

GRASSLANDS BOARD of DIRECTORS

August 2, 2022

Members of the Planning and Zoning Commission,

The Grasslands Neighborhood Association strongly supports the Checkett-Teeter request for a sidewalk variance for their lots at 105 and 107 East Ridgeley Road.

The Grasslands is a lovely, historic neighborhood located in the heart of Columbia. We take great pride in maintaining the overall look and feel of the neighborhood and, as a community and an association, we work hard to protect the neighborhood from the continual challenges created by our proximity to Providence and Stadium roads, and from the ongoing encroachment of fraternities, sororities, and rental units.

The original houses were built nearly one hundred years ago, and, at that time, sidewalks were not installed. Subsequently, at some point in the 1930s, sidewalks were built in front of a few houses near the entrance to the neighborhood, but most of the streets do not have sidewalks.

Grasslands residents walk, jog and bike through the neighborhood and the people who drive by do so slowly and respectfully. We have figured out how to safely share our streets without sidewalks being in place. We do not believe that, if a sidewalk were built on the owner's lots, people would get off the road to use the sidewalk for several hundred feet and then get back on the road. People would do what they do now—walk, jog and bike on the side of the road.

We understand from A Civil Group engineering firm that installing a sidewalk will require the Checkett-Teeters to regrade the yard, remove and rebuild their driveway and remove several trees. With an estimated cost upwards of \$10,000, this is an excessive expense for a requirement with questionable value.

When the owners purchased 105 East Ridgeley in 2019, the purchase contract stipulated the existing house would be demolished no later than six months after purchase. This provision was met in early 2020. Since then the owners have planted trees and started a small flower garden, and our Grasslands community appreciates the small green space we now enjoy on East Ridgeley Road. Installing a sidewalk that does not connect on either side to an existing sidewalk will visually disrupt the look and feel of the street and neighborhood.

Finally, several instances of new and re-constructed homes in the neighborhood in recent years have been exempted from installing sidewalks in similar circumstances that would have provided no benefit to the neighborhood or connection to any existing sidewalk. Granting the requested variance is consistent with all recent history.

In summary, we support the request for a sidewalk variance for 105 and 107 East Ridgeley Road.

Thank you for your consideration,

Two handwritten signatures in black ink. The signature on the left is a stylized 'G' followed by 'Zguta'. The signature on the right is a stylized 'Z' followed by 'guta'.

Greg Zguta

Grasslands Neighborhood Board

Gordon Doak (Treasurer)

Matt Milbach

John Ott

Dee Dee Shelton

Sally Silvers (Secretary)

Jared Vessell

Greg Zguta (President)

August 3, 2022

Dear City of Columbia,

We are writing to you in support of the Checkett/Teeter sidewalk variance request for 105 and 107 E. Ridgeley Rd. We live at 111 E. Ridgeley Rd., directly next door to the east of the Checkett-Teeters.

Although we can see that in a majority of cases requiring sidewalks is beneficial to neighborhoods, in this particular case it would not be. In fact it would be more disruptive than positive. In making your decision please consider the following:

1. The sidewalk would only run for a couple hundred feet and would not connect to sidewalks on either side. Our neighborhood is older and only a few homes in the entire neighborhood have sidewalks in front.
2. It is a very walkable neighborhood and as someone who walks it 3-5 days a week I can say that most or all folks are used to walking in the street(s) that are wide. Very few if any people move from the street up to the sidewalk in the few areas where there are existing sidewalks. It would be a waste of resources to put these in the neighborhood.
3. We have a lot of mature and established landscaping/trees in our neighborhood and would be disappointed to lose those in favor of non-useable concrete.

Thank you for your time and consideration on this matter! We would be happy to address any questions you may have.

Sincerely,

Rockie and Mike Alden
111 E. Ridgeley Rd.
573-999-9239

August 10, 2022

To the City of Columbia,

My name is Mark Alexiou, I own the lot adjacent to Donna Checkett and Chris Teeter's lots at 105 & 107 East Ridgeley. Our house is to the immediate west of these lots, so we currently have the pleasure of seeing this open, green lot full of trees and natural beauty. Our 5 year old son Niko has often mentioned that we have a beautiful park next door. We would like to keep it this way and not have a sidewalk that only runs the length of these two lots and nowhere else along our quiet and serene road in this beautiful Grasslands neighborhood.

My wife Becky and I would like to offer our full support to the request Donna and Chris have submitted for a sidewalk variance. While we understand and appreciate the importance of sidewalks and feel they are the preferred accommodation for pedestrians, in this case we feel it will actually detract from the neighborhood and not serve the purpose it should. Just having a sidewalk on those two lots and not all of the lots on the north side will not only make it look out of place but I can't imagine people who already walk on our pedestrian-friendly streets will make the effort to leave the street for the sidewalk on these two lots and then return to the street to continue their walks. If they do get on the sidewalk, they will probably continue walking along our property and wear a path through our yard that will detract from the clean look we would like to have in front of our house.

I think what makes this area so unique is that there are not thru streets to other neighborhoods. You have to have a reason to turn into the Grasslands and it's usually to return to your home or visit a friend. We have become accustomed to driving slowly and looking out for people walking on our road. Part of the charm we loved when we purchased this property a few years ago is that there are daily groups of people walking on the streets, or kids returning home after playing at a friend's house, people going for a jog or riding a bike.

I have seen what can happen when sidewalks age or get disturbed by roots and create a safety issue for pedestrians with uneven sections or cracks that can result in a serious tripping hazard. In our unique case, we just feel the road is the best place for people to explore and use Ridgeley. A sidewalk on just these two lots would look so out of place and we can't imagine they would ever get used. However, what I do know is that the natural beauty and years of gardening and landscaping of Donna and Chris's lots will dramatically change if trees and landscaping have to be removed and the yard regraded for this short, 2 lot sidewalk.

We appreciate you taking the time to listen to us, and our neighbors, in supporting this request for a sidewalk variance for Donna and Chris.

Thank you.

Mark, Becky and Niko Alexiou
101 E Ridgeley Road

Cynthia & Andrew Beverley
210 East Ridgeley Road
Columbia, MO 65203

August 2, 2022

Members of the Planning & Zoning Commission
City of Columbia
701 East Broadway
Columbia, MO 65205

RE: Checkett-Teeter Sidewalk Variance

Dear Commissioners:

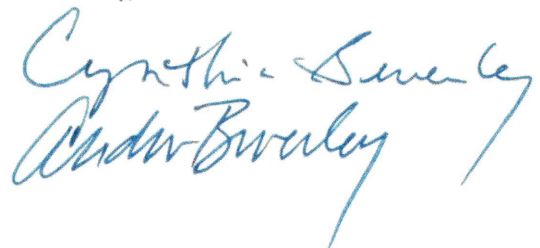
Our longtime neighbors, Donna Checkett and Chris Teeter, have enhanced and protected our neighborhood by purchasing an adjacent lot. They now are in the process of combining the two lots. Especially in an historic neighborhood with mature trees and a variety of older homes, we are grateful that another super-sized house won't be shoe-horned onto a standard residential lot. Hats off to Donna and Chris for doing this!

We are writing to respectfully request that the City of Columbia waive its sidewalk requirements for the combined lot. A "*Sidewalk to Nowhere*" makes no sense in this situation for the following reasons:

1. Only a very small percentage of homes in the older part of the Grasslands have sidewalks. It is extremely unlikely that the homes on either side of the Checkett-Teeter property will do anything to trigger a sidewalk requirement, so the single sidewalk segment would stick out like a sore thumb.
2. Making matters worse, it looks to us like significant grading would be required. The lot looks natural now – and enhances the neighborhood – and we fear that a graded sidewalk would greatly detract from the natural landscape.
3. As a practical matter, we would expect that if the City requires a sidewalk, it will be a deal-breaker because of the significant costs involved for the homeowners. Please don't dissuade homeowners from taking steps to strengthen an historic neighborhood!
4. Maybe the most important consideration is that the walkers in the Grasslands are accustomed to walking on the streets. It has been this way for *decades* and our neighbors are accustomed to it.

Thank you for all that P&Z does to protect and improve the many wonderful neighborhoods in Columbia. In this case, we hope this is an easy "yes" vote to approve the sidewalk waiver.

Sincerely,

Handwritten signature in blue ink, appearing to read "Cynthia Beverley" and "Andrew Beverley" on two lines.

From: Carter, Anita F. anita@Missouri.edu
Subject: Sidewalk variance
Date: August 8, 2022 at 8:17 AM
To: DONNACHECKETT@GMAIL.COM



To the City of Columbia,

I am writing in support of the Checkett-Teeter request for a sidewalk variance for their lots at 105 and 107 East Ridgeley. I have lived in this beautiful neighborhood for 21 years and do not think the property will be improved with a sidewalk. It would be unfortunate for the Checkett-Teeters to have to remove trees and regrade the yard in order to install a sidewalk that runs the length of two lots without connecting to any other sidewalks. Please carefully consider the wishes of the residents as you review this request. Thank you!

Anita Carter
108 East Ridgeley Road
(573)864-4554

carteraf@missouri.edu

Eleanor V. Farnen
103 East Brandon Road
Columbia, MO 65203
573.424.1792

City of Columbia
Columbia City Hall
701 E. Broadway
P.O. Box 6015
Columbia, MO 65205

August 6, 2022

RE: Checkett-Teeter Sidewalk Variance Request

I am writing in support of the Checkett-Teeter sidewalk variance request for 105 and 107 East Ridgeley. Most of the homes in the Grasslands were built in or before the 1950s. Sidewalks were not commonplace nor mandated. To this day, there are very few properties that have sidewalks and even fewer that connect sidewalks at either end.

How has this affected our neighborhood? We have beautiful old tree-lined streets that make the Grasslands a special place in the center city. One of the reasons we have a close-knit neighborhood is the fact that we are comfortable walking on the street and sharing the right of way. The street is a place where many of us meet almost daily to check in and share news. In a very real sense, it is part of our neighborhood culture that keeps us connected.

This variance request makes perfect sense. Construction and the removal of mature trees as a part of this project would serve no purpose since this sidewalk would only span a few hundred feet and not connect to anything. Donna and Chris have a lovely home and want to protect the integrity of the adjoining properties. The cost of installing a sidewalk would be prohibitive.

We hope the city will take our support into consideration and grant the variance.

Very truly yours,


Eleanor V. Farnen

August 1,2022

City of Columbia (Missouri):

As a resident of the grasslands, living on East Ridgeley Road, I am writing in support of the Checkett-Teeter request for a sidewalk variance, for their lots 105 and 107 East Ridgley Road. The grasslands is one of the older platted neighborhoods, with very few sidewalks, and no continuous walkways. As residents we do not find this an issue; vehicles travel slowly as the area is not a drive-through neighborhood. Sidewalks at 105 and 107 would not adjoin any other sidewalks and will not provide a continuous walk path. Indeed this "walkway" to nowhere, will cause the loss of trees which are needed as carbon sinks, and shade respites from sun and heat. We live within 3 houses of these lots, and find the Checkett-Teeter request to be reasonable and responsible. Thank you for your consideration and your attention to this matter.

Darcy and Robert Folzenlogen

10 East Ridgeley Road

I am writing in support of the Checkett/Teeter request for a sidewalk variance. I live at 206 E Ridgeley Rd, just a few houses east of the lots in question. I have lived in my house since 1978. As you may know, the Grasslands subdivision has very few sidewalks- the only sidewalks on East and West Ridgeley are two short sidewalks that start on Wayne Street and end after the two houses that are on the corner of Wayne St and the east end of East Ridgeley Road. A sidewalk at the Checkett/Teeter properties would, in my opinion be a bad idea; it would be expensive, out of character with the neighborhood, and a sidewalk that would benefit no one, since it does not connect with another sidewalk from the east side or the west side of East Ridgeley Road. Frankly, in my opinion, it would look totally out of place. Thus I strongly support the Checkett/Teeter request for a sidewalk variance.

David Goldenstein, MD
206 E. Ridgeley Road

From: robert.hohenstein@gmail.com
Subject: Sidewalk Variance
Date: July 31, 2022 at 11:07 AM
To: Donna Checkett donnacheckett@gmail.com



To the City of Columbia,

We are writing to express our support of the Checkett-Teeter request for a sidewalk variance for their two (2) lots at 105 and 107 East Ridgeley. Our property is adjacent to theirs and we do not see any reason to require them to build sidewalks that would not connect to any other sidewalks.

Sincerely,

Robert & Deborah Hohenstein

32 Bingham Road
Columbia, MO 65203-3503
(786) 236-3837
(804) 212-6935
robert.hohenstein@gmail.com
texashohos@aol.com

From: Lisa Kayser lisaekayser@hotmail.com
Subject: Chekett-Teeter
Date: August 4, 2022 at 9:59 AM
To: donna checkett donnacheckett@gmail.com



To the City of Columbia,

I am writing in support of the Checkett-Teeter request for a sidewalk variance for their lots at 105 and 107 East Ridgeley.

*Lisa Kayser
106 East Ridgeley Road*

From: Ryan Kind shadow20011986@yahoo.com
Subject: Request for sidewalk variance
Date: August 7, 2022 at 3:43 PM
To: Donna Checkett donnacheckett@gmail.com
Cc: Chris Teeter teeterchris@me.com

RK

To: The City of Columbia

We are writing to express our support of the Checkett-Teeter request for a sidewalk variance for their lots at 105 and 107 East Ridgeley Road. My wife, Chris and I live directly across from the lot at 105 East Ridgeley and within a line of site for the other lot at 107 East Ridgeley. Neither of us see any current or future benefits from having sidewalks added to these two lots and actually believe that putting sidewalks on these lots would be wasteful and be visually harmful to the neighborhood.

I have lived in the Grasslands neighborhood in close proximity to both of these lots for the last 30 years. This block of Ridgeley has very low traffic volume and no problem with speeding vehicles which could be a threat to pedestrians. This is due, in large part to the fact that Ridgeley Road does not have an intersection or entrance directly off of Providence Road. Due to the fully developed status of the Grasslands neighborhood with no room for additional new dwellings to increase traffic in the future, current vehicle traffic patterns are not expected to change in the future.

We both walk, bicycle, and drive past these two lots daily and do not believe that the expensive and destructive process of adding sidewalks on these two lots would enhance safety for pedestrians or provide any other benefits to the neighborhood. Adding sidewalks on these two lots would create a two-lot-wide sidewalk that does not even connect with any other sidewalks and it would not be expected to have connections at any time in the future. The automobile traffic on Ridgeley is almost all local Ridgeley residents and drivers are good at slowing down and accommodating pedestrians walking in the street.

Sincerely,

Chris and Ryan Kind

To the City of Columbia,

I am writing in support of the Checkett-Teeter request for a sidewalk variance for their lots at 105 and 107 East Ridgeley.

I live within line-of-sight of these lots and do not think the property will be improved with a sidewalk. It would be unfortunate for the Checkett-Teeters to have to remove trees and regrade the yard in order to install a sidewalk that runs the length of two lots without connecting to any other sidewalks. A sidewalk that only runs for two lots and does not connect to other sidewalks simply does not make sense and ruins the overall look of the street.

*Jane Mandel
202 E. Ridgeley Rd*

From: Michael Ortbals mjortbals@gmail.com
Subject: Sidewalk Variance
Date: August 7, 2022 at 3:15 PM
To: donnacheckett@gmail.com



To the City of Columbia,

We are writing to express our support of the Checkett-Teeter request for a sidewalk variance for their two lots at 105 and 107 East Ridgeley. Our property is adjacent to theirs and we do not see any reason to require them to build sidewalks that would not connect to any other sidewalks.

Michael & Lisa Ortbals
100 Bingham Rd
Columbia Mo 65203

Sent from my iPhone

July 31, 2022

Dear City Of Columbia Planning Official:

Our names are Robert & Alicia Price. We live in the Grasslands Neighborhood at 111 E Brandon Rd, Columbia, MO 65203.

We write in support of Donna Checkett and Chris Teeter and their request for a design adjustment with respect to installing a sidewalk at 105 and 107 East Ridgeley Road. The sidewalks in question are unnecessary and do not bring value or a continuity of safety to the street or the neighborhood in general.

We recommend the sidewalks not be installed for the following reasons:

1. The neighborhood has few continuous sidewalks. The only ones of consequence are on E. Burnam Road from Birch to Providence, and Clarkson Road. These sidewalks service mostly R-2 zoned properties where there is a higher occupancy rate and most of the neighbors are students. There are sidewalks on the east of Bingham Road, a portion of Wayne Road and only one lot width on East Ridgeley.
2. The majority of R-1 zoned properties in the Grasslands do not have sidewalks. Neighbors, since the 1950s have a history of sharing the road with pedestrians and vehicles alike, there is a high awareness by all neighbors that pedestrians must and do utilize the streets to walk. We motorists adjust our speed accordingly.
3. There is no continuity of sidewalks on East Ridgeley. The closest sidewalk to connect to 105 and 107 East Ridgeley is 211 East Ridgeley, 340 feet away. Therefore pedestrians traveling west on the existing sidewalk must exit, walk in the street more than 100 yards, to then use this proposed sidewalk for only two lot widths, only to return to walking in the street. No pedestrian will use this new, short, unconnected sidewalk. It makes no sense to build it in the first place.
4. Existing topography requires regrading of both lots to accommodate the sidewalk. Mature trees will be removed and the resulting slope of the petitioner's driveway will be increased and less safe.
5. The cost to the petitioner far exceeds the value received to the neighborhood with the addition of a sidewalk to nowhere. This unconnected sidewalk detracts from the ambiance and harmony of East Ridgeley and the neighborhood.
6. This design adjustment does not preclude the ability of the City to install fully connected and usable sidewalks in the future.

As neighbors who walk East Ridgeley, we do not find the installation of this sidewalk to be of benefit or value, and we respectfully add our names to the list of those who support granting the design adjustment to Donna Checkett and Chris Teeter.

Sincerely,
Ali and Robbie Price
111 E. Brandon Road