

CITY OF BLOOMINGTON



SEPTEMBER 19, 2012 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
September 19, 2012 at 2:00 p.m.

*Kelly Conference Room #155

PETITION:

- V-41-12 **Maarten Bout**
922 W. 4th St.
Request: Front yard setback variance to allow the reconstruction of a front porch.
Case Manager: Patrick Shay

PETITIONER: Maarten Bout
511 S. Anita Street, Bloomington

REQUEST: The petitioner is requesting variance from frontyard setback standards to allow the reconstruction of a front porch.

REPORT SUMMARY: The petitioner owns a single family home on the north side of W. 4th Street, mid-block between S. Elm Street and S. Waldron Street. The property is zoned Residential Core (RC) and is located within the Prospect Hill Conservation District.

The petitioner is requesting to replace an existing covered porch with a new roof structure that is more compatible with the surrounding area. The existing roof structure of the porch is a nearly flat aluminum roof. The new structure would be a shingled roof with some exposed rafters, wood underside, and a pitch to match the existing home. This structure will be more consistent with the surrounding area in terms of architecture.

The Unified Development Ordinance (UDO) requires a build to line of the block face average for the surrounding block. Since this home is the closest to 4th St., the required build-to line would not allow the porch replacement. Staff finds this variance request to be appropriate.

CRITERIA AND FINDINGS

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.*

STAFF FINDING: Staff finds no injury to the public health, safety, morals or general community welfare. The proposed porch roof will not extend further than the existing roof structure. It will only allow a more compatible architectural feature.

- 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.*

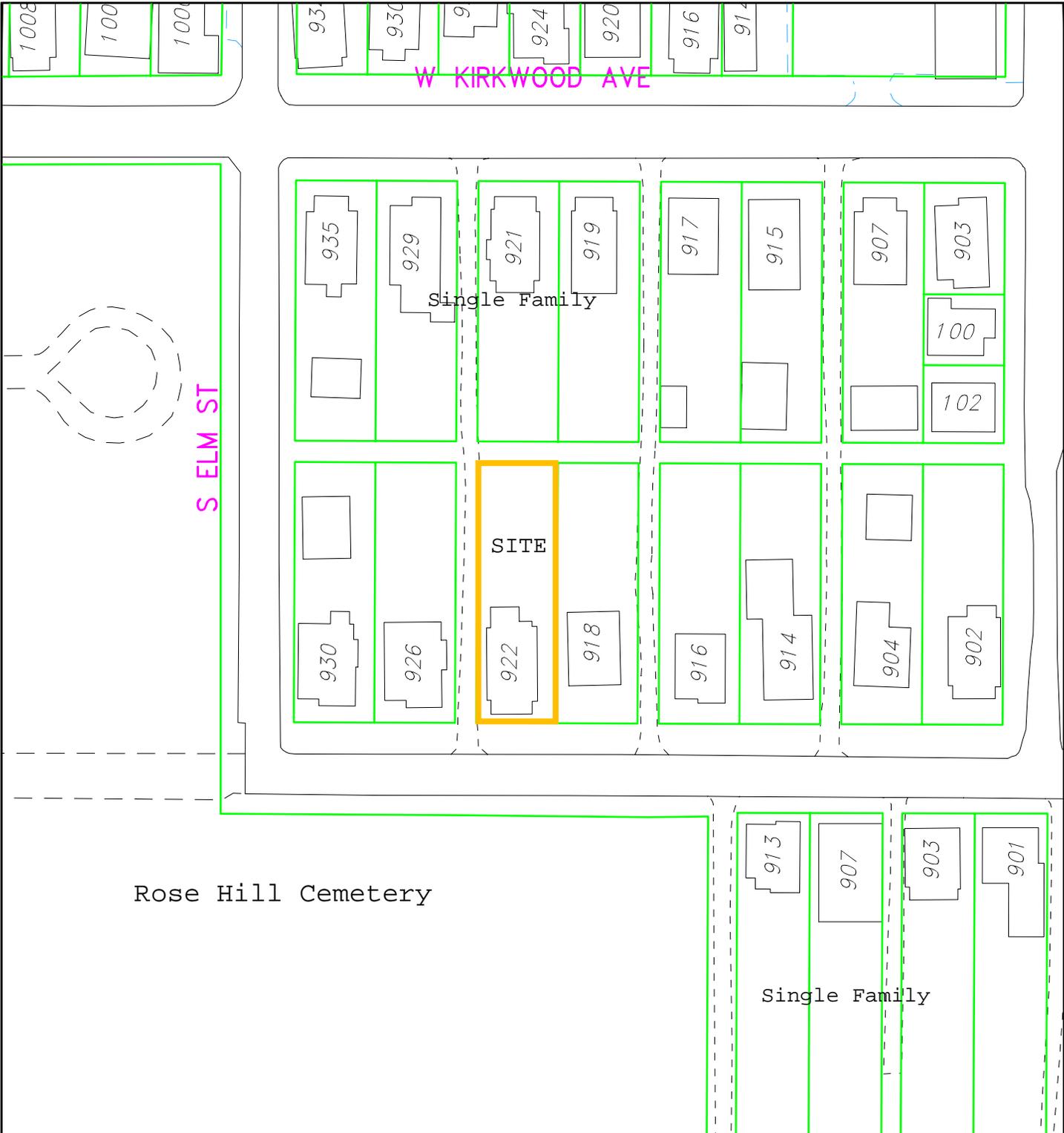
STAFF FINDING: Staff finds no adverse impacts on the surrounding area. The reduced setback will not reduce the value of the area due to the high number of similar setbacks in the area and the improved aesthetic to the structure.

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.*

STAFF FINDING: Staff finds peculiar condition in the historical development pattern of both the lot and the surrounding area. These small setbacks are common in Prospect Hill, but are not specifically found on this block face. Staff finds hardship in not allowing the petitioner to reconstruct a porch that will not only be placed along the historic setback of the property, but will also have a more compatible architectural porch.

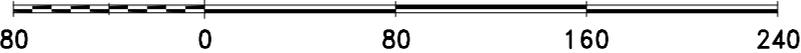
RECOMMENDATION: Based upon the written findings above, staff recommends approval of this petition, with the following condition:

1. A building permit must be obtained prior to construction.



V-41-12
 922 W. 4th St.
 Maarten Bout
 Zoning and Land Use Map

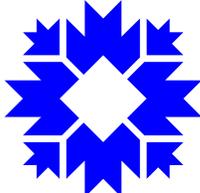
By: bannonk
 14 Sep 12



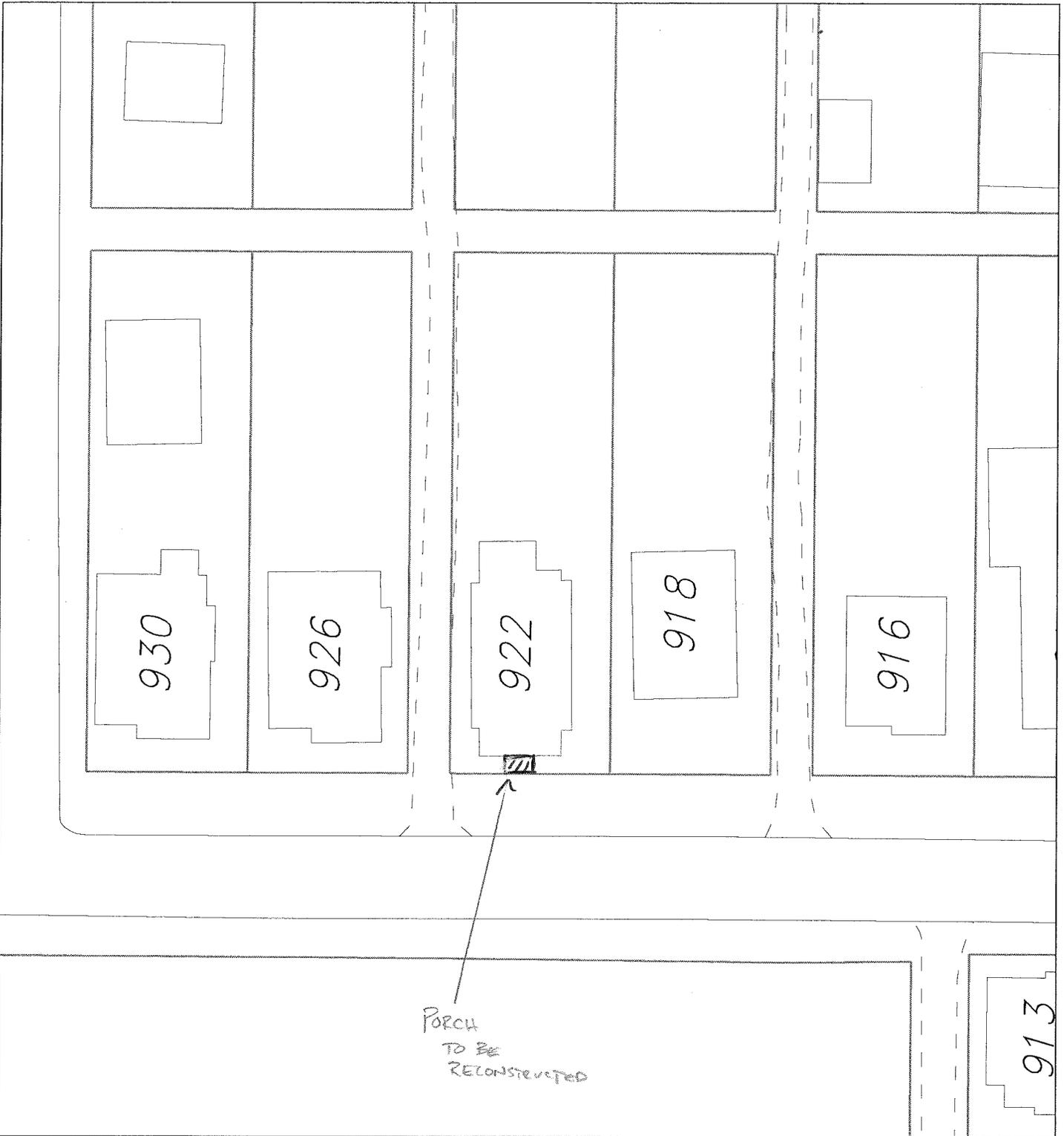
For reference only; map information NOT warranted.



City of Bloomington
 Planning



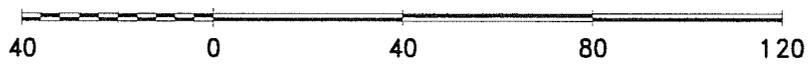
Scale: 1" = 80'



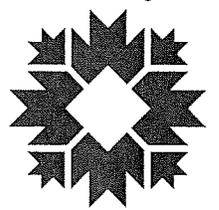
PORCH
TO BE
RECONSTRUCTED

V-41-12
Site Plan

By: shayp
4 Sep 12



City of Bloomington
Planning



Scale: 1" = 40'

For reference only; map information NOT warranted.

Dear Board of Zoning Appeals,

Many thanks for hearing our petition for a variance on the property located at 922 W 4th Street. We respectfully petition the strict application of the Unified Development Ordinance to the front set back of the property. A variance will enable us to rebuild the porch cover which lateral dimension would be outside of the allowed front setback described in the UDO.

About the property

The 1100 square feet residence is located at 922 W 4th Street, steps away from Rose Hill Cemetery. The neighboring properties are to the east, west and north. The front of the house faces south and overlooks the cemetery. All adjacent property, save for the cemetery and its offices, are residences.

About the plans

The proposed porch cover will enhance the curb appeal of the existing structure, as well as add cover from the elements while accessing the property's front door. The front door is accessible through steps from street level and has an 8' X 4' slab as a porch foundation. The proposed porch cover would cover this entire surface. The height at the columns will be 96" the height at the center beam will be 124". The porch will extend from the front of the house 4' towards the south.

The surrounding area features a historic conservation district. Although the house is not technically located in the historic district itself, according to Ms. Hiestand of Housing And Neighborhood Development, we would like to enhance the curb appeal of the house and bring it back to resemble its neighborhood. Currently, the building's façade does not gel well with its surroundings.

The design of the original porch was typical of bungalow architecture. Unfortunately the previous owners decided to enclose it with the purpose of adding surface area to the interior of the house. Their solution for covering the new slab porch was a prefabricated aluminum cover. Both the enclosing of the porch and the addition of the aluminum cover severely diminished the home's compatibility with the surrounding area.

In our plans the aluminum cover is removed from the front of the house, after which a new, historically inspired porch cover is rebuilt. Both the design of the structural parts and non-structural details are reminiscent of early 20th century design. Timber frame joinery, a hay-rake motive and Arts and Crafts style pegs (covering lag screws added for additional structural integrity) will fit well with the era in which the house was built. The resulting structure will be painted with the same color scheme as the siding and trim of the house.

Why grant this variance

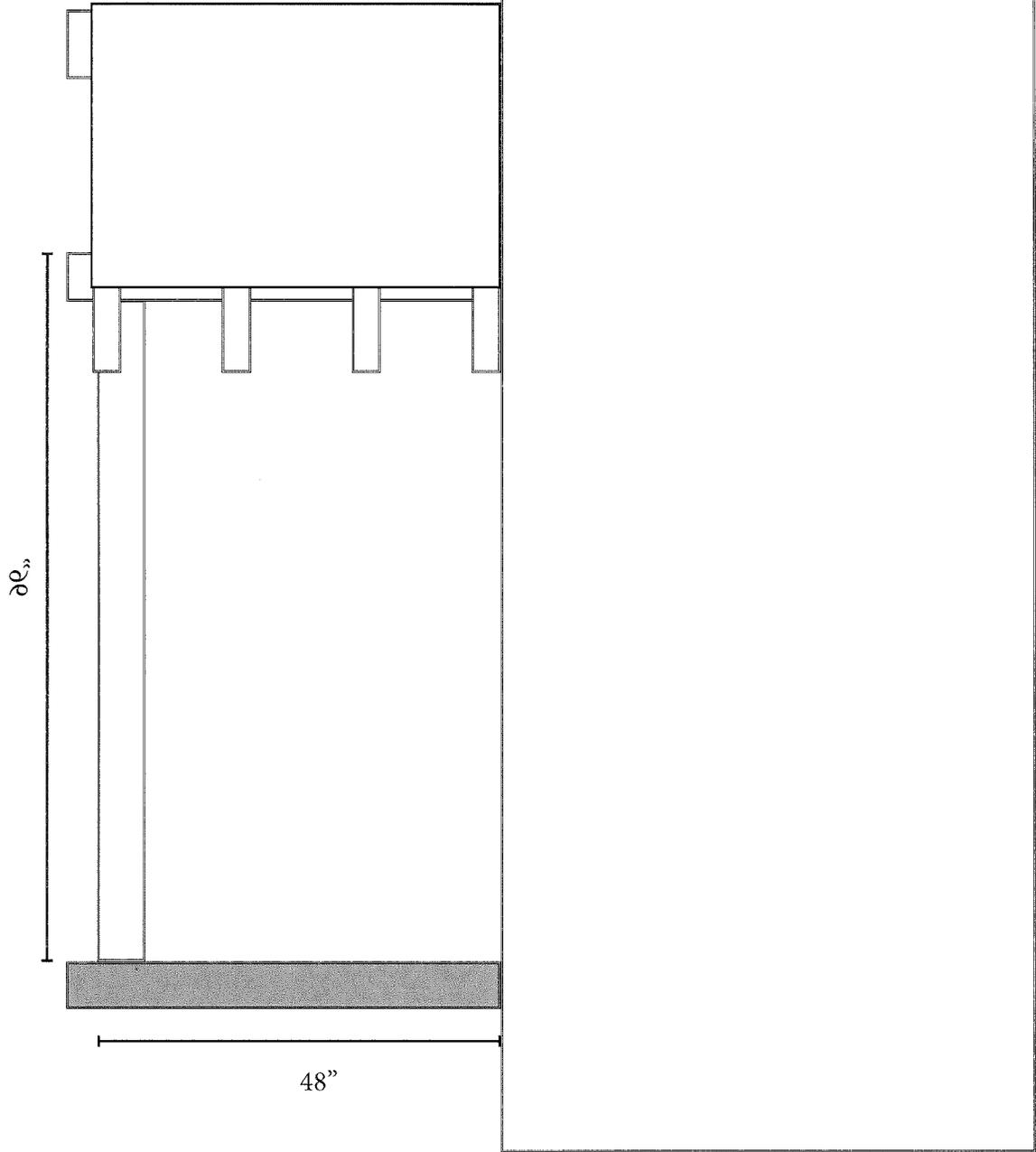
We respectfully request a variance from the UDO for this project. In our opinion the resulting structure will not be injurious to the public health, safety, morals and general welfare of the community; the use and value of the adjacent property will not be affected in any substantially adverse manner; the strict use of the Unified Development Ordinance will result in the practical difficulty that the front door of the house is not protected against the elements, severely impeding the practical use of the front door as an entrance. A Development Standards Variance will relieve this practical difficulty.

The proposed structure will have no negative impact on the use of the surrounding area, vehicular access, drainage and environment.

Sincerely,

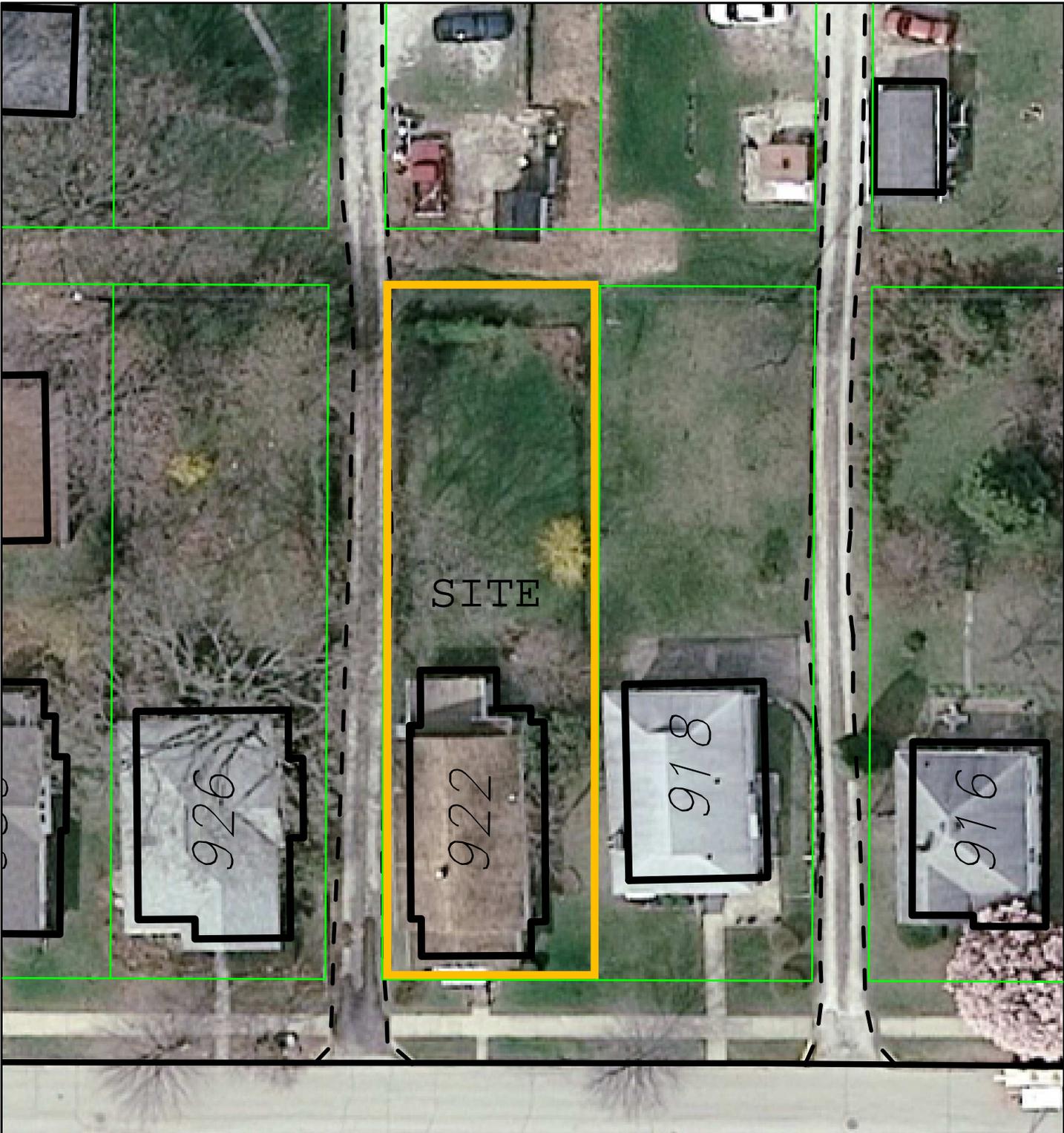
Maarten Bout and Andrea Havill
Owners

Layer 3
Lifetime Shingles
(30 Year)



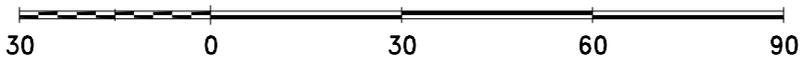
922 W 4th Street
Bloomington, IN 47404
Front Porch Pent Roof
East Elevation

V-41-12



V-41-12
922 W. 4th St.
Maarten Bout
2010 Aerial Photograph

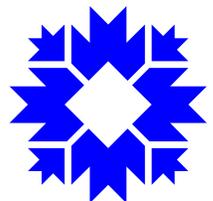
By: bannonk
14 Sep 12



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 30'