

CITY OF BLOOMINGTON



APRIL 30, 2014 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

**CITY OF BLOOMINGTON
HEARING OFFICER
April 30, 2014 at 2:00 p.m.**

***Kelly Conference Room #155**

PETITION:

- V-13-14 **Christopher Collins**
306 N. Roosevelt St.
Request: Variance from front yard setback standards to allow construction of a single-family home.
Case Manager: Patrick Shay

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
LOCATION: 306 N. Roosevelt St.**

**CASE #: V-13-14
DATE: April 30, 2014**

**PETITIONER: Christopher Collins
3830 E. Lydia Lane, Bloomington**

CONSULTANT: Bruce Sims

REQUEST: The petitioner is requesting a variance from the maximum front yard setback to allow construction of anew single family home.

REPORT SUMMARY: The petitioner has an existing home on the east side of N. Roosevelt Street, one property north of its intersection with E. 7th Street. The petitioner is proposing to remove this structure and replace it with a new 3-bedroom single family home. The proposed site plan includes the reuse of the existing home's foundation with an addition to the east. The Unified Development Ordinance requires a maximum setback of 15 feet from the right-of-way line. This setback would place the structure forward of the other 6 homes on the east side of the block. The petitioner is seeking a variance to allow the new structure to reuse the historic setback. This setback is consistent with the other homes in the surrounding area and would allow the preservation of an existing tree currently located between the home and the street.

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 house would be located in the same place as the existing structure and would meet all other setbacks.

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 no adverse impact. The proposed structure will be comparable to the surrounding areas in terms of use and scale. This will allow a large tree to remain and will also result in a new sidewalk being constructed along the street.

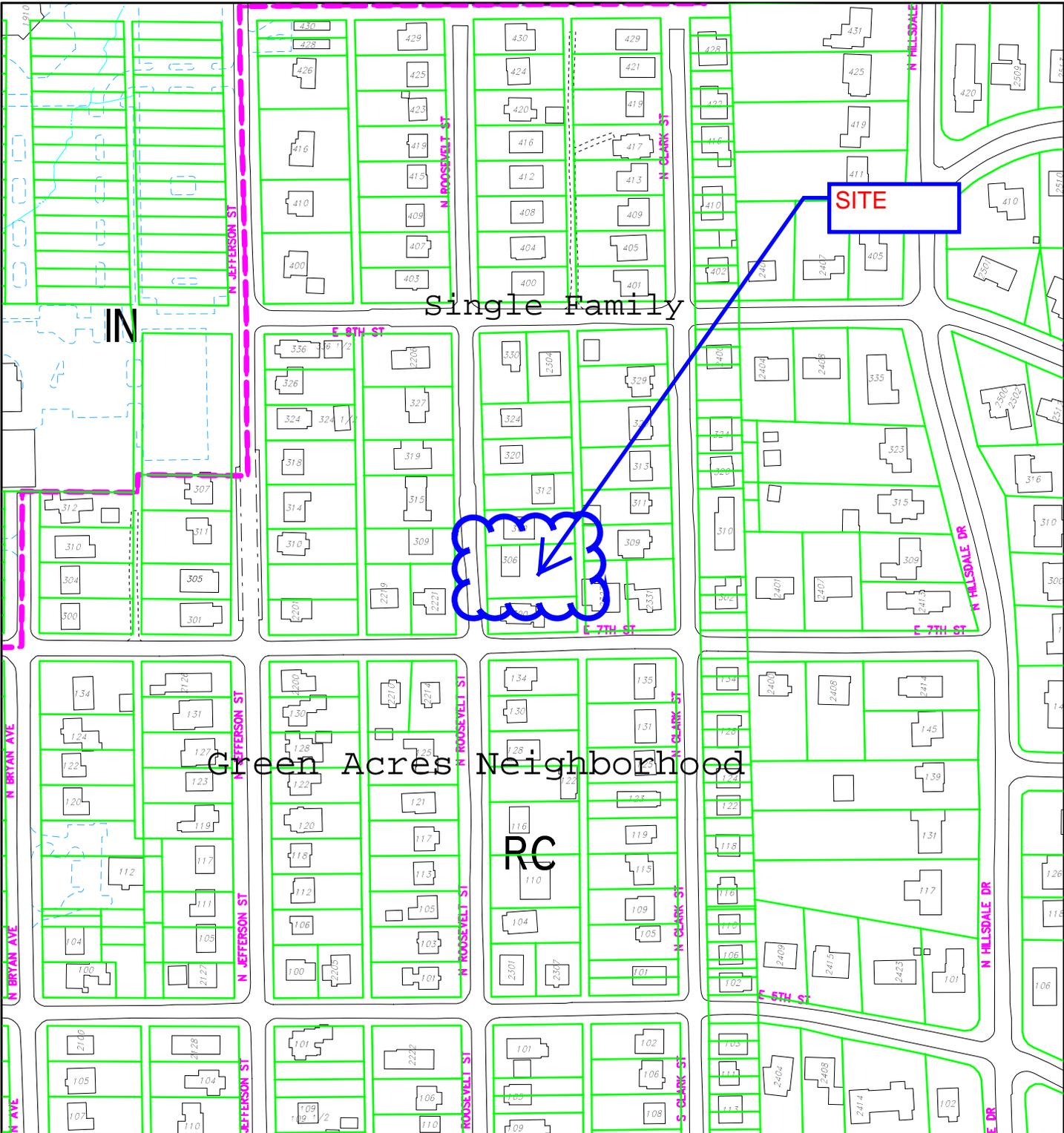
3. *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the variance will relieve practical difficulties.*

Staff's Finding: Staff finds peculiar condition in the combination of the established setback pattern of the block face in question and the location of the large tree that

would have to be removed to move the structure closer to the street. Practical difficulty is also found in not allowing the existing foundation to be reused in a manner that would achieve a streetscape that is more consistent streetscape than a complying site plan.

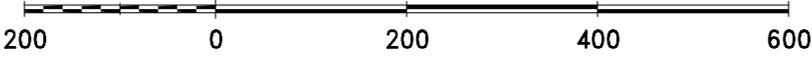
RECOMMENDATION: Based on the written findings, staff recommends approval of V-13-14 with the following condition:

1. The petitioner must receive a right-of-way excavation permit for the construction of the sidewalk. This sidewalk must extend across the drive.

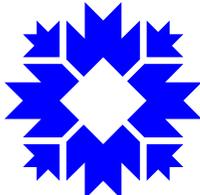


V-13-14 Christopher Collins
 306 N. Roosevelt Street
 Location/Zoning Map

By: shayp
 25 Apr 14

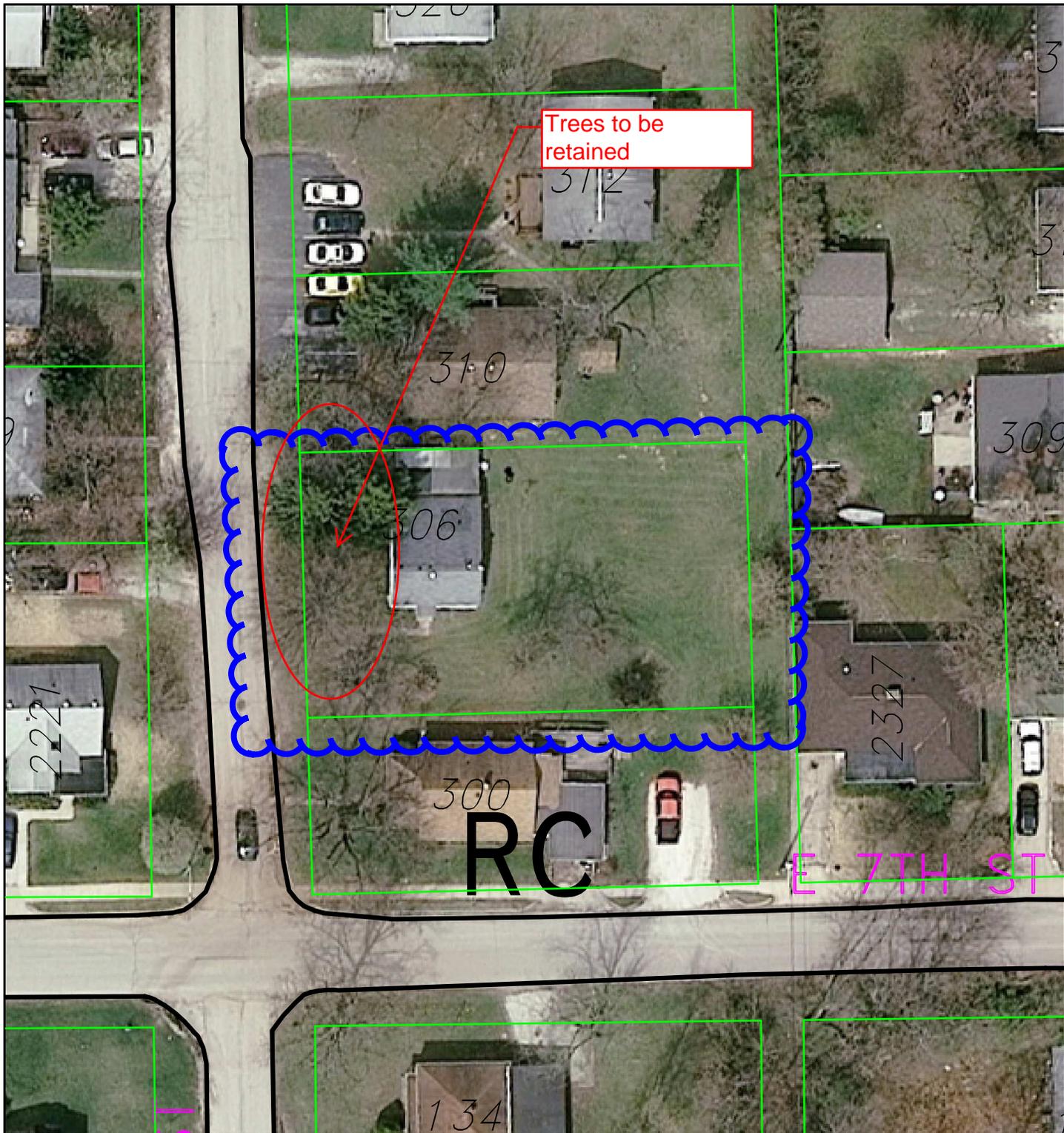


City of Bloomington
 Planning



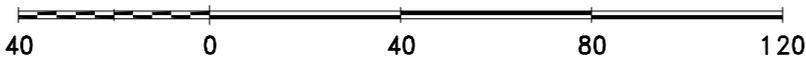
Scale: 1" = 200'

For reference only; map information NOT warranted.



V-13-14 Aerial Photo

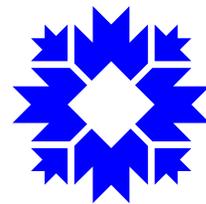
By: shayp
25 Apr 14



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 40'

April 10, 2014

Christopher Collins
3830 E Lydia Lane
Bloomington, IN 47401
(260) 418-1328
collincc@indiana.edu

Re: Petitioner's Statement for a Variance

To Whom It May Concern:

At the location of 306 N Roosevelt Street I am requesting the City of Bloomington Planning Department to approve the removal of the existing property and construction of a nicer, larger single-family structure.

The existing property is an outdated 720 square foot house with 2 bedrooms and 1 bathroom built in 1955. The existing structure is 30'x24'. The proposed structure is 1,200 square foot with 3 bedrooms and 2 bathrooms using the existing gravel driveway. The proposed structure is 30'x40'.

The City is requesting the proposed construction move the existing foundation 10' closer to Roosevelt Street. Moving the structure closer to the street will require the removal of a large, mature tree and terminally damage the roots of another large, mature tree; there will be no room to replant trees between the structure and newly mandated sidewalk. Additionally, moving the structure closer to the street will be visually unattractive from the roadway, considering the other houses on Roosevelt Street are aligned with the existing structure.

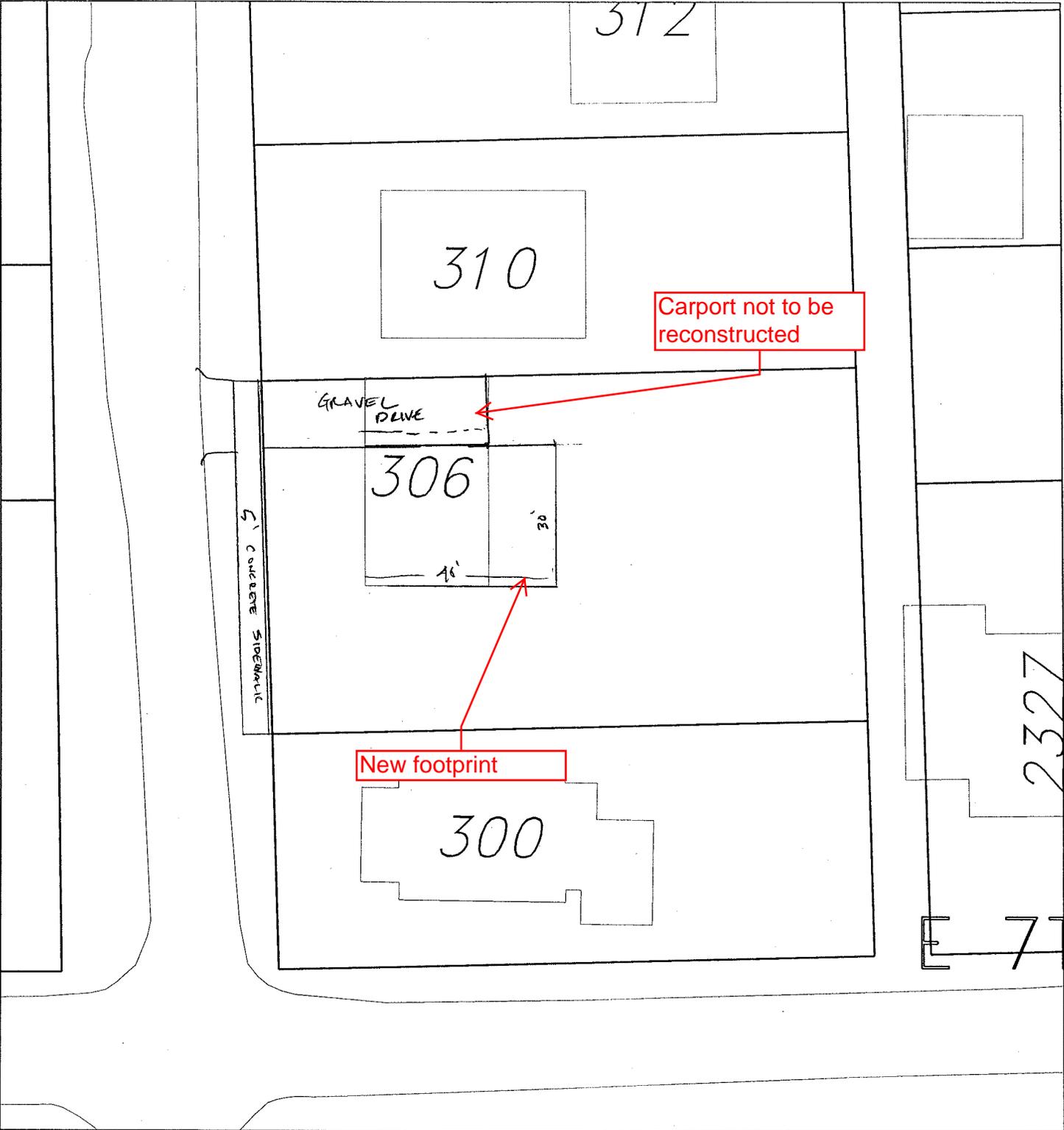
I am requesting the City grant a variance for the proposed construction as submitted because it will cause an undue burden on the environment and be visually unattractive to the neighborhood.

Thank you for the consideration,



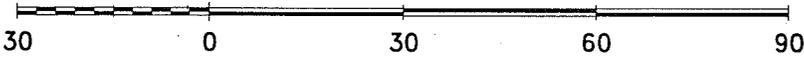
Christopher Collins
Homeowner

V-13-14
Petitioner's Statement

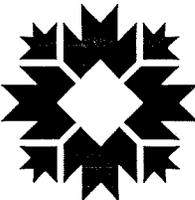


V-13-14
Site Plan

By: shayp
10 Apr 14



City of Bloomington



Scale: 1" = 30'

For reference only; map information NOT warranted.