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Bloomington, MN

PROJECT DESCRIPTION

This proposal letter is to request a porch addition 12 feet out from the homeowner's existing house. Specifically, requesting a variance from section 21.301.02. This code requires a 30ft. setback. The existing rear yard setback has less depth than a typical lot in Bloomington, the typical lots allow for a 3 season porch, where this lot does not. According to the survey, the lot is 102 feet deep, which is 30 feet less in depth than the two adjoining properties and the surrounding neighborhood. We are requesting a variance to build a 12 foot 3-season porch and deck. The average 3 season porch in Bloomington is around 16ft out. We are trying to minimize the encroachment to the rear lot line with a 12ft. porch.

The practical difficulty for adding this porch addition is primarily that the lot is not as deep as the typical Bloomington lot. Details are as follows:

- i. The property owner intends to use the 3 season porch in a reasonable manner. The property owners are a retired couple that will enjoy their back yard with a 3 season porch.
- ii. The plight of the landowner is due to unique circumstances relating to the setback size in comparison to a typical setback in their neighborhood. The code requires a 30ft setback, and their setback will be 20.4 with the size of the porch we are proposing. In this unique situation for this home and lot, a variance will be necessary for them to achieve their need.
- iii. The variance, if granted at the size of 16 ft. wide by 12 ft. out, will not alter the character of the neighborhood because many properties in the area have 3 season porches.

The set back from the rear end of the porch addition to the property line will be 20.4 ft. which would encroach on the set back by 9.6 ft.

In addition to the above information, the 3 surround neighbors where the addition will occur have signed affidavits of consent and have no concerns with the porch addition extending out as proposed.