

CITY OF BLOOMINGTON



NOVEMBER 12, 2014 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

AGENDA

**CITY OF BLOOMINGTON
HEARING OFFICER
November 12, 2014 at 2:00 p.m.**

***Kelly Conference Room #155**

PETITION:

- V-39-14 **Thomas Frohman**
1016 S. Manor Rd.
Request: Variance from front yard building setback standards to allow a porch to be added to an existing residence.
Case Manager: Eric Greulich

PETITIONER: Thomas Frohman
1016 S. Manor Rd., Bloomington, IN

REQUEST: The petitioner is requesting a variance from front yard building setback standards to allow an addition to an existing residence.

REPORT SUMMARY: The subject property is located at 1016 S. Manor Rd. and is zoned Residential Single-family (RS). This 0.21 acre property is approximately 70' wide and 132' deep and has been developed with a single family residence. There is an existing driveway on Manor Rd. for the residence.

The petitioner would like to construct an approximately 14' wide by 7' deep porch to the front of the residence to create a new covered entryway. The porch would be located approximately 18' from the front property line. Since there is 60' of right-of-way for Manor Road, the new entryway will be approximately 38' from the edge of Manor Road.

All of the houses along the west side of Manor Drive, including this site, were constructed 25' from the front property line and therefore establish the building setback along the street. Since this residence is constructed at the building setback line, it is not possible to do any additions without the granting of a variance. The proposed addition will create a small new entryway that will also improve the look of the front of the residence from 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 FINDING: Staff finds that this variance request will not negatively affect the public health, safety, morals, or general welfare of the community. The granting of the variance to allow a new entryway that extends 7' from the building will not be injurious to the public health, safety, morals, or general welfare of the community.

- 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.*

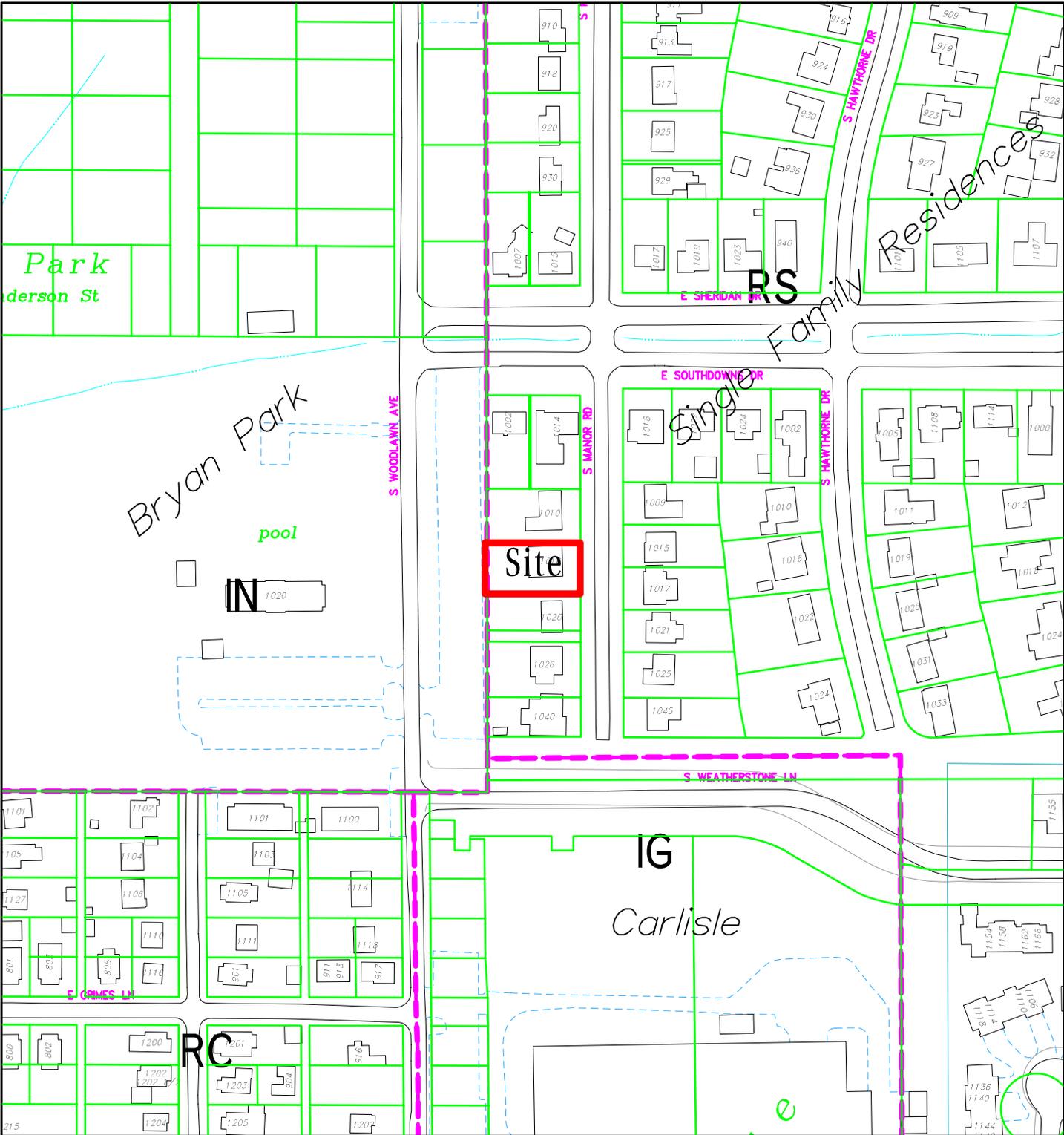
STAFF FINDING: Staff finds no adverse impacts to the use and value of the surrounding area associated with the proposed variance. The small improvement to the front of the residence will only have a positive impact on adjacent property values and provide an improvement to an owner occupied residence.

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 practical difficulty in not allowing homes along this block to improve their aesthetic by the addition of small front porch additions. The homes historically were created with little articulation or architectural detailing. Since these homes were placed at the approximate setback line, no additions are now permitted without variance. Staff finds peculiar condition in the combination of the desire of both the petitioner and the City to improve the architectural aesthetic (and most likely property values) as well as the large right-of-way for a local street. The result of this large right-of-way and a relatively narrow road profile is nearly 20 feet of ground between the street and the right-of-way line. Even after the addition of the front porch, there is approximately 38 feet between the street and the proposed porch. This provides ample setback that is consistent with other residential areas of the City. Staff further finds that the proposed addition on this unique block will further the goals of the City to improved aesthetics and encouragement of the reinvestment of owner-occupied homes within established neighborhoods without compromising any of the intent of the required setback due to the large right-of-way.

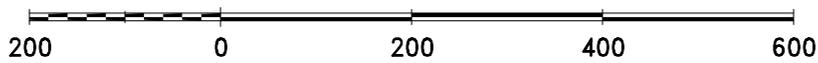
RECOMMENDATION: Based upon the written findings above, staff recommends approval of this petition with the following conditions:

1. A building permit is required prior to any construction.
2. This variance only applies to the proposed addition and not to any future addition requests.



V-39-14 Thomas Frohman
 1016 S Manor Road
 Hearing Officer
 Site Location, Zoning, Land Use, Parcels

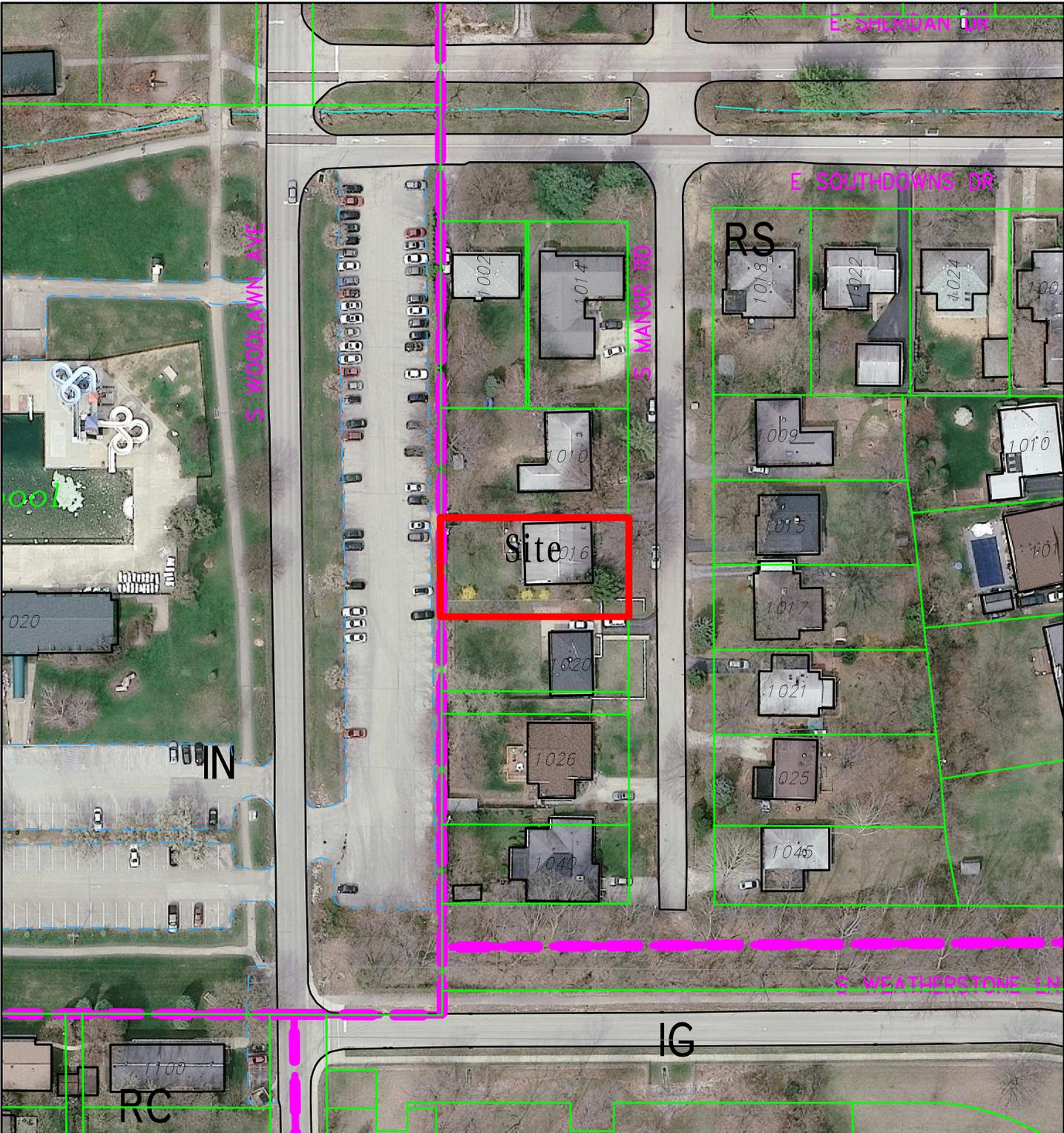
By: greulice
 7 Nov 14



City of Bloomington
 Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.



V-39-14 Thomas Frohman

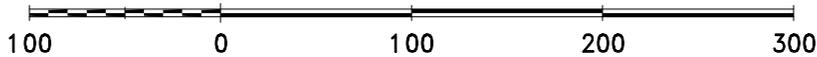
1016 S Manor Road

Hearing Officer

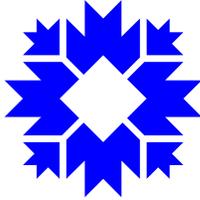
2010 Aerial Photograph

By: greulice

7 Nov 14



City of Bloomington
Planning & Transportation



Scale: 1" = 100'

For reference only; map information NOT warranted.

FROHMAN/MORIARTY PROPOSED ADDITION
1016 S. MANOR ROAD

My wife, Cynthia Moriarty, and I have a great house at 1016 S. Manor Road where we have lived since June 1987 and where we have raised three children. There is only one glaring deficiency in the house – we really do not have a serviceable front entrance.

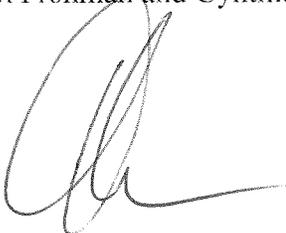
When you walk in our front door, the door swings open into a tiny entrance where the door barely clears a wall separating the basement stairs from a narrow hallway, just under 35” wide. Actually, the front door does not even open all the way because of a return air grate that blocks the way. The hallway is therefore extremely narrow. There is nowhere to greet friends, nowhere to hang a coat, nowhere to sit down to take off your shoes. For years we have simply forsaken the front entrance. For the most part, we and our friends enter from a side entrance to the house which goes into our living room.

We would like permission to build a small addition to our house in the form of an entryway. The project, if approved, will give us room to do those things I mentioned above that currently are impossible. Beyond adding onto the house, we plan to enhance the feeling of openness by removing the door to the basement and creating a half wall where the full wall currently separates the narrow front hallway from the basement stairs. That process will require removing a closet from an adjacent bedroom. Part of the addition will supply a closet to that bedroom but in a different place.

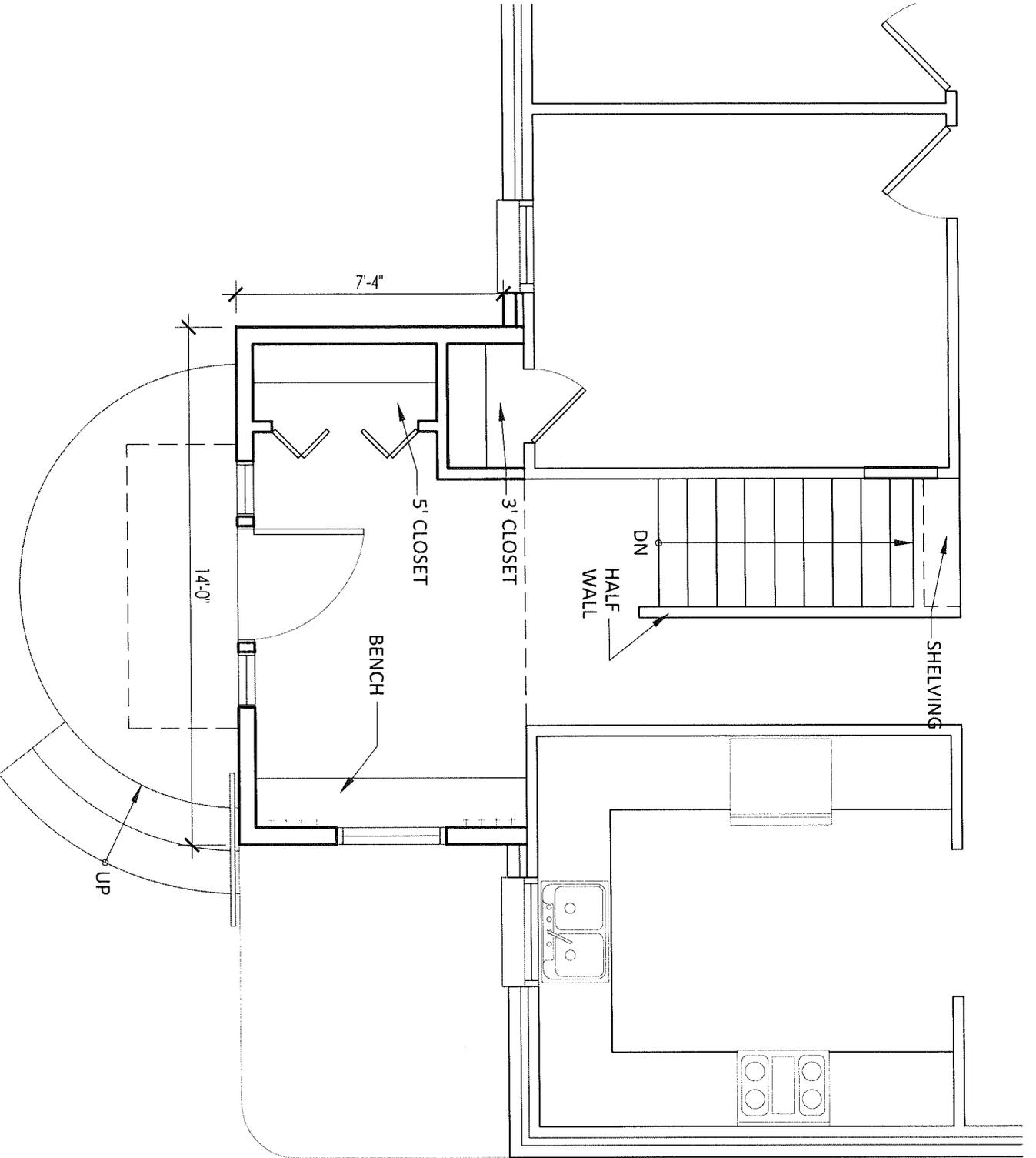
We understand that a variance is necessary before we can proceed with our proposed addition. Approval of the requested variance will not be injurious to the public health, safety, morals or general welfare of the community. The variance will not affect the use and value of the adjacent area in any adverse manner and, in fact, should enhance that value of the adjacent property. If the UDO is strictly applied and the variance is not granted, our household will continue to have practical difficulties with the use of our property, as outlined above. Because of the age of our house and the odd way it was constructed, these practical difficulties are peculiar to our property. Any reasonable house design would include a welcoming entrance, modest though it may be. If the variance is granted, these difficulties will be relieved.

We are supplying drawings with this narrative to give an idea of the footprint of the addition. Thank you for your consideration.

Tom Frohman and Cynthia Moriarty



V-39-14
Petitioner Statement



ENTRY PLAN

SCALE: 1/4" = 1'-0"

spring

2920 1/2 EAST 107
BLOOMINGTON, IN
812.318.2930
www.springpointe

V-39-14
Floor Plan

FROHMAN MORIARTY RESIDENCE

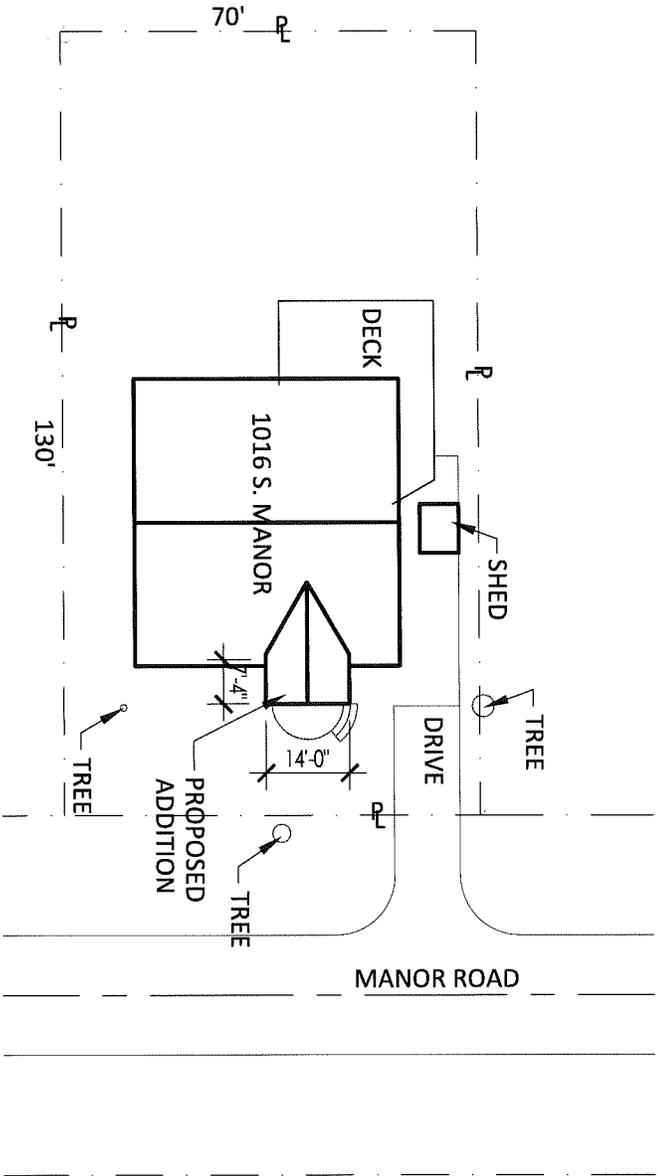
1016 S. MANOR ROAD

BLOOMI

PROJECT #: Spa14-15
ISSUE DATE: 9.16.14
REVISION DATE:

DRAWN BY: BK
CHECKED BY:
PROPOSED
PLAN

A1



PROPOSED
SITE PLAN
 SCALE: 1/32" = 1'-0"
 NORTH

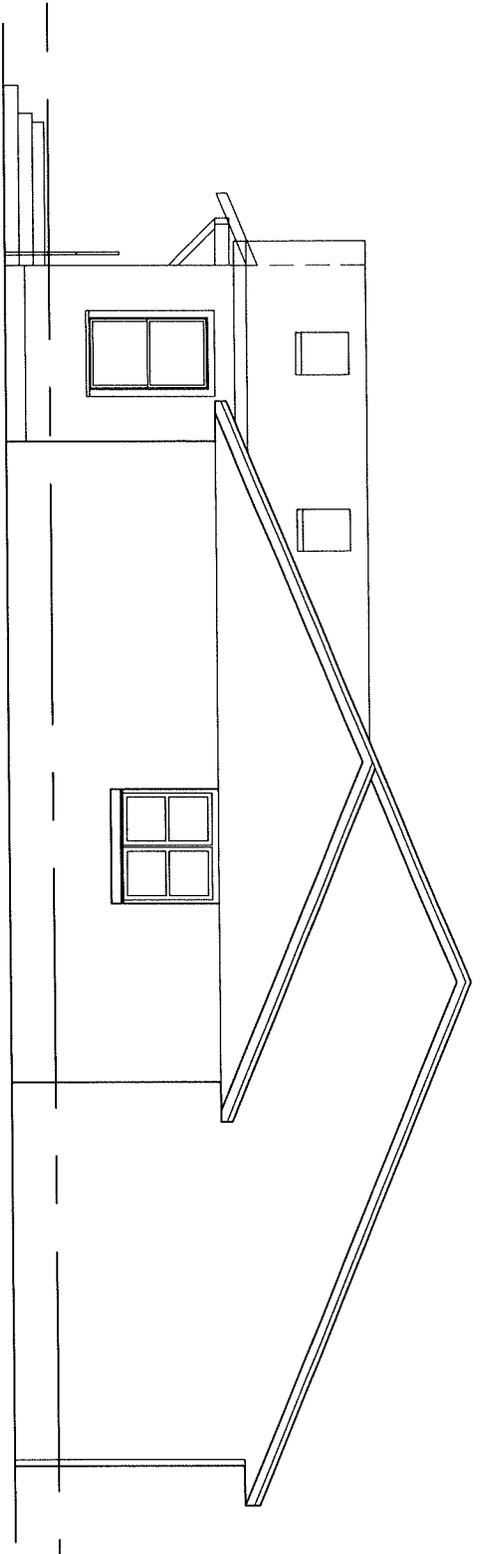
V-39-14
 Site Plan

FROHMAN MORIARTY RESIDENCE

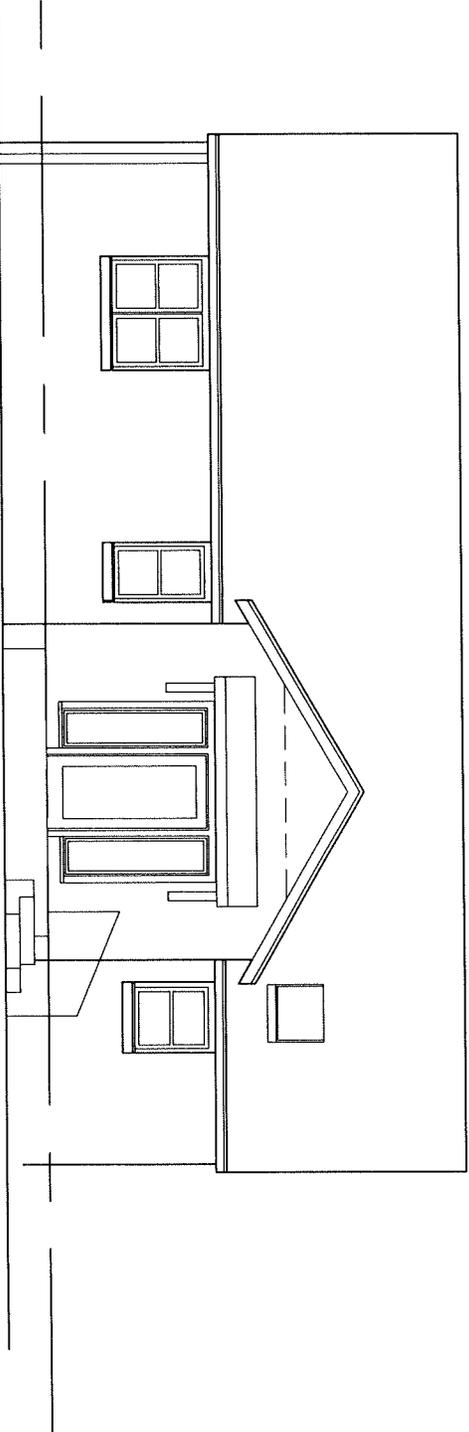
PROJECT #: SPa14
 ISSUE DATE: 9.25
 REVISION DATE:

DRAWN BY:
 CHECKED BY:
 PROPOSED
SITE PLAN

A1



B
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A
EAST ELEVATION
SCALE: 1/8" = 1'-0"

spr

print

2920 1/2 E
BLOOMING
812.318.2
www.sprf

FEET 0
A 47408
cts.com

V-39-14
Elevations

FROHMAN MORIARTY
RESIDENCE

BLOOMINGTON, IN

1016 S. MANOR ROAD

PROJECT #: SPa14-15
ISSUE DATE: 9.16.14
REVISION DATE:

DRAWN BY: BK
CHECKED BY:
PROPOSED
ELEVATIONS

A2