CITY OF BLOOMINGTON

HEARING OFFICER

February 8, 2017 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

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February 8, 2017 at 2:00 p.m. ***Kelly Conference Room #155**

PETITIONS:

- V-2-17 **Karen Kenter Potty**
  1031 Hawthorne Dr.
  Request: Variance from front yard building setback standards for a porch addition.
  Case Manager: Amelia Lewis

******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 **CASE #: V-02-17**
STAFF REPORT DATE: **February 8, 2017**
LOCATION: 1031 S Hawthorne Dr

PETITIONER: **Karen Kenter Potty**
1031 S Hawthorne Dr., Bloomington

REQUEST: The petitioner is requesting a variance from the front yard building setback standards for a porch addition.

SUMMARY: The property is located on the east side of S. Hawthorne Drive. It has been developed with a single family house and is zoned Residential Single Family (RS). To the north, east, west, and south east are other single-family homes, also zoned RS. The lots to the south west are zoned Industrial General (IG).

The petitioner proposes to build a 98 square foot porch addition to the front of the home along S. Hawthorne Drive. The porch will have a low sloped roof with only two corner posts and a low rail. The home was constructed in the early 1950's. The petitioner included in her statement that the porch addition will provide for a more hospitable entry and an exterior covered living space.

The UDO requires that the minimum front yard setback is determined by the block face average of the existing homes on the same block. Along this block the setback is 30, which is the current setback of the property. The proposed porch will extend at the most, 8 feet into the front yard setback and maintains an adequate distance from Hawthorne Drive, retaining a large portion of the yard. The petitioner is requesting a variance from the front yard building setback standards for a front porch addition.

This property is designated Urban Residential in the GPP. The Plan describes these neighborhoods as the parts of the city developed after the Core Residential areas were built-out. The Plan acknowledges that while most of the area is already built out, most of the changes in the neighborhood will result from redevelopment or rehabilitation. This rehabilitation "should respect the unique character and development pattern of the neighborhood." This proposal follows the appropriate site design goals as outlined by the GPP.

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 to the general welfare. The proposed porch addition does not encroach on any pedestrian walk ways and is generally screened by existing landscaping.

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 impact on the use and value of adjacent properties. The proposed porch retains a majority of the front yard, maintaining existing green space on the property and in the neighborhood. The petitioner has also talked with surrounding property owners regarding the porch who said they did not have any issues with the addition. The petitioner's proposal to remodel the interior of the house and add on a small amount of additional space is a simple way to modernize an existing structure.

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: Strict application of the terms of the Unified Development Ordinance would not allow for the porch, as the property is currently at the required setback. Staff finds that peculiar condition that the block face average along the east side of S. Hawthorne Drive is fairly large. In other RS districts the front setback is 15 feet, whereas along this street it is 30 feet. The regulation was created in order to maintain the character and form of existing neighborhoods. While the proposed porch does extend into the front yard setback, it is not out of character with the neighborhood. Practical difficulty is found in the large setback required along this street, and the structure's location along the setback, as without a variance the porch would not be allowed.

RECOMMENDATION: Based upon the written findings above, staff recommends approval of V-02-17 with the following condition(s):

1. The variance only applies to the porch addition as shown in the submitted site plans.
2. The porch shall remain a functioning porch and shall not be converted to additional living space.

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ARCHITECTS

Kenter Potty Residence - 1031 Hawthorne Drive
Request for Front Yard Variance

The house at 1031 Hawthorne Drive is a 1,300-square foot ranch. This modest house was built by the petitioner's parents in the early 1950's. The petitioner plans to retire to Bloomington and live in her childhood home.

In preparation for the move, the petitioner plans to undertake significant improvements including a complete interior remodel with a 68-square foot addition to enlarge the kitchen and a 98-square foot front porch addition. The existing kitchen is a small room which will be expanded to incorporate the exterior space which is currently under the existing eave. The porch addition will provide for a more hospitable entry experience and an exterior covered living space which faces the street.

This house is in a Residential Single-Family (RS) zoning district. Since this neighborhood is fully built-out, the minimum setback is determined by the average block face of the existing primary structures on the same block face. While the houses on this block share a consistent setback, the addition of a covered small covered porch will not negatively impact the consistent block face. The 12'-4" wide porch is less than 25% of the overall house length of 52'-3". The porch will have a low slope roof with only two corner posts and a low rail.

Currently in RS districts, there is no way for owners to add to the front of their properties without requesting a variance. The Growth Policies Plan supports these types of improvements which strengthen the relationship of the house to the street and provide "eyes on the street" to advance neighborhood safety.

Given the proximity of this neighborhood to Indiana University, downtown Bloomington and Bryan Park and the modest nature of many of these houses, it is likely that reinvestment in these properties will continue into the future.

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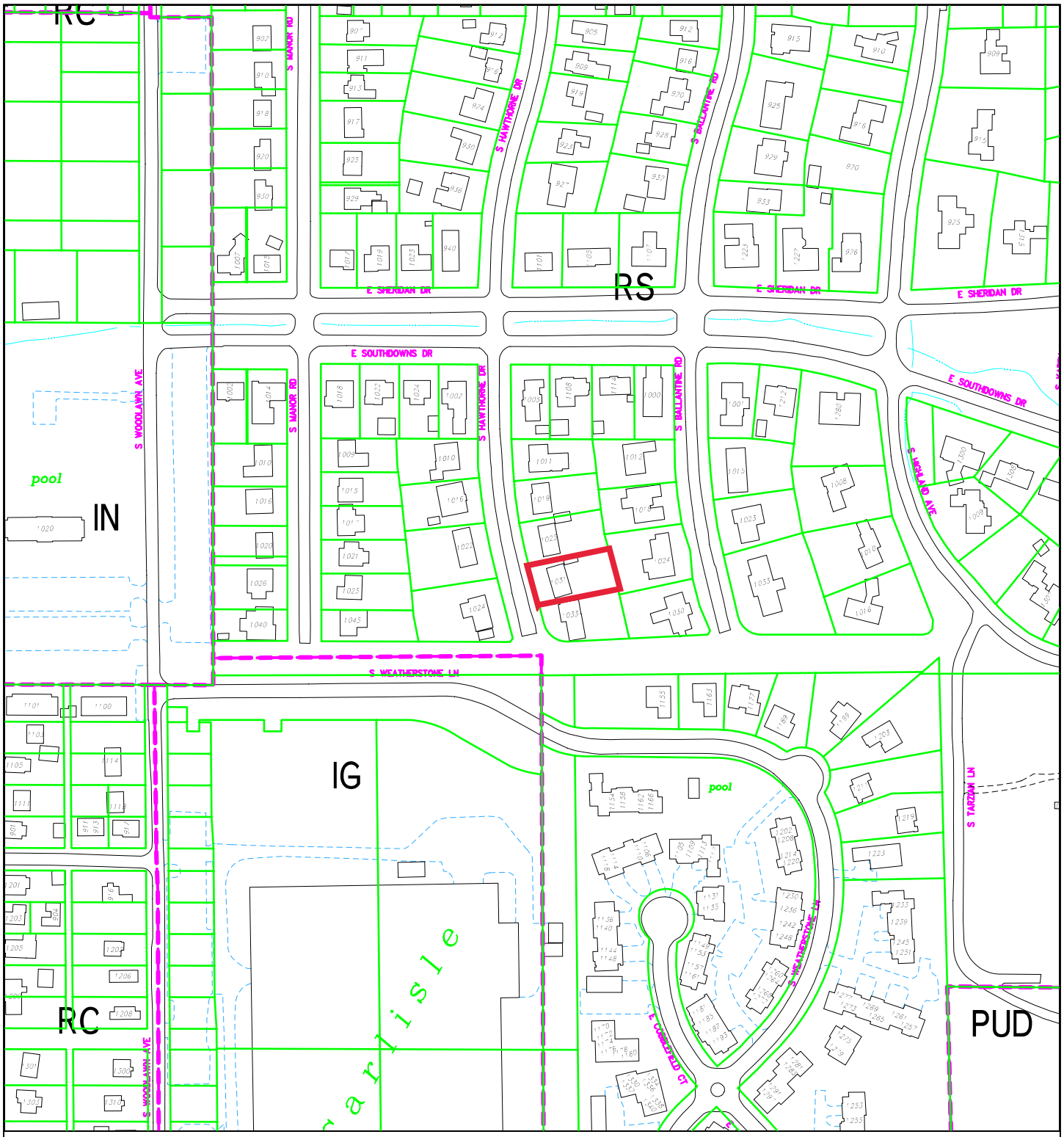


By: lewisa
1 Feb 17

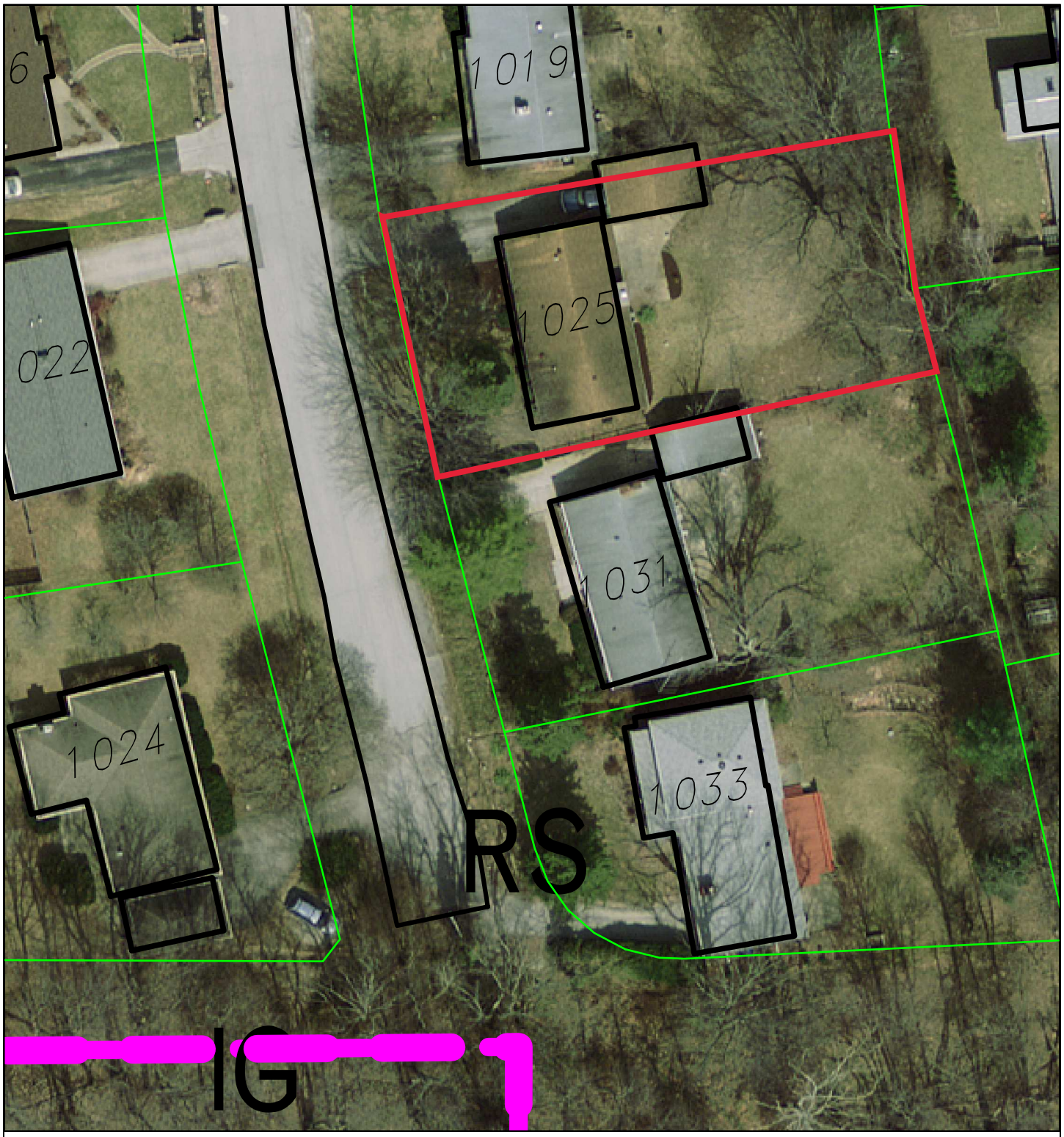
250 0 250 500 750

N

City of Bloomington
Planning & Transportation

Scale: 1" = 250'

For reference only; map information NOT warranted.



City of Bloomington
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By: lewisa
1 Feb 17

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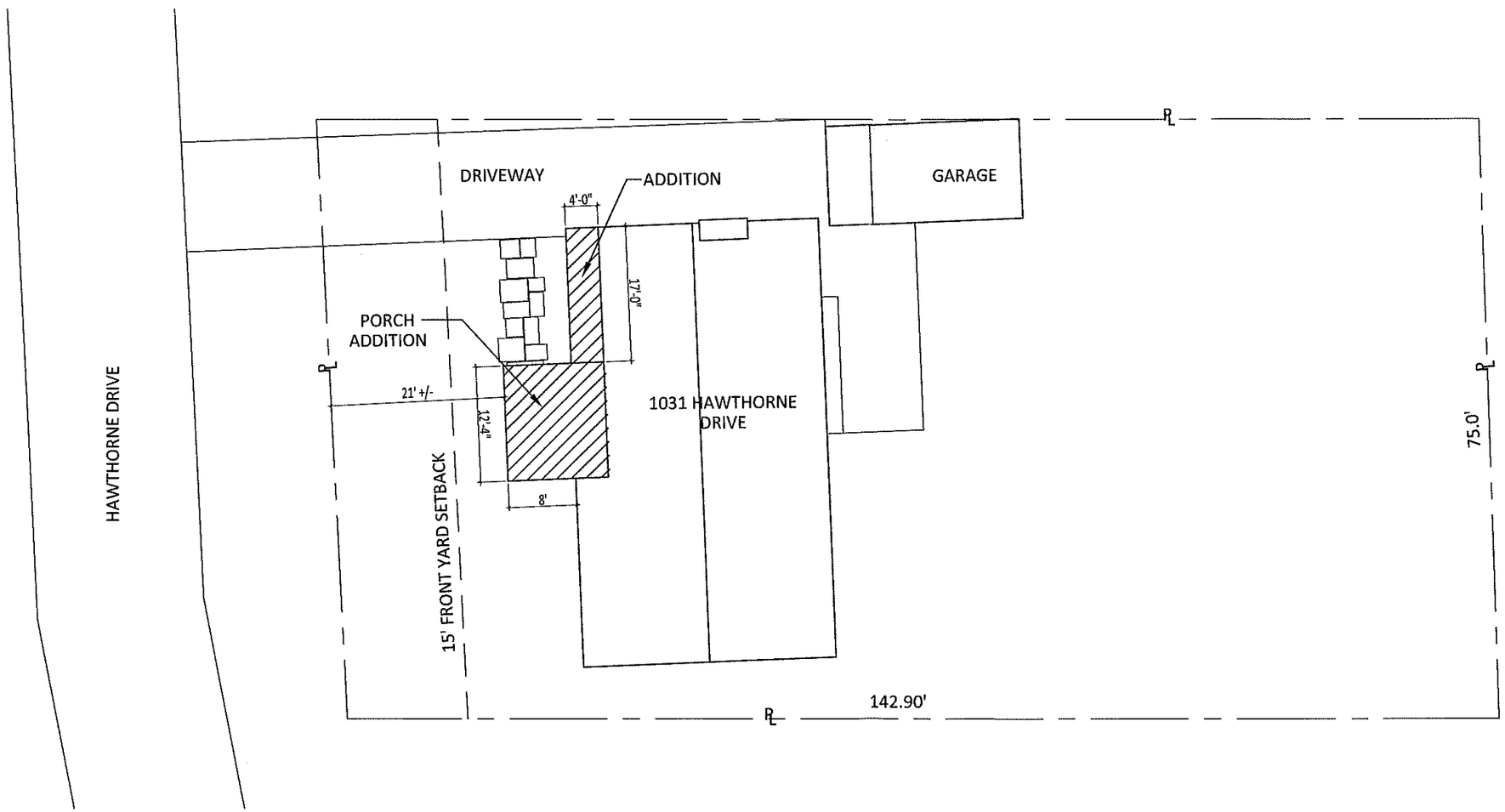
N

Scale: 1" = 40'

For reference only; map information NOT warranted.



A PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"
NORTH

springpoint ARCHITECTS inc
2920 EAST 10TH STREET
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812.336.9305
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KENTER POTTY RESIDENCE

1031 HAWTHORNE DRIVE

BLOOMINGTON, INDIANA

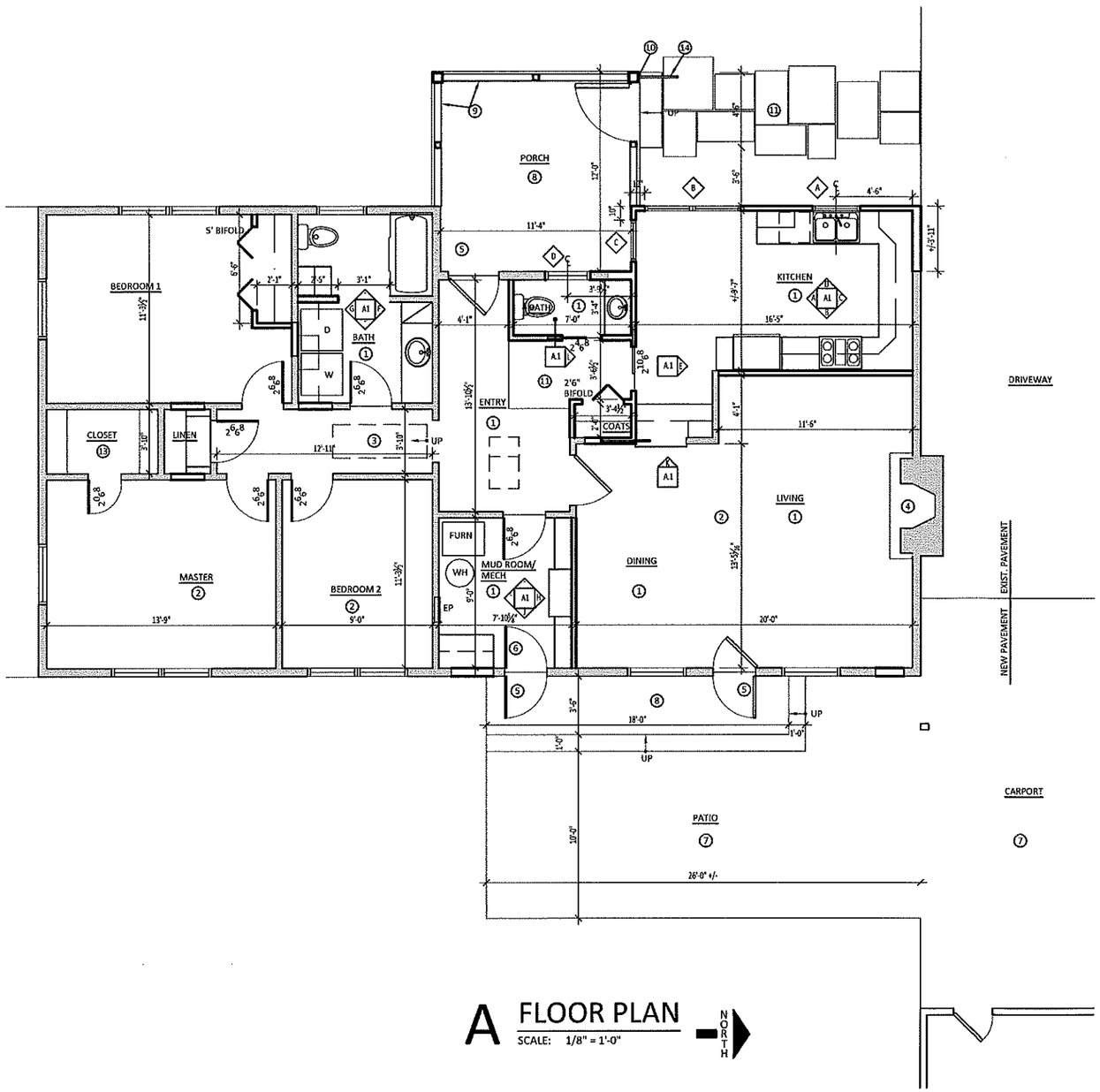
PROJECT NO: 16-08
DATE: 01.23.16

SITE PLAN
1

LEGEND

EXISTING WALL TO REMAIN

NEW 2 X 4 WALL



A FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

GENERAL PLAN NOTES

A. ALL WALLS ARE 2 x 4 UNLESS NOTED OTHERWISE.

B. CLOSETS TO RECEIVE PVC COATED ROD AND SHELF LIKE CLOSETMAID SUPERSLIDE. MOUNT ROD 75" A.F.F., U.N.O.

C. PROVIDE IN-FLOOR DIFFUSERS WHERE NEW.

D. INTERIOR DOORS TO BE MILLIKAN MOLDED PANELED DOORS, SOLID CORE, SINGLE PANEL, SMOOTH FINISH, PTD.

E. PROVIDE SOUND ATTENUATION INSULATION IN BATH ROOM WALLS.

PLAN NOTES

1. PROVIDE INSULATION AT EXTERIOR WALLS (R-19 OR GREATER) AND GYPSUM WALLBOARD, PAINTED, THIS ROOM
2. REPAIR CRACKED PLASTER CEILING, THIS ROOM
3. NEW FOLDING ATTIC LADDER, REWORK FRAMED OPENING AS NEEDED
4. INSPECT FIREPLACE TO CONFIRM CONDITION
5. NEW WOOD SCREEN DOOR
6. SALVAGED ENTRY DOOR
7. NEW CONCRETE PATIO/WALK
8. TREX SELECT COMPOSITE DECKING, 1" GROOVED EDGE BOARD WITH CONCEALED FASTENERS
9. PORCH RAIL, REF. DETAIL
10. PORCH POST, REF. DETAIL, TYPICAL OF 2
11. SALVAGED STONE PAVERS WITH NEW 8" x 16" x 54" STONE STEP
12. LINEN TO RECEIVE (5) 16" P. LAM. SHELVES WITH 5" SIDE SHELVES
13. (2) RODS ONE SIDE AT 33" AND 75" (1) ROD ONE SIDE AT 75"
14. METAL HANDRAIL, GALVANIZED, POWDER COAT FINISH

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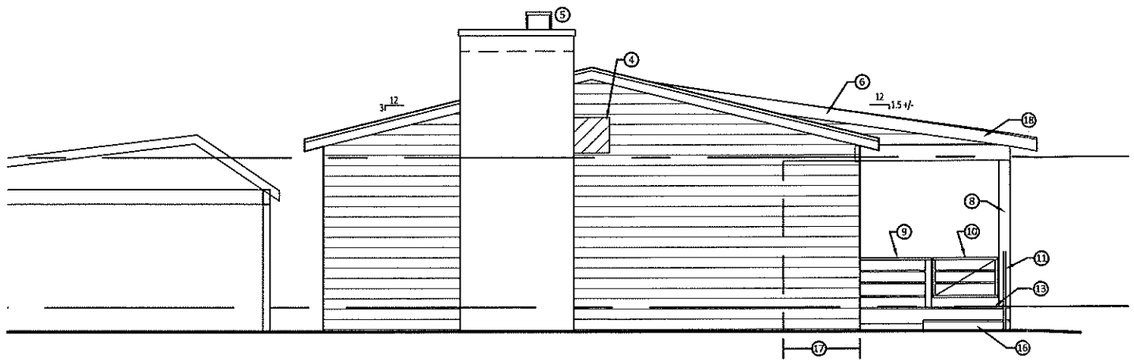
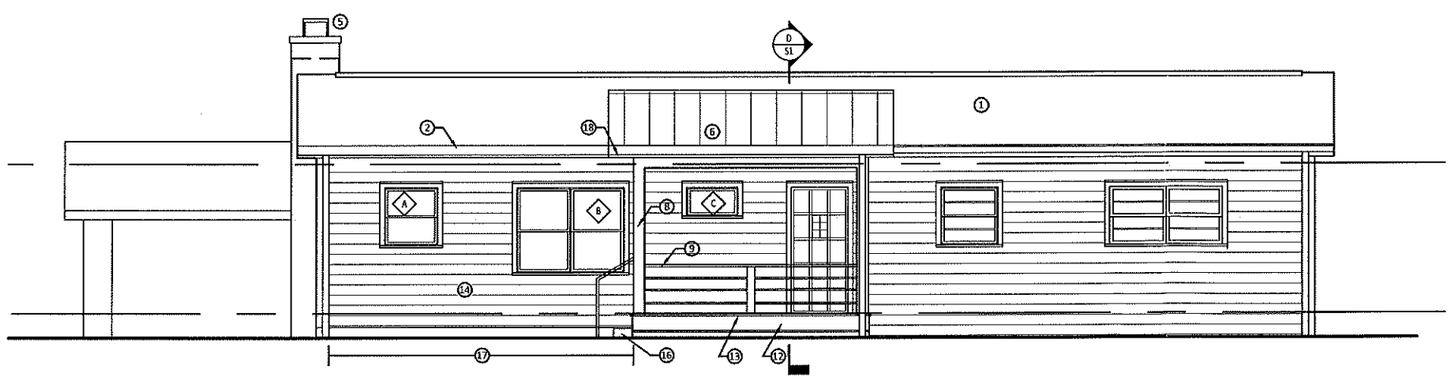
FLOOR PLAN

2



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



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

GENERAL ELEVATION NOTES

A. PAINT EXISTING WOOD WINDOW OR DOOR TRIM TO REMAIN. FOLLOW SAFE LEAD REMOVAL PRACTICES.

B. NEW WINDOW AND DOOR TRIM TO MATCH EXISTING, 1 X 3 JAMB, 1 X 3 HEAD TRIM WITH 1 X CAP AND 1 X 2 SILL.

C. EXTERIOR TRIM TO BE BORAL TRUEXTERIOR TRIM, PAINTED.

ELEVATION NOTES

1. NEW ASPHALT SHINGLE ROOF. CUT ROOF SHEATHING FOR NEW RIDGE VENT.
2. NEW PREFINISHED, SEAMLESS GUTTER AND DOWNSPOUT
3. RELOCATED DOOR
4. INFILL WALL AREA
5. EXTEND CHIMNEY AS NEEDED TO ACHIEVE MINIMUM HEIGHT. ADD 4" LIMESTONE CAP.
6. STANDING SEAM METAL ROOF WITH CONCEALED FASTENERS, 1" RIB HEIGHT, 16" WIDE PANEL
7. NOT USED
8. NEW COLUMNS WITH 1X TRIM WRAP, REFERENCE DETAIL
9. PORCH RAIL, REFERENCE DETAIL
10. GATE WITH STRAP HINGE, REF. DETAIL
11. 1 1/4" DIAMETER GALVANIZED METAL HANDRAIL, POWDER COAT FINISH
12. 8 X 10 SKIRT BOARD
13. TREX SELECT COMPOSITE DECKING, 1" GROOVED EDGE BOARD WITH CONCEALED FASTENERS
14. BORAL TRUEXTERIOR BEVEL SIDING 1 X 6 OR 1 X 8
15. DECK
16. LIMESTONE STEP
17. NEW REDWOOD LAP SIDING TO MATCH EXISTING, WEAVE INTO EXISTING AT NORTH ELEVATION, WRAP INTO PORCH RECESS.
18. 1 X 8 FASCIA

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ELEVATIONS

3