

Zoning Board of Appeals,

Property in question 1404 Lutz Ave., Tom and Jean Bartlett

As an addendum to our application please review the following from ourselves and our neighbors.

In consideration of what we believe is the intent of the averaging of setback language in the code we think it is important to consider the following:


The homes that we believe would be of consideration in our request comprise just 3 homes facing Lutz and the corner home facing Soule. Not only because these homes are all that make up our very small block but also because they are not visually congruent with any of the rest of the neighborhood due to the unique orientation of our block to the rest of the neighborhood (see attached plat map.) *packet*

The variance request in actuality would extend the front of 1404 only 3 ft. from the existing condition, which has been in place for decades, and only to the standard setback.

The footprints of our homes are below average for homes in our area. Directly behind us is a large 3 story brick home. We would all like to have the front setback to extend to the standard setback to give us a bit of room to grow just as Jean and Tom wish to do.

Also, the width of our street and the immediate intersections to our east are sprawling. To our west is the large rear yard of Zion Lutheran Church which was completely regraded a couple of summers ago as a result of additions they made to the church. This includes a large water retention feature and a change in ownership between the church and the city with regard to Eberwhite Woods to the ^{west} east of the church yard. All this insures these features will remain for a long time to come. Taken together our homes enjoy large frontal vistas.

 
1406 Lutz Ave., Bill and Beth Cron

 5.26.15
1402 Lutz Ave., Joan Schmidt

 
614 Soule Blvd., Jeff Horowitz and Michelle Segar