

CITY OF BLOOMINGTON



April 23, 2025 @ 2:00 p.m.
Kelly Conference Room #155 and Zoom

Virtual Link:

<https://bloomington.zoom.us/j/88225451589?pwd=SkQxQmQvTnBXc202M0ZPano1eW9rdz09>

Meeting ID: 882 2545 1589
Passcode: 897298

CITY OF BLOOMINGTON
HEARING OFFICER (Hybrid Meeting)
April 23, 2025 at 2:00 p.m.

City Hall, 401 N. Morton Street
Kelly Conference Room #155

❖Virtual Link:

<https://bton.in/xRLRA>

Meeting ID: 882 2545 1589

Passcode: 897298

Petition Map: <https://bton.in/G6BiA>

PETITIONS:

V-15-25 / VAR2025-02-0062

Jacqueline Neu

600 W. Guy Avenue

Parcel: 53-08-08-100-028.000-009

Request: Variance from impervious surface requirements
in the Residential Medium Lot (R2) zoning district

Case Manager: Jackie Scanlan

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact **Melissa Hirtzel** at hirtzelm@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call **812-349-3429** or E-mail human.rights@bloomington.in.gov.*

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 600 W Guy Avenue**

**CASE #: V-15-25
DATE: April 23, 2025**

PETITIONER: Jacqueline Neu
600 W Guy Avenue, Bloomington

REQUEST: Variance from the impervious surface coverage maximum requirement in the Residential Medium Lot (R2) zoning district.

REPORT: This 0.16 acre property is located at 600 W Guy Avenue and is zoned Residential Medium Lot (R2). The property is located on the north side of W Guy Avenue, two properties west of S Rockport Road. The property is developed with a roughly 930 square foot single family residence built in the 1950s and is surrounded by other single family residences, also zoned R2.

The petitioner filed a building permit application with the Monroe County Building Department, requesting to do an addition, including a screen porch on the north side of the house, into the back yard area. The petitioner received a variance with petition number V-05-25 in order for the screen porch to encroach in the eastern side building setback. In the site plan associated with that V-05-25, the petitioner was requesting the addition of an 8 foot screen porch on the east side of the north façade of the structure as part of an addition that would add 4 feet to the remainder of the north facade of the structure and part of the west façade. At the hearing, the petitioner indicated that she may request to increase the 4 foot additions on the north and west side to 6 foot additions. Most of the addition on the west side of the house is over existing impervious surface.

In the R2 zoning district, each property has a maximum impervious surface coverage of 40 percent. Per the Deckard survey, the size of the parcel is 7,000 square feet. However, a portion of the parcel goes into W Guy Avenue. The coverage of the private development on the parcel, including the proposed addition is roughly 2,915 square feet, which is just under 42 percent of the parcel. With the portion of the roadway that is on the parcel, the coverage is roughly 45 percent. Even if the parcel size was adjusted to exclude the roadway portion, the proposed coverage is 44 percent. The petitioner is requesting a variance to from the impervious surface coverage maximum allowed in the R2 district for an addition.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(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.*

PROPOSED FINDING: The granting of the variance will not be injurious to the public health, safety, morals, and general welfare of the community. Allowing an addition on the

rear of this structure will have no negative impacts on the community, as it is not on a visible façade and is not disturbing any natural or community assets.

- 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.*

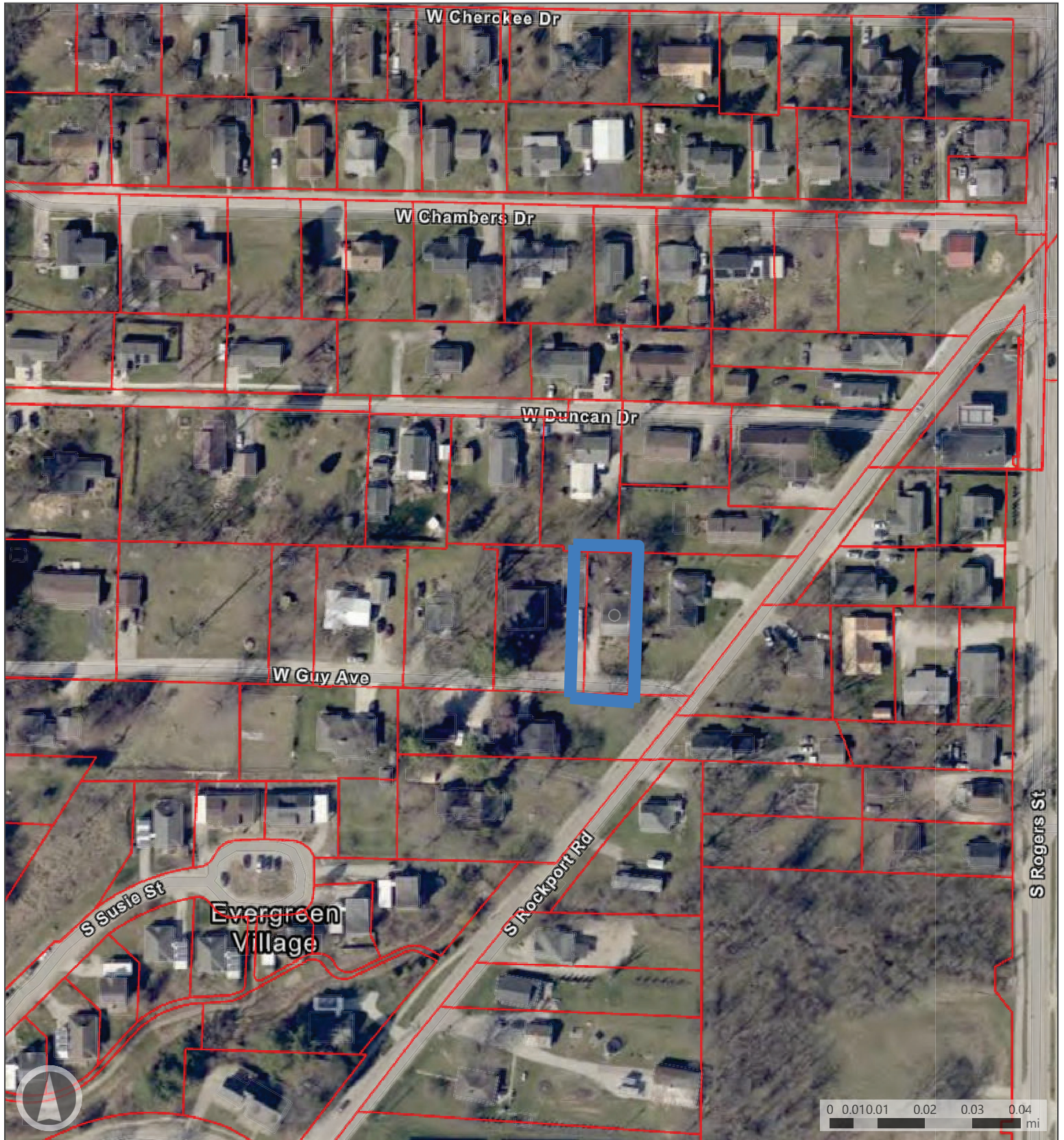
PROPOSED FINDING: No adverse impacts to the use and value of surrounding properties as a result of the requested variance are found. The proposed addition would only slightly increase the existing impervious surface coverage by building over some existing impervious surface.

- 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.*

PROPOSED FINDING: The Department finds that the strict application of the terms of the UDO will result in practical difficulties in the use of the property as it would not allow a modest and customary addition. The practical difficulties are peculiar to this property because of the size of the property, in combination with the portion of the property covered by roadway. The proposed development is not out of character with the zoning district. The proposed addition will be on the rear of the existing residence and will still meet rear setback requirements. Variance from the UDO requirement will allow for an 8 foot addition on the eastern end of the northern façade of the structure for a screened porch, and a 6 foot addition on the remainder of the northern façade and a portion of the western facade.

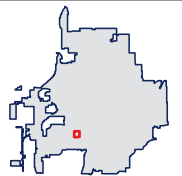
RECOMMENDATION: The Department recommends that the Hearing Officer adopt the proposed findings and approve V-15-25 with the following condition:

1. This approval is for the submitted building design only. Any additional coverage will require compliance with the Unified Development Ordinance or a new variance approval.



Map Legend

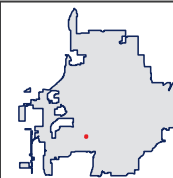
-  Parcels
-  Bloomington Municipal Boundary





Map Legend

- Addresses
- ▭ Parcels
- ▭ Bloomington Municipal Boundary





Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Ignore the raising the roof

Jacqueline Neu <jneu212@gmail.com>

Mon, Apr 7, 2025 at 2:25 PM

To: Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Hi there,

Jackie, so I don't want to raise the roof line because that won't work. However, we're talking about putting a dormer on the back.

I believe I mentioned that to you and you said that would be no problem because it's basically just going add window space of 3 foot Wide and then I want to add 6 foot on both sides instead of 4 feet .

Let me know if this will work.

Thanks a lot,

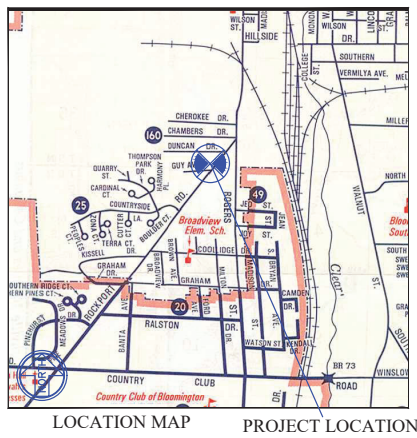
Jacqueline

Sent from my iPhone

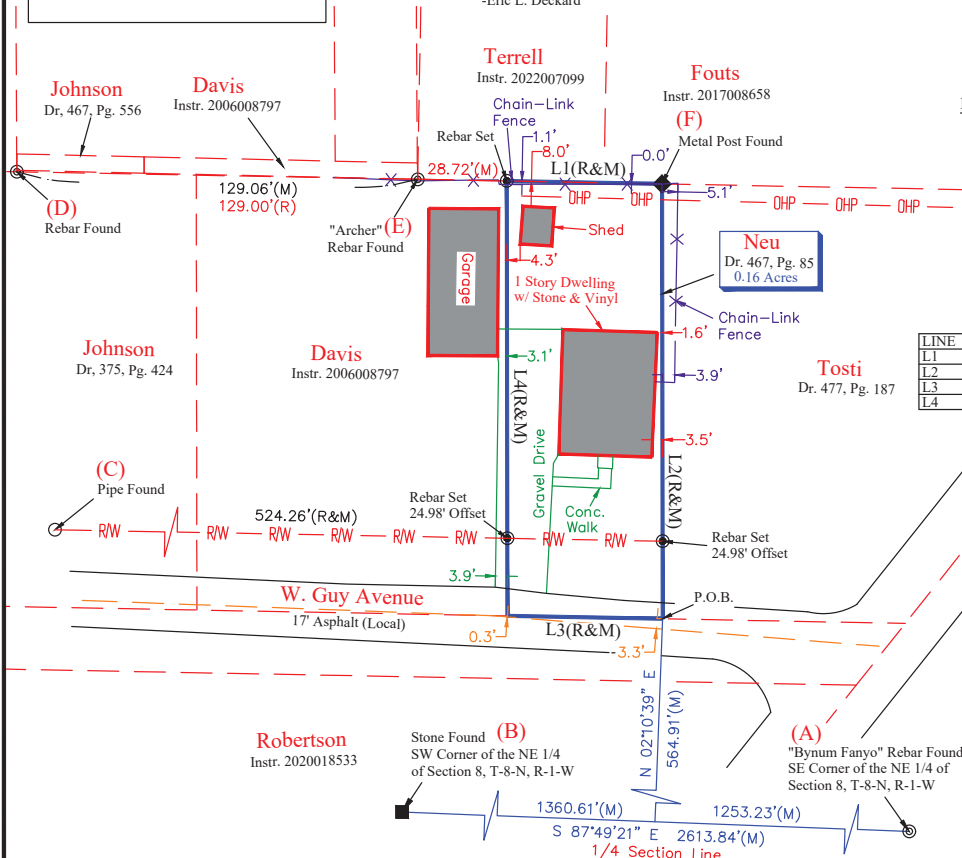
BOUNDARY RETRACEMENT SURVEY⁸
A PART OF THE NORTHEAST QUARTER OF
SECTION 8, TOWNSHIP 8 NORTH, RANGE 1 WEST,
MONROE COUNTY, INDIANA

NOTES:

- 1). Basis of bearing (State Plane-Indiana West)
- 2). Fieldwork completed August 2023.
- 3). Now or Formerly owned by Jacque Neu as found in Instrument Number Deed Record 467, Page 85 in the Office of the Monroe County Recorder.
- 4). Reference is made to a survey performed by Robert C. Sipes for a 0.56 acre parcel of land in Section 8, Township 8 North, Range 8 West dated September 19th, 1970.
- 5). Reference is made to a survey performed by Lee Utt for Elkins dated August 13th, 1992.
- 6). Reference is made to a survey performed by Steven W. Archer for Frye Estate dated December 12th, 1997.
- 7). Reference is made to a survey performed by Eric L. Deckard for Langley dated September 8th, 2022.
- 8). Coordinates shown hereon were obtained from GPS observations. Indiana West Zone, NAD83, State Plane Grid Coordinates, US Survey Feet. Geoid model ContinentalUS_NGS2018.
- 9). Coordinate data was collected using a Carlson BRX7 GPS and a Topcon FC-5000 Data Collector. Coordinate positions are grid north (Indiana State Plane West Zone).
- 10). This survey is not complete without the accompanying surveyor's report.
- 11). I affirm, under penalty for perjury, that I have taken responsible care to redact each Social Security Number in this document, unless required by law.
-Eric L. Deckard



AREA FOR COUNTY
RECORDER



PERRY TWP.
TOWNSHIP 8 N
RANGE 1 W
SECTION 8

DEVELOPER, APPLICANT &/OR OWNER

JACQUE NEU
DEED RECORD 467, PAGE 85
600 W. GUY AVE.
BLOOMINGTON, INDIANA 47403
(812) 219-7555

Line Table

LINE	BEARING	DISTANCE
L1	S 88°55'12" E	50.00'
L2	S 00°05'11" E	140.00'
L3	N 88°55'12" W	50.00'
L4	N 00°05'11" W	140.00'

SETBACK TABLE

Front - 15' or Median Front Setback of abutting residential structures, whichever is less.
Attached front-loading garage or Carport - 25'
Side - First Floor: 8 Feet
Each story above the ground floor: 10 feet
Rear - 25'

ZONE: RESIDENTIAL MEDIUM LOT (R2)

CERTIFICATION

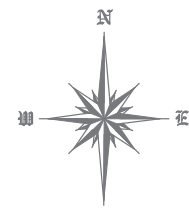
The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 8th day of August, 2023.

Eric L. Deckard
Registered Surveyor LS 29900012
State of Indiana



0 40 80 120

SCALE 1" = 40'

LEGEND

STONE FOUND	METAL POST FOUND
UTILITY POLE	MAG SPIKE SET
REBAR FOUND	WOOD FENCE
REBAR SET	FENCE
NAIL FOUND	OHP OVERHEAD POWER LINE
RR SPIKE FOUND	(R) RECORD
PIPE FOUND	(M) MEASURED
ADDRESS	(C) CALCULATED
AREA >15% SLOPE	TRANSFER AREA

NEU
BOUNDARY SURVEY

SHEET
1 OF 2

DRAWN BY: ZHW
DATED: 08/08/23

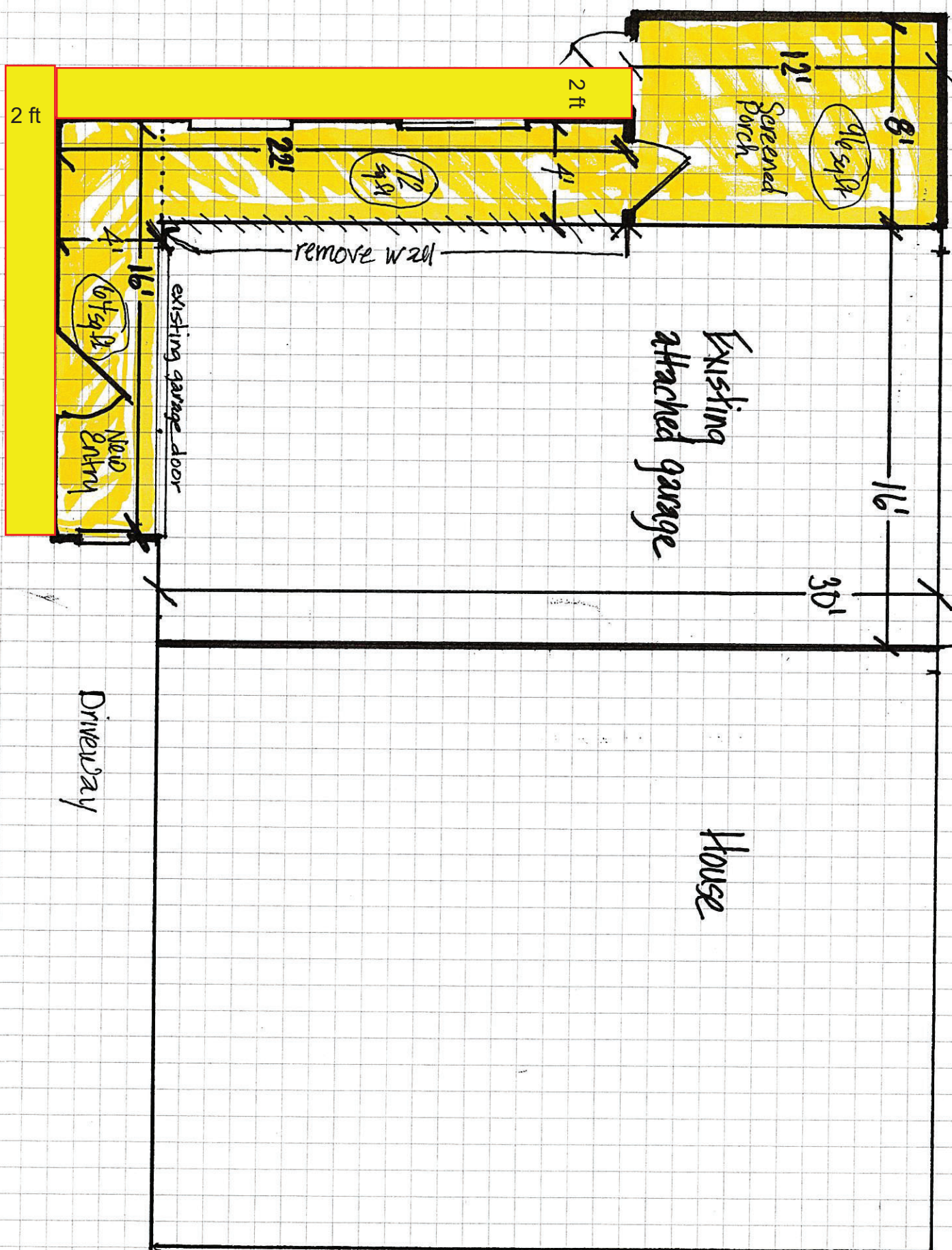
CHECKED BY:
ELD

SCALE
1"=40'



DECKARD LAND SURVEYING
1604 S. HENDERSON ST.
BLOOMINGTON IN. 47401
(812) 961-0235

PROJECT NO. 23-101

Scale ☐ 1 foot