRAHIM NAVAZ &
	33	10710 PARK VILLAGE PL	ARMENT DEBRA
	34	10710 PARK VILLAGE PL	THE WHITAKER FAMILY TRUST
	35	10658 PARK VILLAGE PL	WHEELER SHIRLEY J
	36	10658 PARK VILLAGE PL	KREUTZ PATRICE
	37	10714 PARK VILLAGE PL	MCCULLOUGH MARGARET SUE W
	38	10714 PARK VILLAGE PL	TAYLOR ROBERT F & DEBBIE M
	39	10714 PARK VILLAGE PL	ABSHIRE RICHARD K &
	40	10714 PARK VILLAGE PL	ENGLER ROBERT F III
	41	10716 PARK VILLAGE PL	WILSON DAVID L
	42	10716 PARK VILLAGE PL	BROWN DELLA DONICE
	43	10716 PARK VILLAGE PL	KNOX NANCY
	44	10716 PARK VILLAGE PL	PETTIT CARTER W & KAREN K
	45	10718 PARK VILLAGE PL	WINDRUSH VENTURES LLC
	46	10718 PARK VILLAGE PL	GUMMER STEVEN V
	47	10718 PARK VILLAGE PL	ACKERMAN VALERIE RUTH
	48	10718 PARK VILLAGE PL	MEIS THERESA
	49	10720 PARK VILLAGE PL	WALKER PAMELA & JOHN W
	50	10720 PARK VILLAGE PL	LAGRONE TRUST THE
	51	10720 PARK VILLAGE PL	HEY MATTHEW
	52	10720 PARK VILLAGE PL	MARSH SHIRLIE Y
	53	10724 PARK VILLAGE PL	VAIL PATRICIA C
	54	10724 PARK VILLAGE PL	HINKLEY SARAH BLAKE
	55	10724 PARK VILLAGE PL	BULLWINKLE MARY
	56	10724 PARK VILLAGE PL	HOOPER MATTHEW H
	57	10730 PARK VILLAGE PL	BLAND MARILYN

08/05/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	10730 PARK VILLAGE PL	HERN G NEAL EST OF
	59	10730 PARK VILLAGE PL	LOPEZ LUIS &
	60	10730 PARK VILLAGE PL	SRNICK GREGORY P
	61	10734 PARK VILLAGE PL	FOUNTAIN JIMMIE C TR
	62	10734 PARK VILLAGE PL	JOHNSTON HARRIET B
	63	10734 PARK VILLAGE PL	WEBER LUCILLE C LIFE ESTATE
	64	10734 PARK VILLAGE PL	BOX GERALD
	65	10736 PARK VILLAGE PL	OLSSON JOHN P &
	66	10736 PARK VILLAGE PL	BADOW THERESE E
	67	10738 PARK VILLAGE PL	DUQUETTE BRANDON
	68	10738 PARK VILLAGE PL	GUMMER MARTHA &
	69	10738 PARK VILLAGE PL	HASNAIN BARBARA & SYED KARIEM
	70	10738 PARK VILLAGE PL	CRANFILL JENNIFER
	71	10744 PARK VILLAGE PL	BIGGERSTAFF JOAN WOOD
	72	10744 PARK VILLAGE PL	POTTS ESTELLE J &
	73	10744 PARK VILLAGE PL	HOLLAND ALEKSANDRA TOLPA
	74	10744 PARK VILLAGE PL	HUTTON ELINORE
	75	10750 PARK VILLAGE PL	NURRE MICHAEL THEODORE JR
	76	10750 PARK VILLAGE PL	JENKINS KEVIN L
	77	10750 PARK VILLAGE PL	GREEN LAURA F
	78	10750 PARK VILLAGE PL	BUTLER NELL
	79	10727 PARK VILLAGE PL	LOCHNER MARCIA
	80	10727 PARK VILLAGE PL	DAWSON PATRICIA G
	81	10727 PARK VILLAGE PL	HOLLAND RUSSELL B
	82	10727 PARK VILLAGE PL	DOUGHERTY PATRICK W
	83	10737 PARK VILLAGE PL	REZANOUR FARHAD
	84	10737 PARK VILLAGE PL	HOWELL ROSS
	85	10737 PARK VILLAGE PL	NEWMAN PHYLLIS
	86	10737 PARK VILLAGE PL	STEPHENS PEGI A
	87	10747 PARK VILLAGE PL	GARNER VICTORIA L
	88	10747 PARK VILLAGE PL	JOSEPH BERNARD

08/05/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	10747 PARK VILLAGE PL	JENNINGS FAMILY TRUST
	90	10747 PARK VILLAGE PL	LOCKLIN DELORES LEE
	91	10776 VILLAGER RD	ATALLA PATRICIA ANNE BRIGHTMAN
	92	10776 VILLAGER RD	BUSH STEVEN M
	93	10744 VILLAGER RD	DUNN JAMES D & SHAZELL J
	94	10744 VILLAGER RD	DAVIS CRYSTAL K
	95	10744 VILLAGER RD	ORMAN WARREN B
	96	10744 VILLAGER RD	KRUSE ROBERT W & CYNTHIA
	97	10754 VILLAGER RD	KENNEDY BETH W
	98	10754 VILLAGER RD	FENCL DANIEL ALLEN
	99	10754 VILLAGER RD	SCOTT PATRICIA ANN
	100	10754 VILLAGER RD	HODGKINSON LAURA
	101	10764 VILLAGER RD	TOWNSEND BETTY WILLIS
	102	10764 VILLAGER RD	MACMICKEN CHIEKO
	103	10764 VILLAGER RD	PEINAAR CRYSTAL
	104	10764 VILLAGER RD	BUSH EMILY FRANCES
	105	10774 VILLAGER RD	ARMENT NORMA JEAN
	106	10774 VILLAGER RD	GRAY DAVID WOODS &
	107	10774 VILLAGER RD	BASHARKHAH SIMINDOKHT &
	108	10707 PARK VILLAGE PL	NGUYEN ANDY
	109	10707 PARK VILLAGE PL	SMITH AMY DEANNE
	110	10707 PARK VILLAGE PL	LAMBERT DAVID R
	111	10707 PARK VILLAGE PL	TORNOW RENEE L
	112	10709 VILLAGER RD	MARX ANITA L
	113	10709 VILLAGER RD	RUSHING MARGARET A
	114	10711 VILLAGER RD	CHAKOS GUS W EST OF &
	115	10711 VILLAGER RD	MINEY BRENDAN J & ELIZABETH B
	116	10711 VILLAGER RD	KARALLA CHERYL L
	117	10711 VILLAGER RD	COLEMAN HELEN E
	118	10715 PARK VILLAGE PL	SPIES STEPHEN W & CRISTY H
	119	10715 PARK VILLAGE PL	SMITH JONAN B

08/05/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	10715 PARK VILLAGE PL	DIPP JR 2019 LIVING TRUST
	121	10715 PARK VILLAGE PL	BAKER CHRISTINE R
	122	10717 VILLAGER RD	FOLEY VIVIAN LEE
	123	10717 VILLAGER RD	CASTANEDA ALEXA RENAE
	124	10717 VILLAGER RD	HENLEY HUDSON
	125	10717 VILLAGER RD	BENNETT RICHARD
	126	10719 VILLAGER RD	HODGKINSON RONALD J
	127	10719 VILLAGER RD	ZHANG JOHN ZHIMIN &
	128	10719 VILLAGER RD	MCMAHON KEVIN & AMY
	129	10719 VILLAGER RD	PRINCE MARIAESTELLA
	130	10721 VILLAGER RD	CLAERHOUT JULIEN C & GLORIA F
	131	10721 VILLAGER RD	MOBLEY ROXANNE M
	132	10721 VILLAGER RD	BOSTICK JAMES H III LIFE ESTATE
	133	10721 VILLAGER RD	LAWLER DELMAS LACY
	134	10723 VILLAGER RD	LAUGHLIN ROY C & JOYCE P
	135	10723 VILLAGER RD	BAN BARBARA A NESBITT
	136	10723 VILLAGER RD	STILL JOSEPH W JR
	137	10723 VILLAGER RD	ONEAL LYNDA S
	138	10727 VILLAGER RD	LOK MARY H
	139	10727 VILLAGER RD	CONINE RESIDENTIAL GROUP INC
	140	10727 VILLAGER RD	STEPHENSON FAMILY TRUST
	141	10727 VILLAGER RD	LAMONT KATHLEEN ROGERS
	142	10729 VILLAGER RD	WOMACK MAUREEN MARGARET
	143	10729 VILLAGER RD	DRIVER DIANA
	144	10729 VILLAGER RD	PINEDO KIMBERLY ANN
	145	10729 VILLAGER RD	JOHNSTON MARGARET ELLEN
	146	10731 VILLAGER RD	NYE GORDON & ELSIE
	147	10731 VILLAGER RD	PITNER CHRISTINA ANN
	148	10733 VILLAGER RD	HELLMAN MICHAEL C
	149	10733 VILLAGER RD	CURRY BRIAN S
	150	10733 VILLAGER RD	KEE MARILYN G

08/05/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	10733 VILLAGER RD	LUMPKIN LISA L
	152	10735 VILLAGER RD	DIMOND ANITA
	153	10735 VILLAGER RD	COUTODASILVA OCTAVIO H JR &
	154	10735 VILLAGER RD	WATSON ROBERT L II
	155	10735 VILLAGER RD	MURCHISON MARY KATHLEEN
	156	10737 VILLAGER RD	MOSES MICHAEL A & DEBRA A
	157	10737 VILLAGER RD	WILSON JANIS F
	158	10737 VILLAGER RD	KUONEN SANDRA & OSWALD
	159	10739 VILLAGER RD	STRIETZEL ERHARD
	160	10739 VILLAGER RD	HILL LACY & BILLY J HILL JR
	161	10739 VILLAGER RD	TRAUTMANN DANIEL & KELLY H
	162	10739 VILLAGER RD	NAUMANN KENNETH D
	163	10741 VILLAGER RD	VANBERGH PATRICIA
	164	10741 VILLAGER RD	GWENS FAMILY REVOCABLE TRUST
	165	10749 VILLAGER RD	BRANDENBURG LISA L
	166	10749 VILLAGER RD	DOOLITTLE WILCOX S JR TRUSTEE
	167	10751 VILLAGER RD	BUSH WENDELL ALLEN
	168	10751 VILLAGER RD	ODOHERTY KATHLEEN
	169	10751 VILLAGER RD	MORRIS BRUCE III & SUSAN G
	170	10751 VILLAGER RD	KNOX LAURIE
	171	10753 VILLAGER RD	NUCCIO FRANK P
	172	10753 VILLAGER RD	JACKSON KATHERINE P
	173	10753 VILLAGER RD	KOEN LISA
	174	10753 VILLAGER RD	BOND TOBY C JR
	175	10747 VILLAGER RD	GOLDFARB ALAN & TERRY
	176	10747 VILLAGER RD	SULLIVAN DIANE
	177	10755 VILLAGER RD	WSM 2005 DESCENDANTS TRUST THE
	178	10755 VILLAGER RD	STEWART JENNIFER
	179	10755 VILLAGER RD	TAYLOR M ELAINE
	180	10755 VILLAGER RD	CASWELL EDWARD M
	181	10745 VILLAGER RD	BASHARKHAH SAMAN

08/05/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	10745 VILLAGER RD	DUNNE PATTY
	183	10745 VILLAGER RD	ASHLEY WILLIAM B
	184	10745 VILLAGER RD	FRANKLIN MORAN LLC
	185	10757 VILLAGER RD	MEYER JOYCE A
	186	10757 VILLAGER RD	BUCKLEY PAOLA TETTAMANZI
	187	10757 VILLAGER RD	LATHROP EVA GULBIS
	188	10757 VILLAGER RD	WETHERBEE LOUELLA V
	189	10767 VILLAGER RD	GILBERT JANE W
	190	10767 VILLAGER RD	JESSUP MARILYN A
	191	10767 VILLAGER RD	EPSTEIN CORINNE B
	192	10767 VILLAGER RD	SULLIVAN THOMAS A
	193	10769 VILLAGER RD	COLBERT RITA B
	194	10769 VILLAGER RD	BOYD ROSALIE
	195	10769 VILLAGER RD	PPR TRUST 2019
	196	10769 VILLAGER RD	MALVAEZ DIANA
	197	10771 VILLAGER RD	SCHWARTZ ROBERTA
	198	10771 VILLAGER RD	SCHWARTZ SUSAN
	199	10771 VILLAGER RD	YOUNG ZACHARY
	200	10763 VILLAGER RD	HODGKINSON CINDY
	201	10763 VILLAGER RD	BAKER MARY P
	202	10763 VILLAGER RD	MCHARGUE ELIZABETH B
	203	10763 VILLAGER RD	HISTORIC GRAHAM HOLDINGS LLC
	204	10765 VILLAGER RD	RAINES EMILY KATHERINE
	205	10765 VILLAGER RD	THOMAS GIL
	206	10765 VILLAGER RD	BUTLER ERNEST
	207	10765 VILLAGER RD	HUM ALEXANDER &