

MAYOR
Margo Goodwin
--
MAYOR PRO TEM
David Dowler
--
TOWN COUNCIL MEMBERS
Jimmy Grisham
Marc Myers
Lydia Novakov
Craig Penfold
--
TOWN ATTORNEY
Matthew C.G. Boyle
--
TOWN JUDGE
Albert D. Hammack
--
LOCAL HEALTH AUTHORITY
Michael L. McCullough, M.D.



4700 DREXEL DRIVE, HIGHLAND PARK, TEXAS 75205
Telephone 214-521-4161

TOWN ADMINISTRATOR
Bill Lindley
--
DIRECTOR OF PUBLIC SAFETY
Paul Sandman
--
DIRECTOR OF ADMINISTRATIVE SERVICES
&
CHIEF FINANCIAL OFFICER
Steven J. Alexander, CPA
--
DIRECTOR OF DEVELOPMENT SERVICES
Hugh Pender
--
DIRECTOR OF ENGINEERING
Lori Chapin, P.E.
--
TOWN SECRETARY
Joanna Mekeal

June 18, 2021

ZONING COMMISSION MEMBERS

Mrs. Margaret Keliher, Chair
Mrs. Alison Hunsicker
Mrs. Carolyn Seay
Mr. Rick Jones
Mr. Brian Ficke

(Transmitted via email & USPS)

Dear Member:

A public hearing is scheduled at 4:00 p.m. on Wednesday, June 23, 2021 to consider one request. The official meeting place of the Zoning Commission is 4700 Drexel Drive, Highland Park, Texas. However, due to the need for social distancing during the Covid-19 pandemic, this meeting will be held via video conference and telephone, which will allow the Commission Members and the public to meet online while practicing social distancing. The connection details are located on the bottom of the next page.

The request is to combine the two properties of 3806 and 3812 Beverly Drive into a single building site. LDO Holdings, LLC is the landowner of these two adjacent properties. There is an existing dwelling on each property. The homeowner plans to demolish the existing dwelling on 3812 Beverly and construct an expansion to the existing residence at 3806 Beverly. The new improvements will have underground parking and will be in compliance with all the required setbacks. Combining the two building sites requires an amendment to the Town's Zoning Ordinance.

In August 2005, the Town's Zoning Ordinance was amended to provide specific zoning setback and coverage regulations for combined building sites. Staff has reviewed the preliminary site plan to verify compliance with these regulations. The homeowner is aware that combining the properties is a permanent process and will run with the property in perpetuity.

These requests were referred to the Zoning Commission by the Town Council on May 18 for a review and recommendation. A public hearing, review, and recommendation is required before the Town Council can consider approval to act on these zoning requests.

Enclosed is a copy of the notice mailed to property owners within 200 feet, the zoning applications, the site plans with property boundary, and a location map of the blocks.

Following your review of this information, please call me at 214-559-9410 (office) if you have questions.

Sincerely,

Kamil Miskowiec
Development Services Coordinator
kmiskowiec@hptx.org

Enclosures

cc: Margo Goodwin, Mayor (e-mail)
Bill Lindley, Town Administrator (e-mail)
Matthew C.G. Boyle, Town Attorney (e-mail)
Hugh Pender, Director of Development Services (e-mail)
Joanna Mekeal, Town Secretary (e-mail)

Meeting Connection Details

Zoning Commission

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/967224813>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

Access Code: 967-224-813

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/967224813>

THE TOWN OF
Highland Park
TEXAS

4700 Drexel Drive, Highland Park, TX 75205
214-521-4161 office 214-559-9335 fax

Department of Building Inspection

(PLEASE COMPLETE A SEPARATE APPLICATION FOR EACH REQUEST)

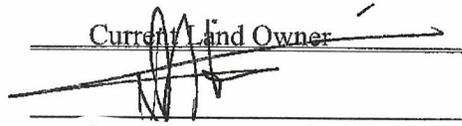
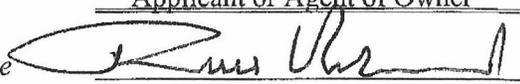
(The application WILL NOT be scheduled for a review until a completed application is submitted to the Building Inspection Department.)

I. TYPE OF APPLICATION:
(please check one)

- Zoning Change / Amendment (**Combined Building Site**)
- Planned Development - New
- Planned Development - Amendment
- Platting (Replat)

II. ADDRESS OF PROJECT: 3806/3812 Beverly Drive, Dallas, TX 75205

III. APPLICANT INFORMATION:

<u>Current Land Owner</u> 	<u>Applicant or Agent of Owner</u> 
<u>LDO HOLDINGS, LLC</u>	Signature <u>Randall Underwood</u>
<u>3812 Beverly Drive</u>	Printed Name <u>Randall Underwood</u>
<u>Dallas, TX 75205</u>	Mailing Address <u>25 Highland Park Village</u>
	<u>Suite 100-337</u>
	<u>Dallas, TX 75205</u>
	Telephone Number <u>214-521-3745</u>
	Fax Number <u>214-521-8827</u>

By my signature as Current Land Owner, I have applied to combine these properties into one building site. I hereby affirm that I recognize and understand per the Town of Highland Park's Zoning Ordinance, should these building sites be combined they cannot later be subdivided. This Zoning Change is considered permanent and will run with the property in perpetuity.

IV. PROJECT INFORMATION:
(Complete all information)

Proposed Project Name (if applicable): _____

Street Address of Project: 3806 / 3812 Beverly Drive

Existing Zoning District: One Family Residence

Proposed Zoning District (if applicable): _____

Legal Description(s) of Project (Lot, Block, Addition): Lot 14, Block 32, Highland Park

V. APPLICATION EXPLANATION (Please type or print legibly, or submit a detailed explanation in letter format):

The property owner at 3806 Beverly has purchased
3812 Beverly and would like to combine both
properties to a single family residence. They are
planning to build a substantial addition to an
existing historical property which includes garage
facilities, landscaping and structure

LDO Holdings
3806 Beverly Drive
Highland Park, Texas 75205
April, 27 2021

The Town of Highland Park
Attn: Development Services
4700 Drexel Drive
Highland Park, Texas 75205

To whom it may concern:

It is my intent to demolish the residence and all improvements located at 3812 Beverly Drive as soon as I am legally able, that I may satisfy the town's requirements to have the lot cleared as part of the replating and lot combination process. Although I am the legal and equitable owner of the property, I do not receive possession and physical access to the property until July 1st, 2021.

I give full authority for Randall Underwood of Underwood Construction Co. to contract and conduct the demolition of the improvements on said property.

I also give the authority for Masterplan and Fuqua Architects to act as consultants on my behalf during the process of application, demolition and rezoning for the property.

These parties and Nabors Demolition shall use any and all means necessary so that the lot is cleared no later than July 16th, 2021 with ample time before the town council meeting on July 20th, 2021.

If any issues should arise, please contact the necessary parties immediately.

Randall Underwood – Underwood Construction (214) 808-6113

Kiesha Kay – Masterplan (214) 790-1707

Porter Fuqua – Fuqua Architects (214) 288-0275

Hannah Nabors – Nabors Demolition (214) 263-4494

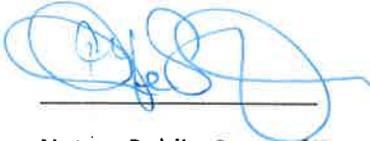
Handwritten signature in blue ink that reads "Steve Holmes, Manager".

Managing Partner, LDO Holdings

State of Texas

County of Dallas

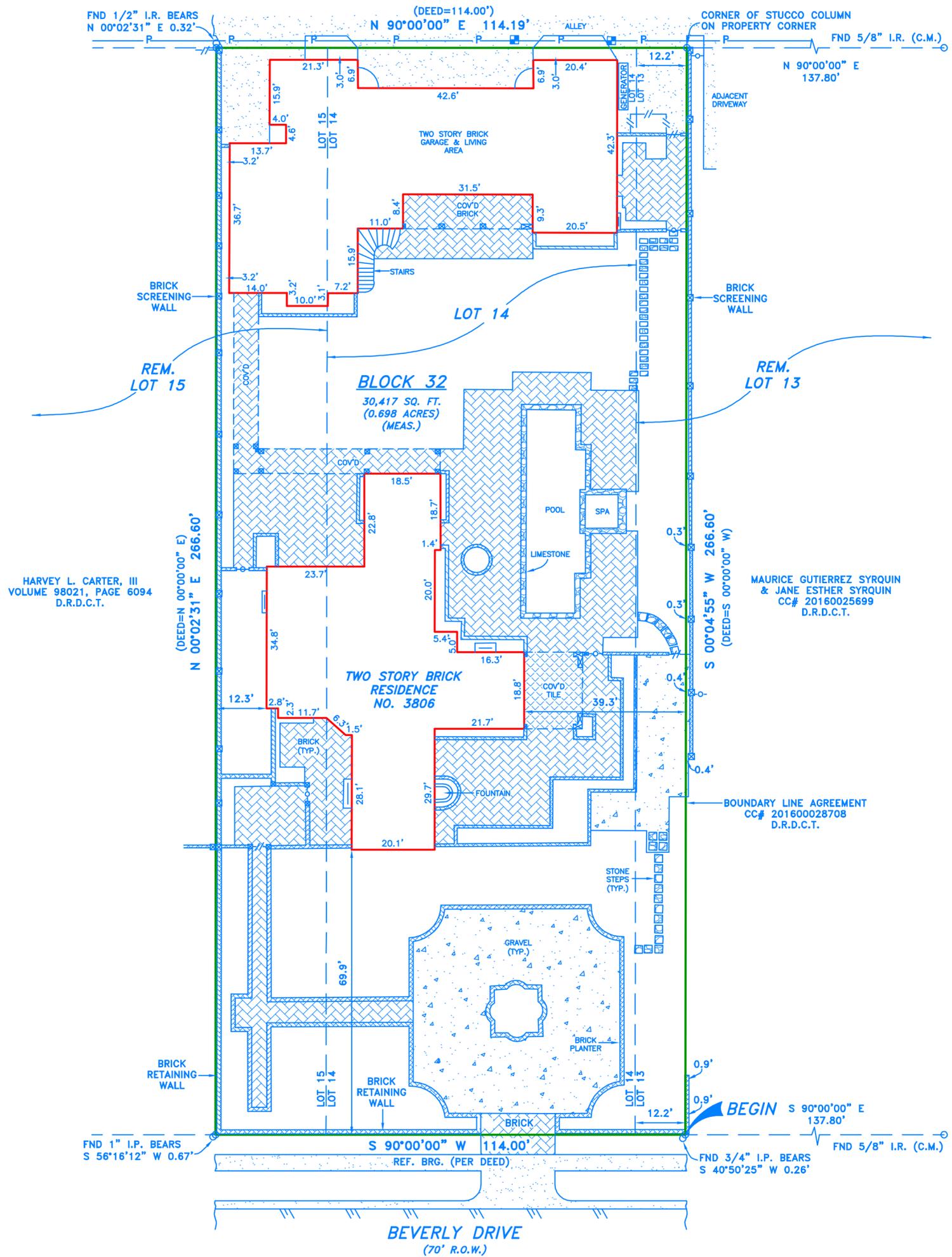
This document was acknowledged before me on April 28, 2021 by Steve Holmes, Manager for LDO Holdings, LLC.



Notary Public, State of Texas



'SURVEY PLAT'



PROPERTY DESCRIPTION:

BEING ALL OF LOT 14, A PART OF LOT 13 AND A PART OF LOT 15, IN BLOCK 32, OF THE THIRD INSTALLMENT OF HIGHLAND PARK, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 387, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A RESURVEY OF A CALLED 0.698 ACRE TRACT OF LAND DESCRIBED IN A DEED TO 3806 BEVERLY DRIVE RESIDENCE TRUST, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 201300187945, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF BEVERLY DRIVE (70' RIGHT-OF-WAY), AT THE SOUTHWEST CORNER OF SAID 0.698 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MAURICE GUTIERREZ SYRQUIN AND JANE ESTHER SYRQUIN, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20160025699, DEED RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A 3/4" IRON PIPE FOUND FOR REFERENCE BEARS SOUTH 40°50'25" WEST, A DISTANCE OF 0.26 FEET, AND A 5/8" IRON ROD FOUND FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID SYRQUIN TRACT BEARS SOUTH 90°00'00" EAST, A DISTANCE OF 137.80 FEET;

THENCE SOUTH 90°00'00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BEVERLY DRIVE, A DISTANCE OF 114.00 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID 0.698 ACRE TRACT, FROM WHICH A 1" IRON PIPE FOUND FOR REFERENCE BEARS SOUTH 56°16'12" WEST, A DISTANCE OF 0.67 FEET;

THENCE NORTH 00°02'31" EAST ALONG THE WEST LINE OF SAID 0.698 ACRE TRACT, A DISTANCE OF 266.60 FEET TO A POINT FOR CORNER AT THE NORTHWEST CORNER THEREOF, IN THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 00°02'31" EAST, A DISTANCE OF 0.32 FEET;

THENCE NORTH 90°00'00" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 114.19 FEET TO THE NORTHWEST CORNER OF A STUCCO COLUMN FOUND AT THE COMMON NORTH CORNER OF SAID 0.698 ACRE TRACT AND SAID SYRQUIN TRACT, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE AT THE NORTHEAST CORNER OF SAID SYRQUIN TRACT BEARS NORTH 90°00'00" EAST, A DISTANCE OF 137.80 FEET;

THENCE SOUTH 00°04'55" WEST ALONG THE COMMON LINE OF SAID 0.698 ACRE TRACT AND SAID SYRQUIN TRACT, A DISTANCE OF 266.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 30,417 SQUARE FEET OR 0.698 ACRES OF LAND.

HARVEY L. CARTER, III
VOLUME 98021, PAGE 6094
D.R.D.C.T.

MAURICE GUTIERREZ SYRQUIN
& JANE ESTHER SYRQUIN
CC# 20160025699
D.R.D.C.T.



NOTES:

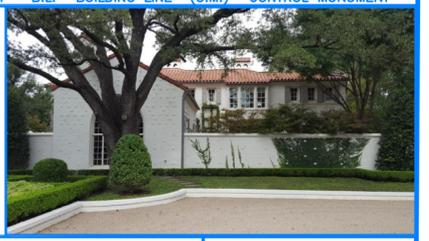
- 1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 2) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS, PROVISIONS, AND CONDITIONS, OF THE BOUNDARY LINE AGREEMENT CONTAINED IN DOCUMENT RECORDED IN CC# 201600028708, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480178 0335K, DATED 07/07/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS: _____ DATE: _____

CERTIFIED TO: REPUBLIC TITLE	BUYER: LDO HOLDINGS LLC	GF#: 1011-261972-RTT	DRAFTER: BRS	DATE: 09/24/2018	JOB NO.: 18-09-058		
SYMBOL LEGEND		FND= FOUND	I.R.= IRON ROD	I.P.= IRON PIPE	ESMT.= EASEMENT	B.L.= BUILDING LINE	(C.M.)= CONTROL MONUMENT
---	WOOD FENCE	I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT OF NO. 1011-261972-RTT PROVIDED BY REPUBLIC TITLE REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE.					
-x-	CHAIN LINK FENCE						
-x-	WIRE FENCE						
o	WROUGHT IRON FENCE						
o	COLUMN						
o	POWER POLE						
o	WATER METER						
o	POWERLINE						
o	OVERHEAD SERVICE LINE						
o	TRANSFORMER AND PAD						
o	GAS METER						
o	ASPHALT SURFACE						
o	CONCRETE						



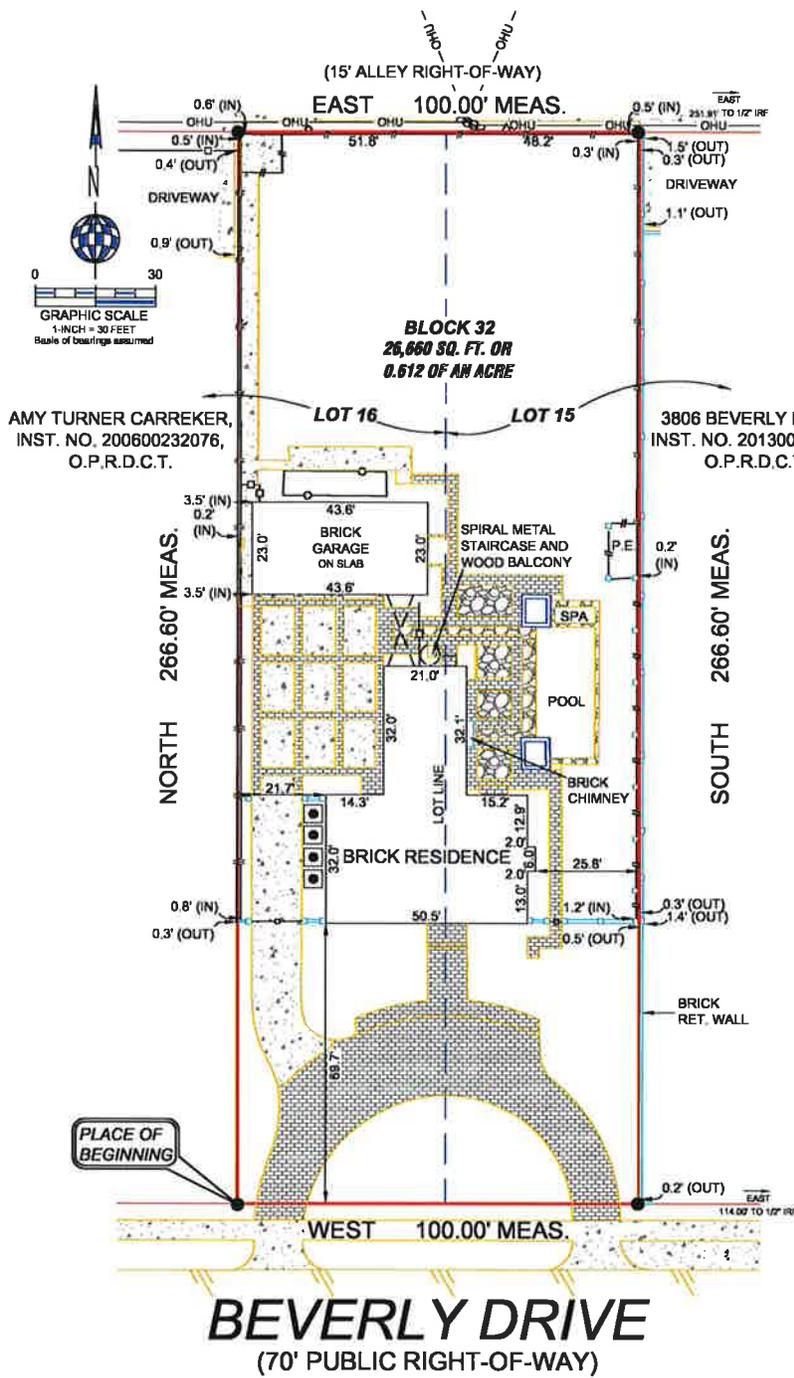
ADDRESS: 3806 BEVERLY DRIVE



Global Land Surveying, Inc.
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

GLOBAL LAND SURVEYING, INC.
2030 "G" AVENUE, SUITE 1104
PLANO, TEXAS 75074
PHONE (972) 881-1700
ORDERS@GLS-INC.COM
FIRM NO. 10016300

SURVEY PLAT: 3812 BEVERLY DRIVE



LEGAL DESCRIPTION

Being the West 48.2' of Lot 15 and the East 51.8' of Lot 16, Block 32, of the THIRD INSTALLMENT OF HIGHLAND PARK, an Addition to the City of Highland Park, Dallas County, Texas, according to the map or plat thereof recorded in Volume 1, Page 367, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Harvey L. Carter, II, recorded in Volume 98021, Page 6094, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found in the North line of Beverly Drive, a 70' right-of-way, at the Southeast corner of a tract of land described in deed to Army Turner Carreker, recorded in Instrument No. 200600232076, Official Public Records, Dallas County, Texas;

Thence North, a distance of 266.60' to a 1/2" iron rod found in the South line of a 15' alley right-of-way, at the Northeast corner of said Carreker tract;

Thence East, along said South line, a distance of 100.00' to a 1/2" iron rod found at the Northwest corner of a tract of land described in deed to 3806 Beverly Drive, recorded in Instrument No. 201300187945, Official Public Records, Dallas County, Texas;

Thence South, a distance of 266.60' to a 1/2" iron rod found in the said North line of said Beverly Drive, at the Southwest corner of said 3806 Beverly Drive tract;

Thence West, along said North line, a distance of 100.00' to the PLACE OF BEGINNING and containing 26,660 square feet or 0.612 of an acre of land.

FLOOD

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48113C 0335K, dated 07-07-14. The property is located in Zone "X".

NOTE

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

NOTE: All 1/2" IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND

● 1/2" IR FOUND	⊗ X-FOUND	▣ TELE. BOX	⊙ BOLLARD POST	○ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	○ PLASTIC FENCE	▨ CONCRETE	— BUILDING LINE
○ 1/2" IR SET	⊗ X-SET	▣ CABLE BOX	⊙ SEPTIC COVER	○ WATER METER	— GUY WIRE ANCHOR	▨ ASPHALT	▨ GRAVEL	— EASEMENT
○ 5/8" IR FOUND	⊗ 1" IR FOUND	⊗ ELECTRIC BOX	⊙ SAN. SEW. MH	⊙ GAB METER	— BARBED WIRE FENCE	▨ FIRE LANE STRIPE	▨ BRICK	— BOUNDARY
○ 3/4" IR FOUND	⊗ 1 1/2" IR FOUND	▣ BRICK COLLARY	⊙ IRRIGATION VALVE	⊙ A.C. PAD	— IRON FENCE	▨ BRICK WALL	▨ STONE	— HIGH BANK LINE
○ 3/8" IR FOUND	⊗ POINT FOR CORNER	⊙ STONE COLUMN	⊙ WATER VALVE	⊙ TRANS. BOX	— CHAINLINK FENCE	▨ STONE RET. WALL	▨ WOOD DECK	— FEMA FLOOD LINE
○ PKNAL. SET	⊙ CON. MONUMENT	⊙ STORM DRAIN MH	⊙ FIRE HYDRANT	⊙ P.O. EQUIP.	— WOOD FENCE	▨ CON. RET. WALL	▨ BUILDING WALL	— HANDICAP SPACE
○ 1/2" IP FOUND	⊙ 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ LIGHT POLE	— PIPE RAIL FENCE	▨ STUG. RET. WALL	▨ TILE		

I, John B. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown herein as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and International treaties. All rights reserved. Do not make illegal copies.

John B. Turner
 JOHN B. TURNER RPLS 5310



A&W SURVEYORS, INC.
 Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
 P. O. BOX 870029, MESQUITE, TX. 75187
 PHONE: (972) 681-4975 FAX: (972) 681-4854
 WWW.AWSURVEY.COM

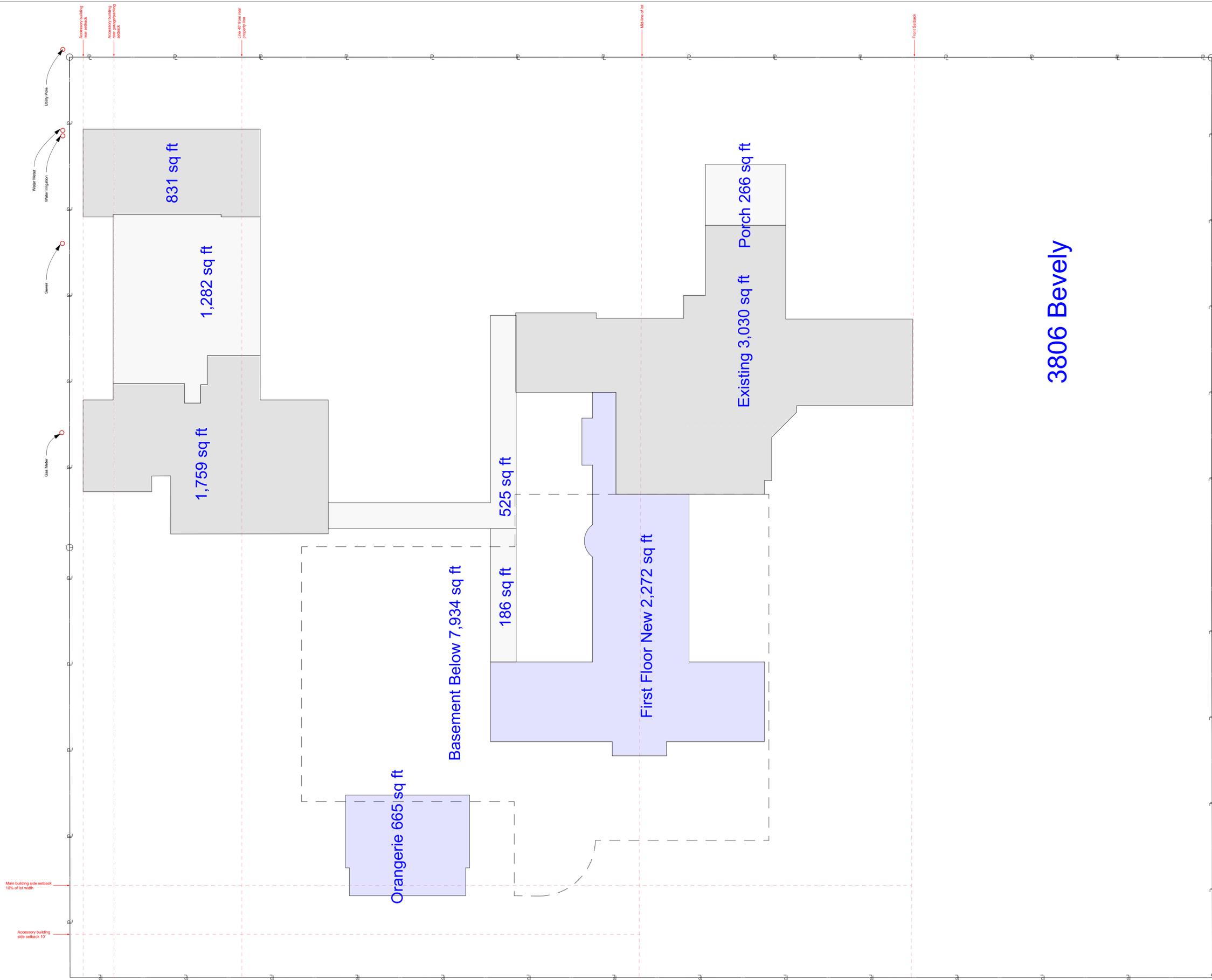
JOB# 17-0976 DATE: 06-05-2017 REVISED IN OFFICE 03-29-2018 DRAWN BY: 444
 CERTIFY TO: HARVEY CARTER
 "A professional company operating in your best interest"

3806 BEVERLY



3812 BEVERLY





Area Totals			
Home Story	Surface Area	Renovation Status	Name
1st Floor	525	Existing	Breezeway
1st Floor	831	Existing	Cabana HVAC
1st Floor	1,282	Existing	Garage and Arcade
1st Floor	3,030	Existing	Main HVAC
2nd Floor	2,164	Existing	Main HVAC
1st Floor	1,759	Existing	Office and Gym HVAC
Basement Floor	7,934	New	Basement HVAC
1st Floor	186	New	Breezeway
1st Floor	57,038	New	Combined Lot
1st Floor	266	New	East Porch
1st Floor	2,272	New	Main HVAC
2nd Floor	1,692	New	Main HVAC
1st Floor	665	New	Orangerie HVAC

30% Coverage Allowed
 17,111 SF Allowed
 10,630 SF Proposed (18.6%)

1 Site Area Calculation

SCALE: 3/32" = 1'-0"
 0 6 12 24



ISSUE	DATE	REMARKS
Pricing Set		
Permit Set		
Cost. Doc's		
Δ		

Area Calculation	Architectural Services for:	A1.05
	LDO 5806 Beverly Drive Dallas, Texas 75205	
FUQUA Architects (214) 528-4665		5/5/2021

MAYOR
Margo Goodwin
--
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Telephone 214-521-4161

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Lori Chapin, P.E.
--
TOWN SECRETARY
Joanna Mekeal

June 2, 2021

TOWN OF HIGHLAND PARK, TEXAS ZONING COMMISSION PUBLIC HEARING

The Zoning Commission will conduct a public hearing on Wednesday, June 23, 2021, at 4:00 p.m., to consider a request to combine the two properties of 3806 and 3812 Beverly Drive into a single building site. Combining the building sites requires an amendment to the Town's Zoning Ordinance and Zoning Map. The official meeting place of the Zoning Commission is 4700 Drexel Drive, Highland Park, Texas. However, due to the need for social distancing, this meeting will be held via video conference and telephone, which will allow the Commission Members and the public to meet online while practicing social distancing.

The agenda and online meeting details are available on the Town's website www.hptx.org under the Zoning Commission webpage by selecting "Most Recent Agenda Packet."

The public may make a comment during the meeting by calling 1-571-317-3116, or (Toll Free) 1-866-899-4679, Access Code 967-224-813 or by accessing the video conference using the www.GoToMeeting.com/meeting/join-meeting platform and referencing the same access code. The caller shall mute their telephone/microphone until the Commission Chair asks for public comment on the agenda item.

If you have any questions concerning the application, please contact me at (214) 559-9410 or kmiskowiec@hptx.org.

All persons interested in this request are invited to attend the public hearing.

Kamil Miskowiec
Development Services Coordinator

3800 MAPLEWOOD AVENUE

87.75	60	60	60	60	60	60	60	60	182.26
3843	3841	3839	3825	3821	3819	3817	3813	3801	
									COMBINED LOT LIST "b."

38

3700 MAPLEWOOD AVENUE

70	60	60	80	80	75	75
3729	3725	3721	3717	3709	3707	3701

37

3600

70	70	60	55	65
3659	3657	3653	3649	3645

36

5300 AVENUE

3838	3836	3828	3822	3816	3812	3806	3804	3800
65.15	120	85	65	90	60	80	60	70

COMBINED LOT LIST "a."

5300 ETON AVENUE

3728	3724	3712	3708	3704	3700
70	60	145	75	70	70

COMBINED LOT LIST "a."

5300 OXFORD AVENUE

3658	3656	3652	3648	3644
70	60	72.5	72.5	72.5

3800 STRATFORD AVENUE

65.5	65	65	70	70	70	70	70	60	70
3841	3837	3833	3829	3825	3821	3817	3809	3805	3801
✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓									

3700

70	60	60	60	60	95	95
3729	3725	3721	3717	3711	3709	3701

3600

90	75	70	60	60
3661	3657	3649	3645	3641

5100 FAIRFIELD AVENUE

3832	3824	3812	3806	3800
266.5	101.5	100	113.8	138

32

COMBINED LOT LIST "a."

B

5100 ETON AVENUE

3720	3716	3712	3700
266.6	145	70	115
✓			

33

5100 AVENUE

3644	3640	3636
266.6	180	70

34

COMBINED LOT LIST "a."

3800

3827	3821	3815	3809	3801
225.5	115	100	70	70

17

COMBINED LOT LIST "b."

C

3700 BEVERLY DRIVE

3727	3721	3711	3707
225.5	90	80	150

16

COMBINED LOT LIST "b."

3600 DRIVE

3645	3639	3635
185	185	224.8

15

500190

5000 DRIVE

