

**A G E N D A**  
**MASSILLON PLANNING COMMISSION**  
**APRIL 14, 1999** **7:30 P.M.**  
**MASSILLON CITY COUNCIL CHAMBERS**

1. *Approval of the Minutes for the Commission Meeting of March 10, 1999.*
2. *Petitions and Requests*

**Rezoning Request - 1615 Tremont Avenue, S.E.**

Location: 1615 Tremont Avenue, S.E., Lots No. 6154, 6155, and 6156. Presently zoned R-1 Single Family Residential, the request is to rezone this property to B-3 General Business. This request has been submitted by Gary Holderbaum of Holderbaum Sewer and Drain Service for the purpose of allowing for expansion of the business located on this property.

**Rezoning Request - Out Lots 707-708**

Location: Out Lots 707 and 708, an 87.83 acre parcel located on the south side of Richville Road, S.E., north of the Legends of Massillon golf course. Presently zoned A-1 Agricultural, the request is to rezone this property to RM-1 Multiple Family Residential for the purpose of constructing an owner occupied condominium housing development. The property owner is Bonk's Properties.

**Rezoning Request - Sippo Valley Trail Section A**

Location: Out Lots 798 - 804, a 27.492 acre area located along former railroad right-of-way running north of Lincoln Way between 17th Street, N.W., and Manchester Road. Now that this property has been annexed to the City from Tuscarawas Township, the City is requesting that it be zoned R-1 Single Family Residential.

**Preliminary Plat - West Brook Estates**

Location: Out Lots 636 and 782, a 93.8992 acre parcel located on the north side of Lincoln Way N.W., between Kenyon Avenue and Manchester Road, N.W. This preliminary plat proposes the creation of 263 lots, zoned R-2 Single Family Residential. The property owner/developer is A. R. Lockhart Development Co.

**Preliminary Plat - NEOCOM I Industrial Park**

Location: Out Lots 765 and 569, a 381 acre parcel of land located on the north side of Navarre Road, S.E., east of SR 21. This preliminary plat proposes the creation of 33 lots zoned I-2 General Industrial. Typical lot sizes will be 10+ acres. The property owners are Miller Land Development Limited and the Massillon Development Foundation. The project engineer is Hammontree & Associates.

**Replat - Lots No. 5323, 5324, 11731, and 11732**

Location: the north side of Woodland Avenue, S.E., between 13th and 14th Streets, S.E. The request is to replat these four existing vacant lots into two new lots, each new lot to have 56 feet of frontage. The property in question is presently zoned R-1 Single Family Residential. This request has been submitted by Michael L. Harris.

**Replat - Lots No. 6376, 6377, and 6378**

Location: the south side of Massachusetts Avenue, S.E., east of 16th Street, S.E. The request is to replat these three existing lots into one new lot, which will be 0.320 acres in size. The property in question is presently zoned R-1 Single Family Residential. The property owners are Richard and Barbara Sanatore. The surveyor is Richard Carpenter of Accurate Technologies.

**Replat - Lot 3685**

Location: 174 26th Street, S.E. The request is to replat this existing lot into two new lots of equal size to allow for the future construction of a new home on 27th Street, S.E. The property in question is presently zoned R-1 Single Family Residential. The property owners are Rick Chovan and Judith Hodgson.

**3. *Other Business***

The Massillon Planning Commission met on March 10, 1999, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

**MEMBERS**

Chairman Fred Wilson  
Vice Chairman Rev. David Dodson  
Alan Climer  
Sheila Lloyd  
Paul Manson  
Ben Bradley  
James Johnson

**STAFF**

Aane Aaby  
Marilyn Frazier  
James Benekos

**ALSO PRESENT:**

Glenn Gamber, 5th Ward Councilman

The first item of business on the agenda was the minutes for the meeting of February 10, 1999. Mr. Johnson moved for approval, seconded by Rev. Dodson, motion carried.

The Commission agreed to change the order of business in order to hear a re-plat which was under Old Business first.

**Re-plat - Lot No. 1915**

Location: 931 Lincoln Way West, a 79 ft. by 251 ft. parcel zoned R-1 Single Family Residential. The request is to re-plat this parcel into two lots: the front lot, where the house is presently located, will be 0.180 acres in size; and the rear lot, where the owner wished to construct a new house, will be 0.224 acres in size. The property owner is Spiridon Martzaklis. The surveyor is Ronald C. Hinton.

Mr. Aaby presented the request. The purpose of this request is to allow Mr. Martzaklis to build a house on the rear property which will be utilized as his own residence. Some of the neighbors objected to the proposed lot split and planned use for the property. This request was tabled at the last meeting to allow the applicant and the objecting neighbors to hold a meeting in an attempt to reach a satisfactory agreement. Some solutions pertaining to encroachment and setbacks were offered, but the neighbors didn't accept the compromise and still objected. Mr. Gamber also commented that he had met with the parties involved and the neighbors were still opposed.

Gus Martzaklis was present and spoke on behalf of his father. He commends the Mayor and other city officials for making an honest attempt to resolve this conflict. He realizes many similarly situated homes were constructed prior to the zoning ordinance, but feels other similar requests have been approved, therefore, a precedent has been set. Mr. Aaby replied that lot splits are of two basic types, large outlot request, and smaller, existing lots. Large outlot split requests are usually approved, and in the case of smaller existing lot split requests, some are approved and some aren't.

Councilman Gamber asked if the Commission has any standards in place. The reply was not really, they are heard on a case-by-case basis. Mr. Martzaklis added that by being closer, his father would be better able to monitor the tenants which has been an issue for the neighbors. Mrs. Carolyn Kenney, 937 Lincoln Way West, commented on the situation concerning the driveway. Mr. Climer then moved to deny the request, Mr. Johnson seconded, motion carried 6-1, with Rev. Dodson voting no on the motion.

The next item of business was a final plat.

**Final Plat - Friendship Acres No. 1**

Location: Part of Out Lots 634 and 635, a 16.814 acre parcel located on the north side of Lincoln Way N.W., east of Manchester Road. This plat will create the following lots:

- 22 lots zoned R-2 Single-Family Residential
- 2 lots zoned R-T Two-Family Residential
- 1 2.0 acre lot zoned RM-1 Multiple Family Residential
- 1 2.2 acre lot zoned B-1 Local Business

The plat also includes the dedication of portions of Lanedale Street, N.W. Evangel Avenue, N.W., and Brotherly Avenue, N.W. The property owner and developer is Jacob Glick. The project engineer is Cooper and Associates.

This request was presented by Mr. Aaby. This is the first phase of the development of Friendship Acres. The Commission has previously approved the preliminary plat and zoning for this development. Mr. Benekos added that he had reviewed everything, which looked good. He recommended approval. Bryan Ashman, a representative of the developer was present and added that everything is identical to the preliminary plat. The price range for the homes will be \$125,000 - \$150,000. Rev. Dodson moved for approval, seconded by Mr. Bradley, motion carried unanimously.

The next item was a re-plat.

**Re-plat - Out Lot 616**

Location: 2101 Tennyson Avenue, N.E., a 2.168 acre parcel zoned RM-1 Multiple Family Residential. The request is to re-plat this parcel into four new lots, each around one half acre in size. The plat also includes the granting of a 20 foot wide sanitary sewer easement to the City. The property owner is Timothy Meldrum. The surveyor is Campbell & Associates, Inc.

Mr. Aaby presented the request. The owner wishes to sub-divide this property and develop a portion as duplexes and possibly sell a portion. The owner and surveyor worked together to develop this plan. Mr. Meldrum was present and commented on the proposal. There was some discussion by the Commission. Ben Bradley moved for approval, seconded by Mr. Climer, motion carried unanimously.

The final item was another re-plat.

**Re-plat - Out Lot 292**

Location: 1008 9th Street, S.W., a four acre parcel of land. The request is to re-plat this parcel into two new lots. The western lot fronting on 9th Street, S.W., will be 2.001 acres in size and is zoned B-1 Local Business. The eastern lot fronting on 8th Street, S.W., will be 1.374 acres in size and zoned R-1 Single Family Residential. This plat also includes the dedication of portions of 9th Street, S.W., 8th Street, S.W., and Webb Avenue, S.W. The property owner is Capital Reserve Mortgage. The surveyor is Ronald C. Hinton.

Mr. Aaby presented the request. This is the former Italian American Club and the request is to re-plat this property into two lots to conform to the zoning classifications. John Hellline was present and explained that the property is not owned by Signet Development, but is owned by Capital Reserve Mortgage. Rev. Dodson moved for approval, seconded by Mr. Bradley, motion carried unanimously.

There being no further business before the Commission, the meeting adjourned at 8:15 P.M.

Respectfully submitted,

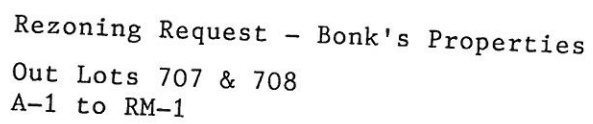
  
Marilyn E. Frazier  
Commission Clerk

Approval:

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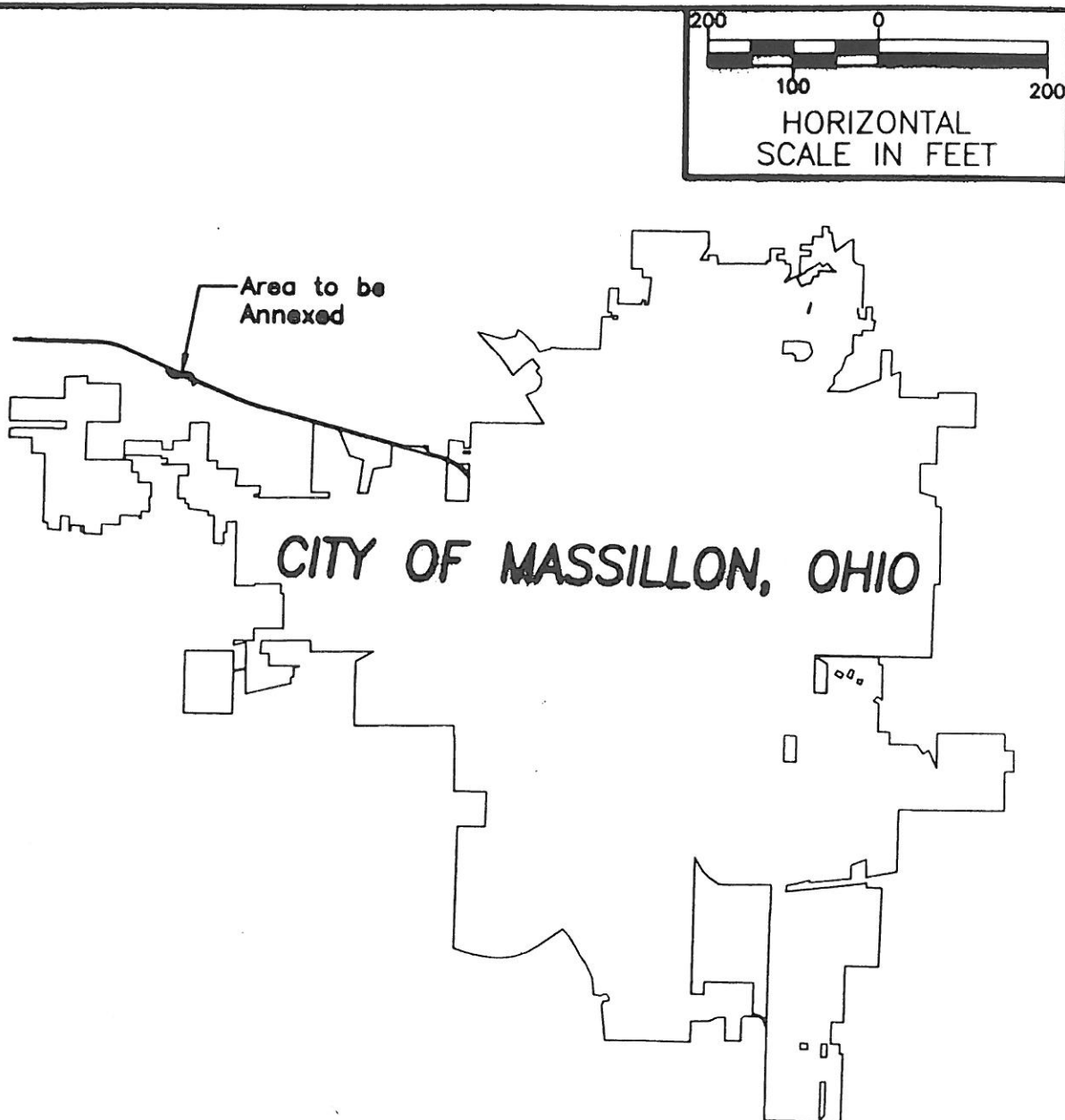
MEF/ky





Rezoning Request - Sippo Valley Trail  
Section A Annexation

From Tuscarawas Township to R-1

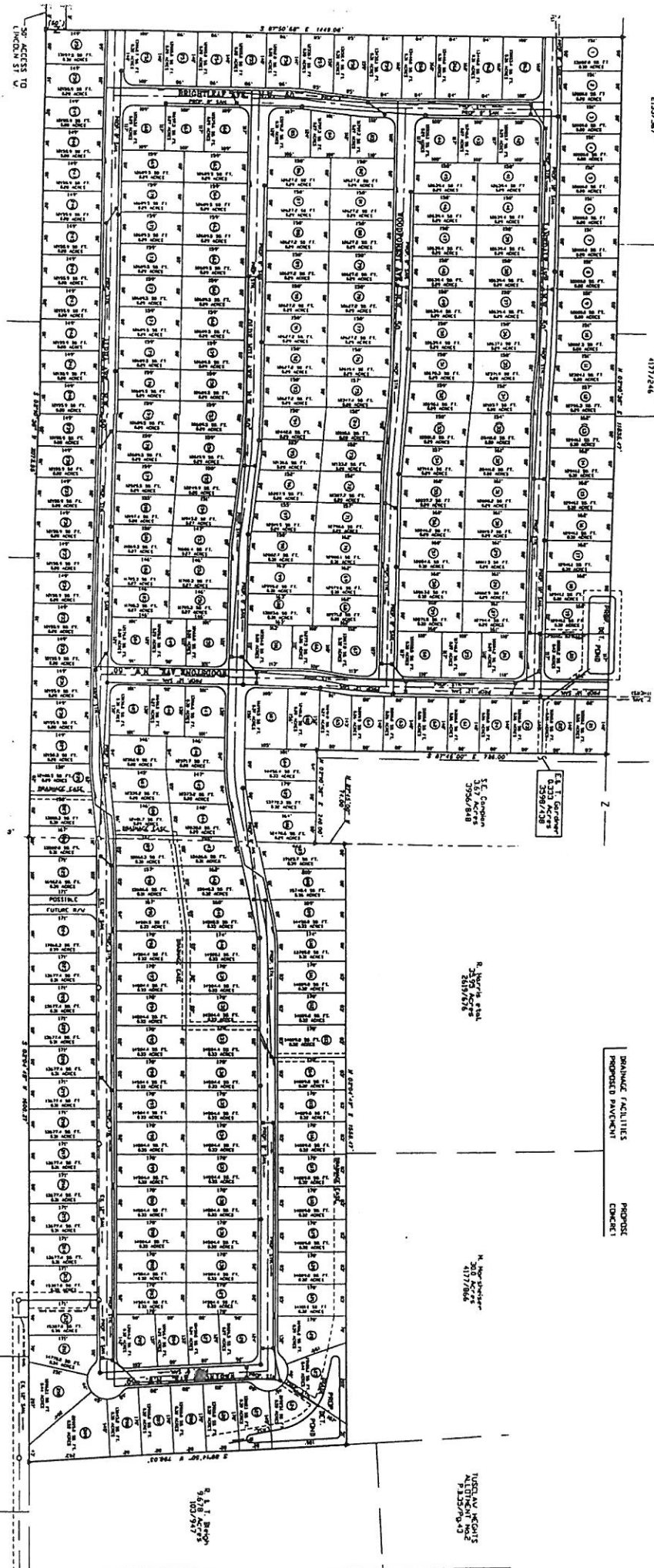


WN RY ELECTRONIC FILE NAME

Map of Sippo Valley Trail Section A Annexation

Pt. NW and NE Qtr. Sec 12 / NE Qtr. Sec 11 / SW Qtr. Sec 1 / SW and SE Qtr. Sec 2 / SE, SW and NW Qtr. 3  
Tuscarawas Township  
Stark County, Ohio

# West Brook Estates Preliminary Plat



| SITE DATA                     |                                  |
|-------------------------------|----------------------------------|
| TOTAL AREA OF PRELIM. PLAT    | 93.8992 AC.                      |
| TOTAL NUMBER OF LOTS          | 263                              |
| TYPICAL LOT SIZE              | VARIES                           |
| ZONING CLASSIFICATION         | R-2                              |
| MINIMUM LOT SIZE              | 9,600 S.F.                       |
| MINIMUM LOT WIDTH             | 80' (AT BUILDING LINE)           |
| MINIMUM FRONT YARD DEPTH      | 30'                              |
| MINIMUM REAR YARD DEPTH       | 30'                              |
| MINIMUM SIDE YARD (TWO-STORY) | 10'                              |
| SEWAGE DISPOSAL               | SANITARY SEWER                   |
| WATER SUPPLY                  | CONSUMERS OF OHIO WATER CO.      |
| DRAINAGE FACILITIES           | PROPOSED STORM SEWER             |
| PROPOSED PAVEMENT             | CONCRETE w/ INT. CURB AND GUTTER |

**OWNER/DEVELOPER**  
**A.R. LOCKHART DEVELOPMENT CO.**  
 800 W. WATERLOO ROAD  
 AKRON, OHIO 44314  
 (330) 745-6520

**LEGEND**  
 Δ BOUNDARY CORNER  
 PROP. PROPERTY CORNER

DRAINAGE FACILITIES  
 PROPOSED PAVEMENT

LEG. BY INCORP.  
 ATTORNEY NO. 2  
 7/25/84

N. 2ND AVE  
 4177/864

N. 1ST AVE  
 4177/864

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 4177/864

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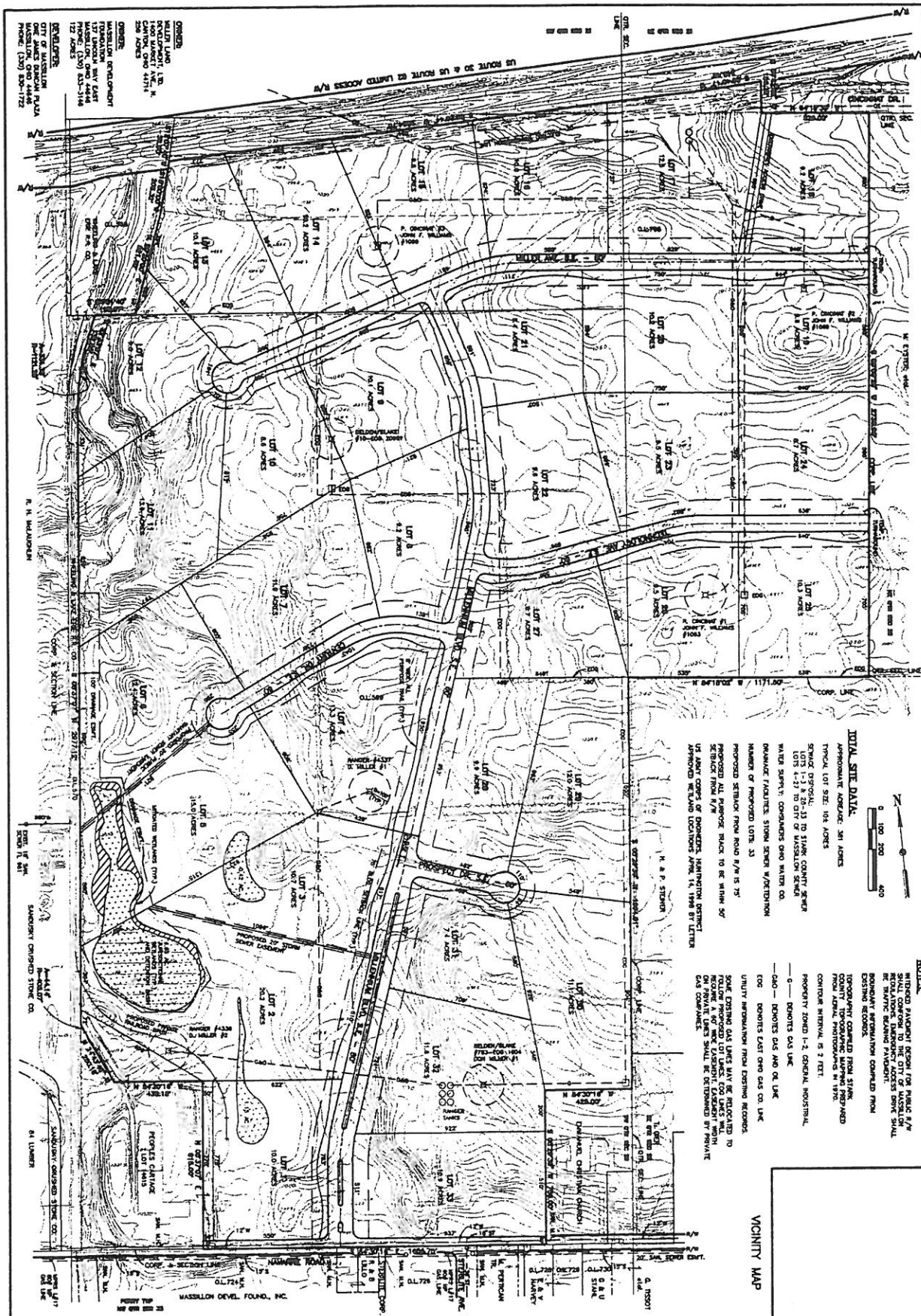
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N. 1ST AVE  
 4177/864



NOTES:

APPROXIMATE ACREAGE: 300 ACRES  
TYPICAL LOT SIZE: 10+ ACRES  
SERVICE DISTRICT:  
LOTS 1-1 & 20-31 TO STONE COUNTY SERVICE  
LOTS 2-21 TO CITY OF WASHINGTON SERVICE  
WATER SUPPLY: CHANDLER AND WATER CO.  
DRAINAGE FACILITIES: STORM SEWER W/RETENTION  
TANKS ON PROPOSED LOTS 33  
NUMBER OF PROPOSED LOTS: 33  
PROPOSED SERVICE ROAD: ROAD R/R IS 75'  
STANDARD ROAD 17'W  
PROPOSED ALL PURPOSE ROAD TO BE 30'W  
US DRAIN COVERS OF DRAINAGES, MANHOLETS, DISTRICT  
OFFICES INCLUDE LOCATIONS FROM 1/1, 1986 BT LETTER

[illegible]

VICINITY MAP

 **HAMMON TREE & ASSOCIATES, LTD.**  
ENGINEERS, PLANNERS, SURVEYORS  
CANTON ORLANDO PITTSBURGH AUSTIN  
8333 STODHAM ROAD, NORTH CANTON, OHIO 44705  
PHONE: CANTON (330)/488-8897 AUSTIN (330)/833-7274  
FAX: (330)/488-8898 (330)/833-7275

PRELIMINARY PLAT  
NEOCOM I INDUSTRIAL PARK - NO.  
O.L. 569 & 765 IN THE CITY OF MASSILLON,  
STARK COUNTY, OHIO

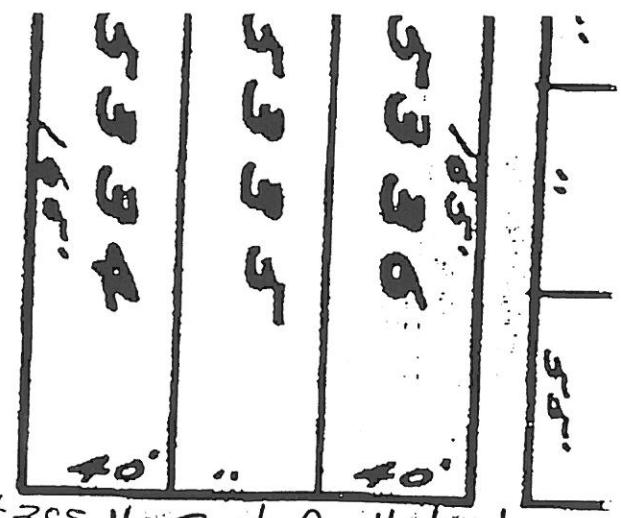
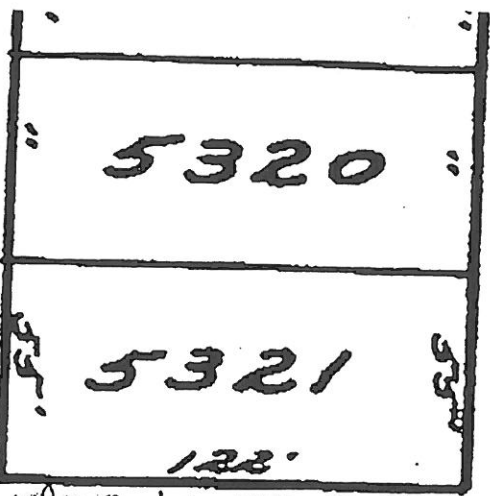
SCALE: 1" = 200'

DESIGNED BY: MLD CHECKED BY: B  
DRAWN BY: LJP REVIEWED BY: B  
F.S. \_\_\_\_ PAGE \_\_\_\_  
COPYRIGHT: 1998 DATE: 3/25/98  
H:\DATA\HARDING\J.LIPKIN\J

|          |     |       |              |
|----------|-----|-------|--------------|
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103' 3996:11' N.C. TROYER 1807: 2711:429 4171:438 8154:017 7225'

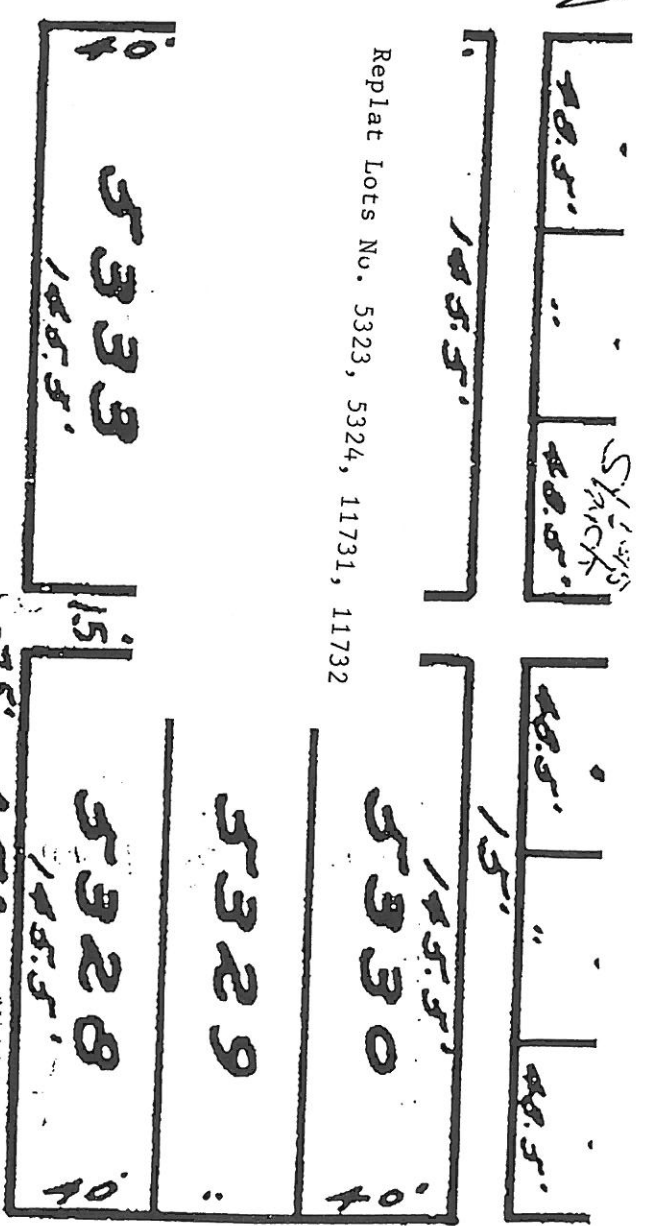
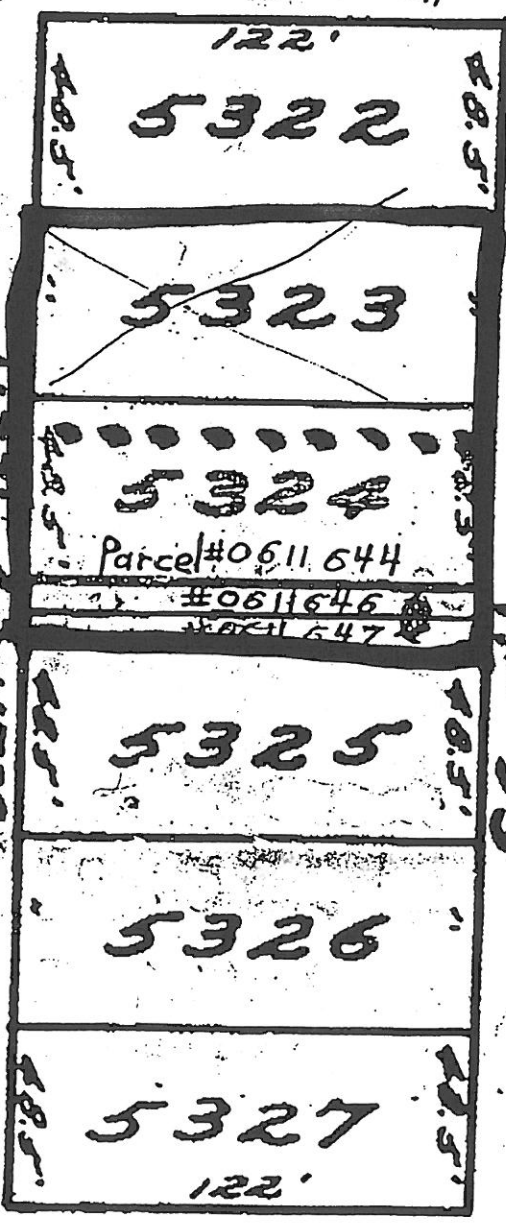
**Modeland**  
Mr. Abby 810-1721  
water 10' deep



Don Snyder 832-5764 Ext 205  
Water 3/4 copper OK Type or 1" No Cost for Hookup!  
**13 TH**  
330-828-2333  
French Map Office 438-0341

150' 3401:616 1548:409 40:179 0.165 11731 (0.50) (0.33) 11732

**S. E**  
McPHERSON 342-1487 2672:82



Replat Lots No. 5323, 5324, 11731, 11732

**14 TH**

5/26/11  
Apr 7

BASIS OF BEARINGS IS MASSACHUSETTS AVE  
BEING S 84-20-00 E PER PB 10 PG 118

3. Sur.

LINCOLN WAY E.

10' N  
27.2' E  
396.60'

|         |                      |                     |
|---------|----------------------|---------------------|
| 6'      | 3471-489             | 151.                |
|         | 653-647              |                     |
| 42'     | 69.85'<br>.067AL     | 42'                 |
|         | 1                    |                     |
| 143.56' | 142A.                |                     |
|         | NST NAT. BK IN MASS. |                     |
|         | 662-385              |                     |
|         | 10449                |                     |
|         | 71.41'               |                     |
|         |                      | 158.87'             |
|         |                      | CHINA KITCHENS INC. |

|      |      |    |    |
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| 3665 | 3664 | 10 | 10 |
| 3666 | 3666 | 60 | 60 |
| 3667 | 3667 | 60 | 60 |
| 3668 | 3668 | 60 | 60 |
| 3669 | 3669 | 60 | 60 |
| 3670 | 3670 | 60 | 60 |
| 3671 | 3671 | 60 | 60 |
| 3672 | 3672 | 60 | 60 |
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| 3680 | 3680 | 60 | 60 |
| 3681 | 3681 | 60 | 60 |
| 3682 | 3682 | 60 | 60 |
| 3683 | 3683 | 60 | 60 |
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| 3698 | 3698 | 60 | 60 |
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| 3700 | 3700 | 60 | 60 |

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|------|------|----------|
| 20.  | 100. | 60.      |
| 572  | 3671 |          |
| 10.  | 100. |          |
| 3675 |      |          |
|      | 180. |          |
|      |      | 60.      |
|      |      |          |
|      |      | 120      |
|      |      | 2799     |
|      |      | 3146 711 |
|      |      | 3145 711 |
|      |      | 3746 285 |
|      |      | 245      |

Replat - Lot No. 3685

|           |                                              |        |
|-----------|----------------------------------------------|--------|
| 360       | 1614.480                                     | 60     |
| 3686      |                                              | 65     |
| 3687      |                                              | 55     |
| 3688      |                                              |        |
| 3689      |                                              |        |
| BUCKSBAR4 |                                              |        |
| 3690      |                                              |        |
| 3691      | 205.71<br>6.6F 5c/bv<br>2985.727<br>3346.379 | 60     |
| 4465      | 51.23                                        | 10     |
| 4466      | 111.85                                       | 102.86 |
| 4467      | 55.92                                        | 4469   |
| 4468      | 51.23                                        | 4470   |
| 4469      | 102.86                                       |        |
| 4470      |                                              |        |

STEWART S. E. 60

|                                                                                                                                       |                                                                                                                                                                                                                         |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>3674<br/>S. BROWN<br/>4110:803<br/>4112:940<br/>120</p>                                                                            | <p>100° 109°<br/>180° 172°<br/>J. P. HOLBEN 3110:349<br/>1035:05<br/>1455:206<br/>3904:393 180°<br/>2611:44<br/>4179:540<br/>C. P. FOSTINES<br/>2206:560<br/>930-956<br/>(1832:109)<br/>2296:93</p>                     | <p>60° 60°<br/>H. CALANDROS<br/>(1863:501)<br/>2875:455<br/>1362<br/>02425262-36<br/>180° 2875:455<br/>K. Hagans<br/>2482:27<br/>1059<br/>1599.9</p>                                                                                   | <p>120° 120°<br/>3679<br/>1734-248<br/>14-451<br/>180° 2875:455</p>                                                                                                                                                                    |
| <p>D STUMP<br/>3037 266<br/>3950:174<br/>4289:924<br/>437:401</p>                                                                     | <p>3682<br/>2969:246<br/>627:486<br/>2146:442<br/>3709:03<br/>180°<br/>180° J. D.<br/>SCHOCK<br/>3004:523<br/>3404:696<br/>3556:203<br/>1795:38<br/>A. L. SMITH<br/>1362:696<br/>12067:101<br/>2316:597<br/>1804:47</p> | <p>180°<br/>W. M. HAWK<br/>2969:246<br/>627:486<br/>2146:442<br/>3709:03<br/>180°<br/>180° J. D.<br/>SCHOCK<br/>3004:523<br/>3404:696<br/>3556:203<br/>1795:38<br/>A. L. SMITH<br/>1362:696<br/>12067:101<br/>2316:597<br/>1804:47</p> | <p>180°<br/>J. P. HOLBEN 3110:349<br/>1035:05<br/>1455:206<br/>3904:393 180°<br/>2611:44<br/>4179:540<br/>C. P. FOSTINES<br/>2206:560<br/>930-956<br/>(1832:109)<br/>2296:93</p>                                                       |
| <p>J. COLANGELO<br/>2587:330<br/>2861:60<br/>4006:834<br/>1205:350<br/>304-151</p>                                                    | <p>3684<br/>3443:652<br/>4087:019<br/>1744:109<br/>4070<br/>824<br/>18025<br/>A. L. SMITH<br/>1362:696<br/>12067:101<br/>2316:597<br/>1804:47</p>                                                                       | <p>180°<br/>J. P. HOLBEN 3110:349<br/>1035:05<br/>1455:206<br/>3904:393 180°<br/>2611:44<br/>4179:540<br/>C. P. FOSTINES<br/>2206:560<br/>930-956<br/>(1832:109)<br/>2296:93</p>                                                       | <p>180°<br/>W. M. HAWK<br/>2969:246<br/>627:486<br/>2146:442<br/>3709:03<br/>180°<br/>180° J. D.<br/>SCHOCK<br/>3004:523<br/>3404:696<br/>3556:203<br/>1795:38<br/>A. L. SMITH<br/>1362:696<br/>12067:101<br/>2316:597<br/>1804:47</p> |
| <p>C. E. FLOWMERS, SR.<br/>1252:181<br/>2673:191<br/>2870 564<br/>3986:1057<br/>370:427<br/>1002:162<br/>A. M. Byler<br/>2084:571</p> | <p>3685<br/>1135:374<br/>180°</p>                                                                                                                                                                                       | <p>180°<br/>J. P. HOLBEN 3110:349<br/>1035:05<br/>1455:206<br/>3904:393 180°<br/>2611:44<br/>4179:540<br/>C. P. FOSTINES<br/>2206:560<br/>930-956<br/>(1832:109)<br/>2296:93</p>                                                       | <p>180°<br/>W. M. HAWK<br/>2969:246<br/>627:486<br/>2146:442<br/>3709:03<br/>180°<br/>180° J. D.<br/>SCHOCK<br/>3004:523<br/>3404:696<br/>3556:203<br/>1795:38<br/>A. L. SMITH<br/>1362:696<br/>12067:101<br/>2316:597<br/>1804:47</p> |
| <p>4471<br/>4472<br/>92.06</p>                                                                                                        | <p>4473<br/>4474<br/>4475<br/>4476<br/>4477</p>                                                                                                                                                                         | <p>180°<br/>J. P. HOLBEN 3110:349<br/>1035:05<br/>1455:206<br/>3904:393 180°<br/>2611:44<br/>4179:540<br/>C. P. FOSTINES<br/>2206:560<br/>930-956<br/>(1832:109)<br/>2296:93</p>                                                       | <p>180°<br/>W. M. HAWK<br/>2969:246<br/>627:486<br/>2146:442<br/>3709:03<br/>180°<br/>180° J. D.<br/>SCHOCK<br/>3004:523<br/>3404:696<br/>3556:203<br/>1795:38<br/>A. L. SMITH<br/>1362:696<br/>12067:101<br/>2316:597<br/>1804:47</p> |

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