

COMO Urban Housing, LLC
1315 S. Rustic Rd.
Columbia, MO 65201

October 17, 2016

City of Columbia
Community Development Department
701 E. Broadway
Columbia, MO 65201

Subject: 310 Sanford Ave

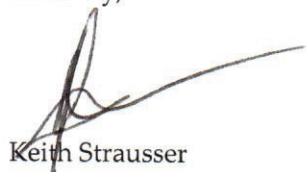
Dear: Tim Teddy,

This letter is written to address the variance for a sidewalk at 310 Sanford Ave in accordance with ordinance of Section 25-.48.1.

We are requesting a variance for the following reasons:

1. The granting of the variance would not be an increased safety hazard at 310 Sanford Ave because no sidewalks currently exist on either side of the street. This street is a side street with very little traffic flow.
2. There are currently approximately 40 houses on Sanford Ave, none of which have sidewalks. Having a sidewalk in front of one house, while existing houses have no sidewalks, would serve no purpose.
3. The current lot has a 5 foot right of way (back of curb to property line). Across that 5 foot right of way there is a change of elevation of about 3 feet. Just beyond the property line, there is a large tree (about 4 foot in diameter) that would have to be removed to lower the grade for a sidewalk to be installed in accordance with city ordinance. Removal of this tree would be a hardship to the owner due to cost of tree removal and grade issues. Estimated \$3500 to prepare the property for sidewalk placement. In addition, the loss of such an old and large tree would be detrimental to the overall character of the neighborhood. Requesting a variance of alternative sidewalk placement would also not be feasible because of how close adjacent houses are located to the street. This would cause issues with tying in to future sidewalk placements on adjacent properties.
4. At this point, we do not believe the city has plans to install sidewalks on Sanford Ave. To install a sidewalk at 310 Sanford Ave would serve no purpose to the community.

Sincerely,



Keith Strausser