Village of Johnstown
Planning & Zoning Meeting Minutes
Wednesday, July 20, 2016

CALL TO ORDER AND ROLL CALL: Chairman Marvin Block called to Order the Village of Johnstown Planning & Zoning Meeting for Wednesday, July 20, 2016 at 6:35 p.m.

Roll Call: Ron Danne; present, Elizabeth Schwartz; present, Joseph Ethier; present, Chairman Marvin Block; present, Mayor Sean Staneart; present

IN ATTENDANCE – STAFF: Jim Lenner-Village Manager, Jim Blair-Zoning Inspector, Councilman Ben Lee, Teresa Monroe-Clerk of Council

IN ATTENDANCE – PUBLIC: Dave Brown-Regent Homes

APPROVAL OF MINUTES: June 1, 2016 and **July 6, 2016**

Elizabeth Schwartz moved to approve en bloc as written, Joe Ethier seconded and all were in favor. Pass 5-0

DISCUSSION: Concord Crossing East/Regent Homes

Dave Brown; owner, President and CEO for Regent Homes was present to discuss his interest in the remaining lots in Concord Crossing East as well as the undeveloped section. Regent previously built homes in Leafy Dell and Concord Crossing in 2001 but ceased when the Leafy Dell project was sold to Maronda. Since that time Regent has upgraded the style of home they are building with increased square footages from 2900 to 3500 square feet and price points in the $400,000 range. Mr. Brown proposes to replat 22 neo-traditional lots into 12 standard size lots and seeks the opinion of the Planning and Zoning Board. The staff report is attached to these minutes.

Chairman Block asked if Regent was prepared to make any allowances for the schools and extra students or a traffic light for the extra car count from the additional homes, Mr. Block stated that he believes there should be concessions made by developers when adding new homes. Mr. Brown said that he had not even considered it primarily because this is a neighborhood that already exists and has already been platted and approved and it was originally always intended to have all of these lots. Jim Lenner said that Regent could go in tomorrow and build up all the neo-traditional lots as platted in this phase but with this proposed plan they will actually be reducing the amount of homes in this section; any future phases that are unplatted will be the trigger for review of the traffic count and school district impact. Mr. Brown said he is also considering other factors in assuming the 84 Lumber Homeowners Association and the costs of the pool/clubhouse etc. versus what the fees paid are currently. Mayor Staneart said that he feels this would be a positive and reduces the number of lots; he sees no negative impact on the Village. Mr. Danne, Ms. Schwartz, and Mr. Ethier all expressed favor with this proposal.

WORK SESSION: Zoning Ordinance Revision

Begin Section 9: No additions
Section 10: No additions
Section 11: No additions

Begin Section 12 at next session. Homework is for the board to review Planned Unit Development (PUD) definitions and minimum requirements.

OTHER BUSINESS:

Joe Ethier asked if the Concord Road project has been accepted by the Village. Jim Lenner said it has not. Concerns noted were that the landscaping that is left has rocks and tar in it, there is sections that cannot be mowed. Mr. Blair said there is a punch-out list and they are still reviewing.

ADJOURNMENT

There being no further business, Chairman Block moved to adjourn. Sean Staneart seconded and all were in favor **motion passed 5-0**. Thereupon, the meeting adjourned at 8:02 p.m.

Respectfully submitted

Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED

Joseph Ethier-Vice Chairman

PLANNING & ZONING COMMISSION
STAFF REPORT

Application Number: Sketch Plan #2016-01
Property Address: Concord Crossing East
Commission Date: 7.20.2016
EPIN #: Multiple

Applicant: Regent Homes
Current Zoning District: PUD
Prepared by: Jim Lenner, Village Planner

Background:

Concord Crossing East was platted in September 2004. The plat included 52 neo-traditional lots and 219 traditional lots. The neo-traditional lots measured 50'x100' and included an alley in the rear for entry to the garage. The traditional lots measured 70'x140' and served by public roadways and designed for front load garages. The property was zoned PUD in 1999. Although I cannot confirm from Village documents, the underlying zoning district was UR-2. In January 2004 the development received multiple variances for reduction in side setback, front setback, side setback, minimum lot area, maximum lot coverage and for fence location. Lots N-31 to N-41 would be available for construction after the final plat is recorded as Bottecchia Boulevard is a publicly dedicated roadway.

Regent Home has requested the Zoning Commission's opinion of combining 22 neo-traditional lots into 12 traditional lots.

Planning Considerations:

The Village would be incurring no further responsibilities in terms of roadway maintenance, water and sewer service and police protection. The school district would be susceptible to less students as 10 less houses will be built.

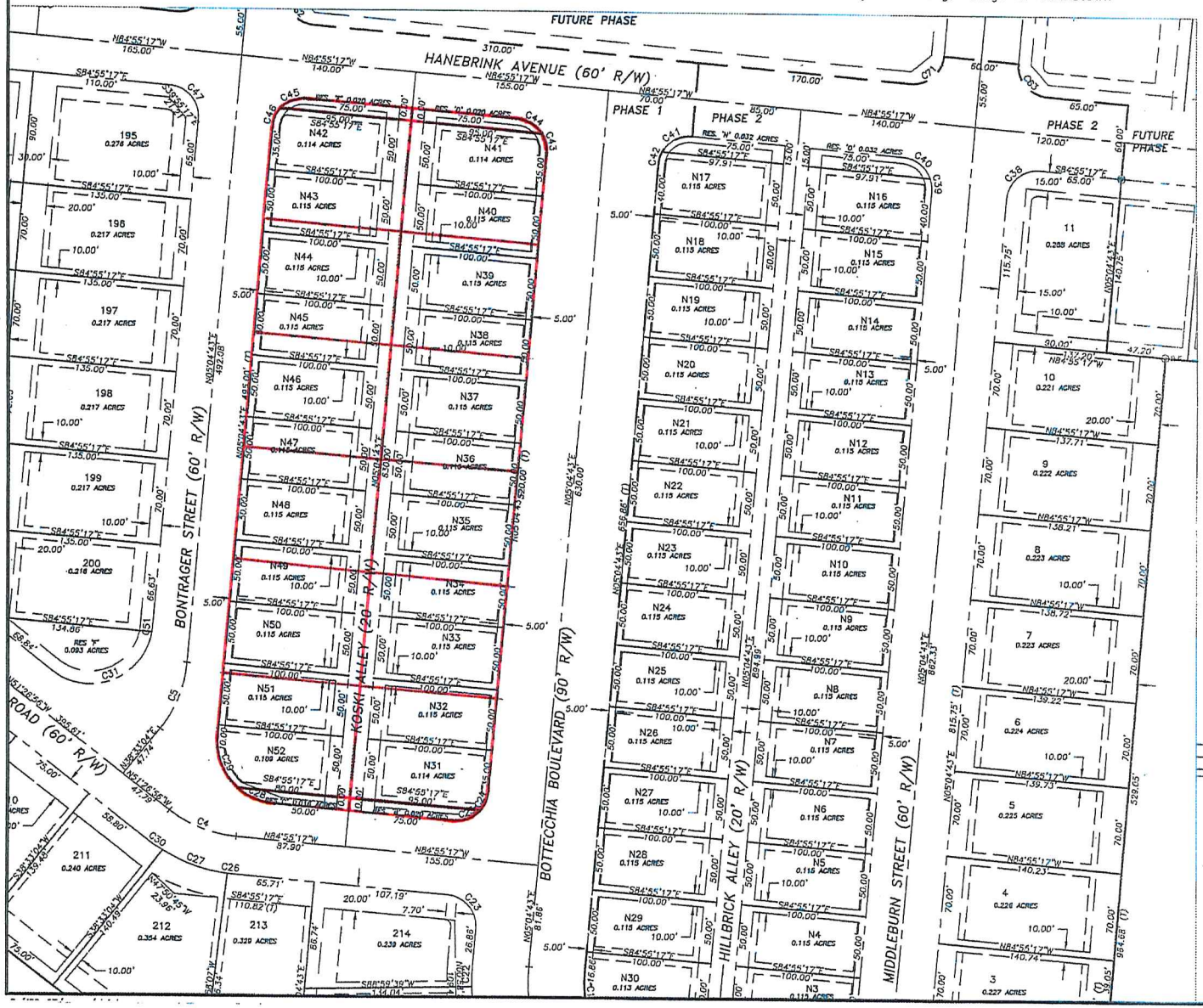
Due to the fact that neo-traditional homes have been built in the first phase (Lot N-1 to N-30) of neo-traditional lots, we would not recommend a change in lot size. The look of mismatched housing styles (neo vs traditional) would break the symmetry of that block.

Staff Recommendation:

Village staff would recommend approval of the replating of Lot N-31 through Lot N-52 into Lot 220 through 230.

CONCORD CROSSING EAST PHASES I & II

Situated in the State of Ohio, County of Licking, Village of Johnstown


FUTURE PHASE
HANEBRINK AVENUE (60' R/W)
PHASE 1
PHASE 2
PHASE 2
FUTURE PHASE
BONTRAGER STREET (60' R/W)
KOSKI ALLEY (20' R/W)
BOTTECCHIA BOULEVARD (90' R/W)
HILLBRICK ALLEY (20' R/W)
MIDDLEBURN STREET (60' R/W)
ROAD (60' R/W)
RES. 'A' 0.093 ACRES
RES. 'B' 0.032 ACRES
RES. 'C' 0.032 ACRES
RES. 'D' 0.032 ACRES
RES. 'E' 0.032 ACRES
RES. 'F' 0.093 ACRES
RES. 'G' 0.032 ACRES
RES. 'H' 0.032 ACRES
RES. 'I' 0.032 ACRES
RES. 'J' 0.032 ACRES
RES. 'K' 0.032 ACRES
RES. 'L' 0.032 ACRES
RES. 'M' 0.032 ACRES
RES. 'N' 0.032 ACRES
RES. 'O' 0.032 ACRES
RES. 'P' 0.032 ACRES
RES. 'Q' 0.032 ACRES
RES. 'R' 0.032 ACRES
RES. 'S' 0.032 ACRES
RES. 'T' 0.032 ACRES
RES. 'U' 0.032 ACRES
RES. 'V' 0.032 ACRES
RES. 'W' 0.032 ACRES
RES. 'X' 0.032 ACRES
RES. 'Y' 0.032 ACRES
RES. 'Z' 0.032 ACRES
RES. 'AA' 0.032 ACRES
RES. 'BB' 0.032 ACRES
RES. 'CC' 0.032 ACRES
RES. 'DD' 0.032 ACRES
RES. 'EE' 0.032 ACRES
RES. 'FF' 0.032 ACRES
RES. 'GG' 0.032 ACRES
RES. 'HH' 0.032 ACRES
RES. 'II' 0.032 ACRES
RES. 'JJ' 0.032 ACRES
RES. 'KK' 0.032 ACRES
RES. 'LL' 0.032 ACRES
RES. 'MM' 0.032 ACRES
RES. 'NN' 0.032 ACRES
RES. 'OO' 0.032 ACRES
RES. 'PP' 0.032 ACRES
RES. 'QQ' 0.032 ACRES
RES. 'RR' 0.032 ACRES
RES. 'SS' 0.032 ACRES
RES. 'TT' 0.032 ACRES
RES. 'UU' 0.032 ACRES
RES. 'VV' 0.032 ACRES
RES. 'WW' 0.032 ACRES
RES. 'XX' 0.032 ACRES
RES. 'YY' 0.032 ACRES
RES. 'ZZ' 0.032 ACRES
RES. 'AAA' 0.032 ACRES
RES. 'BBB' 0.032 ACRES
RES. 'CCC' 0.032 ACRES
RES. 'DDD' 0.032 ACRES
RES. 'EEE' 0.032 ACRES
RES. 'FFF' 0.032 ACRES
RES. 'GGG' 0.032 ACRES
RES. 'HHH' 0.032 ACRES
RES. 'III' 0.032 ACRES
RES. 'JJJ' 0.032 ACRES
RES. 'KKK' 0.032 ACRES
RES. 'LLL' 0.032 ACRES
RES. 'MMM' 0.032 ACRES
RES. 'NNN' 0.032 ACRES
RES. 'OOO' 0.032 ACRES
RES. 'PPP' 0.032 ACRES
RES. 'QQQ' 0.032 ACRES
RES. 'RRR' 0.032 ACRES
RES. 'SSS' 0.032 ACRES
RES. 'TTT' 0.032 ACRES
RES. 'UUU' 0.032 ACRES
RES. 'VVV' 0.032 ACRES
RES. 'WWW' 0.032 ACRES
RES. 'XXX' 0.032 ACRES
RES. 'YYY' 0.032 ACRES
RES. 'ZZZ' 0.032 ACRES
RES. 'AAAA' 0.032 ACRES
RES. 'BBBB' 0.032 ACRES
RES. 'CCCC' 0.032 ACRES
RES. 'DDDD' 0.032 ACRES
RES. 'EEEE' 0.032 ACRES
RES. 'FFFF' 0.032 ACRES
RES. 'GGGG' 0.032 ACRES
RES. 'HHHH' 0.032 ACRES
RES. 'IIII' 0.032 ACRES
RES. 'JJJJ' 0.032 ACRES
RES. 'KKKK' 0.032 ACRES
RES. 'LLLL' 0.032 ACRES
RES. 'MMMM' 0.032 ACRES
RES. 'NNNN' 0.032 ACRES
RES. 'OOOO' 0.032 ACRES
RES. 'PPPP' 0.032 ACRES
RES. 'QQQQ' 0.032 ACRES
RES. 'RRRR' 0.032 ACRES
RES. 'SSSS' 0.032 ACRES
RES. 'TTTT' 0.032 ACRES
RES. 'UUUU' 0.032 ACRES
RES. 'VVVV' 0.032 ACRES
RES. 'WWWW' 0.032 ACRES
RES. 'XXXX' 0.032 ACRES
RES. 'YYYY' 0.032 ACRES
RES. 'ZZZZ' 0.032 ACRES
RES. 'AAAAA' 0.032 ACRES
RES. 'BBBBB' 0.032 ACRES
RES. 'CCCCC' 0.032 ACRES
RES. 'DDDDD' 0.032 ACRES
RES. 'EEEEE' 0.032 ACRES
RES. 'FFFFF' 0.032 ACRES
RES. 'GGGGG' 0.032 ACRES
RES. 'HHHHH' 0.032 ACRES
RES. 'IIIII' 0.032 ACRES
RES. 'JJJJJ' 0.032 ACRES
RES. 'KKKKK' 0.032 ACRES
RES. 'LLLLL' 0.032 ACRES
RES. 'MMMMM' 0.032 ACRES
RES. 'NNNNN' 0.032 ACRES
RES. 'OOOOO' 0.032 ACRES
RES. 'PPPPP' 0.032 ACRES
RES. 'QQQQQ' 0.032 ACRES
RES. 'RRRRR' 0.032 ACRES
RES. 'SSSSS' 0.032 ACRES
RES. 'TTTTT' 0.032 ACRES
RES. 'UUUUU' 0.032 ACRES
RES. 'VVVVV' 0.032 ACRES
RES. 'WWWWW' 0.032 ACRES
RES. 'XXXXX' 0.032 ACRES
RES. 'YYYYY' 0.032 ACRES
RES. 'ZZZZZ' 0.032 ACRES
RES. 'AAAAAA' 0.032 ACRES
RES. 'BBBBBB' 0.032 ACRES
RES. 'CCCCCC' 0.032 ACRES
RES. 'DDDDDD' 0.032 ACRES
RES. 'EEEEEE' 0.032 ACRES
RES. 'FFFFFF' 0.032 ACRES
RES. 'GGGGGG' 0.032 ACRES
RES. 'HHHHHH' 0.032 ACRES
RES. 'IIIIII' 0.032 ACRES
RES. 'JJJJJJ' 0.032 ACRES
RES. 'KKKKKK' 0.032 ACRES
RES. 'LLLLLL' 0.032 ACRES
RES. 'MMMMMM' 0.032 ACRES
RES. 'NNNNNN' 0.032 ACRES
RES. 'OOOOOO' 0.032 ACRES
RES. 'PPPPPP' 0.032 ACRES
RES. 'QQQQQQ' 0.032 ACRES
RES. 'RRRRRR' 0.032 ACRES
RES. 'SSSSSS' 0.032 ACRES
RES. 'TTTTTT' 0.032 ACRES
RES. 'UUUUUU' 0.032 ACRES
RES. 'VVVVVV' 0.032 ACRES
RES. 'WWWWWW' 0.032 ACRES
RES. 'XXXXXX' 0.032 ACRES
RES. 'YYYYYY' 0.032 ACRES
RES. 'ZZZZZZ' 0.032 ACRES
RES. 'AAAAAAA' 0.032 ACRES
RES. 'BBBBBBB' 0.032 ACRES
RES. 'CCCCCCC' 0.032 ACRES
RES. 'DDDDDDD' 0.032 ACRES
RES. 'EEEEEEE' 0.032 ACRES
RES. 'FFFFFFF' 0.032 ACRES
RES. 'GGGGGGG' 0.032 ACRES
RES. 'HHHHHHH' 0.032 ACRES
RES. 'IIIIIII' 0.032 ACRES
RES. 'JJJJJJJ' 0.032 ACRES
RES. 'KKKKKKK' 0.032 ACRES
RES. 'LLLLLLL' 0.032 ACRES
RES. 'MMMMMMM' 0.032 ACRES
RES. 'NNNNNNN' 0.032 ACRES
RES. 'OOOOOOO' 0.032 ACRES
RES. 'PPPPPPP' 0.032 ACRES
RES. 'QQQQQQQ' 0.032 ACRES
RES. 'RRRRRRR' 0.032 ACRES
RES. 'SSSSSSS' 0.032 ACRES
RES. 'TTTTTTT' 0.032 ACRES
RES. 'UUUUUUU' 0.032 ACRES
RES. 'VVVVVVV' 0.032 ACRES
RES. 'WWWWWWW' 0.032 ACRES
RES. 'XXXXXXX' 0.032 ACRES
RES. 'YYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHH' 0.032 ACRES
RES. 'IIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYYYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIIIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXXXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYYYYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAAAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBBBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCCCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDDDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEEEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFFFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGGGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHHHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIIIIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKKKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLLLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMMMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNNNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOOOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPPPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRRRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSSSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTTTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUUUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVVVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWWWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXXXXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYYYYYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZZZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAAAAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBBBBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCCCCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDDDDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEEEEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFFFFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGGGGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHHHHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIIIIIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJJJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKKKKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLLLLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMMMMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNNNNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOOOOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPPPPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQQQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRRRRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSSSSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTTTTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUUUUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVVVVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWWWWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXXXXXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYYYYYYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZZZZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAAAAAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBBBBBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCCCCCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDDDDDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEEEEEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFFFFFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGGGGGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHHHHHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIIIIIIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJJJJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKKKKKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLLLLLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMMMMMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNNNNNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOOOOOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPPPPPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQQQQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRRRRRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSSSSSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTTTTTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUUUUUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVVVVVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWWWWWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXXXXXXXXXXXXX' 0.032 ACRES
RES. 'YYYYYYYYYYYYYYYYYYYYY' 0.032 ACRES
RES. 'ZZZZZZZZZZZZZZZZZZZZZ' 0.032 ACRES
RES. 'AAAAAAAAAAAAAAAAAAAAAA' 0.032 ACRES
RES. 'BBBBBBBBBBBBBBBBBBBBBB' 0.032 ACRES
RES. 'CCCCCCCCCCCCCCCCCCCCCC' 0.032 ACRES
RES. 'DDDDDDDDDDDDDDDDDDDDDD' 0.032 ACRES
RES. 'EEEEEEEEEEEEEEEEEEEEEE' 0.032 ACRES
RES. 'FFFFFFFFFFFFFFFFFFFFFF' 0.032 ACRES
RES. 'GGGGGGGGGGGGGGGGGGGGGG' 0.032 ACRES
RES. 'HHHHHHHHHHHHHHHHHHHHHH' 0.032 ACRES
RES. 'IIIIIIIIIIIIIIIIIIIIII' 0.032 ACRES
RES. 'JJJJJJJJJJJJJJJJJJJJJJ' 0.032 ACRES
RES. 'KKKKKKKKKKKKKKKKKKKKKK' 0.032 ACRES
RES. 'LLLLLLLLLLLLLLLLLLLLLL' 0.032 ACRES
RES. 'MMMMMMMMMMMMMMMMMMMMMM' 0.032 ACRES
RES. 'NNNNNNNNNNNNNNNNNNNNNN' 0.032 ACRES
RES. 'OOOOOOOOOOOOOOOOOOOOOO' 0.032 ACRES
RES. 'PPPPPPPPPPPPPPPPPPPPPP' 0.032 ACRES
RES. 'QQQQQQQQQQQQQQQQQQQQQQ' 0.032 ACRES
RES. 'RRRRRRRRRRRRRRRRRRRRRR' 0.032 ACRES
RES. 'SSSSSSSSSSSSSSSSSSSSSS' 0.032 ACRES
RES. 'TTTTTTTTTTTTTTTTTTTTTT' 0.032 ACRES
RES. 'UUUUUUUUUUUUUUUUUUUUUU' 0.032 ACRES
RES. 'VVVVVVVVVVVVVVVVVVVVVV' 0.032 ACRES
RES. 'WWWWWWWWWWWWWWWWWWWWWW' 0.032 ACRES
RES. 'XXXXXXXXXXXX