



W. BROWN LAND SURVEYING, INC.

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WOODROW A. BROWN, R.L.S.
PRESIDENT

VARIANCE REQUEST LETTER

To the Planning Department, City of Bloomington,

On behalf of our client, To-Anh Nguyen, we are seeking a variance to split and re-plat the parcel at 9211 Columbus Ave. S into 2 lots. Though the lot has a plat distance of 120 feet, the actual surveyed distance across the front of the lot between 2 found iron monuments measures 0.46' short of the platted distance. Per standard survey practices, additional monumentation was found throughout the block and across the street, verifying the found monumentation on our client's lot is acceptable and correct.

Due to said deficiency in the overall lot width, we will not be able to meet the minimum R-1 zoning lot width of 60' for both lots. We are proposing that the south lot will be 60.00 feet wide across the front and rear, and the north lot will measure 59.54' across the front and 60.03' across the rear.

Thank you.

Regards,

Date: 01-13-2026

Woodrow A. Brown, R.L.S. No. 15230
President