

CITY OF BLOOMINGTON



MARCH 24, 2016 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

**CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS
March 24, 2016 at 5:30 p.m.**

***Council Chambers - Room #115**

ROLL CALL

MINUTES TO BE APPROVED: December 17, 2015

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

- Election of Officers – 2016
 - Current President – Sue Aquila
 - Current Vice President – Barre Klapper

PETITION WITHDRAWN:

- AA-36-15 **Steve Thomas**
114 N. Walnut St.
Request: Administrative Appeal of the Planning and Transportation Department's interpretation that "Seaview Outfitters" is a standardized business.
Case Manager: Eric Greulich

PETITION CONTINUED TO: April 21, 2016

- V-9-16 **Three Guys Funding, LLC**
1909 W. 3rd St.
Request: Variance from karst conservancy easement standards to allow development within required easement area and within the karst feature.
Case Manager: Jackie Scanlan
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PETITIONS:

- V-8-16 **Heather Hales (H3 Rentals, Inc.)**
348 S. Grant St.
Request: Variance from minimum lot size standards.
Case Manager: Jackie Scanlan
- V-10-16 **John Kruschke and Rima Hanania**
705 S. Rose Ave.
Request: Determinate sidewalk variance to not require the installation of a sidewalk as required with the construction of a new single-family home.
Case Manager: Eric Greulich

**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
LOCATION: 348 S. Grant Street**

**CASE #: V-8-16
DATE: March 24, 2016**

PETITIONER: H3 Rentals Inc., Heather Hales
800 W. 6th Street, Bloomington

REQUEST: The petitioners are requesting a variance from minimum lot size standards to allow for the adjustment of lot lines between two adjacent lots.

Report: This site is located on the west side of S. Grant Street, one parcel north of East Smith Avenue and is zoned Residential High-Density Multifamily (RH). Surrounding properties to the north, south, and east are also zoned RH with multi-family uses to the north and single-family uses to the south and east. Property to the west is zoned Commercial General (CG), and uses include single family, with multi-family and mixed use in the wider area.

The petition site contains a two unit residential structure and a detached garage situated roughly 54 feet west of the house. The petitioners own an adjacent parcel, with frontage on E. Smith Avenue. The adjacent parcel contains one single-family residence. That residence is located roughly 8 feet south of the detached garage on the petition site. Both houses have been in their current locations for many years. Per the Monroe County Assessor's data, both residences were built in 1899. Both residential structures are listed as 'contributing' in the latest Indiana Historic Sites and Structures Inventory. The detached garage is currently metered by Duke Energy with the E. Smith Avenue residence. Access to the garage is derived from an alley that runs adjacent to the E. Smith Avenue property and the garage. The residents of the E. Smith Avenue residence park in front of the detached garage.

The petitioners propose to adjust the lot line between these lots so that the petition site would get smaller and the Smith Avenue lot would move closer to conformity. The result would place the detached garage on the E. Smith Avenue lot. A surveyed lot line shift proposal has not been submitted. However, if the variance is approved, any lot line shift would require the petition site to meet impervious surface requirements. The lot will still meet density requirements. The E. Smith Avenue lot would also be moving closer to impervious surface conformity by gaining green space. The minimum lot size for subdivision in the RH district is half an acre, or 21,780 square feet. Most of the lots in the RH district in the immediate area do not meet minimum lot size. Within a quarter mile of the petition site, in the RH zone, only two existing parcels meet the minimum lot size standard. The petitioners are requesting a variance from the minimum lot size standards to allow for the petition lot to decrease from roughly 5,674 square feet to roughly 3,500 square feet.

CRITERIA AND FINDINGS

20.09.130 e) Standards for Granting Variances from Development Standards: A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

STAFF FINDING: Staff finds that the request is not injurious to the public health, safety, morals, or general welfare of the community. This variance will not allow for the further subdivision or development of the lot. The lots currently owned by the petitioner will continue to contain only three units and a detached garage.

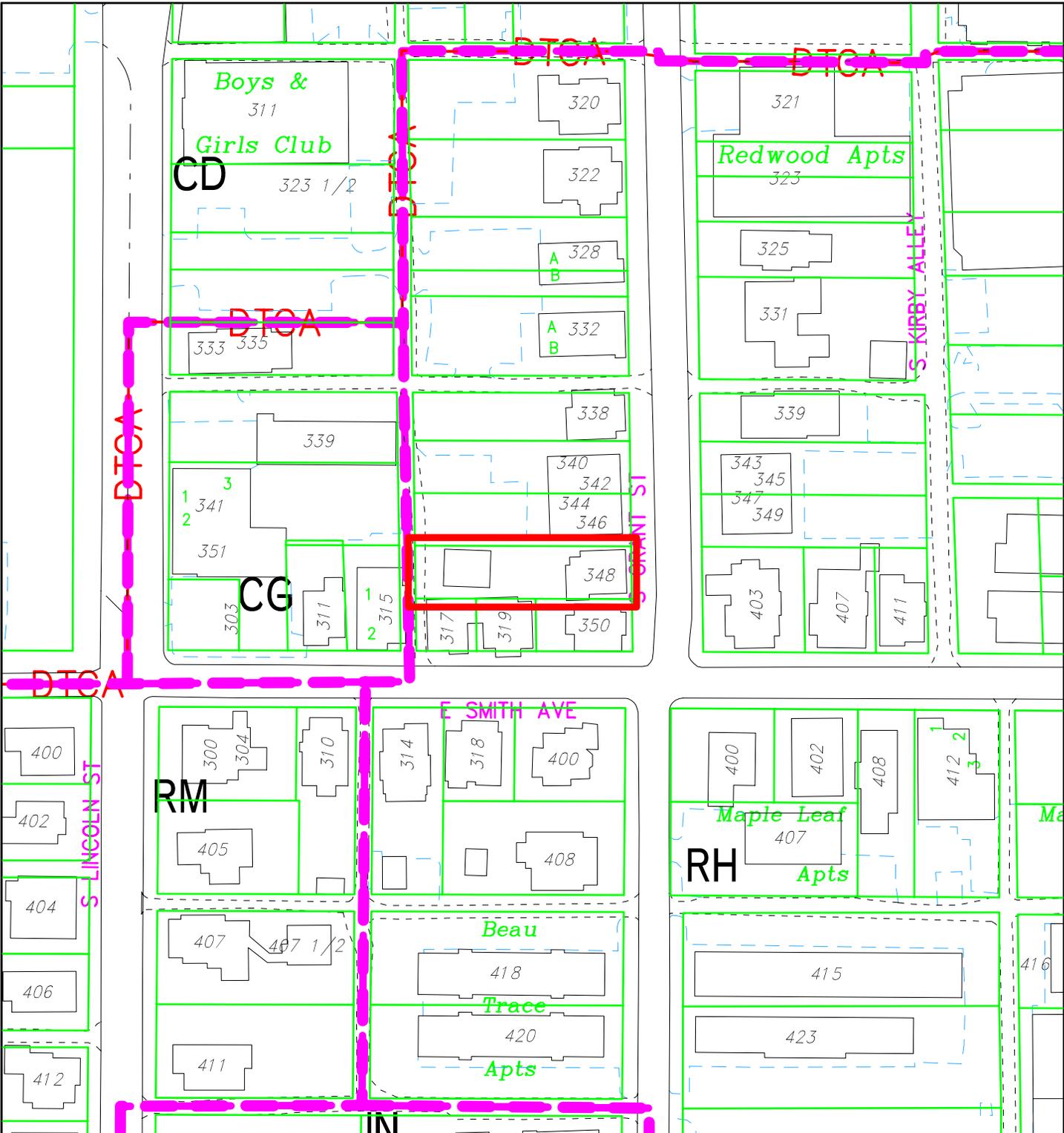
- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

STAFF FINDING: Staff finds no adverse impacts to the use and value of the surrounding area associated with the proposed variance. No physical changes are proposed with this variance. The petition site will continue to meet UDO maximum impervious surface coverage and density requirements. The other lot involved in the lot line shift will move closer to conformity. Any existing setback encroachments will not be increased. No additions are proposed for either structure.

- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

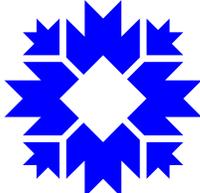
STAFF FINDING: Staff finds peculiar condition in the ages of the structures and the lots, in combination with the closer proximity of the detached garage to the E. Smith Avenue house, as well as the coupling of that garage with the E. Smith Avenue house for electrical service. Peculiar condition is found in that the lot is roughly 26 percent of the minimum lot size for the high-density zone in which it is located and has existed for over 100 years. Practical difficulty is found in that strict adherence to the UDO will not allow the proposed lot line adjustment which would result in the detached garage on the E. Smith Avenue lot, of which it currently functions as a part. Approval will allow 317 E. Smith to move closer to meeting the impervious surface requirement and minimum lot size requirement while making no physical changes to the land.

RECOMMENDATION: Based upon the written findings above, staff recommends approval of this petition.



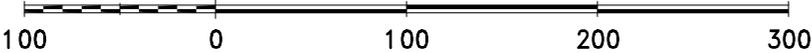
V-8-16 H3 Rentals Inc.
 348 S. Grant Street
 Board of Zoning Appeals
 Site Location, Parcels, Zoning

City of Bloomington
 Planning & Transportation

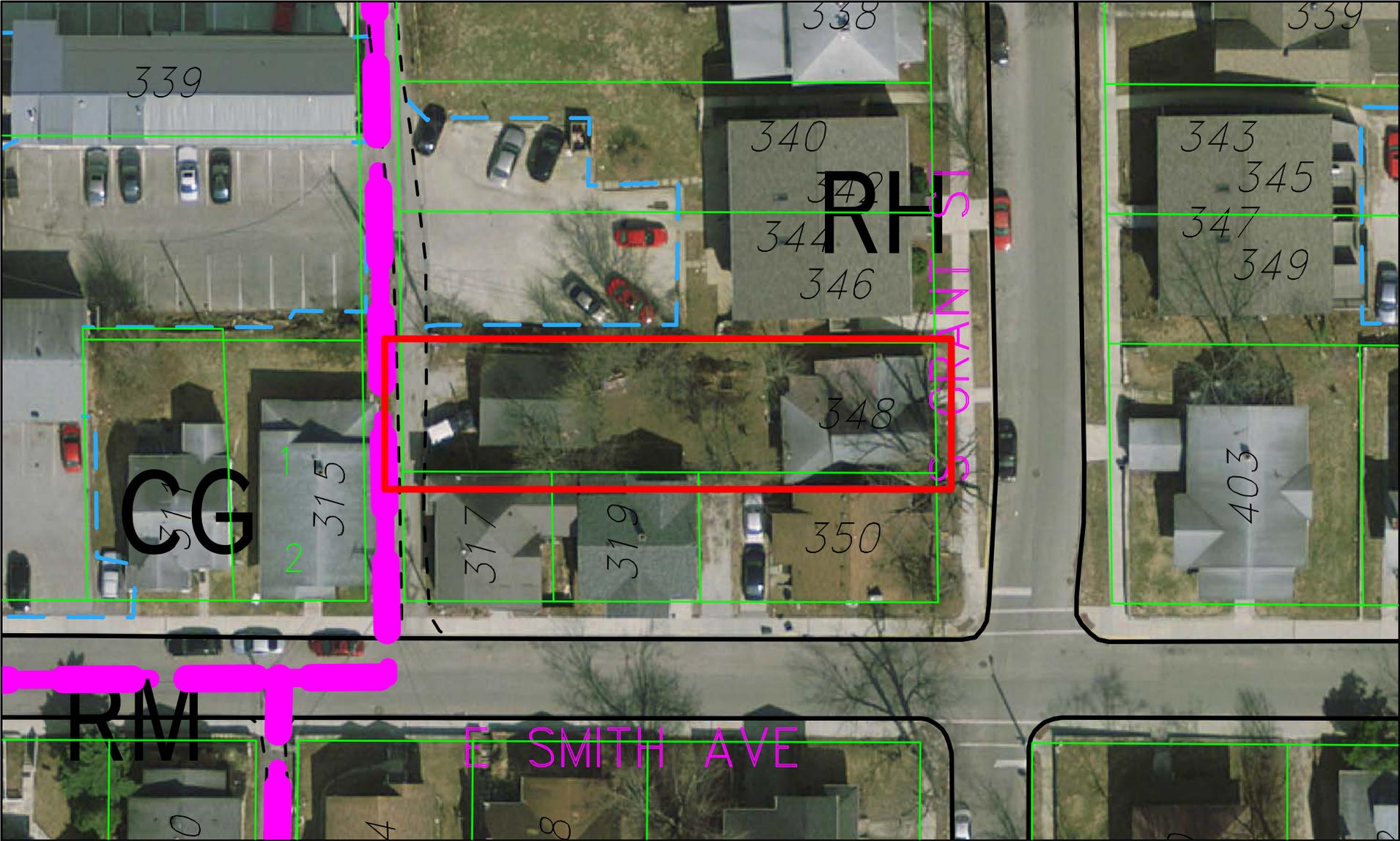


Scale: 1" = 100'

By: scanlanj
 15 Mar 16

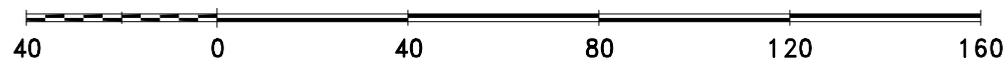


For reference only; map information NOT warranted.



V-8-16 H3 Rentals Inc.
 348 S. Grant Street
 Board of Zoning Appeals
 2014 Aerial

By: scanlanj
 15 Mar 16



For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 40'

Petitioner's Statement

We would like to apply for a variance for the minimum lot size as well as the maximum impervious surface coverage of 50%* for the lot at 348 S. Grant Street (parcel #015-17770-00.) The reason for our request is that we currently own both properties and would like to sell the property at 348 S Grant St, but the house only. The garage has been associated with the house at 317 E Smith Street for as long as we have owned both properties, since 1987. Duke Energy, who provides electricity for both properties, considers the garage to belong to 317 E. Smith Street.

The approval of this variance will not be injurious to the public health, safety, morals and general welfare of the community. The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner. Conversely, if the Development Standards Variance is not granted the house at 317 S. Grant Street will be substantially affected in an adverse manner as the property line is so close to the property's north wall. The property at 317 E Smith Street will also suffer as we have been able to offer two parking spaces to our tenants in front of the garage, which we would no longer be able to do.

The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property, particularly to the property at 317 E Smith Street as described in the above paragraph, but also to the property at 348 S. Grant in terms of access to the garage. In order to access the garage without crossing onto adjoining properties the garage must be accessed by driving or walking around the block to the alley. Even then, it is questionable whether access at the side (south side) entrance would encroach on the 317 E Smith Street property.

This garage is currently our maintenance garage and is an integral part of our small family owned property management business. The loss of this garage would be a great inconvenience to our infrastructure. It may be suggested that we sell the property and request to rent the garage from the new owners. While that may be an unlikely possibility it would be a significant risk for us to move forward with a sale in the hopes that we might find a buyer who would be amicable to that. We would also have no control of what they might want to charge us for such an arrangement. The result could be a debilitating figure and we would have no security moving forward that such a situation would last. We would gravely like to avoid an option with so many unknowns.

We thank you for your thoughtful consideration of our request for these variances.

Sincerely,



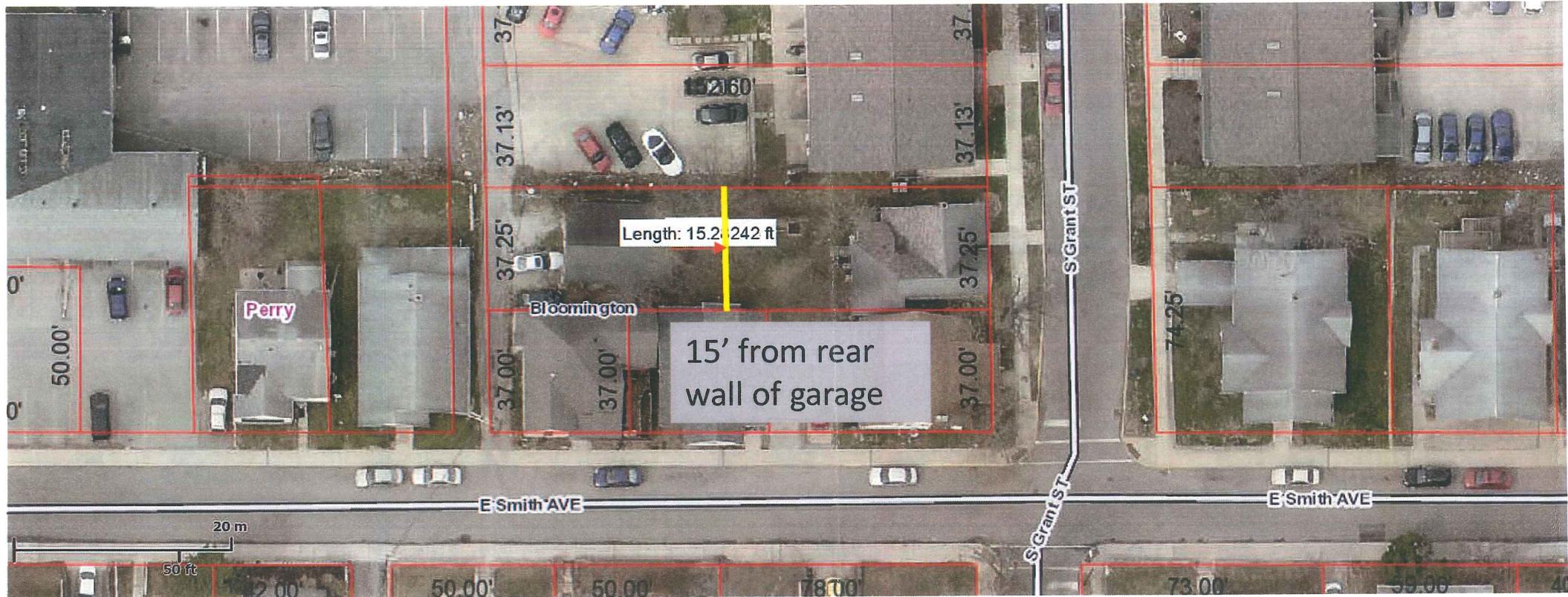
Heather A Hales
H3 Rentals Inc.

V-8-16
Petitioner Statement

*Because the property lines on the Monroe County GIS appear to be shifted to the southwest and we were unable to arrange for a surveyor to prepare our site plan in the time we had before the application is due we are requesting the impervious surface coverage variance just in case it is needed. We are hopeful that it will not be necessary.



V-8-16
Petitioner Statement



V-8-16
Petitioner Statement



Online Services

Contact Us Messages

317	Account Number 1360-2825-02-1	Address 317 SMITH AVE E MISC: GARAGE, E
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[Online Services Home](#)

Duke Energy has billed the electric service for the garage as it belonging to 317 E. Smith

**V-8-16
Petitioner Statement**

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
 Location: 705 S. Rose Ave

CASE #: V-10-16
DATE: March 24, 2016

PETITIONER: John Kruschke & Rima Hanania
 705 S. Rose Ave., Bloomington

REQUEST: The petitioners are requesting a determinate variance from sidewalk requirements.

SITE DESCRIPTION: This 0.48 acre property is located at 705 S. Rose Ave and is zoned Residential Single-family (RS). Surrounding land uses are single family residences on all sides. This site is relatively flat along the road frontage with no environmental or topographic constraints. This property has approximately 128' of frontage along Rose Avenue.

The property recently received a building permit (C14-290) to construct a new single family residence on this site. Construction of a new house requires the construction of a sidewalk on the adjacent street frontage and a condition of approval was included on the certificate of zoning compliance to that end. The petitioners are now requesting a determinate variance from sidewalk requirements to not require a sidewalk to be constructed along the property frontage.

The petitioner states that the installation of a sidewalk system would be out of character with the area as there are no other sidewalks along the street. In addition, there are no other vacant lots along Rose Avenue where future construction of a single family residence is to be expected. Rose Ave. is also a short segmented road that is not a continuous street, with disjointed segments to the north and south of this site. This section stretches one block to the north to 2nd Street and one block to the south to Maxwell Ln.

CRITERIA AND FINDINGS FOR SIDEWALK VARIANCE

Determinate Sidewalk Variances 20.05.010(b)(3)- Pursuant to IC 36-7-4-918.5, the Board of Zoning Appeals or Hearing Officer may grant a determinate sidewalk variance from Section 20.05.010(b)(3) of the Unified Development Ordinance if, after a public hearing, it makes findings of fact in writing, that:

- (1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community; and*

Staff Finding: The granting of the variance will be injurious to the public health, safety, morals, or general welfare of the community. While Rose Lane does not contain sidewalks or have significant amounts of vehicle traffic, the street is still substandard in terms of its width. This creates a situation where pedestrians have some risk in walking along the street. Having a sidewalk separated from the street edge would reduce this concern. In terms of general welfare, the provision in the Unified Development Ordinance which requires sidewalks in

association with single family home construction is specifically designed to gradually allow for the installation of sidewalks in areas where such infrastructure was not originally required. Granting variance from this requirement is contrary to general welfare and the purpose of this ordinance.

- (2) *The use and value of the area adjacent to the property included in the development standards variance will not be affected in a substantially adverse manner; and*

Staff Finding: The use and value of the area adjacent to the property will not be substantially affected since there are not sidewalks on either of the adjacent properties. While the installation of sidewalk would marginally improve neighborhood safety, the lack of a single sidewalk leg would not negatively impact property values. All of the adjoining properties in the neighborhood lack sidewalks, so an absence of sidewalk would not be significant.

- (3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in questions; that the development standards variance will relieve the practical difficulties; and*

Staff Finding: The strict application will not result in practical difficulties in the use of the lot as the sidewalk would not interfere with the use of the property as a single family residence. Staff cannot identify any practical difficulties that are peculiar to this property that would prevent a sidewalk from being built. Because there is no physical barrier that would affect sidewalk installation, staff cannot find a practical difficulty that would support the variance request.

- (4) *The adjacent lot or tracts are at present undeveloped, but it appears that at some future date these lots or tracts will be developed, increasing the need for sidewalks for the protection and convenience of pedestrians; and*

Staff Finding: Although the adjacent parcels to the north and south have all been developed with single family lots without sidewalks along the street, not requiring the construction of a sidewalk would not accomplish the goals of the ordinance to have sidewalks constructed when required.

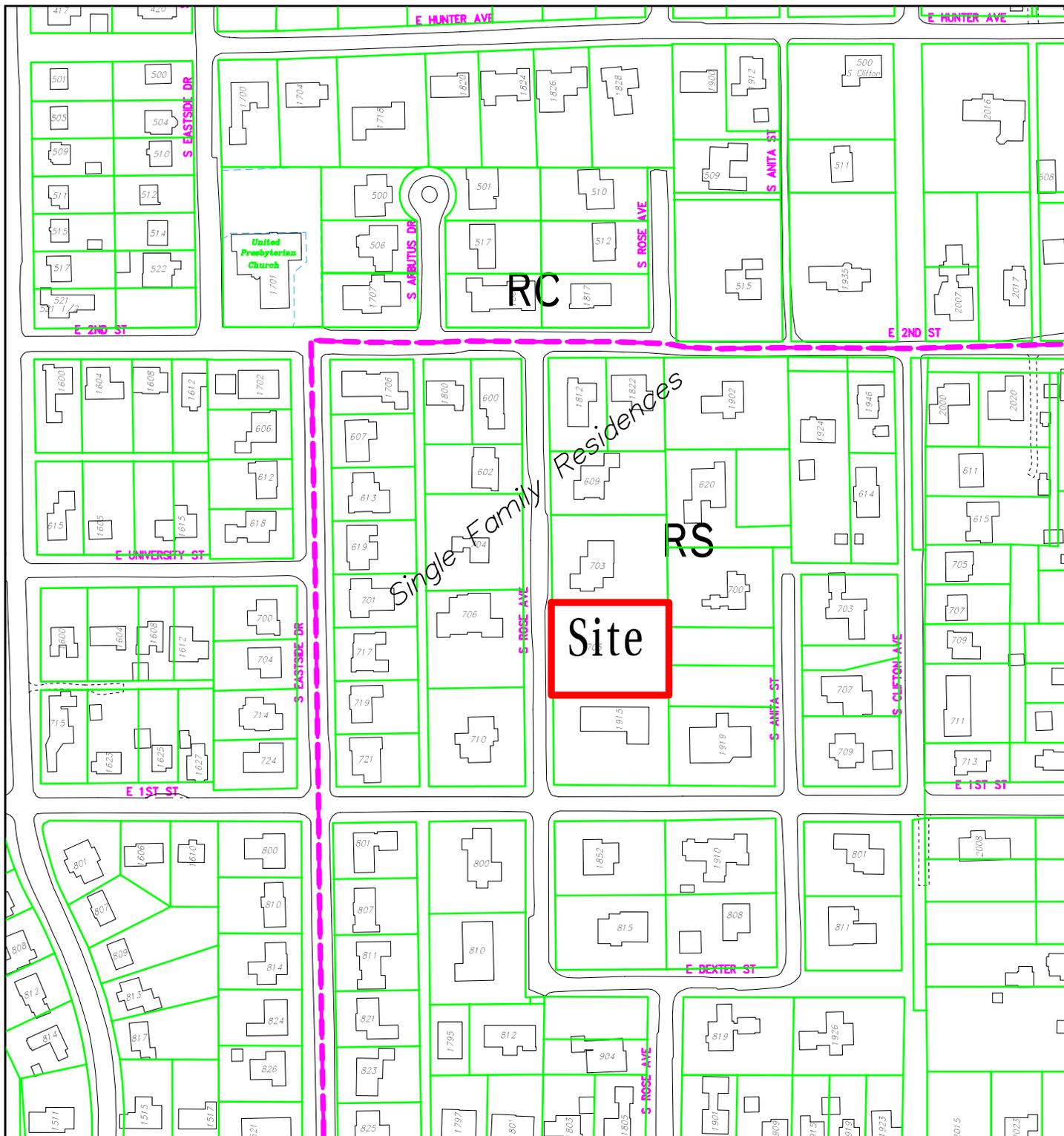
- (5) *The location of the lot or tract is such that the present pedestrian traffic does not warrant the construction of sidewalks, but it appears that in the future the pedestrian traffic may increase; and*

Staff Finding: The location of the lot on a low traffic street creates a less than high need for a sidewalk at this location. However, the gradual construction of sidewalks in a neighborhood leads to a complete sidewalk system being constructed as circumstances require.

- (6) *Uniformity of development of the area would best be served by deferring sidewalk construction on the lot or tract until some future date.*

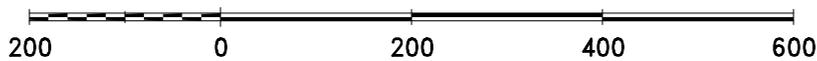
Staff Finding: Staff does not find any problems that would be created by constructing the sidewalk at this time, as opposed to waiting for a complete system to be constructed in a uniform manner in the area.

RECOMMENDATION: Based upon the written report, staff recommends denial of the sidewalk variance.



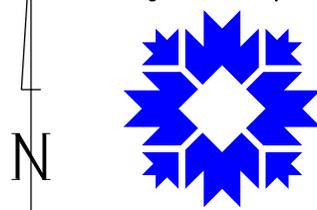
V-10-06 John Kruschke & Rose Hanania
 705 S Rose Avenue
 Board of Zoning Appeals
 Site Location, Parcels, Zoning, and Land Use

By: greulice
 11 Mar 16

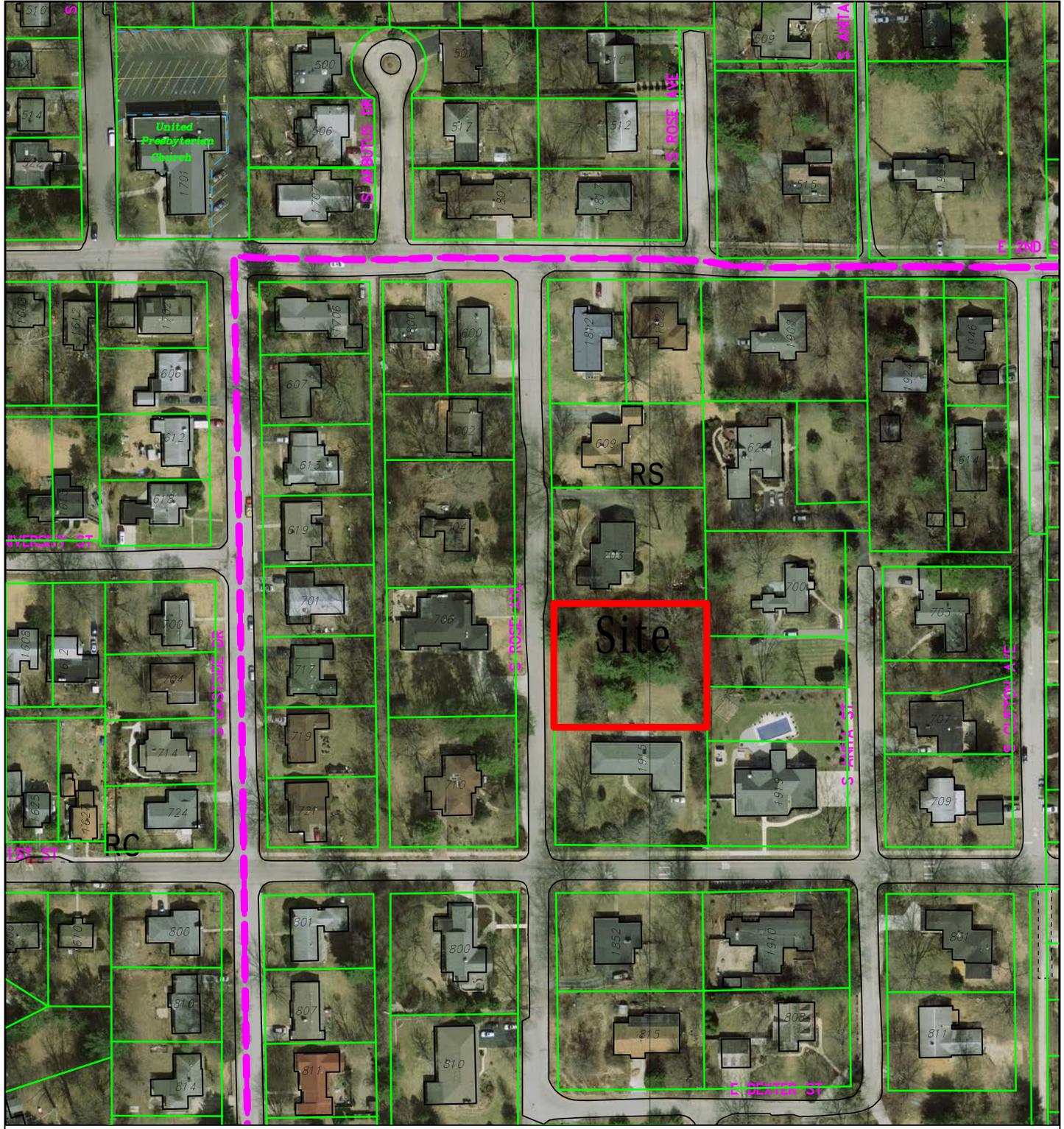


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation

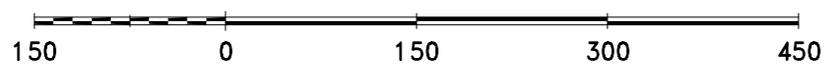


Scale: 1" = 200'



V-10-16 John Kruschke & Rima Hanania
 705 S Rose Avenue
 Board of Zoning Appeals
 2014 Aerial Photograph

By: greulice
 11 Mar 16



City of Bloomington
 Planning & Transportation

Scale: 1" = 150'

For reference only; map information NOT warranted.

Petition for Sidewalk Variance at 705 S. Rose Ave.

The petitioners request a determinate variance not to install a sidewalk in front of new house construction at 705 S. Rose Ave., Bloomington, IN 47401.

The situation: Rose Avenue runs north-south between E. 1st St and E. 2nd St. The existing houses along Rose Avenue are established houses that are decades old. On the same side of the street as the new house, there is one existing house to its south and three existing houses to its north. There are no existing sidewalks anywhere on Rose Avenue. There are no undeveloped lots, hence there are no other new houses that could be built in the future that might get a sidewalk. The photograph in Figure 1 shows how the lawns and landscaping of the existing homes go to the street.



Figure 1. Looking *south* on S. Rose Ave, with new construction at 705 S. Rose Ave. at the far *left*. Image from Google street view, downloaded 2/20/2016.

V-10-16
Petitioner Statement

We support sidewalks in general, when their benefits outweigh their costs.

We wish to express our appreciation and encouragement of sidewalks that are genuinely useful to pedestrians. By "genuinely useful" we mean sidewalks that (a) *extend the full length of a street* so that pedestrians do not need to step off the sidewalk onto the street into the path of unsuspecting motorists and (b) are smooth and in good repair so that pedestrians do not trip on ridges or holes. If we had any reason to believe that a short segment of sidewalk would be completed into a full-street sidewalk within a very short time, we would happily install a sidewalk.

Outline of reasons for variance:

1. The probability of a full-street sidewalk within a reasonable time is virtually nil.
2. There are no benefits of a short segment of sidewalk on S. Rose Ave.
 - 2A. Historically this low-traffic street has had no sidewalks and no pedestrian injuries.
 - 2B. This low-traffic street is not a designated thoroughfare or bicycle path, so there is little traffic hazard to pedestrians.
 - 2C. A new sidewalk would be a sidewalk to nowhere, connecting no existing sidewalks.
3. There are several significant negative impacts of sidewalk installation.
 - 3A. Sidewalk to nowhere could increase hazard to pedestrians.
 - 3B. Aesthetic disruption of neighborhood.
 - 3C. Environmental costs are high.
 - 3D.I. Sidewalk would increase runoff on a street that already floods during rains.
 - 3D.II. Counterproductive to install sidewalk before solving drainage/flooding problem.
4. Many neighbors agree that installation of a disconnected segment of sidewalk is not desirable.

V-10-16
Petitioner Statement

1. The probability of a full-street sidewalk within a reasonable time is virtually nil.

Figures 2 and 3 show Google Earth images from 2005 and 2015. Close-up examination (not shown here) reveals that virtually no sidewalks were installed in this neighborhood in the last 10 years that were the result of new house construction or the establishment of home businesses. There are no undeveloped lots on this stretch of Rose Ave. The probability that sidewalks would be installed along the entire stretch north and south of 705 S. Rose Ave. is virtually nil.

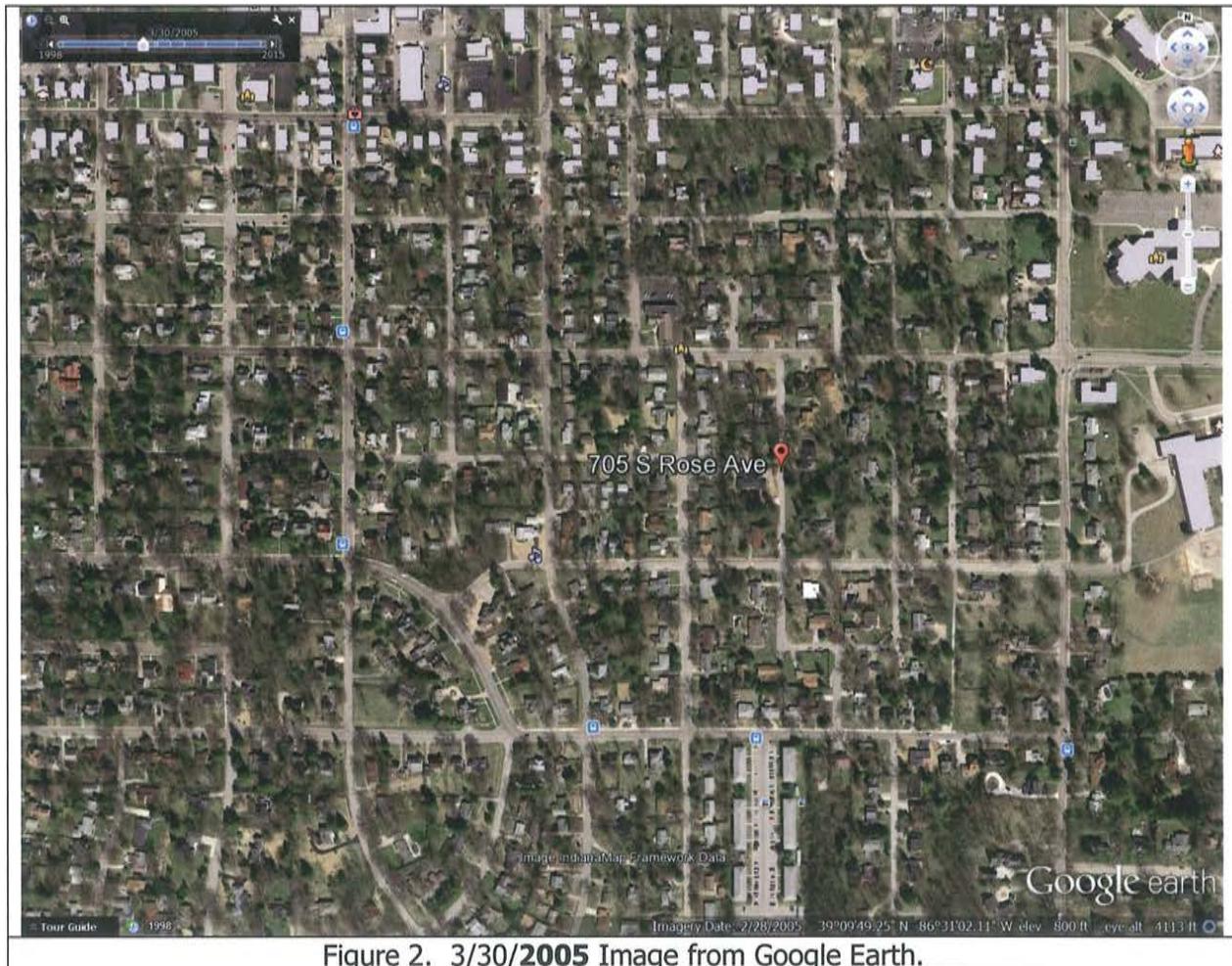


Figure 2. 3/30/2005 Image from Google Earth.

V-10-16
Petitioner Statement

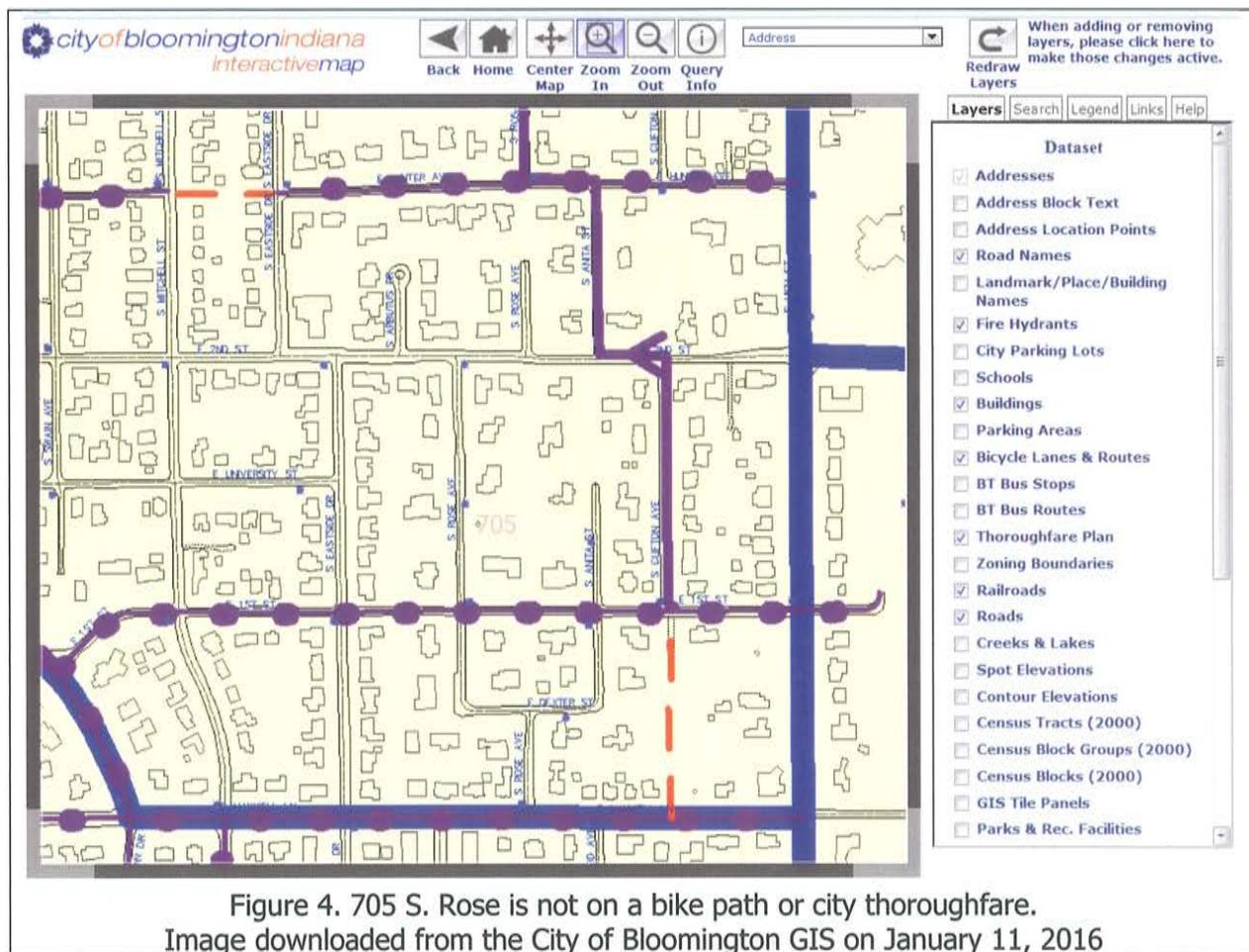


V-10-16
Petitioner Statement

2. There are no benefits of a short segment of sidewalk on Rose Ave.

2A. Historically this low-traffic street has had no sidewalks and no pedestrian injuries. This is an old established street. Neither side of Rose Ave has a sidewalk anywhere along its entire length between E. 1st St. and E. 2nd St. This street has *very little vehicular traffic*. There is no history of any pedestrian injuries despite the historical lack of sidewalks on this stretch of Rose Ave. (Even the deer frequently stroll across the street without apparent fear of traffic.)

2B. This low-traffic street is not a designated thoroughfare or bicycle path, so there is little traffic hazard to pedestrians. The address has very little vehicular traffic and is not on a street marked by the City of Bloomington as a thoroughfare or as a bicycle route, as shown in Figure 4.



V-10-16
Petitioner Statement

2C. A new sidewalk would be a sidewalk to nowhere, connecting no existing sidewalks. All existing sidewalks in the vicinity of 705 S. Rose are marked by pink-highlighted rectangles in Figure 5.

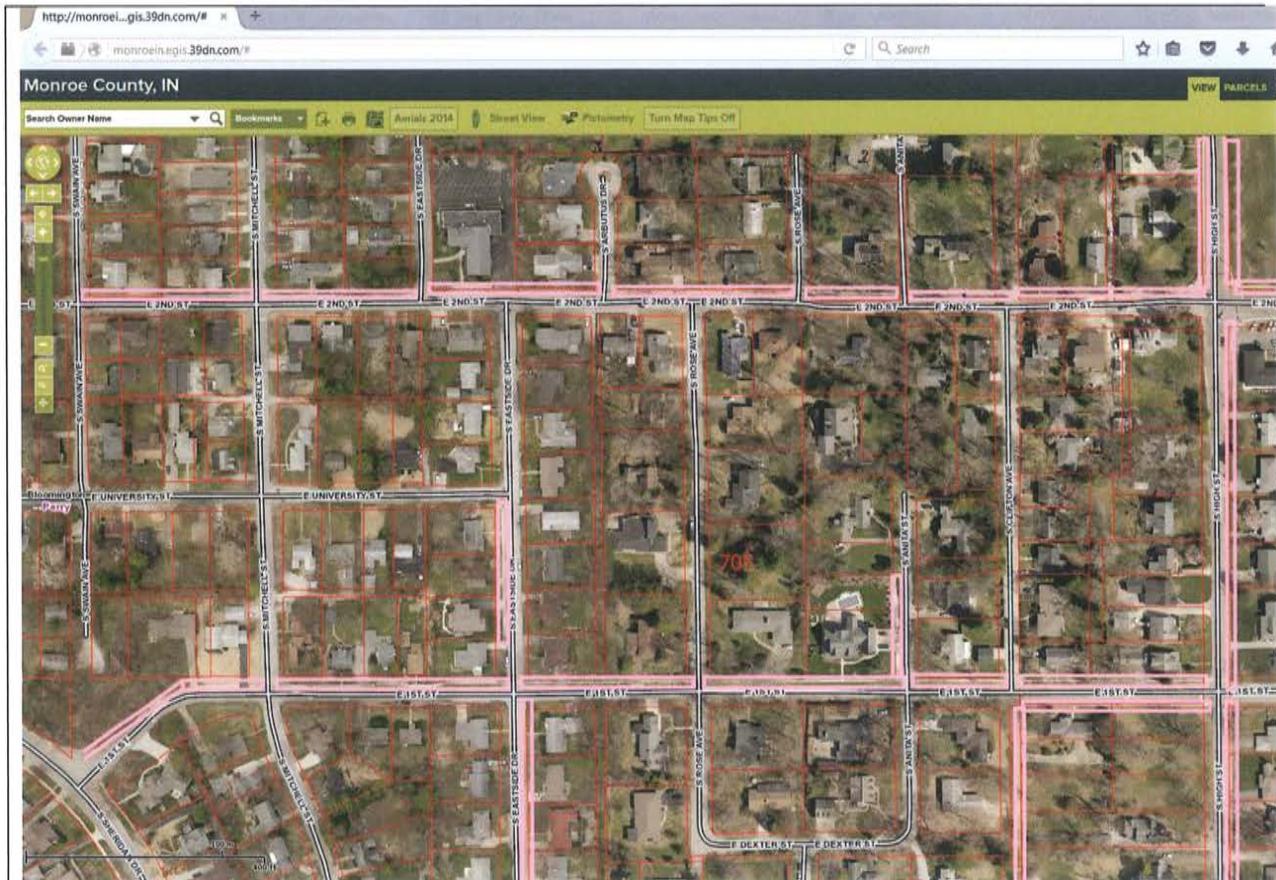


Figure 5. Sidewalks in the vicinity of 705 S. Rose, highlighted in pink rectangles.
Image downloaded from the Monroe County GIS on January 11, 2016

If a sidewalk were to be installed in front of 705 S. Rose (marked by a red "705" in Figure 5), it would be a *sidewalk to nowhere* because it would not connect any existing sidewalks. Moreover, even if a sidewalk were eventually extended on the entire east side of the street across all five residences (which is extremely unlikely for the foreseeable future), it would still not connect to any sidewalk on the *south* side of E. 2nd St., which is a very busy car route.

V-10-16
Petitioner Statement

3. There are several significant negative impacts of sidewalk installation.

3A. Sidewalk to nowhere could increase hazard to pedestrians.

Since the sidewalk would provide pedestrians on Rose Ave with only a short, isolated sidewalk (about 120 ft total), the pedestrian would have to step off the sidewalk onto the street at either end. This weaving off the sidewalk back onto the road could *increase risk to pedestrians*, especially as view of the sidewalk may be obscured by shrubbery on adjacent lots.

3B. Aesthetic disruption of neighborhood.

No existing home on S. Rose Avenue has a sidewalk, and an isolated slab of blank concrete would look out of place on this street. We have a thorough landscaping plan under way with permaculture landscaping consultants that would bring greenery to the street like the surrounding homes.

3C. Environmental costs are high.

We have sustainable permaculture landscaping planned for the yard. A sidewalk not only reduces the sustainable impact of our landscaping plan, it also carries a considerable carbon footprint. The manufacture of concrete takes tremendous amounts of energy. Without a clear benefit of the sidewalk, it is questionable whether the aesthetic and environmental costs are worthwhile. "The concrete industry is one of two largest producers of carbon dioxide (CO₂), creating up to 5% of worldwide man-made emissions of this gas, of which 50% is from the chemical process and 40% from burning fuel. The carbon dioxide CO₂ produced for the manufacture of one tonne of structural concrete (using ~14% cement) is estimated at 410 kg/m³ (~180 kg/tonne @ density of 2.3 g/cm³) (reduced to 290 kg/m³ with 30% fly ash replacement of cement). ... Cement manufacture contributes greenhouse gases both directly through the production of carbon dioxide when calcium carbonate is thermally decomposed, producing lime and carbon dioxide, and also through the use of energy, particularly from the combustion of fossil fuels." (From https://en.wikipedia.org/wiki/Environmental_impact_of_concrete, 21 Feb 2016)

V-10-16
Petitioner Statement

3D.I. Sidewalk would increase runoff on a street that already floods during rains.

The sidewalk would be another 400-500 square feet of non-permeable surface that would increase runoff onto a street that already floods during rains. Figure 6 shows a photo of flooding on Rose Ave that was taken in May 2014, *before new house construction began*.



Figure 6. Photo of flooding of Rose Ave, at north end of 703 S. Rose Ave. Photo taken in May 2014, before house construction began at 705 S. Rose.

3D.II. Counterproductive to install sidewalk before solving drainage/flooding problem.

Drainage on Rose Ave has been a major problem for many years, and should be addressed before any sidewalk is installed. If a sidewalk were installed now, and if solving the drainage problem would require tearing out the sidewalk, then installing a sidewalk now would be a terrible waste and would be counterproductive.

V-10-16
Petitioner Statement

4. Many neighbors agree that installation of a disconnected segment of sidewalk at 705 S. Rose is *not* desirable.

The following panels include verbatim email correspondences from eleven neighbors of 705 S. Rose. All eleven indicate that a sidewalk to nowhere at 705 S. Rose is not desired and they agree with the request for variance. Please note that one of the neighbors, Molly O'Donnell, is a member of the Bloomington Commission on Sustainability.

Here are excerpts from the messages:

- "I agree that it doesn't make sense to have a sidewalk that begins and ends at either side of your house since there are no other sidewalks on our block! And the landscaping you propose to add is what we need to make our neighborhood and city more sustainable."
- "I see no benefit in an isolated short sidewalk. Rose Ave has little traffic. I have walked the street countless times without ever wishing there were a sidewalk on it. Besides, one isolated strip of sidewalk would not benefit anyone, and would change the character of this lovely neighborhood."
- "To add a bit of sidewalk, connecting to none on either side would be less than unnecessary - it would be inappropriate and laughable."
- "I agree with you that a sidewalk in front of your house at 705 S. Rose Avenue is not just superfluous, it is actually detrimental. ... One in front of your house would be glaringly different from all your neighbors, and aesthetically displeasing. Its hard surface would create more runoff onto the street. I don't think anyone would use it - I certainly would not. A variance allowing you to dispense with a sidewalk would be the most appropriate remedy to maintain the integrity of the environment on Rose Avenue."
- "We feel the same way about the proposed sidewalk to nowhere on Rose in front of your new house. What a waste of money, material and effort. We support your request for a variance. The city should use some common sense in making decisions that affect our neighborhoods."
- "An orphaned piece of sidewalk in front of your beautiful new house would be an incredible waste of time, money and effort. It would simply be a strip of cement without purpose and a giant distraction from the current feel of the street."
- "We walk down Rose once or twice a week but would never use a sidewalk that was only in front of one house."

V-10-16
Petitioner Statement

From: Molly O'DONNELL <mollysod@gmail.com>
Date: Thu, 11 Feb 2016 21:40:23 -0500

Dear John and Rima,

I support your request for a variance at 705 S. Rose. I agree that it doesn't make sense to have a sidewalk that begins and ends at either side of your house since there are no other sidewalks on our block! And the landscaping you propose to add is what we need to make our neighborhood and city more sustainable.

Best,
Molly

Molly O'Donnell
602 South Rose Ave.
Member, Bloomington Commission on Sustainability
812-345-7399

From: "Lieber, Frederic William" <flieber@indiana.edu>
Date: Fri, 12 Feb 2016 20:01:12 +0000

Dear Rima and John,

Don and I support your petition for a variance. We like the "country feel" of Rose, which has no sidewalks on either side of the street, true of many of the little streets in our neighborhood.

Fritz Lieber
Don Maxwell
703 South Rose Avenue
[immediately adjacent to 705 S. Rose]

From: "Baker, Lane Allen" <lanbaker@indiana.edu>
Date: Thu, 11 Feb 2016 13:03:20 +0000

Dear John

As your neighbors immediately across the lot in question, we support your request for variance.

Lane Baker and Maurie Baker
706 S Rose
Bloomington, IN 47401

V-10-16
Petitioner Statement

From: Maren Pink <mpink@indiana.edu>
Date: Thu, 11 Feb 2016 09:48:23 -0500

Dear John

We agree with your assessment.

Maren, Jonathan, Malte
704 South Rose
[Maren Pink and Jonathan Raff]

From: Becky Gavin <bgavin@gavindesigns.com>
Date: Mon, 15 Feb 2016 19:24:33 -0500

John,

Mike and I endorse the variance to NOT place a sidewalk in front of your new home. It is unlikely that the City will place sidewalks on Rose in either direction, north or south, so placing an orphaned sidewalk does not make sense to us.

Good luck.
Becky
[Mike and Becky Gavin, 800 S. Rose]

From: Rima Hanania <rhanania@indiana.edu>
Date: Sun, 21 Feb 2016 21:05:01 -0500

As the owner of the property just south of 705 S. Rose Ave, I support the request for a sidewalk variance for the new house, and I hope the variance will be granted.

I see no benefit in an isolated short sidewalk. Rose Ave has little traffic. I have walked the street countless times without ever wishing there were a sidewalk on it. Besides, one isolated strip of sidewalk would not benefit anyone, and would change the character of this lovely neighborhood.

I certainly hope that the variance will be granted.

Rima Hanania
1915 E. 1st St
(adjacent to 705 S. Rose)

V-10-16
Petitioner Statement

From: "Alberts, Jeffrey R" <alberts@indiana.edu>
 Date: Fri, 19 Feb 2016 02:17:06 +0000

Dear John and Rima,

I am writing on behalf of Carole and me. We are weighing in together on your appeal to the Board of Zoning Appeals. Briefly, we fully support your request to be excused from installing an isolated segment of sidewalk.

The house you have built is beautiful and enhances S. Rose Avenue, even before the landscaping, which we are sure will be commensurate with the fine job you are doing with the house (and driveway too!). As you noted, to add a bit of sidewalk, connecting to none on either side would be less than unnecessary - it would be inappropriate and laughable.

Thanks for what you're doing.

Your neighbors,
 Carole Holton
 Jeff Alberts
 710 S. Rose Ave

From: Mary Runnells <mrn47@att.net>
 Date: Sat, 5 Mar 2016 17:05:10 -0500

Rima & John-

I agree with you that a sidewalk in front of your house at 705 S. Rose Avenue is not just superfluous, it is actually detrimental. Although I live about a half mile from Rose, my husband and I also own a rental house on the corner of Eastside Drive and 1st Street, and we know the neighborhood quite well. I have been down Rose Avenue many times, both driving and walking. There are no sidewalks in that block (and many more blocks in the neighborhood) and it is unlikely that any will ever be built there. One in front of your house would be glaringly different from all your neighbors, and aesthetically displeasing. Its hard surface would create more runoff onto the street. I don't think anyone would use it - I certainly would not.

A variance allowing you to dispense with a sidewalk would be the most appropriate remedy to maintain the integrity of the environment on Rose Avenue.

Mary Runnells
 1329 S. High St.
 Bloomington, IN

V-10-16
 Petitioner Statement

From: "Linda Joachim" <ljoachim@homefinder.org>
Date: Fri, 4 Mar 2016 14:21:09 -0500

Dear Rima and John,

Although we live at 620 Anita Street, one block over from Rose, we walk on Rose and other streets in the neighborhood frequently. Some years ago when the owners of 1921 First Street built their home, we observed the sidewalk they were required to build along Anita Street. We thought, how odd and unneeded this strip of cement was on our street. We feel the same way about the proposed sidewalk to nowhere on Rose in front of your new house. What a waste of money, material and effort. We support your request for a variance. The city should use some common sense in making decisions that affect our neighborhoods. They should repair the sidewalks that are in place currently.

Regards,

Linda Joachim Gluff and Steve Gluff

From: Marion Krefeldt <bwell@mail.com>
Date: Thu, 3 Mar 2016 10:41:58 -0500

Dear Rima and John

Craig and I support your petition for a variance. An orphaned piece of sidewalk in front of your beautiful new house would be an incredible waste of time, money and effort. It would simply be a strip of cement without purpose and a giant distraction from the current feel of the street.

Best of luck!

Your neighbors,
Craig Stewart & Marion Krefeldt
1910 E. 1st Street

From: "Kloosterman, Peter W." <klooster@indiana.edu>
Date: Fri, 4 Mar 2016 00:19:00 +0000

John and Rima,

We support your request for a variance. We walk down Rose once or twice a week but would never use a sidewalk that was only in front of one house. As you know, we had to add a sidewalk that goes nowhere on Anita Street five years ago and we can count on one hand the number of people we've seen on that since it was installed. It makes no sense to add an equally useless sidewalk on Rose.

Peter and Deb Kloosterman
1919 E. 1st (corner of 1st and Anita)

V-10-16
Petitioner Statement

Summary and conclusion.

While we appreciate that full-length sidewalks that connect pedestrian destinations on busy streets are very beneficial, an isolated sidewalk to nowhere on Rose Ave does not provide benefits and has many negative impacts. Our neighbors agree.

We respectfully submit this request for determinate variance from the requirement to install a sidewalk at 705 S. Rose Ave.

John Kruschke and Rima Hanania

V-10-16
Petitioner Statement