

CITY OF BLOOMINGTON



March 4, 2020 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
March 4, 2020 at 2:00 p.m.

***Kelly Conference Room #155**

PETITIONS:

- V-04-20 **Christina and Rick Cunningham**
2002 S. Rogers St.
Request: Variance from front yard setback standards to allow for an accessory structure (ice vending machine).
Case Manager: Keegan Gulick
- V-05-20 **J.T. Forbes and Martha Shedd**
812 S. Morton St.
Request: Variance from side yard building setback standards to allow an attached garage.
Case Manager: Eric Greulich

****Next Meeting: March 18, 2020**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or E-mail human.rights@bloomington.in.gov.

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
LOCATION: 2002 S Rogers St**

**CASE #: V-04-20
DATE: March 4, 2020**

**PETITIONER: Christina & Rick Cunningham
7727 S Zikes Road, Bloomington, IN**

REQUEST: The petitioners are requesting a variance from front building setbacks for the construction of an accessory structure in the Commercial Limited (CL) zoning district.

REPORT: The property is located at 2002 S Rogers Street and is zoned Commercial Limited. The property has been developed with a gas station. The surrounding properties to the North, South, and West are zoned Residential Single-Family and have been developed with detached single-family dwellings. The property to the East is zoned as Commercial Limited (CL). The petitioner is proposing to put a self-service ice machine on the west side of the gas station.

In the CL district, the Unified Development Ordinance (UDO) requires a minimum front building setback of 35 feet for an accessory structure. This property fronts on both Rockport Road and Rogers Street. The petitioner is requesting a variance from the required front building setback to allow the accessory structure at a 24 feet front building setback, an 11 foot encroachment.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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.*

PROPOSED FINDING: No injury is found with this petition. The variance would allow for an ice machine to be placed near the gas station, which is a typical accessory use. The proposed structure is located as far from the street and pedestrian realm as possible on the site, as well as near the primary structure.

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.*

PROPOSED FINDING: No adverse impacts to the use and value of surrounding properties are found as a result of the petition. The proposed ice machine will utilize a 24 feet building setback and will be located immediately adjacent to the primary structure. The proposed ice machine is a permitted use in the CL zoning district. The primary structure will remain as a gas station.

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.

PROPOSED FINDING: Practical difficulty is found in the inherent limits of the combination of the peculiar lot shape and the 35 feet front building setback on two frontages. The parcel is triangular with the bulk of the existing development at the southern portion of the lot and the gas pumps in the center. The front building setbacks from Rockport Road and Rogers Street would not leave any practical space to construct an accessory structure of this size. The location of the existing primary structure and canopy would also limit where an accessory structure of this nature could be placed. The combination of the location of the current primary structure and the unique shape of the lot prevent the placement of a compliant and adequately accessible ice machine.

RECOMMENDATION: Based upon the written findings above, the Department recommends that the Hearing Officer adopt the proposed findings and recommends approval of V-04-20 with the following conditions:

1. The petitioners must obtain a building permit prior to construction.
2. This variance applies to the specific ice machine as proposed in this petition only. Any subsequent encroachment or additional structures would require a variance.

OUR GOAL: We are seeking a Variance from front yard setback requirement.

This variance will allow us to install a self-service ice vending machine for the property located at 2002 South Rogers Street.

Due to the unique size and irregular shape of the property, the setback requirements make it prohibitive for us to install our Ice vending machine at the front of the building on the NorthEast corner of the current building. The ice vending machine will be replacing in part a gas storage rack and ice storage merchandiser that is currently next to the building. The current traffic patterns within the parking lot will not change. The Development Standards Variance will relieve the practical difficulties unique to this property. The use and value of the area adjacent to the property included in the Development Standards Variance will NOT be affected in an adverse manner.

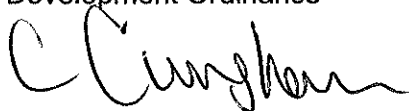
The ice vending machine is a self-contained machine that produces ice and stores the ice within the machine. HOW DOES IT WORK? The customer interacts directly with the vending machine by selecting the number of pounds of ice they wish to purchase, typically 10 pounds or 20 pounds. They can also choose filtered water by the gallon. They then insert cash or a credit card. The machine processes the requested amount by bagging the ice within the machine then dispensing the bagged ice out the machine into a receiving tray. For filtered water, the customer will place their container in the machine and the machine dispenses the water into their container.

Our ice vending machine provides a better product and service to the general community compared to the traditional ice chest that we all see outside a convenience store. The water used to make the ice in our process is often filtered through a reverse osmosis system making the water very pure for our consumers in the community. The minimal runoff water from the process is clean filtered water typically diverted to storm drainage or sewer drains.

Our Vending Machine is being placed in each site with respect to the business owner, the community and to the environment. Since our machine produces on-demand ice and water, we are being conscious/proactive in making a smaller carbon footprint due to no delivery trucks. The ice is fresh and never frozen together in a block or freezer burnt from the melting and refreezing that happens during the traditional handling and transportation of ice.

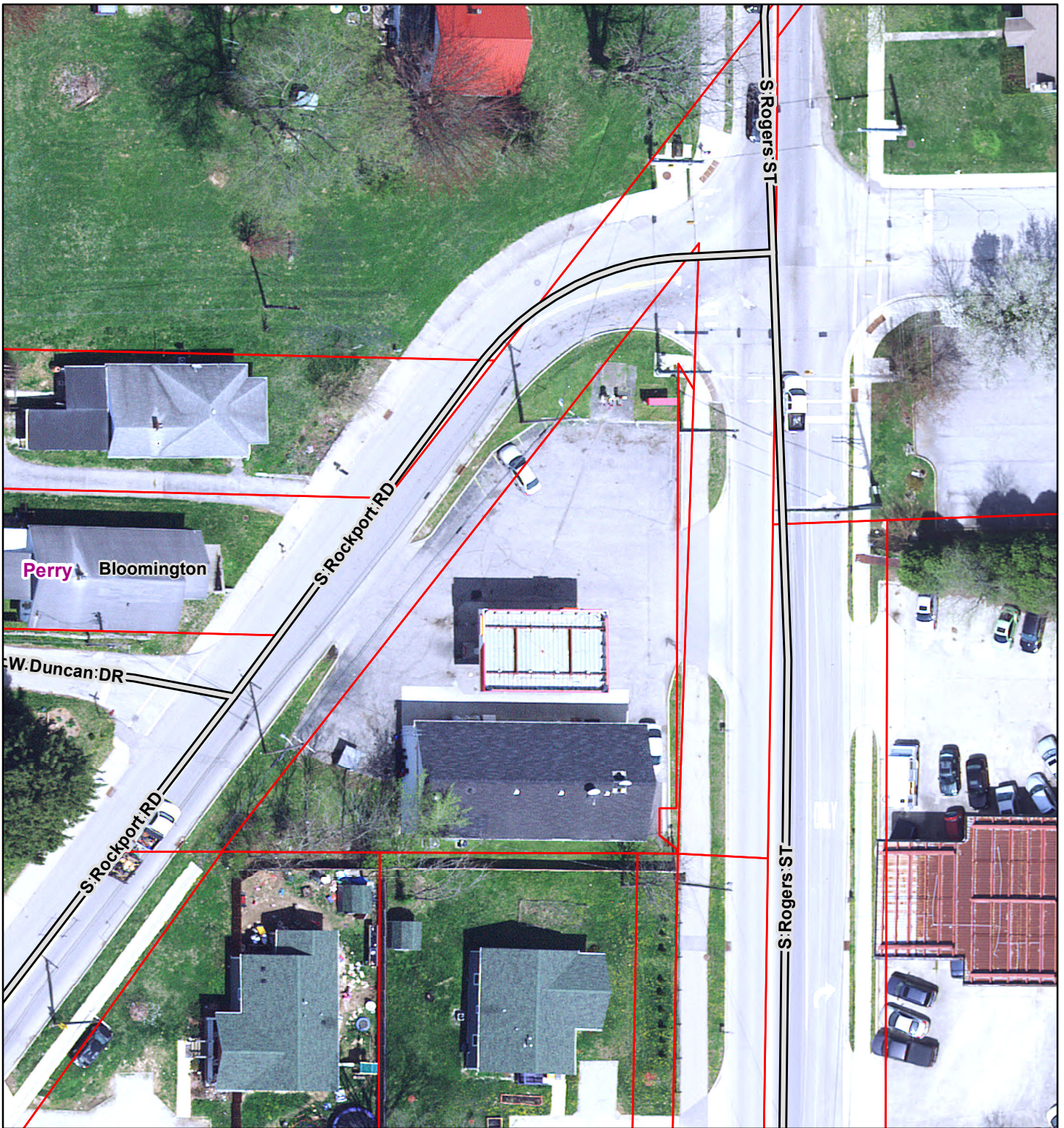
Our on-demand Ice Vending Machines are more efficient and make better use of resources because it only makes ice and water as requested by customers in the community. This minimizes the amount of electricity and water needed for each customer. The ice is made, stored, bagged within the machine. Keeping the ice and water uncontaminated.

Thank you for reviewing our submission and consideration for a variance from the Unified Development Ordinance

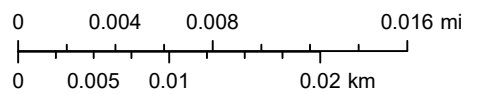


Christina Cunningham, President Ditto Ice, Inc.

DittoIce.com | 812-223-3021 | Ditto.Ice4u@gmail.com



1:500



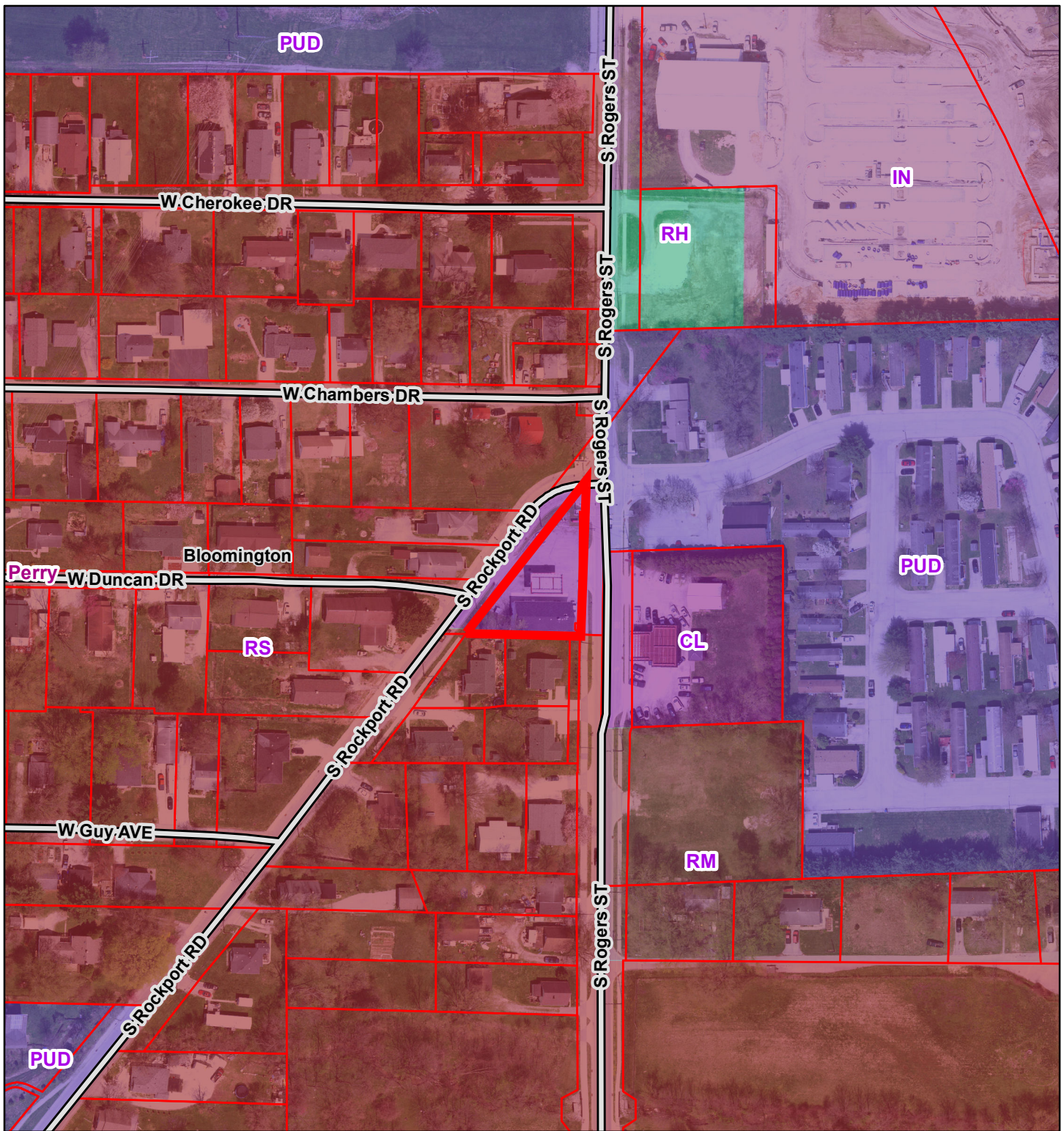
Roads

roadclas

; Major Road

Highway

Parcels



1:2,000

 Parcels	 CG	 MH	 RH
Bloomington Zoning	 CL	 PUD	 RM
TAG	 IG	 QY	 RS
 BP	 IN	 RC	
 CA	 MD	 RE	
 CD			

0 0.015 0.03 0.06 mi
0 0.0275 0.055 0.11 km



**City of Bloomington
Planning and Transportation Department**



- PLAN COMMISSION
- PLAT COMMITTEE
- BOARD OF ZONING APPEALS
- HEARING OFFICER
- COMMON COUNCIL
- STAFF LEVEL

CASE# V-04-20
 FILING DATE 2/04/2020
 FILING FEE \$ 500
 HEARING DATE(S) 3 4 20

HT ACCT# _____
 PLANNER: KG

ADDRESS OF PROPERTY 2002 S Rogers Street

Applicant's Name Christina & Rick Cunningham Phone 812-223-3021

Address 7727 S Ziker Rd. Email Ditto.ice4u@gmail.com

Owner's Name A+R Oil Inc / Vikram Rana Phone w/ 812-336-0600

Address 2002 S Rogers Street Email BLOOMINGTON FOODMART 2060@gmail.com

Counsel or Consultant N/A Phone _____

Address N/A Email _____

STAFF USE ONLY – TO BE COMPLETED BY STAFF

Plan Commission/Plat Committee

BZA/Hearing Officer

- Change of Zone
- Site Plan Review
- Planned Unit Development (Preliminary Plan)
- Planned Unit Development (Final Plan)
- Preliminary Plat Review
- Final Plat Review

- Appeal from Administrative Decision
- Conditional Use
- Variance
- Use Variance
- Common Council
- Right-of-Way Vacation

Description of Request:

Variance from the front yard setback to allow for an accessory structure

This application must be accompanied by all required submittals and plan elements, as indicated for the requested approval. Submittal of plans for review by City of Bloomington Utilities is required at or prior to time of application. Present CBU verification of receipt of plans at time of filing. Applicants are required to meet with a planner to review their request prior to filing an application. No applications will be accepted without prior Staff consultation. Staff reserves the right to schedule hearing dates for petitions subject to complete submittals and previously filed cases. Notices to adjacent property owners should not be mailed until hearing dates have been confirmed.

I (we) agree that the applicant will notify all adjacent property owners at the applicant's expense.

I (we) further agree that the Planning and Transportation Department will cause a legal notice of this application to be published in a paper having general circulation in Bloomington at the applicant's expense.

I (we) certify that all foregoing information is correct and that I (we) are the owners (legal agents for owners) of property subject to this application and authorize Staff to inspect the site as needed.

If applicant is other than recorded owner, an affidavit designating authority to act on owner's behalf, must accompany this application.

Applicant Signature: C Cunningham Date: 2/4/2020 Staff Initial: MG



City of Bloomington
Planning and Transportation Department



CITY OF BLOOMINGTON HEARING OFFICER

Notice of Public Hearing

The City of Bloomington Hearing Officer will hold a public hearing at 2:00 p.m., on March 4 2020, in the Kelly Conference Room #155 of the City Hall building at 401 N. Morton to consider the petition of:

for the purpose of a variance from front yard setback standards for an accessory structure.

for the property located at 2002 S Rogers Street and to which you are an adjacent property owner.

Under the provisions of Indiana Law, you may appear and speak on the merits of this proposal at the public hearing to be held at the time and date as set out herein. The hearing may be continued from time to time as may be found necessary. You may also file written comments with the Hearing Officer in the Planning and Transportation Department office (401 N. Morton Street, Suite #130, Bloomington, IN 47404), where the petition is on file and may be examined by interested persons. If you have any questions concerning this matter, you may telephone the petitioner (at the number listed below) or the City Planning and Transportation Department office at 812-349-3423.

Christina Cunningham
Petitioner/Counsel for Petitioner

7727 S Zikes Rd
Address

Bloomington IN 47401
City/State/Zip

812-223-3021
Phone

Dtorice4u@gmail.com
Email

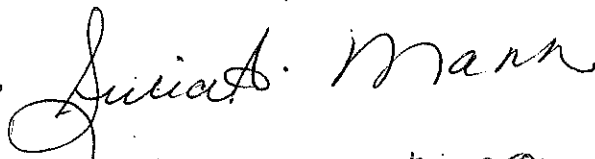
AFFIDAVIT

I, Vikram Arana certify that I am the owner of the property located at: 2002 S Rogers St and do hereby designate authority to act on my behalf for the matter pending before the City of Bloomington Planning Department to Christina Cunningham as my authorized agent.

Signed,



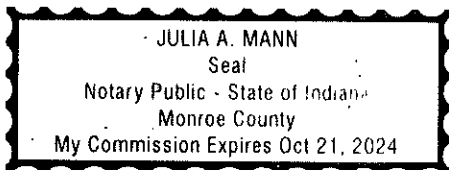
Notarized,

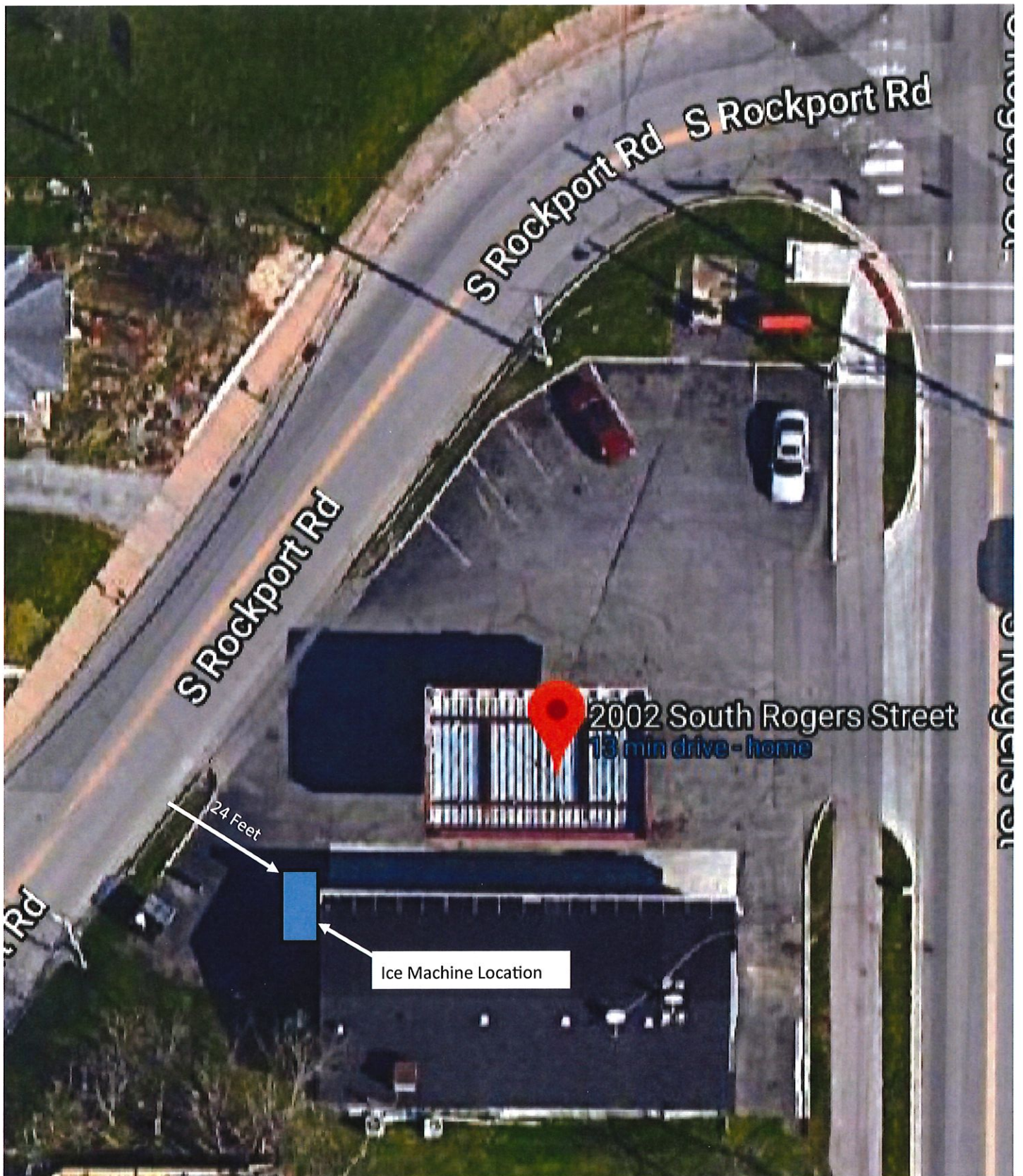


Date

February 14th 2020

Seal





PAYMENT DATE
02/04/2020
COLLECTION STATION
13 Planning
RECEIVED FROM
Rick and Christina
Cunningham
DESCRIPTION
Hearing Officer filing fee - variance for commercial property

City of Bloomington
401 N. Morton Street
Bloomington, IN 47404

BATCH NO.
2020-02001080
RECEIPT NO.
2020-00019916
CASHIER
Carmen Lillard

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																																								
13-101-0000-3310	101 Planning Application Fee Location: 2002 S. Rogers St.	\$500.00																																								
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Customer Copy

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 812 S. Morton Street**

**CASE #: V-05-20
DATE: March 4, 2020**

PETITIONER: J.T. Forbes and Martha Shedd
812 S. Morton Street, Bloomington

REQUEST: The petitioner is requesting a variance to allow for an addition to a single family dwelling unit.

REPORT: The petition site is zoned Industrial General (IG) and is located south of the intersection of W. Dodds Street and S. Morton Street. It is currently developed with a single-family residence with a parking area in the rear.

The petitioner received a use variance under Hearing Officer case #UV-43-19 in order to allow for a single family residence on an Industrial General (IG) zoning property. The purpose of the use variance was to allow for a possible future expansion to the residence. The petitioner is now coming forward for the addition to the residence and will be connecting the house to an existing detached garage. Since the detached garage is being attached to the residence, it must meet the setback requirements for a primary structure. With the Use Variance request, the Residential Core (RC) zoning district standards were approved for future development. The existing garage encroaches over the north property line approximately 4.5' into a public alley.

The proposed one-story addition would expand the residence along the existing north and south walls and maintain the same setback from the property lines. The residence is currently approximately 9' from the north property line and 28' from the south property line. An encroachment agreement for the garage may be needed from the Board of Public Works and the petitioner will coordinate that with Staff.

The petitioner is requesting a variance to legitimize the existing 0' setback from the north property line for the existing garage, in order to allow the garage to be attached to the house.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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.*

PROPOSED FINDING: No injury is found with this petition. The proposal provides for continued use of a single-family residence, which is the intended use in the Residential Core (RC) district. The variance will allow an existing garage to be attached to the primary residence only, the proposed addition will meet the minimum side yard setback from the property line. The garage will not be expanded to further the existing encroachment.

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.*

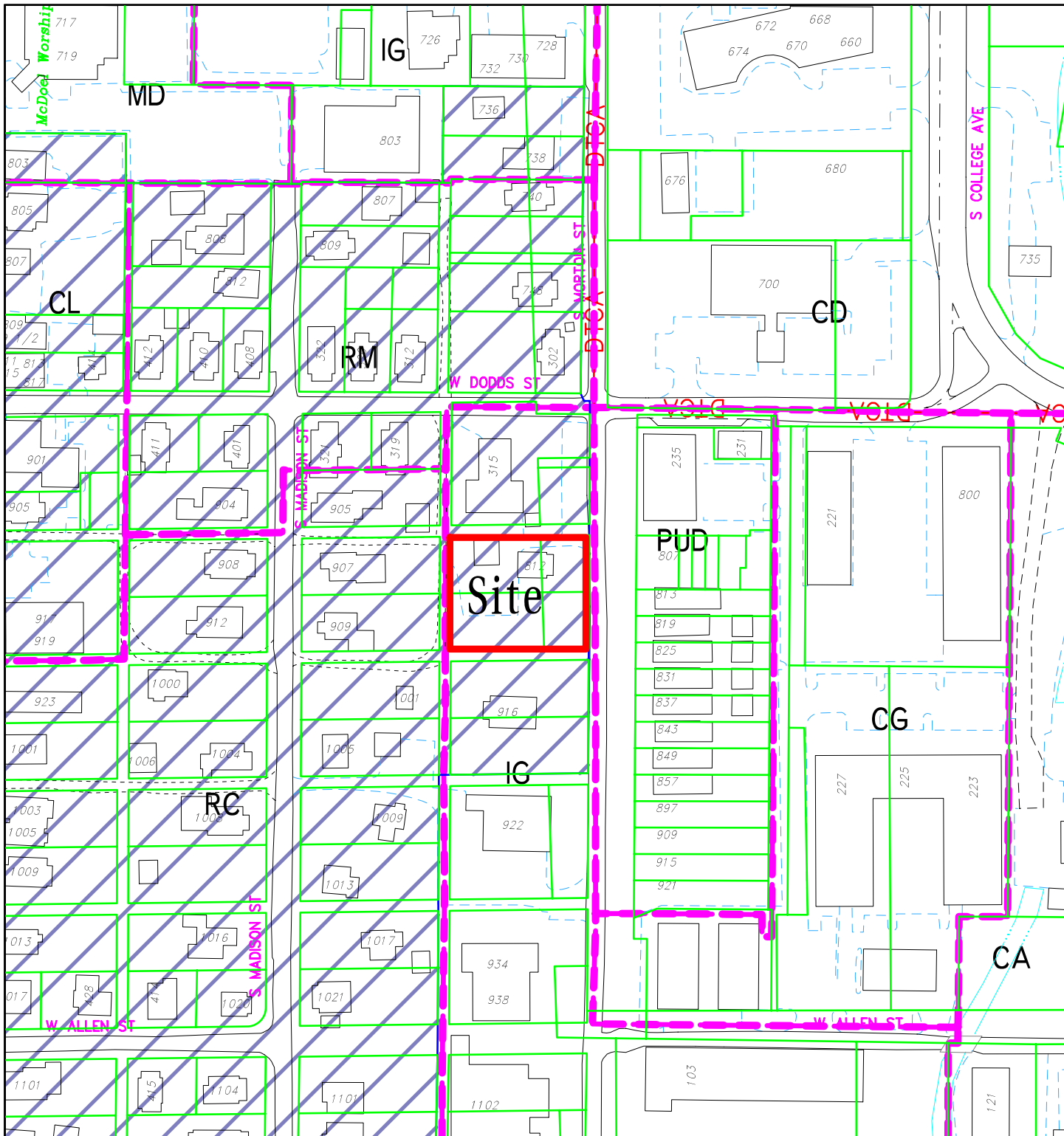
PROPOSED FINDING: No adverse impacts to the use and value of the surrounding properties are found as a result of the requested variance. The site will continue to be used as a single family residence and the addition will meet all required setbacks. The granting of this approval is only necessitated because of the existing encroachment of the garage. The scope of work only involves attaching a portion of the existing garage to the residence and must therefore be legitimized to allow the structures to be connected. A letter of support from an adjacent neighbor was received and is included in the packet.

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.*

PROPOSED FINDING: Practical difficulty is found in that due to the location of the existing garage, it is not possible to connect the house to the garage without the granting of a variance. Requiring the removal of the garage in order to meet setback requirements would not allow an existing structure to be utilized and necessitate the waste of materials and additional construction expense to build a new structure. Peculiar condition is found in the location of the garage within the existing setback which does not allow the residence and the garage to be connected. The granting of this variance simply allows for a unified roof line that will connect the garage to the house. Attached garages are a typical feature on single family lots.

RECOMMENDATION: The Department recommends that the Hearing Officer adopt the proposed findings and approve the petition with the following conditions:

1. The parking area in the rear of the structure must be brought into compliance with parking standards before occupancy will be issued for the addition.
2. A Certificate of Appropriateness is required prior to issuance of a building permit for the addition.
3. Any addition to the garage must meet setback requirements. If the garage is removed, any new construction must meet setback requirements.
4. The petitioner will continue to work with staff on an Encroachment Agreement through the Board of Public Works if deemed necessary.



V-05-20 J.T. Forbes and Martha Shedd

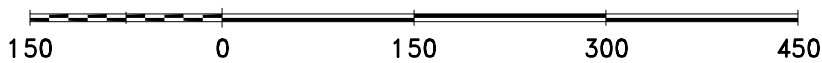
812 S. Morton Street

Hearing Officer

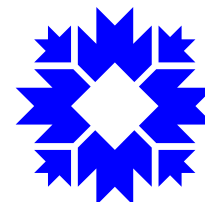
Site Location, zoning, parcels

By: greulice

27 Feb 20

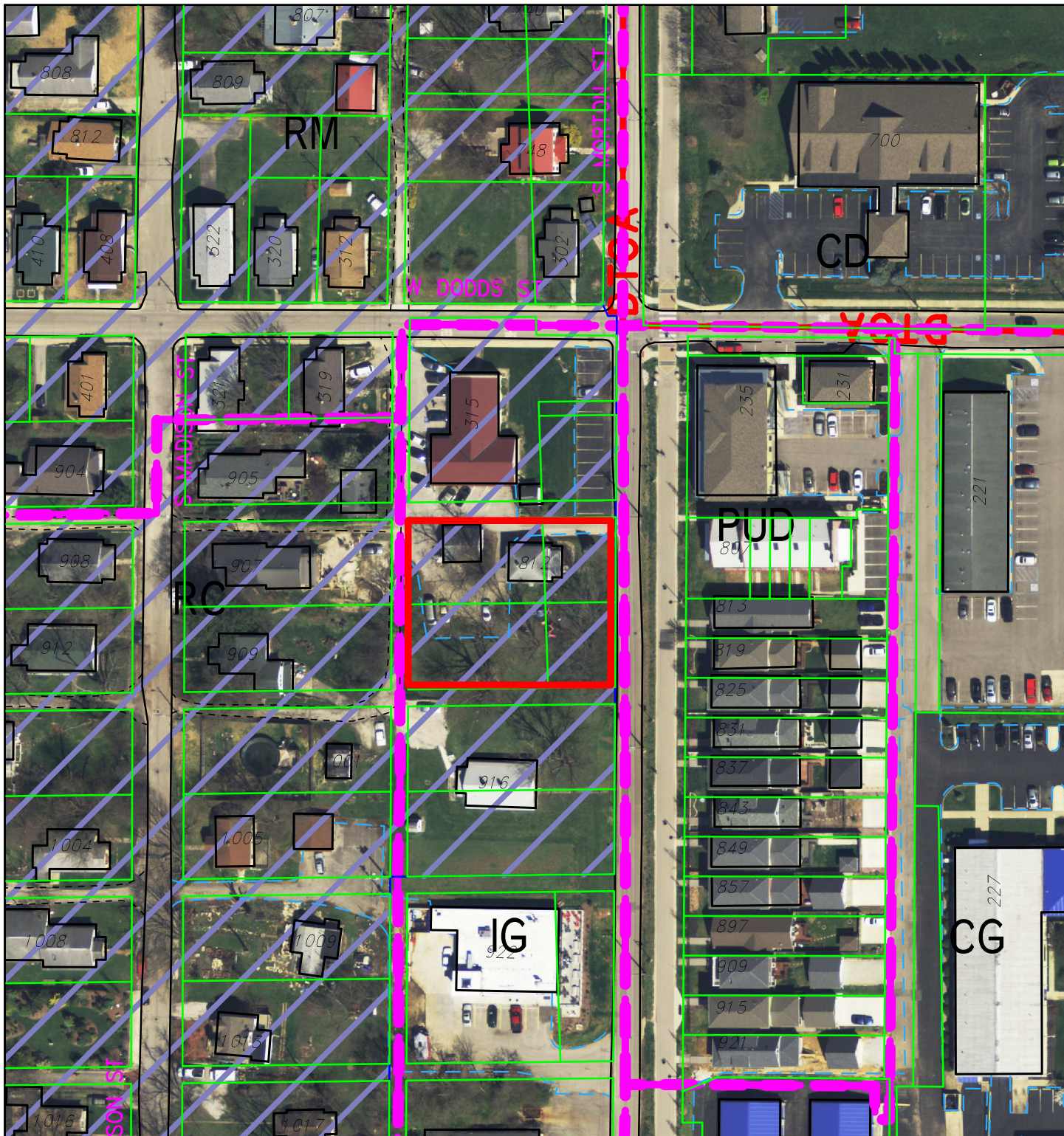


City of Bloomington
Planning & Transportation



Scale: 1" = 150'

For reference only; map information NOT warranted.



V-05-20 J.T. Forbes and Martha Shedd

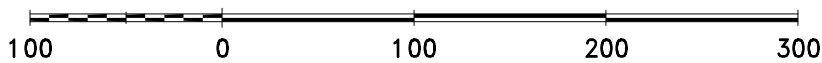
812 S. Morton Street

Hearing Officer

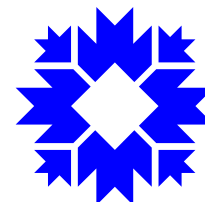
2016 Aerial Photograph

By: greulice

27 Feb 20



City of Bloomington
Planning & Transportation



Scale: 1" = 100'

For reference only; map information NOT warranted.

PETITIONERS' STATEMENT

We respectfully request a variance for the garage of our future personal residence at 812 South Morton Street in the McDoel Historic District. Approval of this request will enable us to build a new addition that makes the house more accessible as we age in place.

The existing house structure was built in 1925 and served as a single-family owned residence for 69 years before becoming an investment property for the last two individuals who held title to the property. The garage was added in 1954 and it seems that a concrete floor was poured in 1960. Neighborhood lore has it that new drywall, insulation, wiring, and a heating and cooling unit was added in the early part of this century as part of a project to convert the garage to office space. The north side of the garage encroaches on the alley by approximately 4.5 feet.

We are committed to this neighborhood and this property as place to age in place. Many of our adjacent future neighbors, and principal authors of the McDoel Historic District Design Guidelines, have greeted us warmly and are supportive of us transforming what had become a stagnant commercial space, and more recently a vacant structure where drugs were consumed on the porch, back into a vibrant home where friends, loved ones, and neighbors gather.

We have studied the history of the neighborhood and legacy of the house. For 69 years, it served as a home to common laborers who tarried for the Fagan Stone Company, Indiana University, the Monon Railroad, Monroe County Schools, and the Radio Corporation of America. It became an investment property for the last two individuals who held title to the property.

The aims of the McDoel Historic District Guidelines affirm our approach to renewing this home:

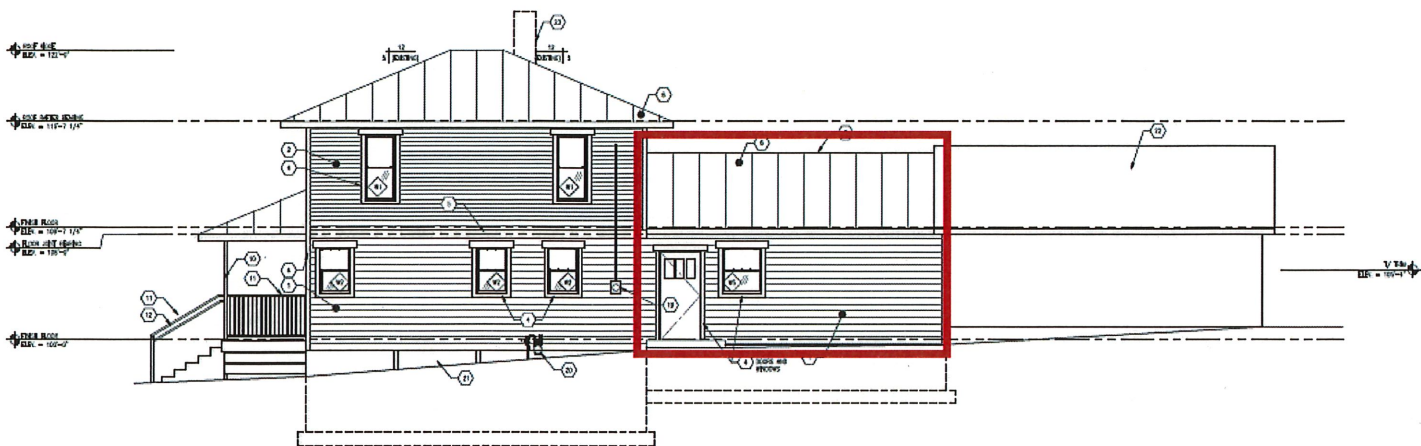
"Livability should be supported by maintaining affordability and property values, fostering energy conservation, fostering the visual compatibility of the neighborhood, promoting aging in place, and sustaining the character of contributing buildings."

The new addition will add approximately 500 square feet to the property, providing a master bedroom and bathroom, laundry facilities, a half-bathroom, and connect the garage to the house to make the first floor accessible in the event we experience mobility issues as we age in this, our last home.

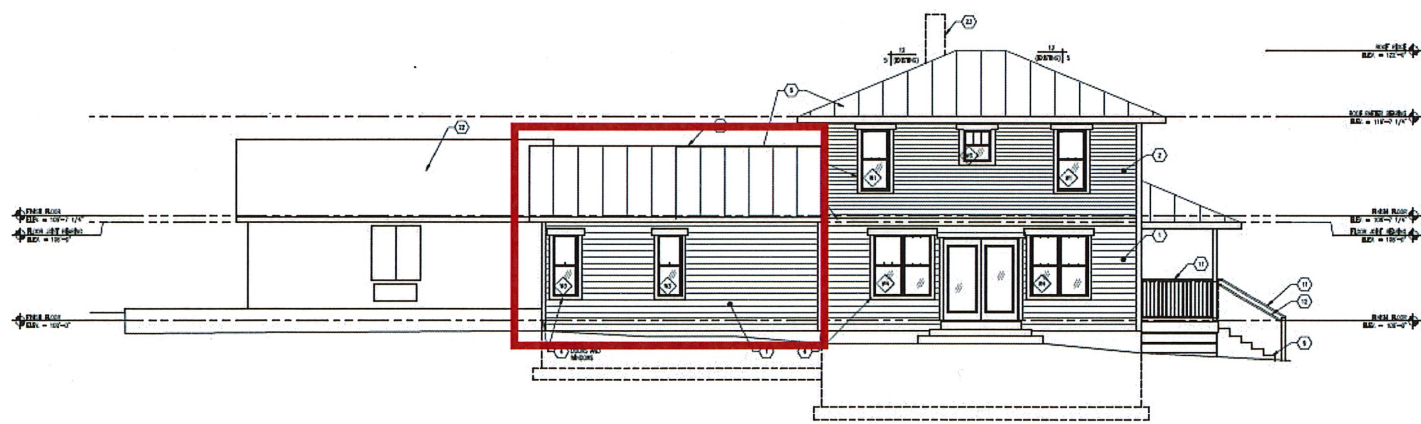
Demolishing the existing garage seems a costly and environmentally irresponsible action. The garage is a very sound structure in very good condition. Moving the garage would be a very dramatic and financially extravagant solution. Having considered alternative designs for the addition, we are requesting a variance for the garage because it is the most affordable, accessible, and sustainable design that also is responsive to the McDoel Historic District Guidelines.

Thank you for consideration. We are both humbled and proud to add our names to the Boshears, Dillard, Hays, and Stalcup families who knew the house at 812 South Morton as a home where adults and children lived, loved, and welcomed co-workers, friends, family members, and neighbors. Approval of this variance will allow us to develop this property for ourselves and the future generations of McDoel Gardens.

DRAWING OF PROPOSED ADDITION
(Taken from Original Professional Architectural Drawings submitted to and approved by the Building Department)



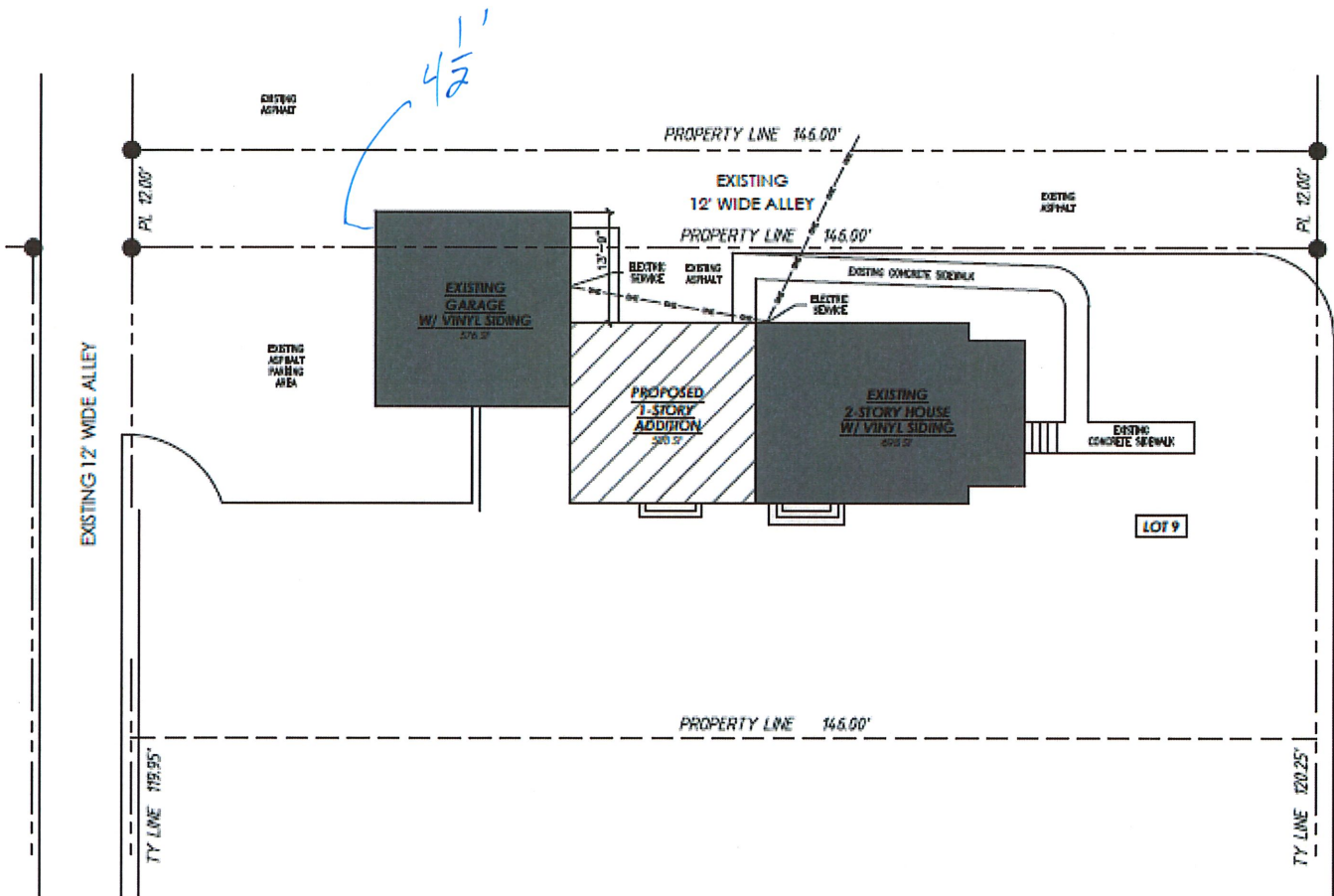
1 NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

SCALED DRAWING OF 812 SOUTH MORTON STREET

Taken from professional architectural drawings for our home



SCALED DRAWING OF 812 SOUTH MORTON STREET
Taken from Monroe County Elevate Database



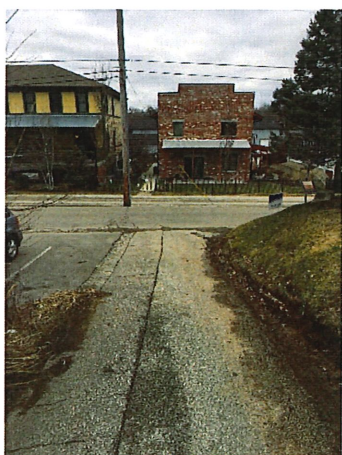
EXTERIOR PHOTOS OF OUR HOME



North side of Home from Morton Street



South side of Home from Morton Street



Alley on North side of House



Existing House and Garage from Vacant Lot to the South



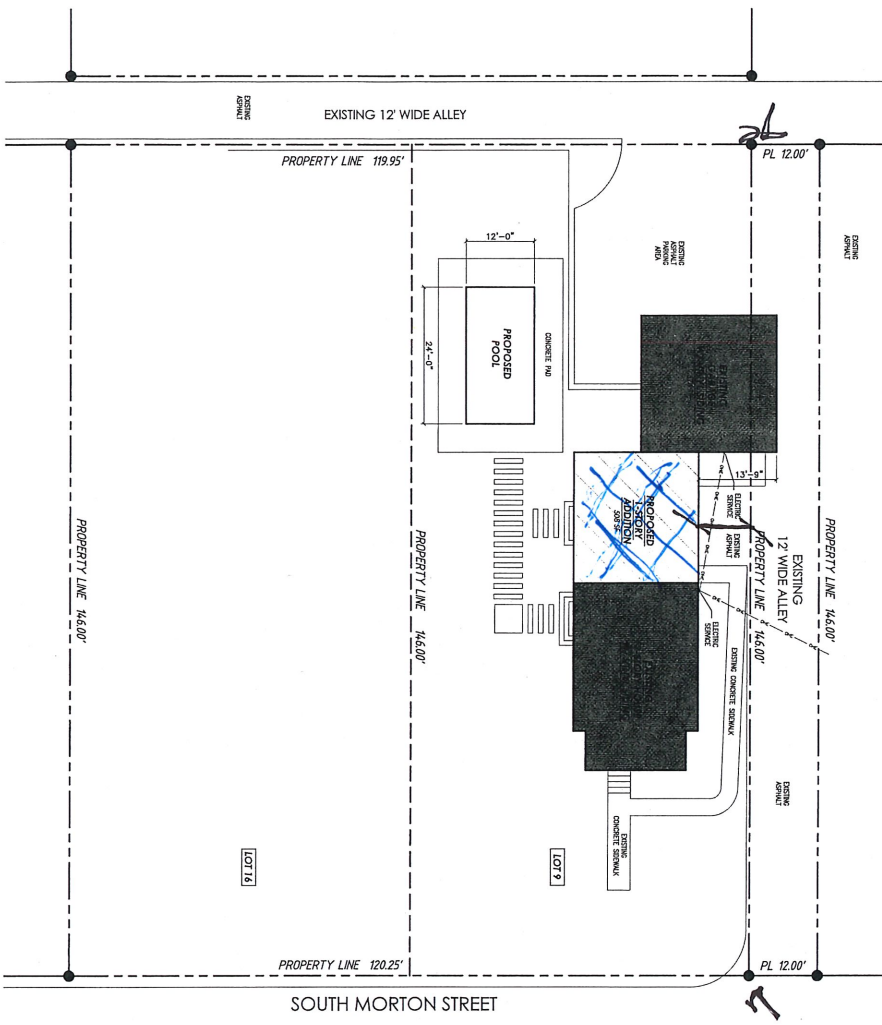
Space between existing House and Garage where proposed addition is planned to be built.



View of Alley from existing Garage Door on West side of Garage

EXAMPLES OF NEIGHBORING ARCHITECTURE





1 SITE PLAN
1/4" = 1'-0"

THE SITE PLAN HAS BEEN EXAMINED FROM THE PLANNING DEPARTMENT. ALL UTILITIES, EXISTING AND PROPOSED, HAVE BEEN SHOWN. THE LOCATION OF ALL UTILITIES, EXISTING AND PROPOSED, SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

- UTILITY NOTES:**
1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 4. ALL UTILITIES SHALL BE COVERED WITH A MINIMUM OF 18" OF CONCRETE.
 5. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES.
 6. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
 7. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 8. ALL UTILITIES SHALL BE COVERED WITH A MINIMUM OF 18" OF CONCRETE.
 9. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES.
 10. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- SITE UTILITIES CONTACT INFORMATION:**
- **UTILITY:** 317-323-2447
 - **EMAIL:** info@indianapolisutilities.com
 - **ADDRESS:** 317-323-2447
 - **CITY OF INDIANAPOLIS:** 317-323-2447
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- SITE LAYOUT NOTES:**
- ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO THE FACE UNLESS OTHERWISE NOTED.
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- GENERAL SITE NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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RESIDENTIAL RENOVATION FOR:

JT FORBES & MARTHA SHEDD

812 S MORTON ST
BLOOMINGTON, INDIANA 47401

REVISIONS

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
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PROJECT NO. 2017

DATE: 09/27/2019

DRAWN BY: DWANNEY

CHECKED BY: D. BRUCE

SHEET NAME: ARCHITECTURAL SITE PLAN

SHEET NO. AS101

BZA Members,

I am responding to the request for the request for variance by Thomas Forbes and Martha Shedd at 812 S. Morton St to allow attachment to an existing garage.

I live at 905 S. Madison. The back of my property lies across the alley from this property. As I understand it, the garage was built sometime in the 1950s. While the body of it is on the property, the Northern edge extends over the property line and into the alleyway. If I am correct, it is non-compliant with existing City Code, but is grandfathered.

JT and Martha wish to construct an addition to their house and connect it to the garage, but are told Code will not allow it. I think there is ample precedent to create a variance that will allow the connection.

Some years ago a friend here in Bloomington wanted to replace her derelict garage with a new one. She was told by Planning that Code would not allow the new garage to sit in place of the old one at the extreme alley corner of her property. It would have to meet Code by being set back many feet from the property line, an impossibility on her small lot. The obvious and most practical answer was to allow a new garage in the same location. She argued to the BZA that Bloomington has many old garages built on the property lines and she would be improving her property (and neighborhood) by building new on the same spot. She was granted a variance.

There is a similarity here. The garage is situated on the corner of the property, at the crossing of two City alleys. Though non-compliant with Code, it is grandfathered and allowed to remain there forever. City Planning has told JT and Martha an addition to their house can come within an inch of the garage but cannot connect unless they remove the current garage and build a new one that is set back, per Code, deeper into the property.

As in the case I mentioned, It is impossible to do this. There is no room. And it makes no sense. Granting a variance for connection to the building in the original position will allow them the utility of an indoor entrance to the garage. It changes nothing else externally and does no harm to those who live nearby and/or use the alleys.

The reasonable solution, with precedent, is to grant a variance that allows them to connect. I am in full support.

Thanks for your service.

Jack Baker