

CITY OF BLOOMINGTON



October 31, 2012 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
October 31, 2012 at 2:00 p.m.

*Kelly Conference Room #155

PETITION CONTINUED TO: November 14, 2012

- V-46-12 **REI Investments** (Hyatt Place Hotel)
217 W. Kirkwood Ave.
Request: Variances from sidewalk, signage, and driveway standards.
Case Manager: Patrick Shay

PETITION:

- V-50-12 **Robert Harman**
319 N. Fairview St.
Request: Variance from side yard setback standards to construct a sunroom.
Case Manager: Jim Roach

**PETITIONER: Robert Harman
319 N. Fairview Street, Bloomington**

REQUEST: The petitioner is requesting a side yard setback variance for a second story addition to an existing house.

REPORT SUMMARY: This approximately 0.129 acre lot is located at the southwest corner of W. 8th Street and N. Fairview Street and is zoned Residential Core (RC). It is surrounded to the north, west and south by single family homes and to the east by Fairview Elementary school. The property has been developed with a 2-story house. The house was originally constructed as a 1-story house around 1895. It is located in the locally designated Fairview historic District.

The petitioner would like to add second floor living space at the southwest corner of the house. The western part of the house is mostly 2-stories, however, this corner was built as a second floor deck. The addition would create a new roof and interior living space in line with the existing southern and western walls of the house.

Determining the exact setback is difficult for this lot. There is not a current survey. The house is currently 13 feet from a fence near the southern property line. GIS mapping and county Auditor records indicate that the property line is likely several feet north of this fence. Staff estimates that the addition will be approximately 7 feet from the south property line. The UDO requires a 10 foot sideyard setback for a 2nd floor. The petitioner is requesting a sideyard setback variance to allow for the second floor to match the first floor's setback.

This project was reviewed by the Historic Preservation Commission on October 11, 2012. The HPC issued a certificate of appropriateness for the proposed addition.

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's Finding: Staff finds no injury to the general welfare. The addition will still allow for adequate light and air to the neighbor's yard.

2. *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.*

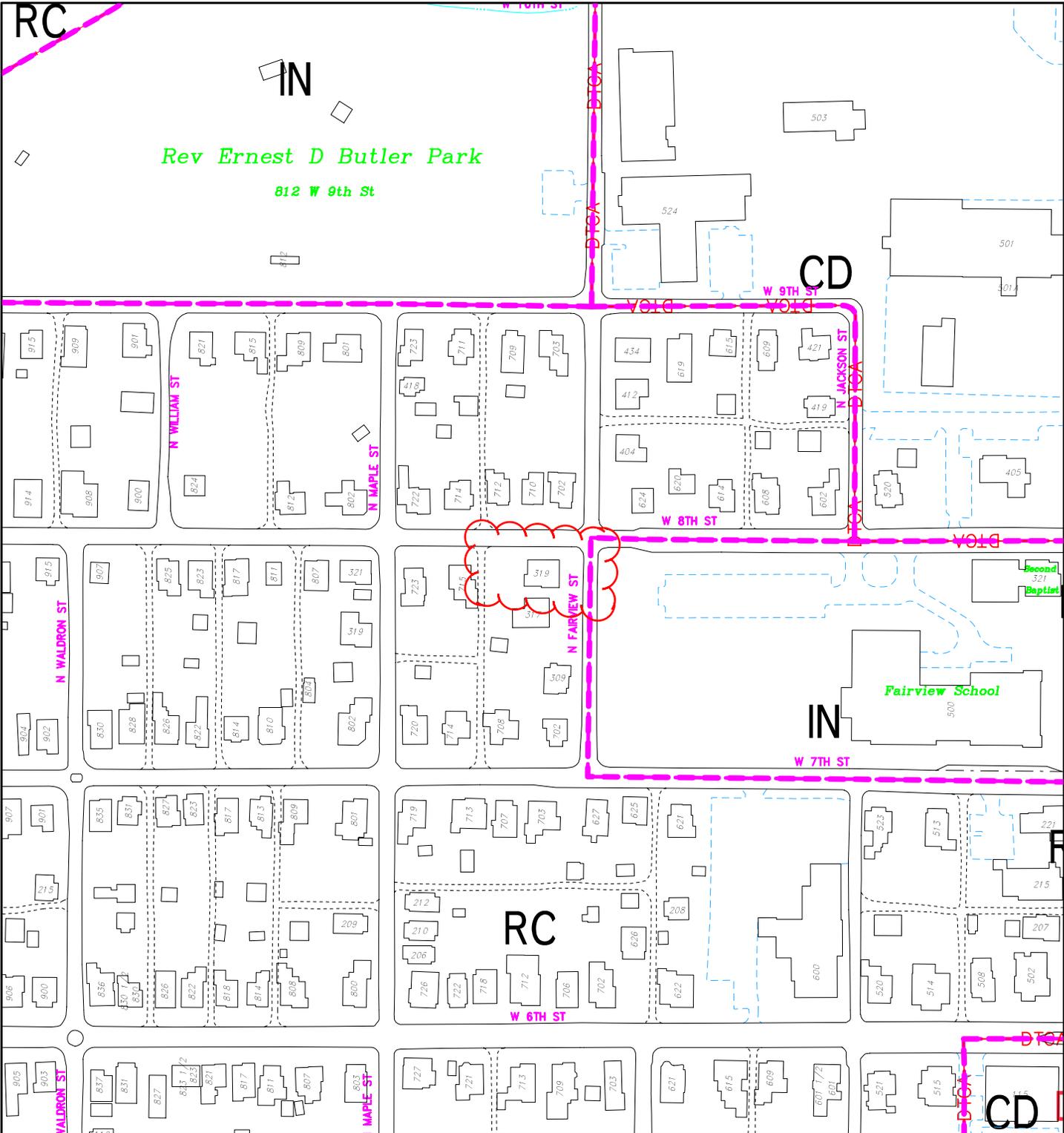
Staff's Finding: Staff finds the use and value of the area adjacent to the property will not be negatively impacted. Other historic homes in the area have small setbacks. Other portions of this house are 2-stories without any known adverse impacts. In addition, the house to the south is 2-stories. The addition will not be any closer to the property line than the existing house.

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 variance will relieve practical difficulties.*

Staff's Finding: Staff finds peculiar conditions for the variance in the existing setback of the historic house. The house is currently about 7 feet from the property line. The petitioner wishes to match the existing southern and western building line. Practical difficulty is found in requiring an approximately 3-foot off-set. This off-set would create a less historically appropriate addition and may not meet the standards required for a historic structure within the Fairview Historic District.

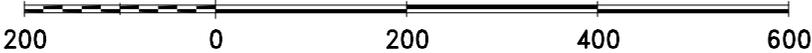
RECOMMENDATION: Based on the written findings, staff recommends approval of the variance.

1. This petition is subject to all terms and conditions of Historic Preservation Commission's Certificate of Appropriateness #COA-30-12.
2. Addition must not be any closer to the southern property line than the existing house.



V-50-12
Location map

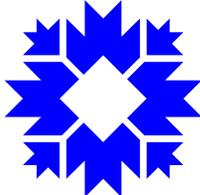
By: roachja
24 Oct 12



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 200'

Robert A. Harman
319 N. Fairview Street
Bloomington, IN 47404
10/15/2012

To whom it concerns,

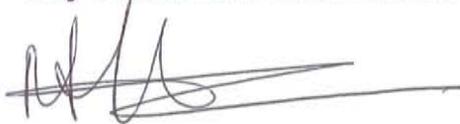
My wife, Kay Thorbecke, and I, owners and residents of the above addressed property are seeking permission to build a sun room at our house. Currently it is an open upstairs porch area which we rarely use.

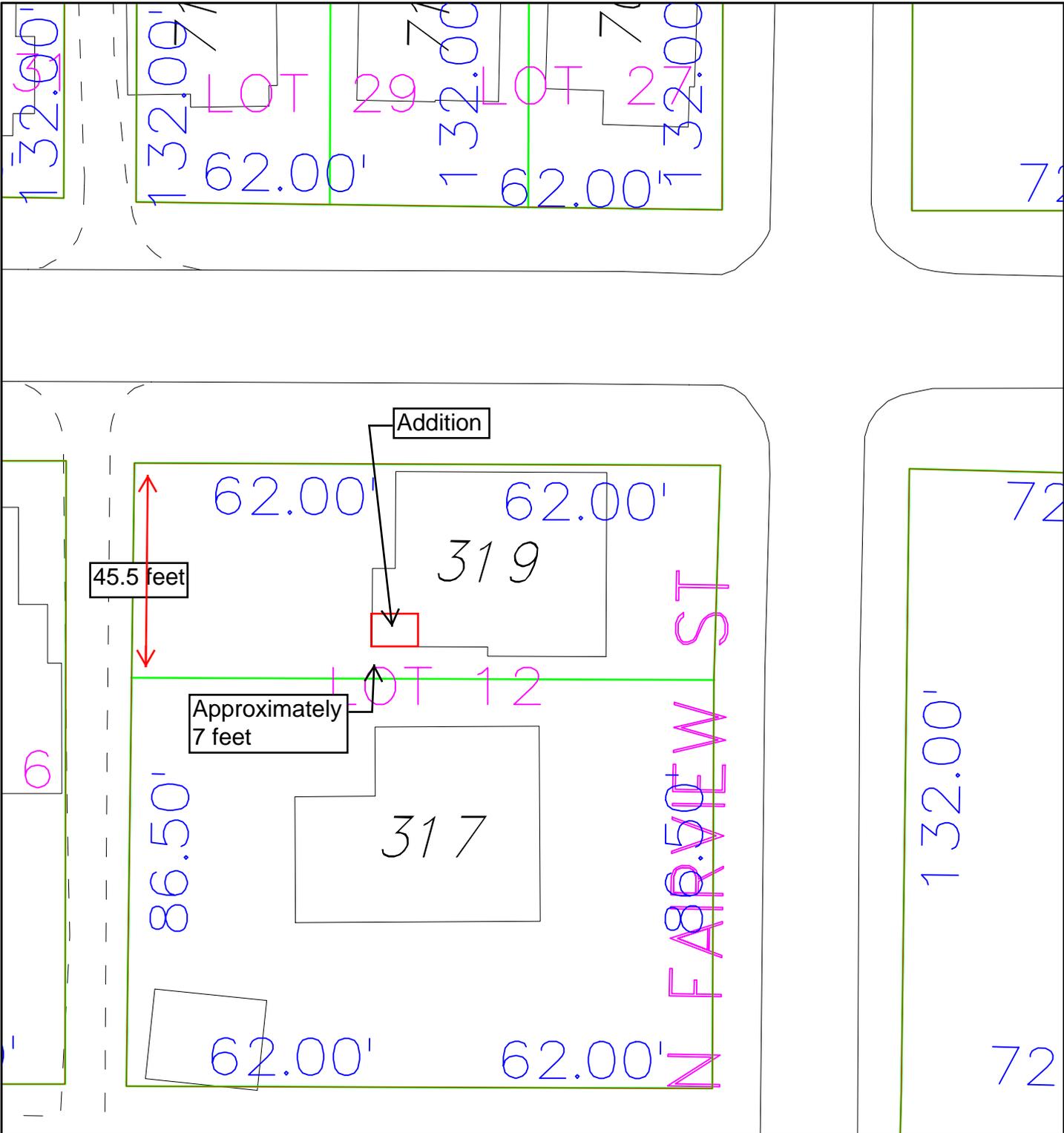
What we'd like to do is to enclose this area and turn it into a sun room. We foresee no need to in any way modify the footprint of the structure of the house but simply enclose the already existing space.

Thanks for your consideration of this application.

Sincerely,

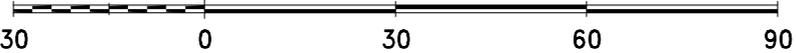
Kay Thorbecke and Robert A. Harman.

A handwritten signature in black ink, appearing to be a cursive combination of the names Kay Thorbecke and Robert A. Harman, written over a horizontal line.

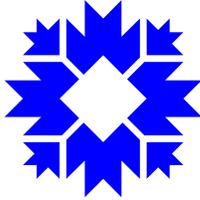


V-50-12
Site Plan

By: roachja
24 Oct 12



City of Bloomington
Planning



Scale: 1" = 30'

For reference only; map information NOT warranted.

raharman <raharman@gmail.com>
(No Subject)
October 1, 2012 11:22 AM



Be well and do good works

V-50-12
Site Photo

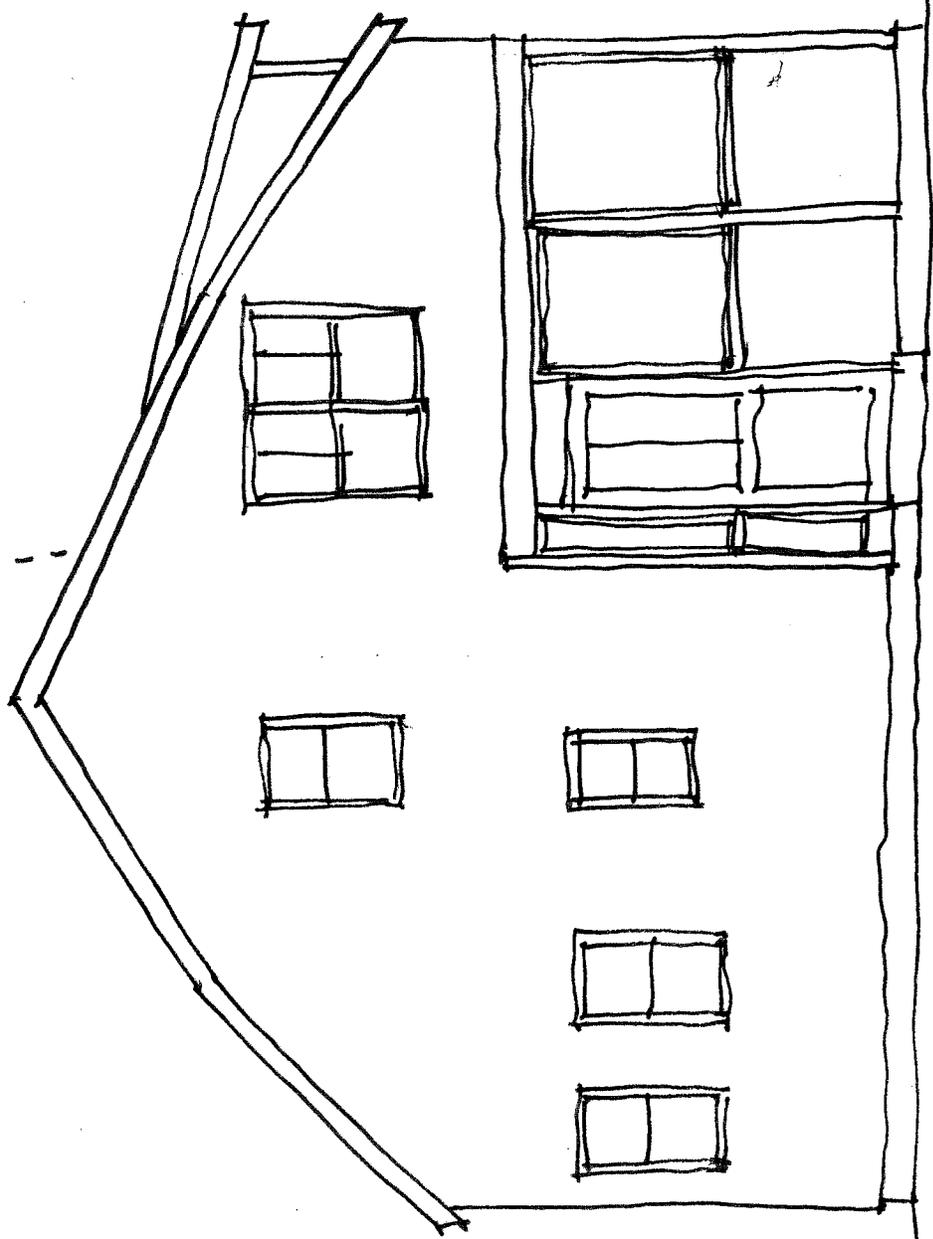
addition over
screened porch

existing
nose

addition

existing
screened porch

V-50-12
West Elevation



addition
over screened
porch



* existing →
screened porch

V-50-12
Rendering

CERTIFICATE OF APPROPRIATENESS

Issued by the
Bloomington Historic Preservation Commission

ADDRESS 319 North Fairview Street Fairview Historic District

For the following work:

Enclosure of a second floor open porch as depicted in approved plans

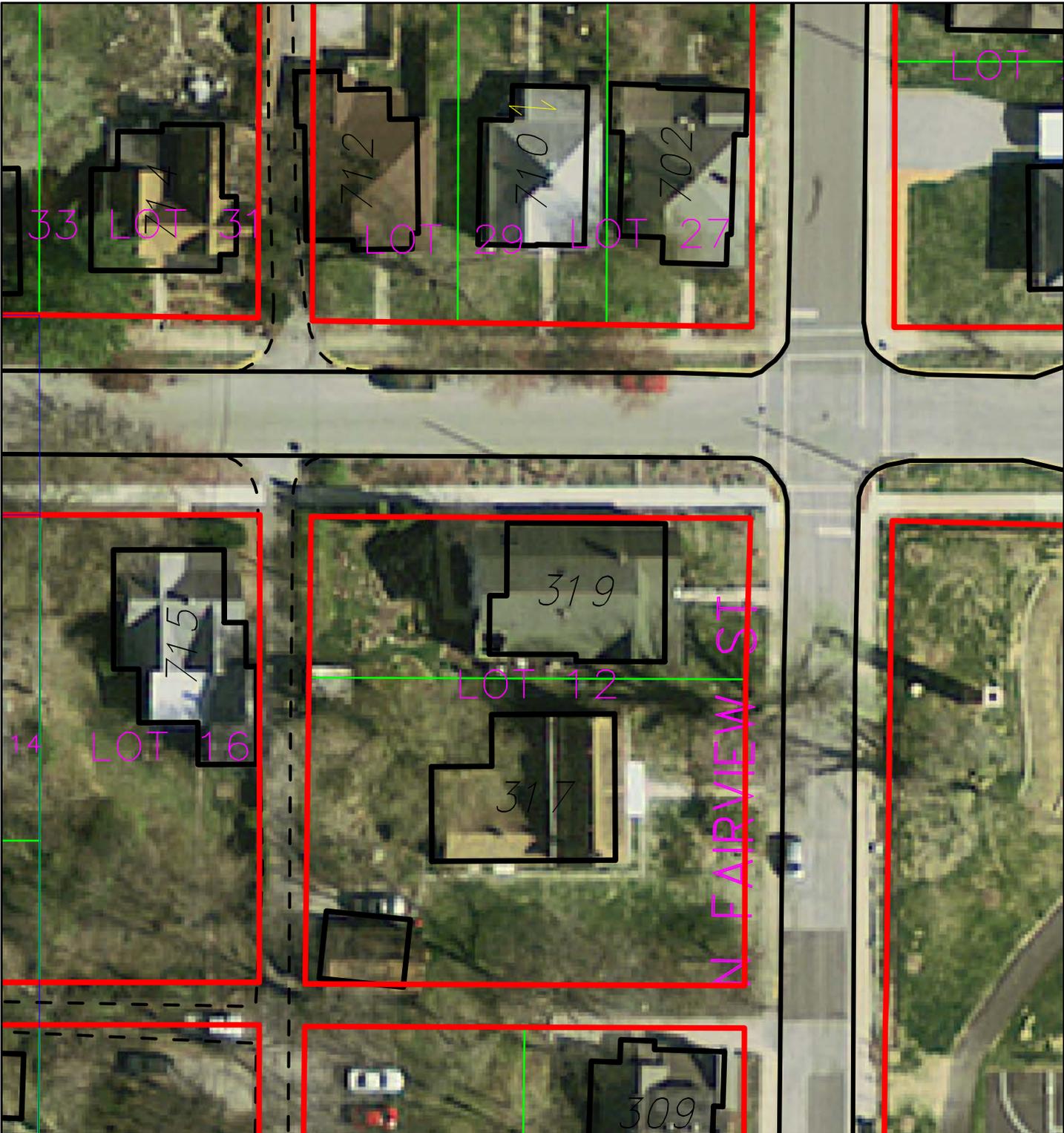
A copy of the complete approved plans may be obtained from the City of Bloomington, 401 N. Morton, Department of Department of Housing and Neighborhood Development under case number COA-30-12. This Certificate is effective for two years following the date of issue. Exterior work outside the scope of this approval is not permitted and subject to fines outlined in Municipal Code, Title 8, Chapter 8.16.020.



Dave Harstad
Chairman

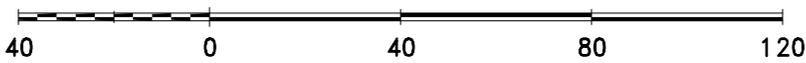
Bloomington Historic Preservation Commission

Approved October 11, 2012

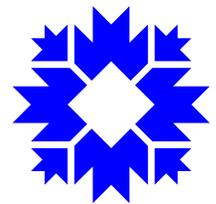


V-50-12
2011 Aerial Photo

By: roachja
24 Oct 12



City of Bloomington
Planning



Scale: 1" = 40'

For reference only; map information NOT warranted.