

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Monday, January 12, 2015 @ 7:00 P.M.**

- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of the Minutes from December 8, 2014.
- 3) File No. 15-0101, John & Tami Morton. Applicants are requesting to rezone 910 Missouri Avenue from "R-1B" Single Family Residence Zoning District to "C-1" Limited Commercial District.
- 4) File No. 15-0102, John & Tami Morton. Applicants are requesting a Special Use Permit to utilize the upper level of 910 Missouri Avenue as a single-family home in a proposed "C-1" Limited Commercial District. This Special Use Permit is contingent upon the rezoning of this property to "C-1" Limited Commercial District.
- 5) File No. 15-0103, Andrew & Elizabeth Clary. Applicants are requesting a Special Use Permit to utilize 204 E. Second Street as a single-family home in an "R-3" Multiple Family Residence District.
- 6) Adjournment

NOTE: ATTENDANCE AT THIS PLANNING AND ZONING COMMISSION MEETING BY A KNOWLEDGEABLE REPRESENTATIVE OF YOUR INTERESTS IS RECOMMENDED. ANY QUESTIONS CONCERNING YOUR REQUESTS THAT ARE NOT ANSWERED AT THIS MEETING MAY RESULT IN YOUR REQUEST BEING TABLED OR DENIED.

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.390.1069 fax

Applicant Information for Rezoning Land

Please print:

Applicant Name John & Tami Morton Daytime phone 636-584-3113
Address of Applicant 814 Missouri Ave, Washington, Mo
Name of Owner Same Daytime phone _____
Address of Owner (if different from Applicant) ^{LOCATION:} 910 MISSOURI AVE.

Site Information

Current Zoning R-1B Lot Size 13,500 Sq. Ft. .31 Acre(s)
Existing Land Use: 2 Family Residence

Proposed Zoning and Intended Use of Property: Commercial/residential,
Day Spa on Lower Level. Rooms ⁽³⁾ for
~~nurses on 6 week rotations on upper level~~
one apartment on upper level, - per a proposed SUP.

Surrounding Land Use

North RIVER (R1B) South MISSOURI AVE (C-1)
East Single Family (R1B) West CONDEMNED (?) property
(C-1)

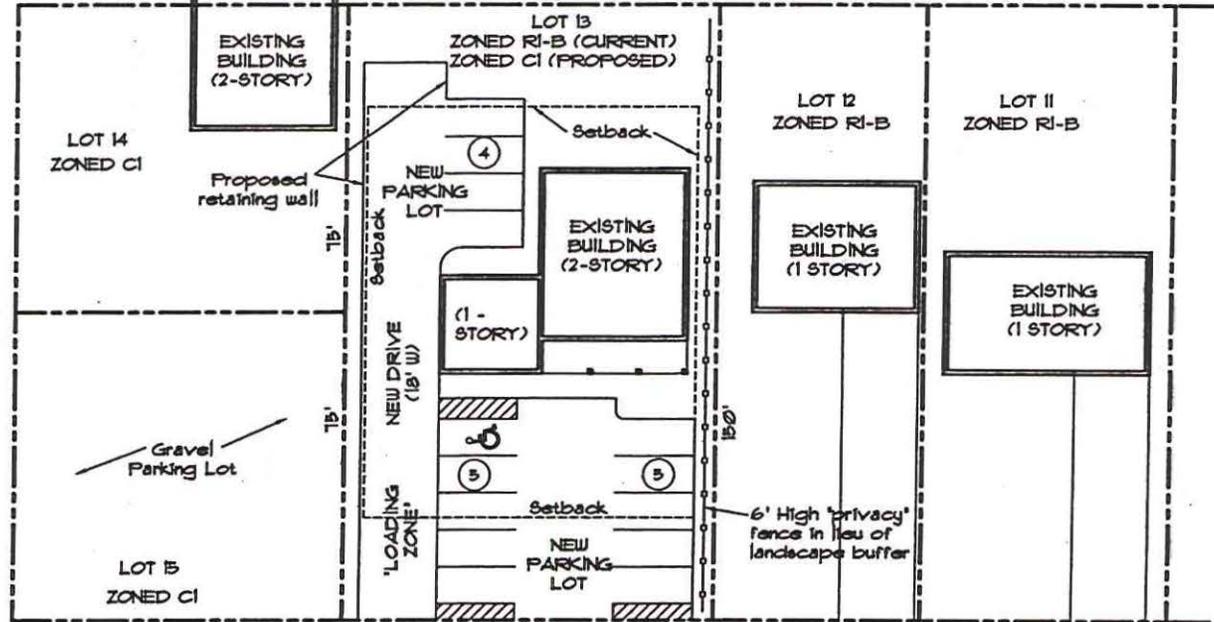
To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

John Morton Signature of Applicant Date 12/19/14

Tami Morton Signature of Landowner (if different) Date _____

ZONED RI-B

MISSOURI AVE.
(NOT A STREET)



20' ALLEY

LOT 15
ZONED CI

MO HWY 47 (FRANKLIN ST)

INFORMATION SHOWN IS APPROXIMATE ALL CONDITIONS ARE TAKEN FROM FRANKLIN COUNTY TAX ID MAPS/AERIALS

LOT 51201
ZONED CI

Parking Lot

EXISTING BUILDING
(1- STORY)

LOT 31
ZONED CI

EXISTING BUILDING
(1 STORY)

LOT 52
ZONED RI-B

CI SETBACKS

Front = 25'
Rear = 25'
Side = 5'

PARKING SPACES

1st Flr = Personal services 7 req'd
2nd Flr = Apartment 2 req'd
Total = 9 Req'd, 14 Provided

* of stories indicated are stories above grade



NORTH

1
A2 PROPOSED SITE PLAN
SCALE: 1" = 30'-0" 1/4" 0' 5' 10" 30' 60'

HORN ARCHITECTS
3 Lafayette St. Washington MO 65709
636-234-6268 FAX 636-234-6478
Email: horn@hornarchitects.com



Proposed Multi-Use Bldg
JOHN & TAMI MORTON
510 MISSOURI AVENUE WASHINGTON, MO

SHEET TITLE	PROPOSED SITE PLAN
REVISIONS	
PROJECT NO.	14113
DATE	12-30-14
SHEET NO.	A2



100 Feet
50
0



(FRANKLIN ST.)

MISSOURI AVE

MADISON AVE. (OLD JEFFERSON AVE.)

1ST STREET

20' ALLEY

HANCOCK STREET

1/2

1/2

1/2

1/2

20'



R-1B

R-1B

MISSOURI AVE.

MADISON AVE. (OLD JEFFERSON AVE.)

R-1B

R-1B

(FRANKLIN ST.)

1ST STREET

R-1B

20' ALLEY

R-1B

20' ALLEY

HANCOCK STREET

To: Planning and Zoning Commission

From: Engineering Department Staff

Date: December 31, 2014

Re: File #15-0101 – John & Tami Morton – Rezoning
File #15-0102 – John & Tami Morton – Special Use Permit

Synopsis: The applicants are requesting to rezone 910 Missouri Avenue from "R-1B", Single Family Residence District to "C-1" Limited Commercial District.

The applicants are also requesting a Special Use Permit to utilize the upper level of 910 Missouri Avenue as a single-family home in a proposed "C-1" Limited Commercial District. This Special Use Permit is contingent upon the rezoning of this property to "C-1" Limited Commercial District.

910 Missouri Avenue

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1B
South	Limited Commercial	C-1
East	Single Family	R-1B
West	Limited Commercial	C-1

Staff recommends approval.

Notice of Public Hearing

Pursuant to Section 400.180 of the City of Washington Zoning Code, notice is hereby given that a public hearing will be held on Tuesday, January 20th, 2015, at 7:00 p.m. or as soon thereafter as the public may be heard, in the Council Chambers of City Hall of said City to consider the following:

John & Tami Morton. Applicants are seeking to rezone 910 Missouri Avenue from "R-1B" Single-Family Residence Zoning District to "C-1" Limited Commercial District.

John & Tami Morton. Applicants are seeking a Special Use Permit to utilize the upper level of 910 Missouri Avenue as a single-family home in a proposed "C-1" Limited Commercial District. This Special Use Permit is contingent upon the rezoning of this property to "C-1" Limited Commercial District.

Andrew & Elizabeth Clary. Applicants are seeking a Special Use Permit to utilize 204 E. Second Street as a single family home in an "R-3" Multiple Family Residence District.

Further information on the application is available within the Planning and Engineering Services Department located at Washington City Hall, 405 Jefferson Street, Washington, Missouri 63090.

City of Washington
Mary K. Trentmann
City Clerk

Please publish in the January 2-3, 2015 edition of the Washington Missourian.

CITY OF
WASHINGTON
MISSOURI

December 31, 2014

Property Owner
Washington, MO 63090

Re: File # 15-0101, John & Tami Morton – Rezoning, 910 Missouri Avenue
File # 15-0102, John & Tami Morton – Special Use Permit, 910 Missouri Ave.

Dear Property Owner:

The City of Washington has received the following requests from the above-mentioned applicants:

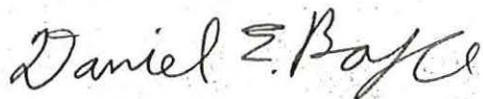
- Rezone 910 Missouri Avenue from “R-1B” Single Family Residence District to “C-1” Limited Commercial Zoning District.
- A Special Use Permit to utilize the upper level of 910 Missouri Avenue as a single-family home in a proposed “C-1” Limited Commercial District. This Special Use Permit is contingent upon the rezoning of this property to “C-1” Limited Commercial Zoning District.

This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, January 12th, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

A public hearing on this request will be held before the City Council on **Tuesday, January 20th, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

All property owners are encouraged to attend both meetings. Should you have any questions, please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090



Property Owners within radius of 185 ft. of 910 Missouri Avenue

	First Name	Last Name	Site Address Line 1	Mailing Address Line 2	City	State	ZIP Code
1	U S TELECOM, INC		MISSOURI AVE	PO BOX 12913	SHAWNEE MISSION	KS	66282
2	WILLIAM KENNETH HARRISON WOOD, SR. &	DOROTHY CLARA WOOD, TRS	824 E MISSOURI AVE	765 DECKER RD	LABADIE	MO	63055
3	OVERTON PROPERTIES, LLC		823 E FIRST ST	1395 W MAIN ST	WASHINGTON	MO	63090
4	ELLEN M. DALTON, 1/2 INT &	CARL ELBERT 1/2 INT		953 E FIRST ST	WASHINGTON	MO	63090
5	SAMMY L. & MARY E.	FARRELL, TRS	949 E FIRST ST	8099 HWY 100	WASHINGTON	MO	63090
			905 E FIRST ST	8099 W HWY 100	WASHINGTON	MO	63090
			4 FRANKLIN AVE	8099 W HWY 100	WASHINGTON	MO	63090
6	RICHARD W.	TRACY, JR		909 MISSOURI AVE	WASHINGTON	MO	63090
7	FRANKLIN REVOCABLE LIVING TRUST			902 MISSOURI AVE	WASHINGTON	MO	63090
8	JOHN & TAMI	MORTON	910 MISSOURI AVE	814 MISSOURI AVE	WASHINGTON	MO	63090
9	J-RENTAL PROPERTIES LLC		MISSOURI AVE	108 RUETHER CT	WASHINGTON	MO	63090
10	JAMES M. & MARY K.	OJILE	914 MISSOURI AVE	1808 HARBOR MILL DR	FENTON	MO	63026
11	CHRISTA ANN	JONES		25 MADISON AVE	WASHINGTON	MO	63090
12	UNION PACIFIC CORP		MISSOURI AVE	1700 FARNAM TENTH FLOOR SOUTH	OMAHA	NE	68102

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 Jefferson Street · Washington, MO 63090
636.390.1010 Phone · 636.239.4649 Fax

SPECIAL USE PERMIT APPLICATION

All applications for Special Use Permits must be submitted to the Engineering Department at least 15 working days prior to the second Monday of each month in order to be placed on the agenda for the Planning & Zoning Commission Meeting.

Please Print:

Location/Street Address: 910 MISSOURI AVE, Washington, MO

Owner: John & Tami Morton Phone: 636-583-3113

Owner's Address: 814 MISSOURI AVE, Washington, MO

* Current Zoning of the Foregoing Property: R1B w/ Request to C1 255B
1/5/15

It is proposed that the property be put to the following use: Com/RESIDENTIAL

Lot Size: Frontage 90 (feet) Depth 150 (feet) Number of Stories 2

Number of Units: 1 Res, 1 Com Number of Off-Street Parking Spaces: 10+

Include with this Special Use Permit Application:

1. Application Fee of \$150.00 (make check payable to the 'City of Washington')
2. Completed Special Use Permit Application
3. Plot Plan
4. Legal Description of Property
5. Building Elevation Plan (for new construction only)

John Morton
Signature of Applicant

12/30/14
Date

TAMI MORTON
Applicant Name Printed

SPECIAL USE PERMIT EVALUATION CRITERIA

The following criteria are used in evaluating a Special Use Permit Application. It is recommended these criteria be addressed as to their applicability to the proposed Special Use Permit request:

1. The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.

excellent, contiguous commercial & residential

2. The comparative size, floor area, and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

does not change significantly

3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.

NONE

4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.

increased traffic will not be an issue

5. The added noise level created by activities associated with the proposed use.

NONE -

6. The requirements for public services where the demands of the proposed use are in excess of the individual demands of the adjacent land uses, in terms of police and fire protection, and the presence of any potential or real fire hazards created by the proposed use.

nothing will change.

7. Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.

the neighborhood Appearance will not change

8. The impact of night lighting in terms of intensity, duration and frequency of use, as it impacts adjacent properties, and in terms of presence in the neighborhood.

no impact as there will be no changes from existing residence.

9. The impact of the landscaping of the proposed use, in terms of maintained landscaped areas, versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.

no changes based on residential use

10. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise transfer, water run-off, and heat generation.

no change based on residential use.



100 Feet
50
00



(FRANKLIN ST.)

MISSOURI AVE

MADISON AVE. (OLD JEFFERSON AVE.)

1ST STREET

20' ALLEY

HANCOCK STREET

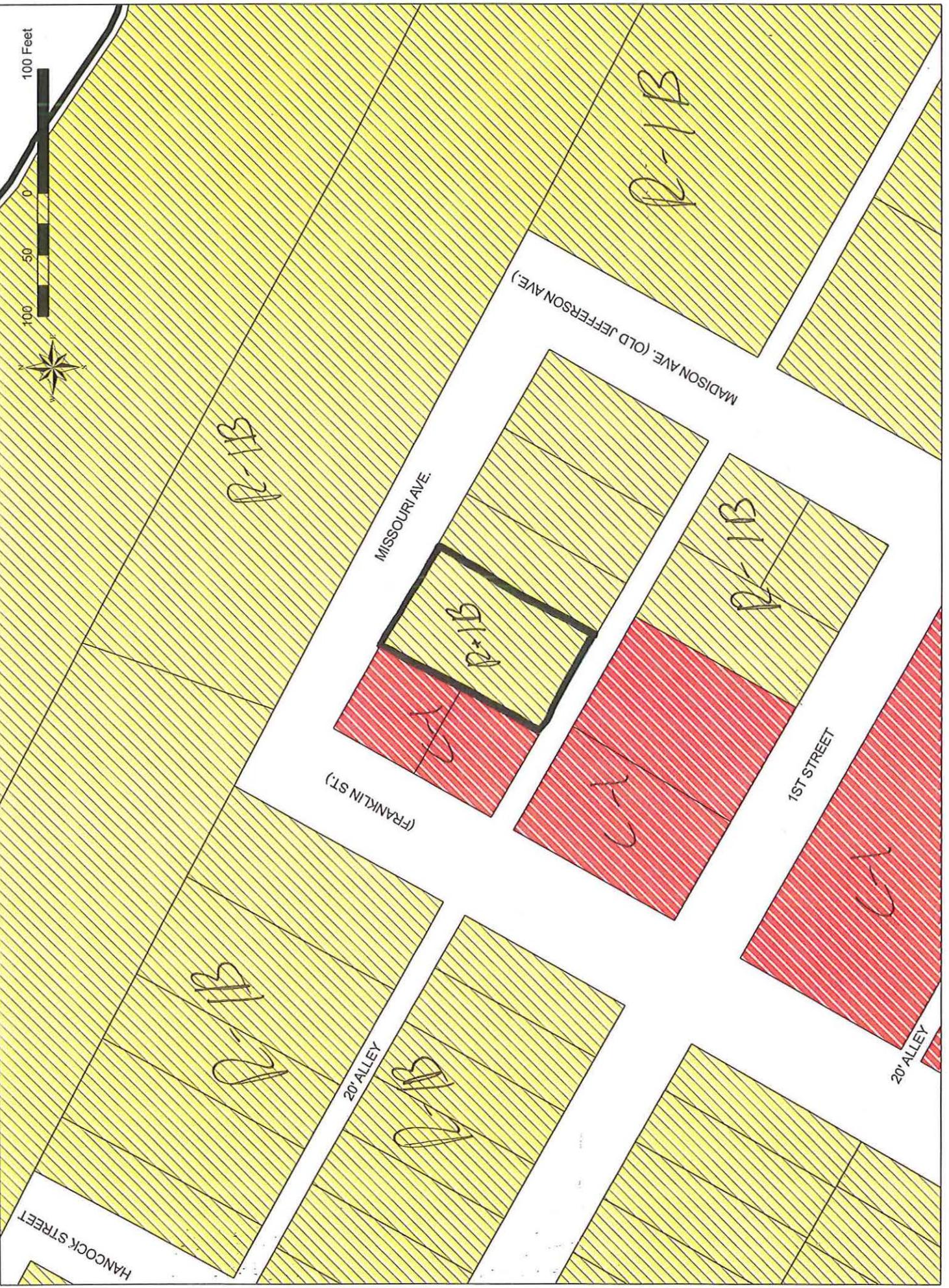
20' ALLEY

100 Feet

0

50

100



R-1B

R-1B

MADISON AVE. (OLD JEFFERSON AVE.)

MISSOURI AVE.

R-1B

R-1B

(FRANKLIN ST.)

1ST STREET

R-1B

20' ALLEY

R-1B

20' ALLEY

HANCOCK STREET

To: Planning and Zoning Commission

From: Engineering Department Staff

Date: December 31, 2014

Re: File #15-0101 – John & Tami Morton – Rezoning
File #15-0102 – John & Tami Morton – Special Use Permit

Synopsis: The applicants are requesting to rezone 910 Missouri Avenue from "R-1B", Single Family Residence District to "C-1" Limited Commercial District.

The applicants are also requesting a Special Use Permit to utilize the upper level of 910 Missouri Avenue as a single-family home in a proposed "C-1" Limited Commercial District. This Special Use Permit is contingent upon the rezoning of this property to "C-1" Limited Commercial District.

910 Missouri Avenue

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1B
South	Limited Commercial	C-1
East	Single Family	R-1B
West	Limited Commercial	C-1

Staff recommends approval.

Notice of Public Hearing

Pursuant to Section 400.180 of the City of Washington Zoning Code, notice is hereby given that a public hearing will be held on Tuesday, January 20th, 2015, at 7:00 p.m. or as soon thereafter as the public may be heard, in the Council Chambers of City Hall of said City to consider the following:

John & Tami Morton. Applicants are seeking to rezone 910 Missouri Avenue from "R-1B" Single-Family Residence Zoning District to "C-1" Limited Commercial District.

John & Tami Morton. Applicants are seeking a Special Use Permit to utilize the upper level of 910 Missouri Avenue as a single-family home in a proposed "C-1" Limited Commercial District. This Special Use Permit is contingent upon the rezoning of this property to "C-1" Limited Commercial District.

Andrew & Elizabeth Clary. Applicants are seeking a Special Use Permit to utilize 204 E. Second Street as a single family home in an "R-3" Multiple Family Residence District.

Further information on the application is available within the Planning and Engineering Services Department located at Washington City Hall, 405 Jefferson Street, Washington, Missouri 63090.

City of Washington
Mary K. Trentmann
City Clerk

Please publish in the January 2-3, 2015 edition of the Washington Missourian.

CITY OF
WASHINGTON
MISSOURI

December 31, 2014

Property Owner
Washington, MO 63090

Re: File # 15-0101, John & Tami Morton – Rezoning, 910 Missouri Avenue
File # 15-0102, John & Tami Morton – Special Use Permit, 910 Missouri Ave.

Dear Property Owner:

The City of Washington has received the following requests from the above-mentioned applicants:

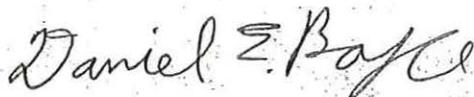
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This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, January 12th, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

A public hearing on this request will be held before the City Council on **Tuesday, January 20th, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

All property owners are encouraged to attend both meetings. Should you have any questions, please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090



Property Owners within radius of 185 ft. of 910 Missouri Avenue

	First Name	Last Name	Site Address Line 1	Mailing Address Line 2	City	State	ZIP Code
1	U S TELECOM, INC		MISSOURI AVE	PO BOX 12913	SHAWNEE MISSION	KS	66282
2	WILLIAM KENNETH HARRISON WOOD, SR. &	DOROTHY CLARA WOOD, TRS	824 E MISSOURI AVE	765 DECKER RD	LABADIE	MO	63055
3	OVERTON PROPERTIES, LLC		823 E FIRST ST	1395 W MAIN ST	WASHINGTON	MO	63090
4	ELLEN M. DALTON, 1/2 INT &	CARL ELBERT 1/2 INT		953 E FIRST ST	WASHINGTON	MO	63090
5	SAMMY L. & MARY E.	FARRELL, TRS	949 E FIRST ST	8099 HWY 100	WASHINGTON	MO	63090
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11	CHRISTA ANN	JONES		25 MADISON AVE	WASHINGTON	MO	63090
12	UNION PACIFIC CORP		MISSOURI AVE	1700 FARNAM TENTH FLOOR SOUTH	OMAHA	NE	68102

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 Jefferson Street · Washington, MO 63090
636.390.1010 Phone · 636.239.4649 Fax

SPECIAL USE PERMIT APPLICATION

All applications for Special Use Permits must be submitted to the Engineering Department at least 15 working days prior to the second Monday of each month in order to be placed on the agenda for the Planning & Zoning Commission Meeting.

Please Print:

Location/Street Address: 204 E. Second St.

Owner: Andrew & Elizabeth Clary Phone: (636) 239-7225

Owner's Address: 204 E. Second St.

Current Zoning of the Foregoing Property: R-3

It is proposed that the property be put to the following use: Single Family

Lot Size: Frontage 72 (feet) Depth 144 (feet) Number of Stories 2

Number of Units: 1 Number of Off-Street Parking Spaces: _____

Include with this Special Use Permit Application:

1. Application Fee of \$150.00 (make check payable to the 'City of Washington')
2. Completed Special Use Permit Application
3. Plot Plan
4. Legal Description of Property
5. Building Elevation Plan (for new construction only)

Andrew Clary
Signature of Applicant

12/29/2014
Date

ANDREW CLARY
Applicant Name Printed

SPECIAL USE PERMIT EVALUATION CRITERIA

The following criteria are used in evaluating a Special Use Permit Application. It is recommended these criteria be addressed as to their applicability to the proposed Special Use Permit request:

1. The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.

Will remain single family residence

2. The comparative size, floor area, and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

The addition to the single family residence will tie in with the current structure to look nice, some residences are larger + some are smaller

3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.

No public events, personal residence - one family

4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.

See #3 Above

5. The added noise level created by activities associated with the proposed use.

See #3 Above

6. The requirements for public services where the demands of the proposed use are in excess of the individual demands of the adjacent land uses, in terms of police and fire protection, and the presence of any potential or real fire hazards created by the proposed use.

One family residence

7. Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.

Improving a single-family residence. Will make area
more valuable

8. The impact of night lighting in terms of intensity, duration and frequency of use, as it impacts adjacent properties, and in terms of presence in the neighborhood.

Normal residential lighting on outside of house

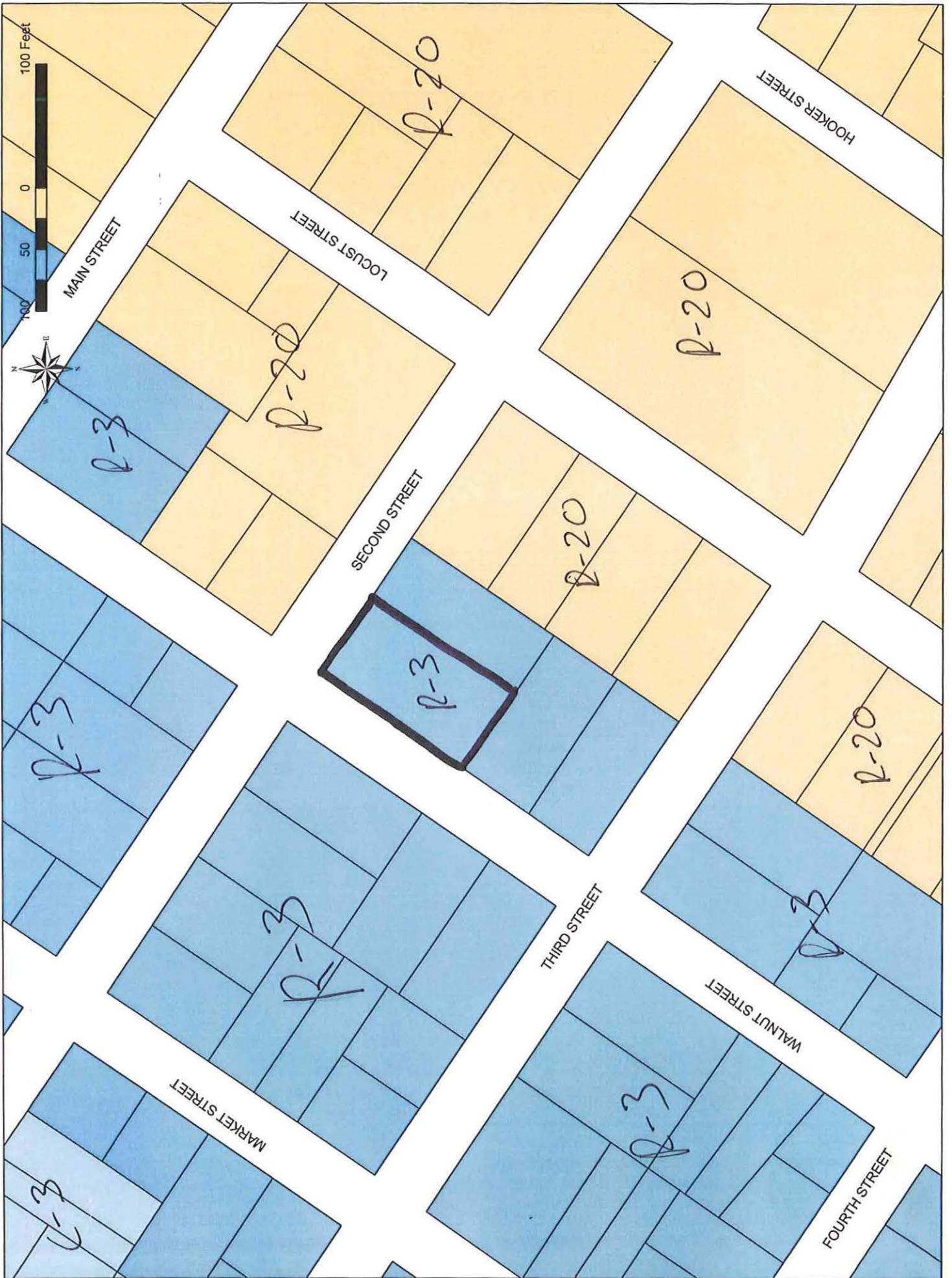
9. The impact of the landscaping of the proposed use, in terms of maintained landscaped areas, versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.

The yard will be landscape once the residential addition
is completed.

10. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise transfer, water run-off, and heat generation.

None





To: Planning and Zoning Commission

From: Engineering Department Staff

Date: December 31, 2014

Re: File #15-0103 – Andrew & Elizabeth Clary – Special Use Permit

Synopsis: The applicants are requesting a Special Use Permit to utilize 204 E. Second Street as a single-family home in an "R-3" Multiple Family Residence District.

204 E. Second Street

Adjacent Land Use / Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single & Two Family	R-2 Overlay
South	Multiple Family	R-3
East	Multiple Family	R-3
West	Multiple Family	R-3

Staff recommends approval.

Notice of Public Hearing

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City of Washington
Mary K. Trentmann
City Clerk

Please publish in the January 2-3, 2015 edition of the Washington Missourian.

CITY OF

WASHINGTON

MISSOURI

December 31, 2014

Property Owner
Washington, MO 63090

Re: File # 15-0102, Andrew & Elizabeth Clary – Special Use Permit,
204 E. Second Street

Dear Property Owner:

The City of Washington has received the following request from the above-mentioned applicants:

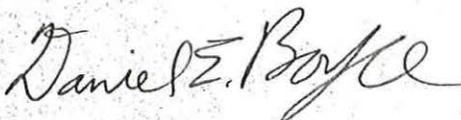
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All property owners are encouraged to attend both meetings. Should you have any questions, please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090



Property Owners within radius of 185 ft. of 204 E Second Street

	First Name	Last Name	Site Address Line 1	Mailing Address Line 2	City	State	ZIP Code
1	EUGENE A. & ERNA S.	HOLLAND		204 E MAIN	WASHINGTON	MO	63090
2	JOHN M. & SHEILA J.	GRGURICH, TRS		208 E MAIN ST	WASHINGTON	MO	63090
3	JOSEPH C. & GLORIA L.	ARANDA		210 E MAIN ST	WASHINGTON	MO	63090
4	JOHN P. & DEBRA E.	VIETMEIER		119 LOCUST ST	WASHINGTON	MO	63090
5	JULIE A. & MARK	HOLLOWAY	122 WALNUT ST	4401 KIEL-LYON RD	NEW HAVEN	MO	63068
6	NICHOLAS & ALLISON L.	COATES		120 WALNUT ST	WASHINGTON	MO	63090
7	JEREMY & SLAVA	BOWMAN		121 E SECOND ST	WASHINGTON	MO	63090
8	MK HOLDINGS LLC		121 WALNUT ST	2330 SILVER CREST CT	WASHINGTON	MO	63090
9	DOUGLAS J.	KRIEFTMEYER		115 E SECOND ST	WASHINGTON	MO	63090
10	RAYMOND J. & JONELLA M.	HILLERMAN		301 LOCUST	WASHINGTON	MO	63090
11	PAUL & DESIREE	MESZ	200 E THIRD ST	611 STAFFORD ST	WASHINGTON	MO	63090
12	LARRY, BRETT & JOSEPH	VOLMERT	206 E THIRD ST	574 MONTY VIEW DR	WASHINGTON	MO	63090
13	WILSON CONSTRUCTION CO INC		301 WALNUT ST	108 RUETHER RD	WASHINGTON	MO	63090
14	WILLIAM S. & ALEXANDRIA R.	HELLEBUSCH		206 E SECOND ST	WASHINGTON	MO	63090
15	ELIZABETH	WATKINS-CLARY		204 E 2ND ST	WASHINGTON	MO	63090
16	FREDERICK K. & MARSHA A.	BEARDEN		208 WALNUT ST	WASHINGTON	MO	63090
17	JOHN R. & SONYA M.	JONES		212 WALNUT ST	WASHINGTON	MO	63090
18	ADELE MAURI	TRUESDELL		215 LOCUST ST	WASHINGTON	MO	63090
19	GENA M.	MAYER	221 LOCUST	2317 E FIFTH ST	WASHINGTON	MO	63090
20	JEAN EVELYN &	ALSOP	LOCUST ST	209 LOCUST ST	WASHINGTON	MO	63090
21	ROGER L. & RUTH A.	DOWIL	205 LOCUST ST	1402 ZERO AVE	WASHINGTON	MO	63090
22	ERNA	HOLLAND	208 MARKET ST	204 E MAIN	WASHINGTON	MO	63090
23	GEORGE E.	BOCKLAGE		110 E SECOND ST	WASHINGTON	MO	63090
24	RANDY D.	PEHLE, TR	E THIRD ST	5410 MIRASOL MANOR WAY	EUREKA	MO	63025
25	JEREMY N.	FORCE		209 WALNUT ST	WASHINGTON	MO	63090
26	BOLAND RENTAL PROPERTIES LLC		212 MARKET ST	102 ELM ST STE 205	WASHINGTON	MO	63090
27	REBECCA A.	BRICKEL		118 E SECOND ST	WASHINGTON	MO	63090
28	MARK A. & LISA R.	BANGERT		114 E SECOND ST	WASHINGTON	MO	63090