

CITY OF BLOOMINGTON



FEBRUARY 20, 2013 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

AGENDA

CITY OF BLOOMINGTON
HEARING OFFICER
February 20, 2013 at 2:00 p.m.

*Kelly Conference Room #155

PETITION:

- V-3-13 **Julia Karr**
600 W. Howe St.
Request: Variance from front yard setback standards for a detached accessory structure.
Case Manager: Jim Roach

PETITIONER: Julia Karr
600 W. Howe Street

REQUEST: The petitioner is requesting a variance from the front yard setback standard for an accessory structure on a through lot.

	Required	Proposed
Front accessory structure setback	35 feet from ROW	20 feet from ROW

SUMMARY: The petitioner owns a single family home that lies between W. Howe Street and W. Smith Ave. between S. Rogers Street and S. Fairview Street. The lot is zoned Residential Core (RC) and is located within the Prospect Hill Neighborhood. Because the lot is a through lot, with frontage on both Smith Ave. and Howe St., the lot has two front setbacks. The petitioner proposed to construct a 8'x12' detached accessory structure in the functional back yard of the lot. The UDO requires a 35 foot setback from the ROW in the front yard for accessory structures.

The proposal is located within the Prospect Hill Historic Conservation District. The Historic Preservation Commission approved a Certificate of Appropriateness (COA) at their meeting held on February 14, 2013.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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. This block contains several homes with detached accessory structures. Some of those structures are closer to Smith Ave. than the proposed structure. The lot will continue to support a single family house.

- 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.*

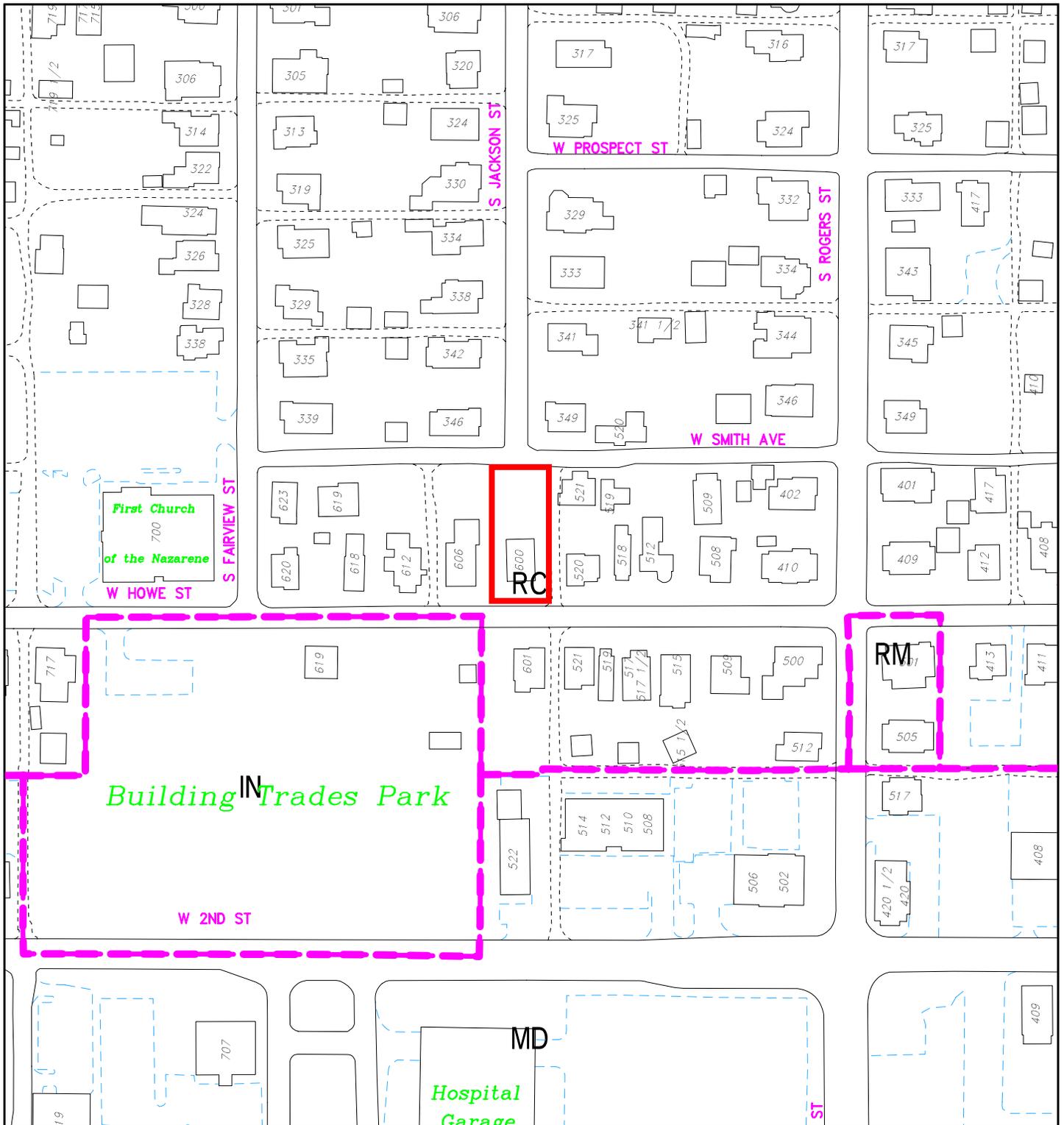
STAFF FINDING: Staff finds no negative effects from this proposal on the areas adjacent to the property. While the structure will be closer to the property line than permitted by the UDO, it will be located further from the street than the homes that front of the block and further than other existing accessory structures.

- 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 conditions in the through nature of the lot, the location of trees and a deck on the lot and the very narrow, alley-like character of Smith Ave. Staff finds practical difficulty in not allowing the proposed accessory structure placement because it is consistent with the historical development pattern of the neighborhood. The inclusion of this lot within a historic conservation district shows that this area is unique and that an additional level of review by the HPC will ensure a compatible design is achieved. In addition, the intent of this provision of the UDO was to place accessory structures to the side or rear of houses. This proposal will put the structure in the function rear of the lot.

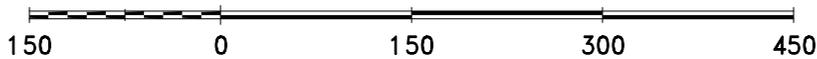
RECOMMENDATION: Based upon the written findings above, staff recommends approval of V-03-13 with the following condition:

1. This approval is subject to all terms and conditions of the Historic Preservation Commission's Certificate of Appropriateness #COA-01-2013.

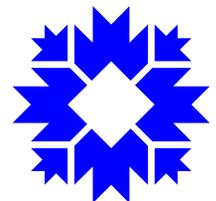


V-03-13
Location Map

By: roachja
15 Feb 13



City of Bloomington
Planning



Scale: 1" = 150'

For reference only; map information NOT warranted.

January 22, 2013

To Whom It May Concern at Board of Zoning Appeals:

We are applying for a variance to the setback requirements for an outbuilding in the backyard at 600 W. Howe Street.

We are proposing a setback of 20' from our fence line (on Smith Avenue) in variance to the 35' setback requirement. We feel that this is a reasonable request given building precedents in surrounding lots.

Several of the lots on Howe Street reach from Howe to Smith; in those cases the houses are oriented to face Howe, with Smith as the backyard (including our immediate neighbor to the West). Although there are houses facing Smith, there are no backyards facing Howe. Also, there are no sidewalks on Smith Avenue. As a result, this section of Smith has the feel of an alley rather than a main street. There are several outbuildings that have variation of the 35' setback regulation within the stretch of Smith Avenue that we occupy (between Rogers and Fairview.)

Although the structure we wish to build does not require a building permit (due to size), we are currently in communication with H.A.N.D. for the approval of its design.

Thank you for your consideration.

Respectfully,

Julia Karr



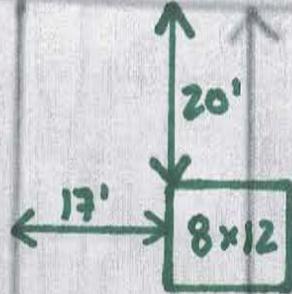
Amy Giambelluca



V-03-13
Petitioner's Statement

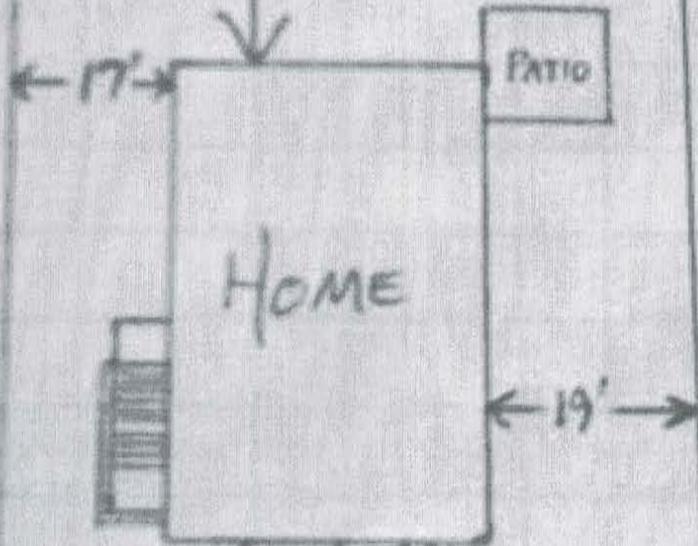
SMITH

Jackson



76'

145'



ALLEY

16'

SIDEWALK

39'

600 W. Howe St.

SHOP BY STYLES

- Economy shed plans
- Lean To shed plans
- Garden shed plans
- Modern shed plans
- Barn shed plans
- Large shed plans
- Greenhouse shed plans
- Saltbox shed plans
- Firewood shed plans
- Generator shed plans
- Garage shed plans
- Run In shed plans
- Small Horse Barn Plans

SHOP BY SIZES

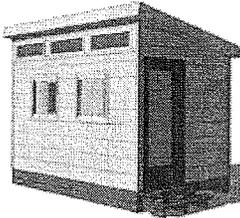
- 8x8 Shed Plans
- 8x10 Shed Plans
- 8x12 Shed Plans
- 10x10 Shed Plans
- 10x12 Shed Plans
- 10x14 Shed Plans
- 10x16 Shed Plans
- 12x12 Shed Plans
- 12x16 Shed Plans
- 12x20 Shed Plans
- 16x20 Shed Plans

VIEW SHED PLAN RESOURCES

- How To Build A Shed
- Lean To Shed Ideas
- Office Shed Convert
- Shed Design
- Build A Shed Ramp
- Building A Shed
- What Happens After I Order?
- Free Shed Plans
- Shed Building Videos
- General Purchase

8x12 Modern Shed Plans

Building Plans For our S3 Model 8x12 Studio Shed | Office Shed | Modern Shed



Product Details: sku (shed8x12-S3)

Your Price: **\$14.99** (emailed to you) Buy icreatables 8'x12' modern storage shed plans and have them emailed to you now!
Paper planset and shipping: \$19.99 (postal mailed to you)

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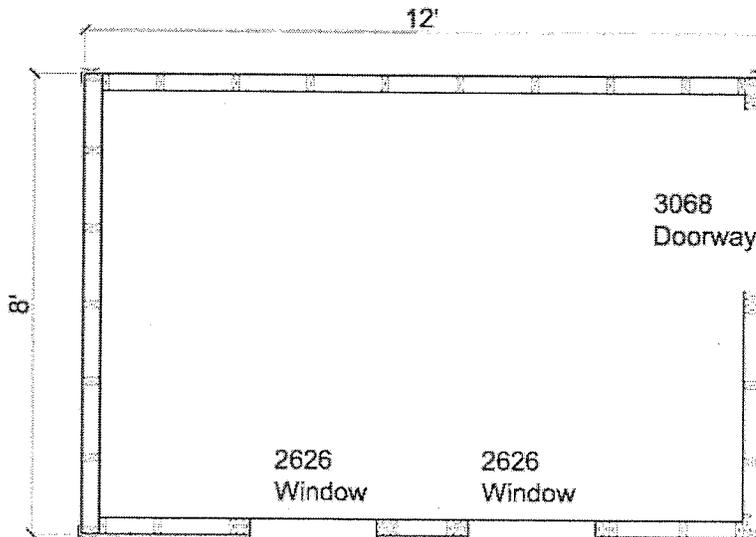
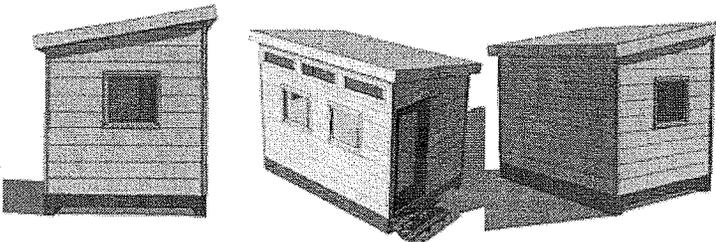


All Our Shed Plans Feature:

- **Cost Effective** - Our shed plans are designed to make your shed simple and inexpensive to build.
- **Easy To Build From** - Professionally drawn with step by step instructions to show both an old pro or a first time framer how to build a shed. (see the plans example below).
- **Start Now - Instant download** - The shed plans are emailed to you when you purchase so you can start immediately. We use the free PDF file format so you can print them on your home printer or we can postal mail them to you.
- **Materials List** - Easily get bids and use the list numbering system to know what part goes where.

The 8x12 modern office shed plans highlights:

An 8x12 shed designed to be used as a office or workspace. The difference between modern and other storage sheds is mostly the design of the roof and the addition of windows to add light. The usable storage space inside is the same it is simply the look that is different. The flat roof is a little simpler to build and there are additional windows. The modern shed also is designed to use a regular residential home door. The modern shed can be built without windows.

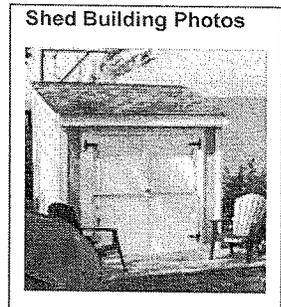


Shed Plan Questions? Get Answers Now!
 Call us at 707-901-7433
 Or click to email
 support@icreatables.com

Shed Plan - FREE - Modification
 Click For More Info

What Customers Say

"I'm declaring victory over the shed project. Thanks for the great plans and for answering my various e-mails along the way."
 John



More Kudos:

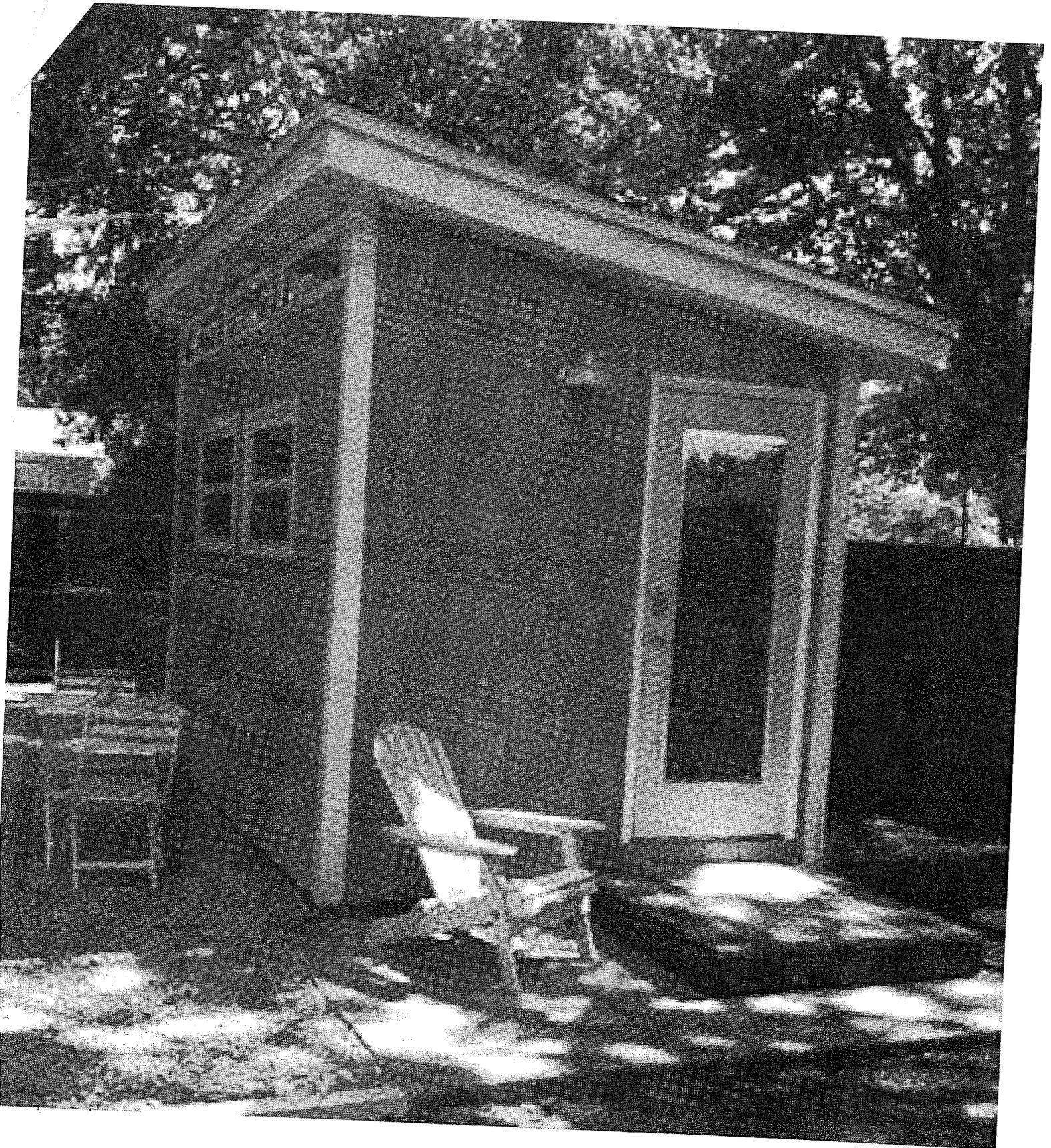
"Thank you, The plans are Awesome!" Bob

"I think these shed plans are great. I am very handy, but it is nice to have plans with measurements that are easy to follow. Most plans are to detailed, and confusing. I will prefab shed in garage, then in early spring put together. Thank you very much."
 Paul

"Thanks, Christopher. These plans and material lists are very complete, clear and easy to follow. Very nice work."
 Van

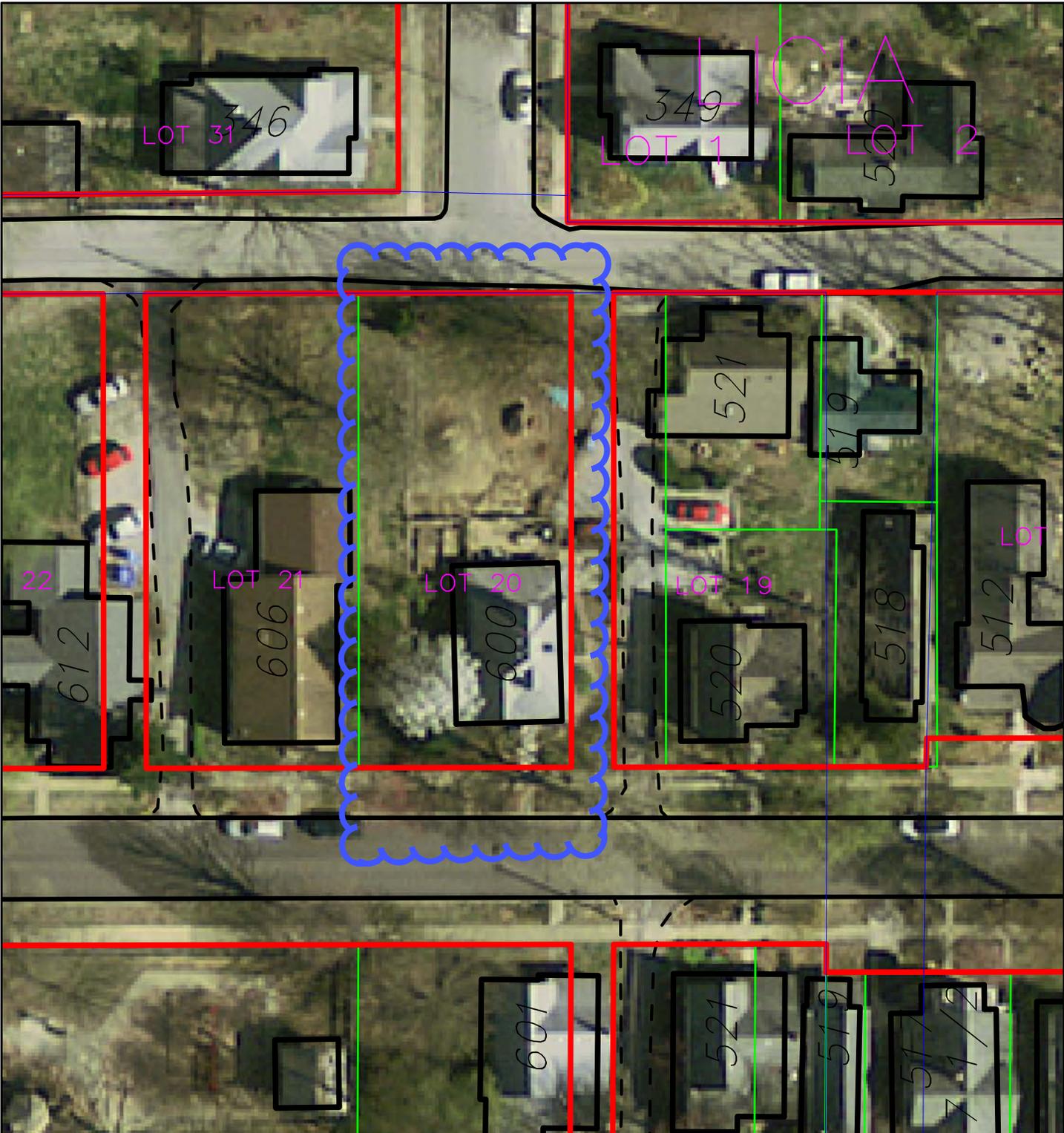
"Your plans were very helpful. It was well worth the small price I paid for the extra help. Thanks."
 Robert

"Hi Guys, I built this shed as a well house and it is terrific, even though I have never been anything close to a carpenter. I have arthritis so I used screws everywhere but the roof, and I



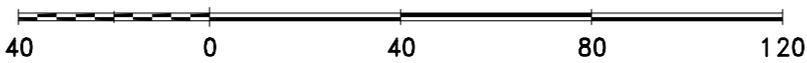


V-03-13
Building plans

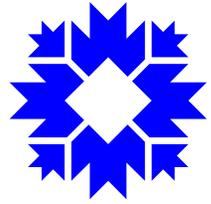


V-03-13
2011 Aerial Photo

By: roachja
15 Feb 13



City of Bloomington
Planning



Scale: 1" = 40'

For reference only; map information NOT warranted.