

# CITY OF BLOOMINGTON



November 14, 2018 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON  
HEARING OFFICER  
November 14, 2018 at 2:00 p.m.

\*Kelly Conference Room #155

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**PETITIONS:**

V-39-18

**Laurel Cornell**

402 S. Rogers Street

Request: Variance from maximum impervious surface coverage allowance to allow a 12'x16' addition.

*Case Manager: Eric Greulich*

**\*\*Next Meeting: November 14, 2018**

*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](mailto:human.rights@bloomington.in.gov).*

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**PETITIONER:** Laurel Conrad  
402 S. Rogers St, Bloomington

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**REQUEST:** The petitioner is requesting a variance from maximum impervious surface coverage allowance to allow a 12'x16' addition to an existing residence.

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**REPORT:** The property is located at 402 S. Rogers Street and is zoned Residential Core (RC). The property is 62.95' x 66' and is 4,154 square feet in size. Surrounding land uses include single family residences to the north, south, west and east. The property has been developed with a two-story, single family residence. The building is within the Prospect Hill Historic District and the Historic Preservation Commission approved a Certificate of Appropriateness to allow for this addition under COA-18-67.

The petitioner is proposing to construct a 12'x16' one-story addition for a screened-in porch on the south side of the building. The property currently has 2,091 square feet of impervious surface coverage which equals 50% of the lot and 45% is the maximum allowed coverage for the district. The proposed addition would add 192 square feet of impervious surface coverage to the property which would equal 55% coverage. The proposed addition would meet the 6' sideyard setback.

The petitioner is requesting a variance from the allowed 45% impervious surface coverage to allow 55% impervious surface coverage.

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**CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**  
**Attached Front-Loading Garage Front Yard Setback**

**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.*

**PROPOSED FINDING:** No injury is found with this petition. The proposed increased impervious surface coverage will only effect this lot. No adjacent properties will be effected by this slight increase over the current amount of impervious surface coverage.

- 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 negative effects from this proposal on the areas adjacent to the property are found. As stated previously, this increase in impervious surface coverage will only effect this property. There are several adjacent properties of

similar substandard lot size that exceed the 45% impervious surface coverage allowance. The size of the existing house and minor addition are consistent in size to other residences in this area. The Historic Preservation Commission reviewed this petition and found that the addition would be in keeping with the neighborhood and historic character of the district.

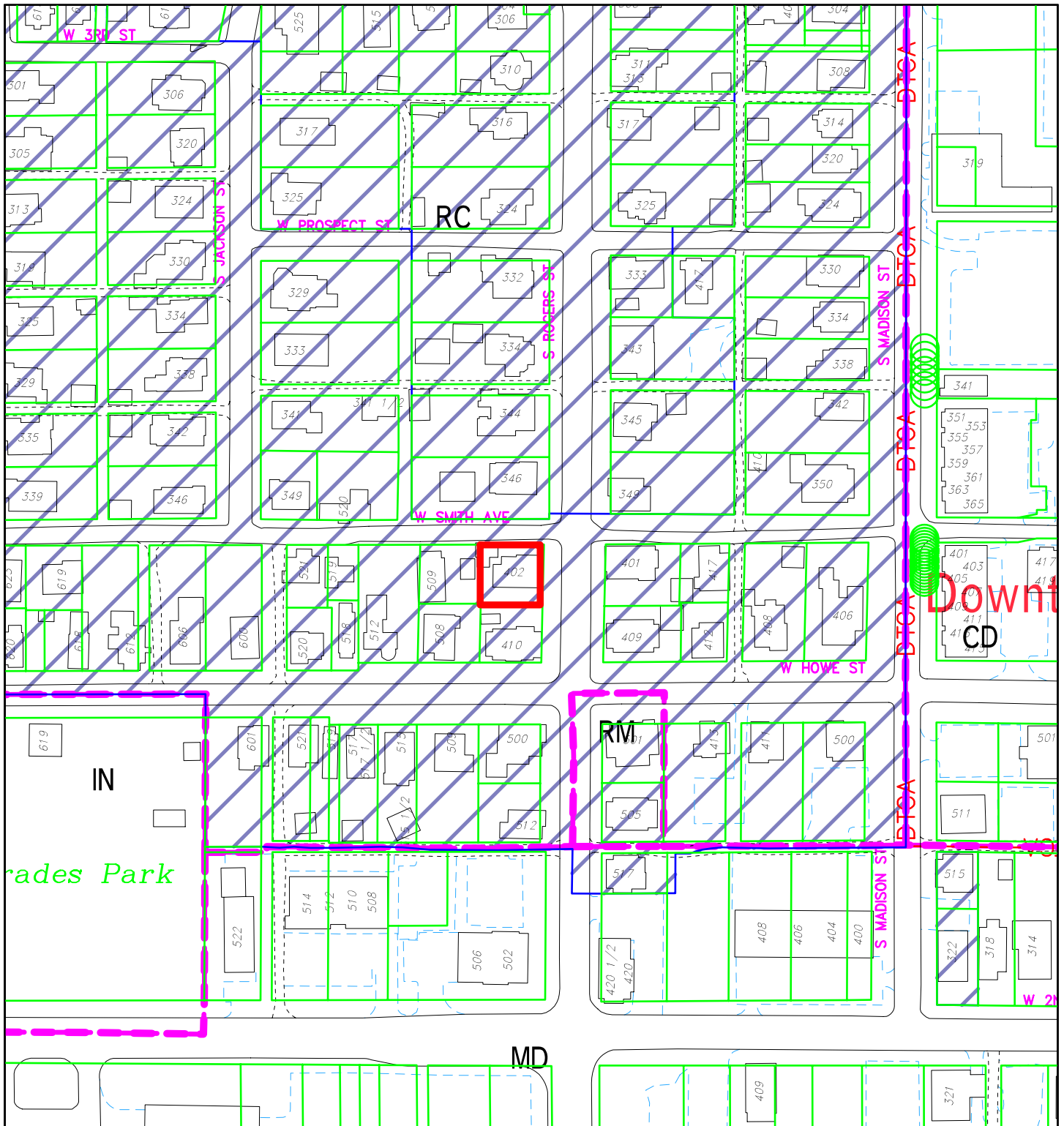
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**PROPOSED FINDING:** Practical difficulty is found in the limits inherent in the lot size and the size of the house, the lot is 4,154 sq. ft. and the minimum lot size is 7,200 sq. ft. The proposed addition is very minor in scale relative to the size of the house and the existing house size is also similar in size to the other residences in this neighborhood. Peculiar condition is found in the small size of the existing lot that is almost half of the minimum lot size of this district. The proposed impervious surface coverage is not excessive and would meet the requirements on a lot that met the minimum lot size.

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**RECOMMENDATION:** Based upon the written findings above, the Department recommends that the Hearing Officer adopt the proposed findings and recommends approval of V-39-18 with the following conditions:

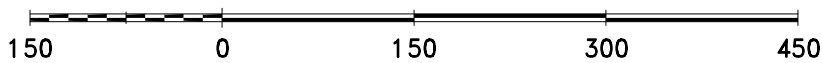
1. The petitioners must obtain a building permit prior to construction.
2. This variance applies to the addition as proposed only. Any subsequent encroachment would require a variance.



Down  
CD

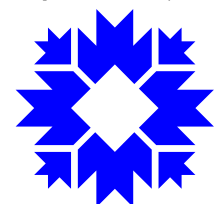
V-39-18 Laurel Cornell  
 402 S Rogers Street  
 Hearing Officer  
 Site Location, Zoning, Parcels

By: greulice  
 9 Nov 18



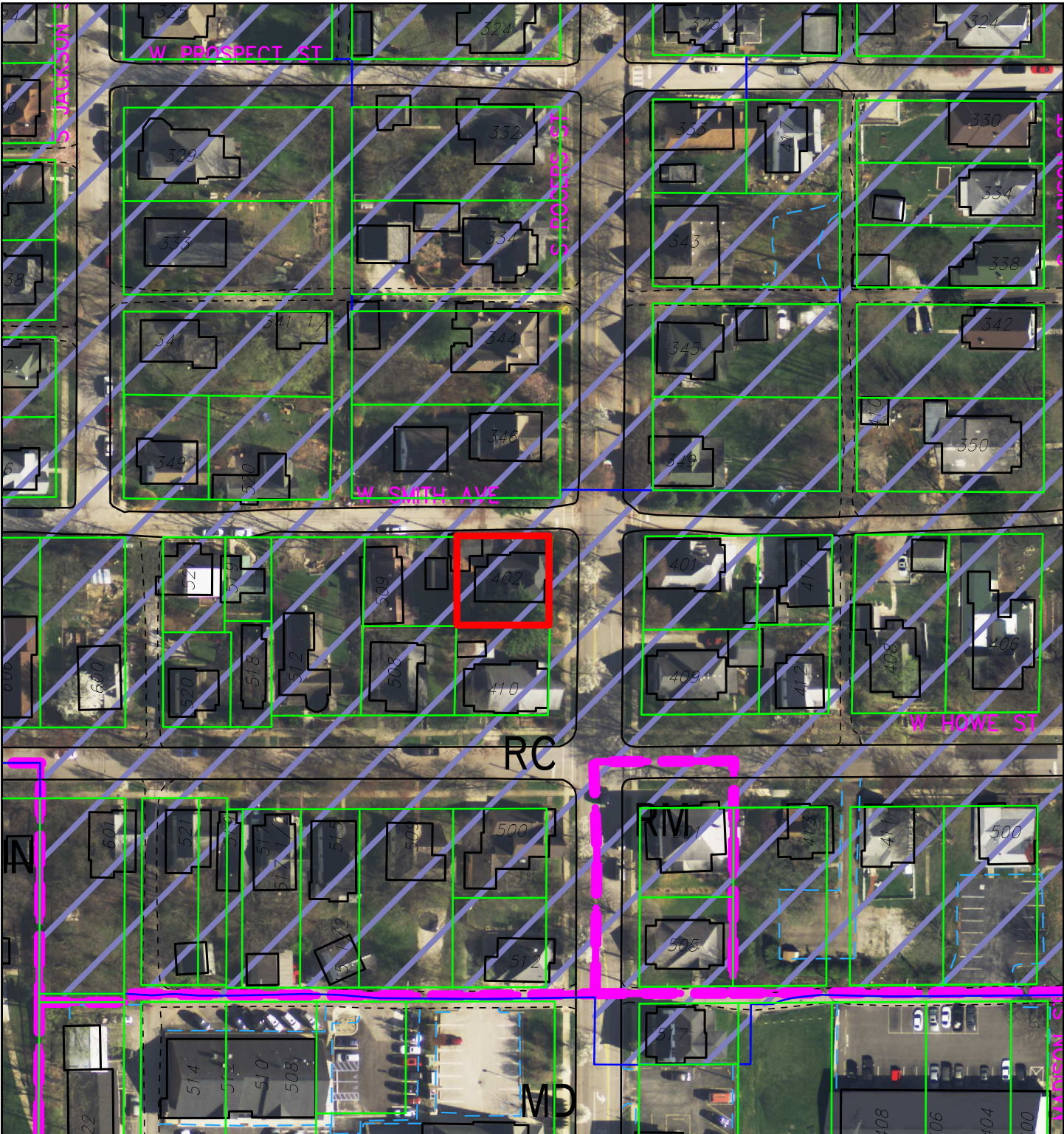
For reference only; map information NOT warranted.

City of Bloomington  
 Planning & Transportation



Scale: 1" = 150'





V-39-18 Laurel Cornell

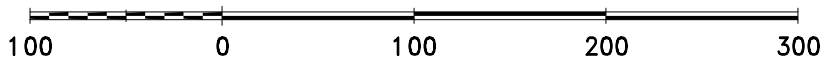
402 S Rogers Street

Hearing Officer

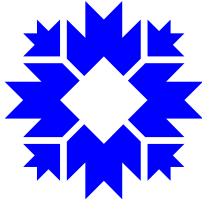
2016 Aerial Photograph

By: greulice

9 Nov 18



City of Bloomington  
Planning & Transportation



Scale: 1" = 100'

For reference only; map information NOT warranted.

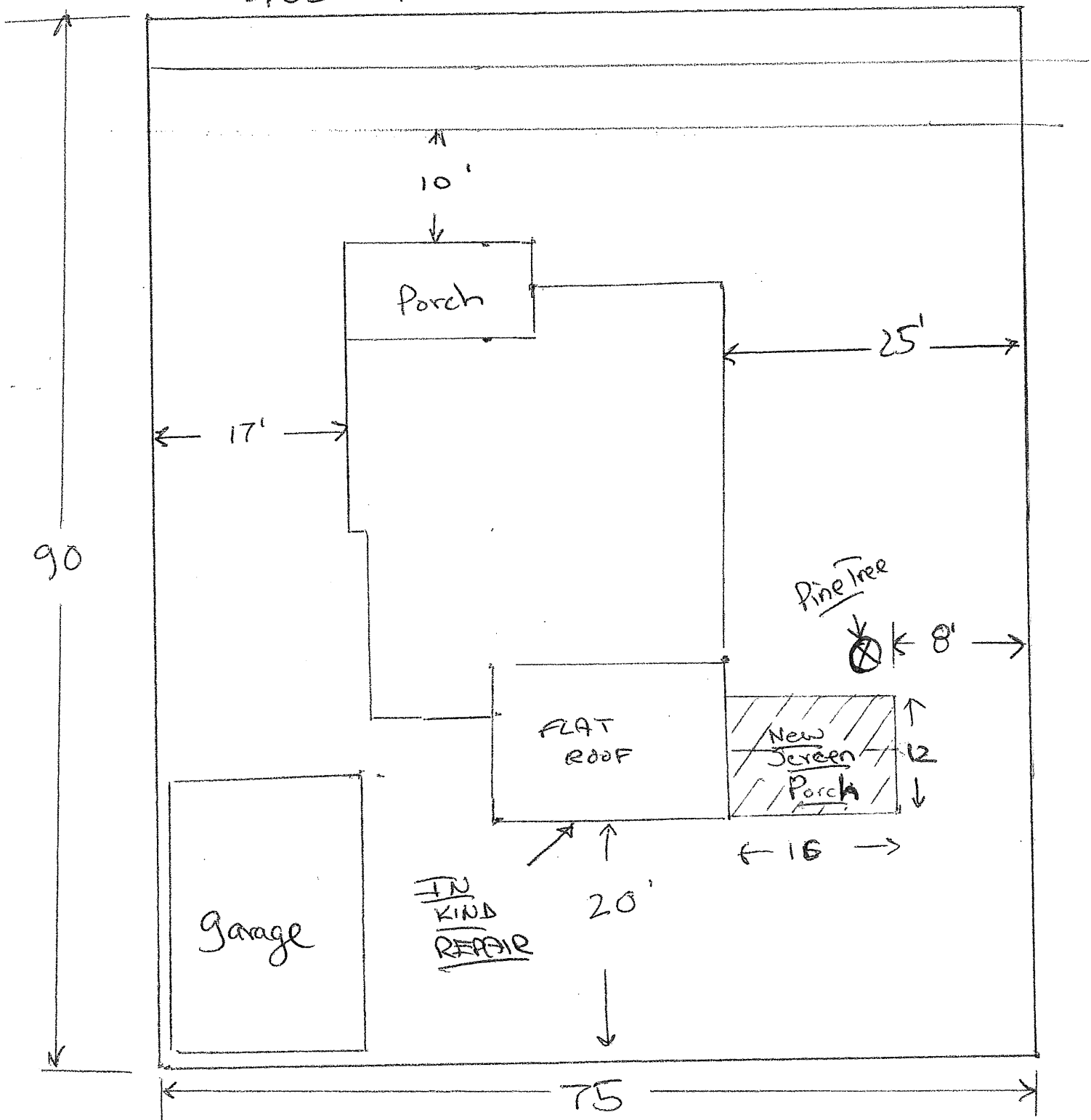
I would like to apply for a variance from maximum impervious surface coverage to allow an addition to the existing house. 402 South Rogers Street is a modest two-bedroom house built in about 1896 using the gable-L form common to many workingmens' houses in the Prospect Hill neighborhood at that time. I would like to add a screen porch to the southwest corner of the house, next to the kitchen. The reason for doing so is to reduce the amount of energy I use by creating a small covered outdoor space that does not require air conditioning. The lot is very small. For new construction in the RS zoning category, 7200 square feet is the minimum lot size. The size of the lot on which the house is located is only 4158 square feet. In addition, I plan to remove a concrete patio floor approximately the same size as the proposed screen room, thus leaving the percentage in impervious surface about the same as its current status.

5-7-08  
388 11 208

CORNELL, LAUREL  
Project - CORNELL-RES REM/ADD-402  
Address - 402 ROGERS ST S  
Parcel - 015-15120-00  
App # - 64481 Twp - PR-08

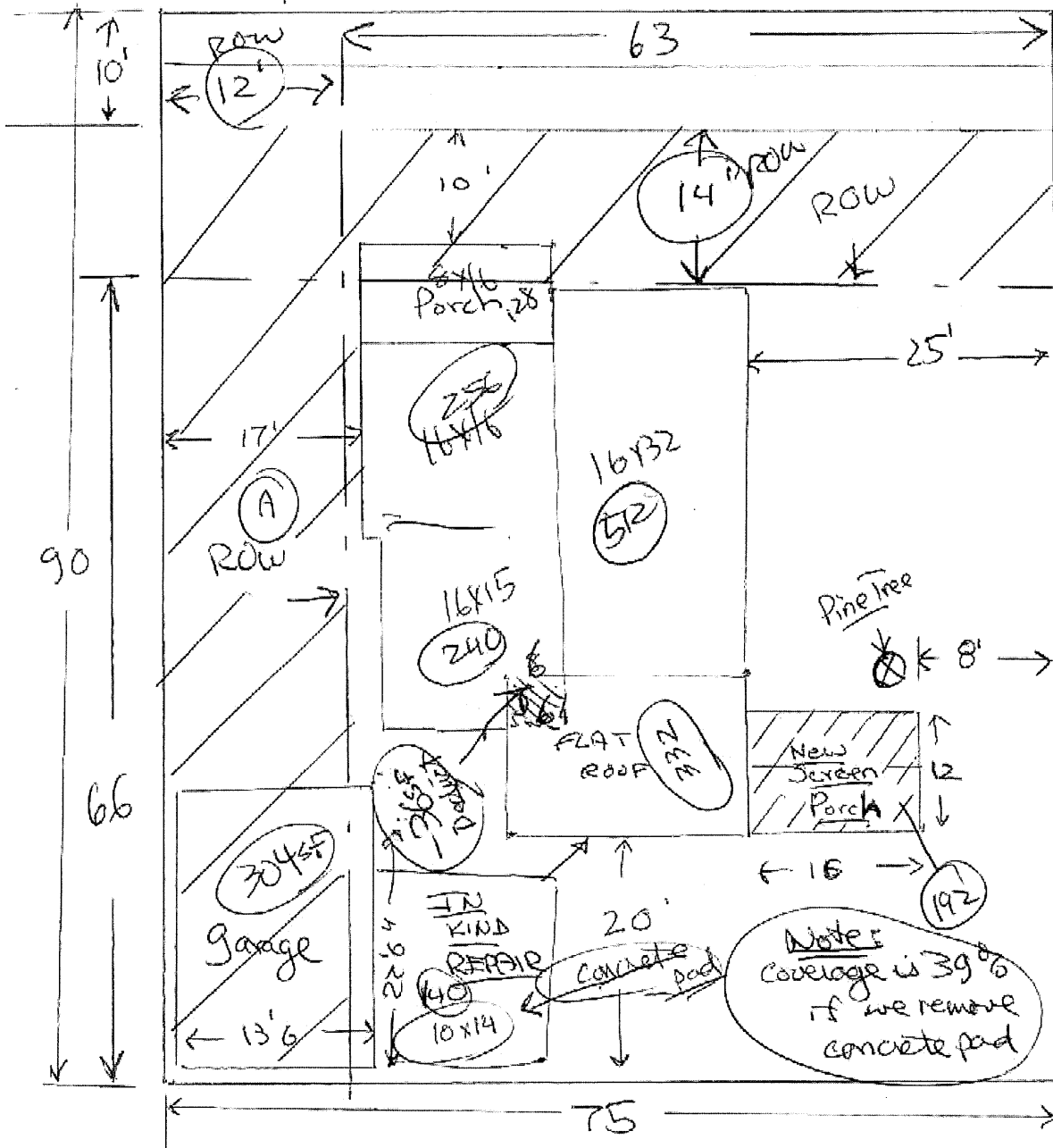
**GOLDEN HANDS CONSTRUCTION**  
**334 SOUTH JACKSON**  
**BLOOMINGTON IN 47403**  
**CHRIS STURBAUM**  
**PHONE/FAX: 812-336-9171**  
**402 S. ROGERS STREET**

N E  
W S

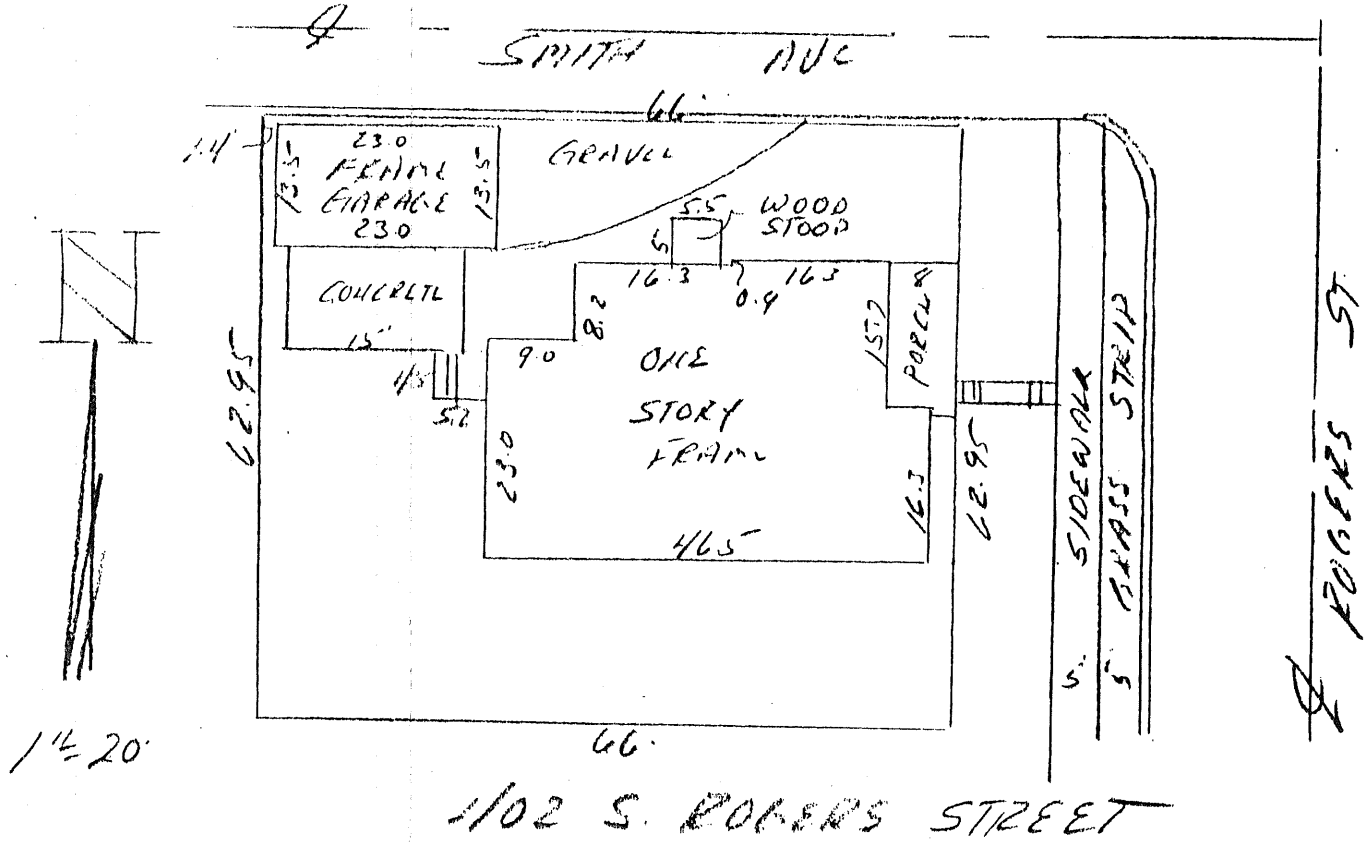




- (A) Gravel is in ROW
  - (B) 11' of garage is in ROW (249 SF Deduct)
  - (C) Part of Porch is in ROW (64 SF Deduct)
- GOLDEN HANDS CONSTRUCTION**  
**334 SOUTH JACKSON**  
**BLOOMINGTON IN 47403**  
**CHRIS STURBAUM**  
**PHONE/FAX: 812-336-9171**  
**402 S. ROGERS STREET**
- Lot Size  $66 \times 63 = 4,158$  SF  
 Revised Lot Coverage = 1,755 SF  
 42% Lot Coverage



N 1/2 LOT No. 9 HOWE'S ADDITION



DESCRIPTION:

The North half of Lot Number 9 in Howe's Addition, the same being a subdivision of Seminary Lots Number 30, 31 and 36 in the City of Bloomington, Indiana.



*Raymond Graham*  
 Raymond Graham L.S. 9978 Indiana  
 615 W. Kirkwood Ave., Bloomington, Indiana  
 May 25, 2000 Job No. 00-313