

CITY OF BLOOMINGTON



JUNE 27, 2012 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

PETITIONS:

- V-24-12 **Marion and Carrie Winkel**
1600 W. 17th St.
Request: Variance from maximum driveway width standards.
Case Manager: Jim Roach

- V-25-12 **Jaina Solo Holdings, LLC**
401 E. Cottage Grove
Request: Variances from front and side yard building setback and back-out
parking standards.
Case Manager: Patrick Shay

PETITIONER: Marion and Carrie Winkel
1600 W. 17th Street, Bloomington

REQUEST: The petitioners are requesting a variance from residential driveway standards.

REPORT SUMMARY: The subject property is located on the north side of W. 17th Street between N. Lindbergh Drive and N. Monroe Street. The site is zoned Residential Single-family (RS) and has been developed with a single family house. The surrounding properties to the south, southeast and north are single family in nature, to the west is multi-family and to the east is the Pinnacle School (which will soon be moving).

The petitioners are currently constructing an addition to their garage to the west side of the house. They are proposing a driveway that is approximately 5 feet wider than the garage doors near the house. This driveway will allow them to turn a vehicle around instead of backing down their existing 12-foot wide, 316-foot long driveway onto W. 17th Street. This will also allow parking of a camper on the driveway without interfering with the use of the garage doors.

The standards of the UDO must be varied in order to allow a driveway wider than the garage doors.

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. Instead, this widened drive-way will allow the petitioners to turn around their vehicles before traversing this driveway and enter W. 17th Street, thus improving public safety on the street.

- 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 impacts from this proposal on the areas adjacent to the property. The widened driveway area is approximately 300 feet from the street and not visible from the street.

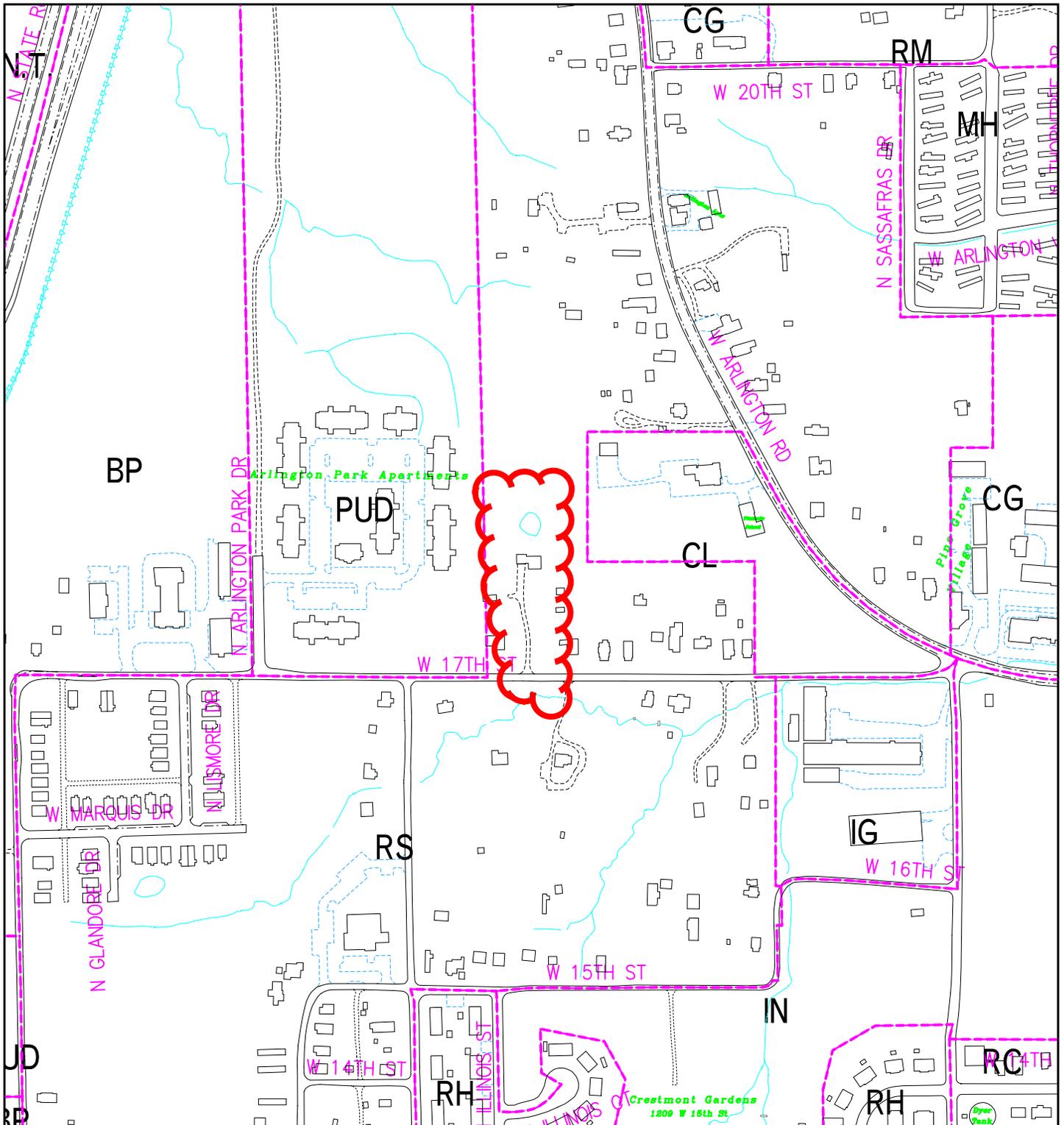
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

STAFF FINDING: Staff finds peculiar condition in the nature of the lot and the house's setback. This lot is 2.5 acres in area, which is nearly 13 times the minimum lot size of the RS zoning district. The house is setback 316 feet from the street, which is 20 times the minimum setback of the RS district. This lot and many other lots in the area have been developed in a more rural pattern with long driveways and deep setbacks. Peculiar condition is also found in the fact that given the deep setback, the house and garage are location behind other houses on the 17th St.

Practical difficulty is found in that if denied, the petitioner would have to back their camper 84 feet down a steep driveway to an existing turn around area, before turning around to safely exit their lot. Practical difficulty is also found in that a standard driveway, the full width of the garage, could be build all the way from the house to the street, which would considerable cut and fill and disturbance to the property.

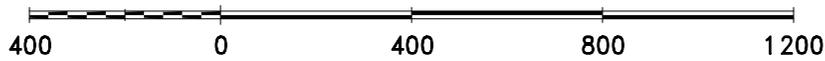
RECOMMENDATION: Based on the written findings above, staff recommends approval of V-24-12 with the following condition:

1. Driveway design shall be limited to the presented site plan.

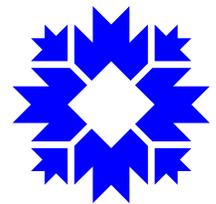


PUD-24-12
Location map

By: roachja
19 Jun 12



City of Bloomington
Planning



Scale: 1" = 400'

For reference only; map information NOT warranted.

Proposed garage apron and turn-around

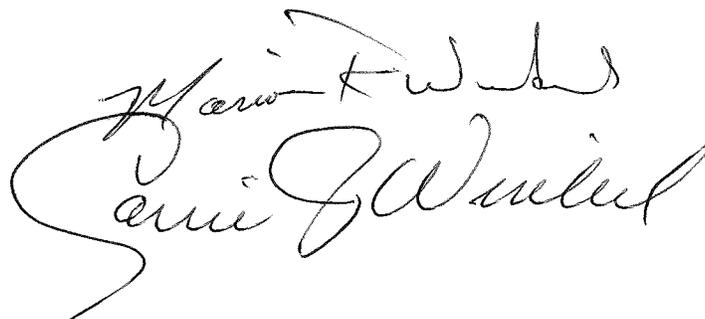
Winkel home at 1600 W. 17th St.

812-339-3661

We would like to attach an apron to the front of our new and existing garages that is the approx. width of the garages and 30 feet deep, which will include a turn-around and/or area in which to park our camper. We own 3.4 acres which has been subdivided into two lots. The house and the yard that goes with it, is by far the largest lot (now approx. 3 acres). Our situation is a bit unusual since our house sits off the street, on top of a hill and back approx. 300 feet from the road (W. 17th). We feel it necessary, for safety's sake, to have a large enough area in which to turn around since it would be difficult, at best, and very unsafe to have to back a vehicle all the way down the drive.

Originally we thought we would like a circle drive, however, after long discussions with our friend who is a contractor, we decided that we would keep it simple by increasing the size of the turn around, and making the apron of the garage deep enough that it could be used as a basketball court by our 17yr old son. Neither the initial proposed circle drive nor the now proposed aprons with turn-around are visible to any adjacent neighbor/properties, and not even our own rental on our property.

We have had a survey completed and moved the lot lines for our rental home because that house has been connected to City sewer for approx. 5 or more years thus, the area right next to our existing house is no longer needed as a septic field. The new garage, for which we have applied for a permit, would have been slightly over the property line, of lot 1, so we had the lot line moved through a new survey, and the deed updated.

A handwritten signature in black ink, appearing to read "Marie F. Winkel". The signature is written in a cursive, flowing style with large, connected letters.

WINKEL
 DR. 410, PG. 34
 TRACT 1
 2.57 ACRES TOTAL
 2.51 ACRES MINUS R-O-W

NHPAHP ARLINGTON PARK, LP
 DR. 452, PG. 378
 LOT 2

5" E 700.00' (R&M)

New Driveway

OLD LOT 2
 OLD LOT 1

2 STORY

15.84ft

7.47ft

BARN

REBAR SET
 P.O.B. (TRACT 2)

29.96ft

S 89°48'55" E 92.00'

GRAVEL DRIVE

S 00°19'55" W 700.00' (R&M)

TREACY
 INSTR. 2001024712

ADAMS CROSSING LLC
 DR. 452, PG. 377
 LOT 1

TRACT 2
 0.40 ACRES TOTAL
 0.34 ACRES MINUS R-O-W

15.05ft

1 STORY
 DECK
 PORCH

ASPHALT DRIVE

S 00°19'54" W 189.31'

0.50ft

SPIKE FOUND
 1.05' WEST

REBAR SET

30' RIGHT-OF-WAY

1" PIPE 1" DEEP

25.00'

92.00'

25.00'

93.00'

25.66'

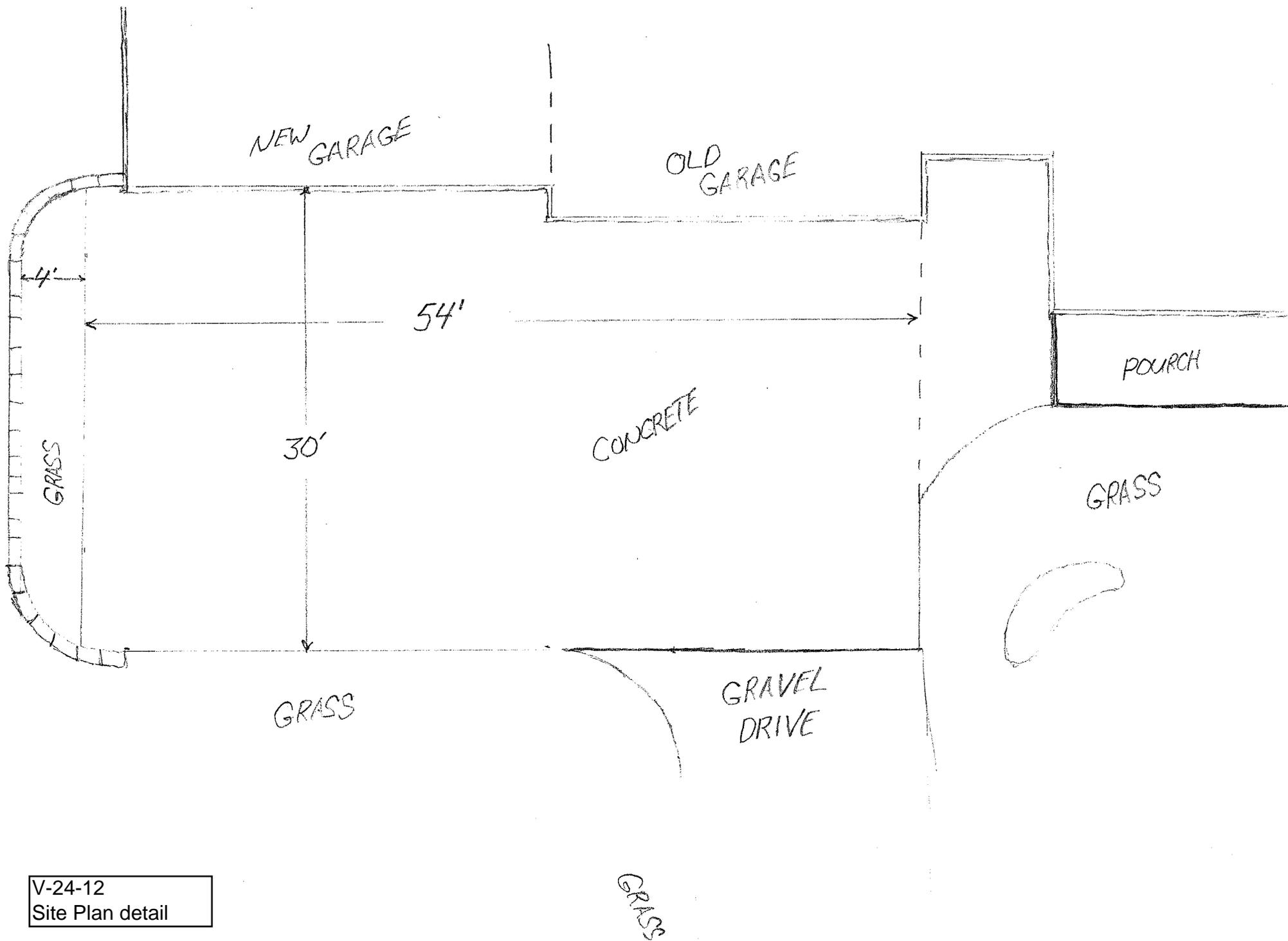
2.70ft N 89°48'55" W 185.00' (R&M)

3.25ft

SW CORNER OF
 THE SE 1/4, SW 1/4,

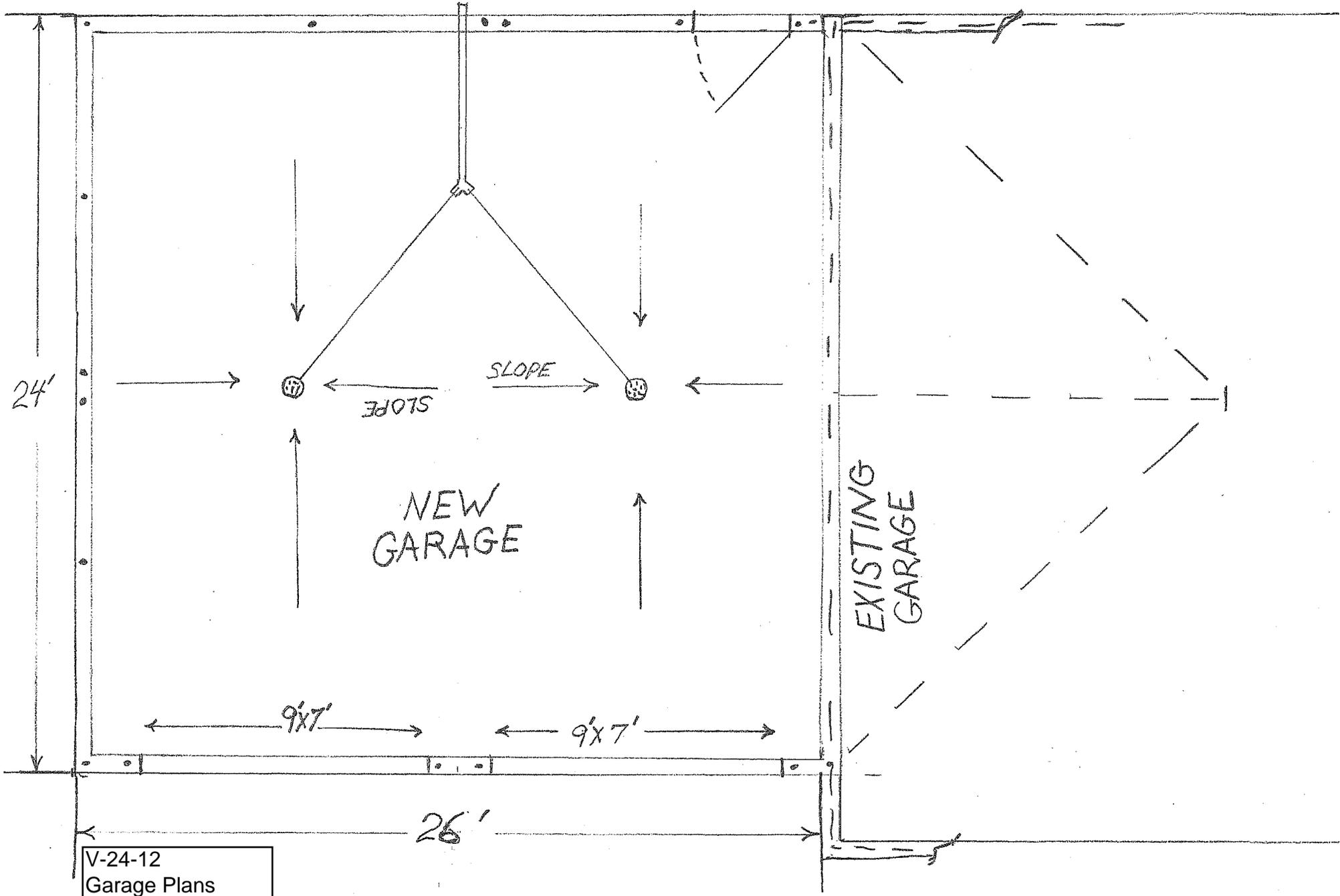
20' ASPHALT
 W. 17TH STREET

V-24-12
 Site Plan

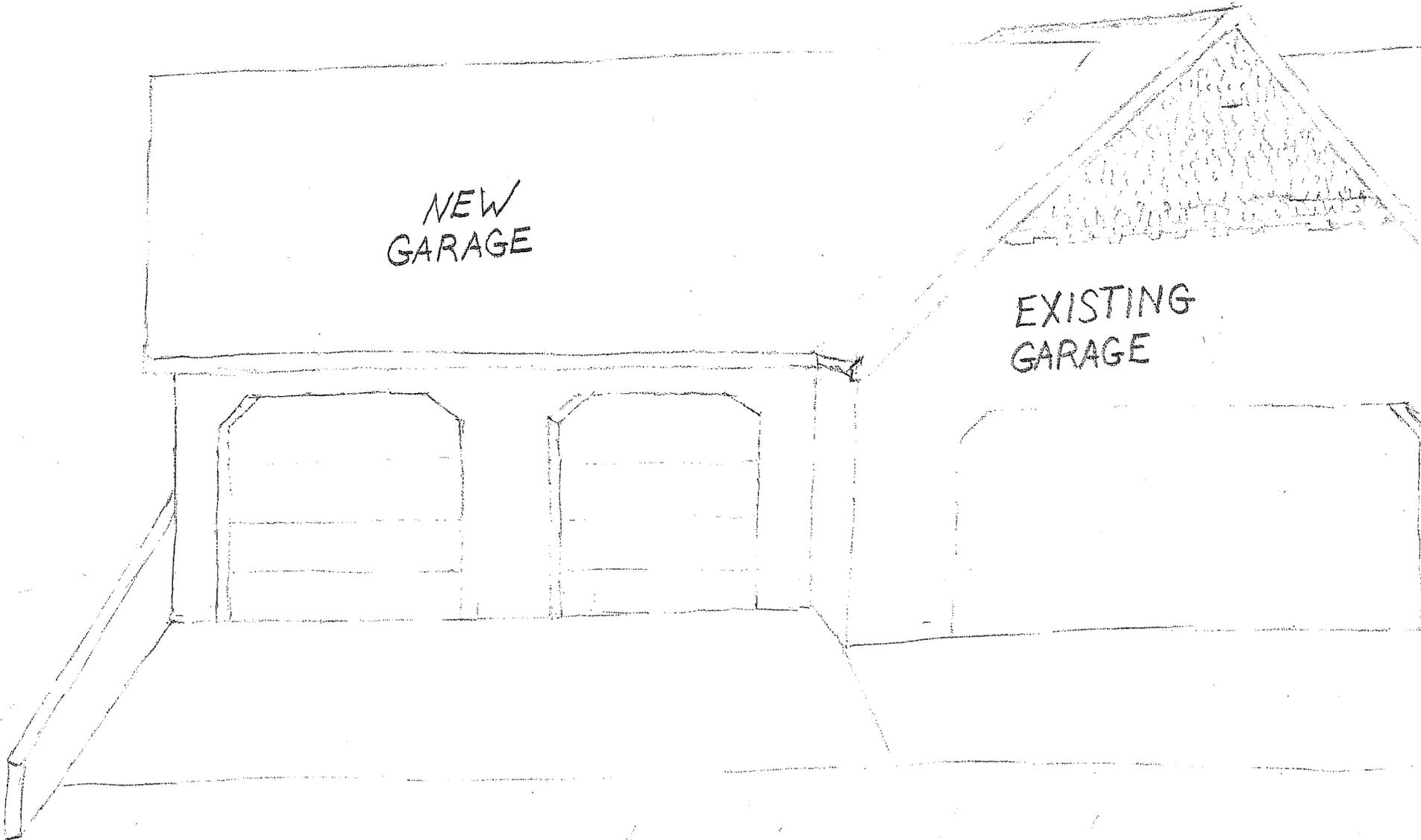


V-24-12
Site Plan detail

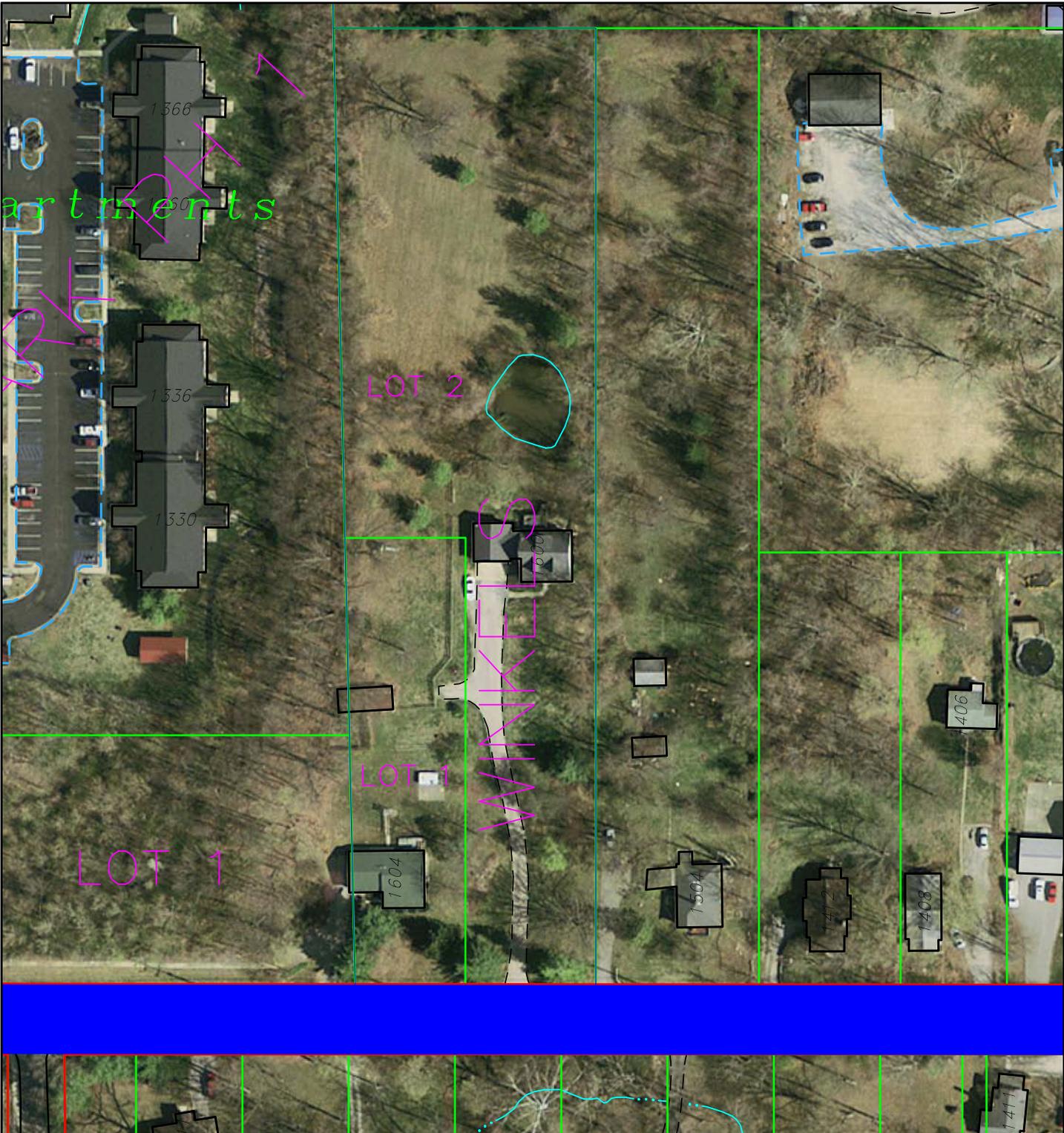
1600 W 17th STREET Bloomington IN 47404
FOUNDATION ON NEW GARAGE #1



1600 W 17TH S Bloomington IN
FRONT VIEW #2

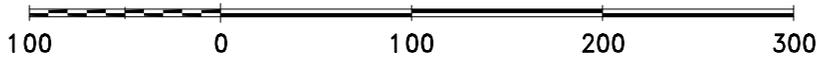


V-24-12
Garage Plans



PUD-24-12
Aerial photo

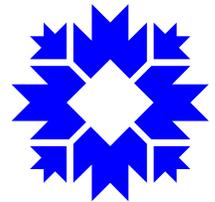
By: roachja
19 Jun 12



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 100'

PETITIONER: Jaina Solo Holdings, LLC
9190 W. Olympic Blvd, Box 180, Beverly Hills CA 90212

CONSULTANT: Bynum Fanyo & Associates, Inc.
528 N. Walnut St, Bloomington

REQUEST: The petitioner is requesting variances from setback requirements to allow an addition to a single family home. Also requested is a variance from back-out parking standards.

	Existing	Required	Proposed
Front (Grant)	7 feet	15 feet	7 feet
Side (east)	11 feet	15 feet	11 feet

SUMMARY: The petitioner currently owns a single family home at the northeast corner of E. Cottage Grove and N. Grant Street. The existing two-bedroom house is a story and a half in height and has a detached garage located on the northern portion of the lot. The property also has an east/west alley to the north. The property is zoned Residential High-density (RH) and lies within the Old Northeast neighborhood. The surrounding area includes large number of rental structures. These structures include a mix of single family and multi-family buildings.

The petitioner is proposing a 290 square-foot addition to the first floor. This addition would essentially “fill-in” an existing notch in the northwest corner of the building facing Grant St. The petitioner is also proposing to replace the current partial second floor with a new second floor addition. Lastly, the petitioner is proposing to widen the drive from approximately 8 feet to 18 feet to allow two cars to park outside of the garage. Since this property is located within a multi-family zoning district, the applicable parking standards were not developed with single family uses. The petitioner is seeking a variance to allow the parking spaces to back-out onto the street in a manner consistent with a single family district.

The proposed improvements to the structure would also include new cementitious siding and architectural details. The petitioner presented his plans to the Old Northeast Neighborhood Association on May 21. The neighborhood was supportive of this request. Staff has not received any negative contacts regarding the petitioner’s proposal.

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. The proposed structure is consistent with the scale of other structures in the area. The proposed additions will not extend any further than the existing building. In addition, staff finds no injury in treating this driveway in a manner similar to a single family zoning district due to the use of the property as a single family home. Staff finds no safety issue by allowing two back-out parking spaces rather than one.

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.*

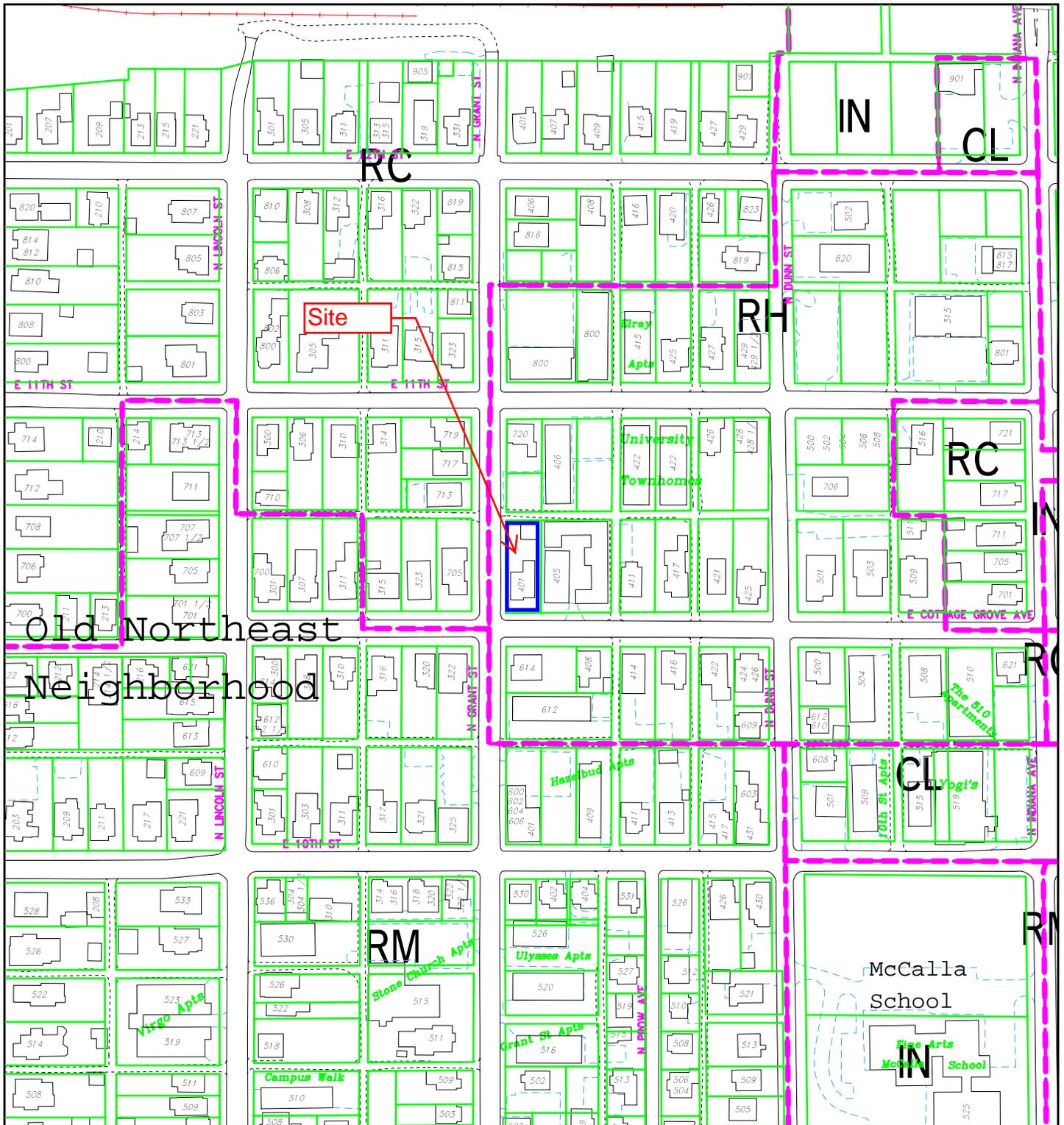
STAFF FINDING: Staff finds no negative effects from this proposal on the areas adjacent to the property. While the structure will be closer to the property line than permitted by the UDO, it will be no closer than the existing structure. The new parking space will not create any negative impacts that are not already very prominent in the surrounding area. Furthermore, the petitioner has presented this request to the surrounding neighborhood and received support of this request.

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 peculiar condition in the location of the existing structure and the surrounding structures. The proposed additions and second story will be placed within the existing setbacks of the property and are consistent with the general setbacks of the area. Furthermore, when these factors are combined with the location of this single family home within a multi-family district, staff finds peculiar condition that warrants the proposed variances. If this were a Residential Core (RC) zoning district, the proposed variances would not be necessary. In addition, staff finds practical difficulty in not permitting the proposed structure and parking area to be constructed in a manner that is fully consistent with the historical development patterns of the surrounding area.

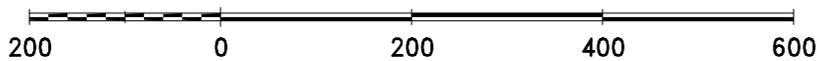
RECOMMENDATION: Based upon the written findings above, staff recommends approval of V-25-12 with the following conditions:

1. A recordable commitment must be recorded with the deed for the property that clearly states that the property is limited to 5 bedrooms and a maximum of 5 unrelated adults. The upstairs “family room” must remain open and cannot be physically separated with a wall or similar feature.
2. The drive must maintain a minimum setback of 10 feet from the north property line.
3. The structure must be consistent with the submitted architecture.



V-25-12 JAINA SOLO HOLDINGS, LLC
 401 E. COTTAGE GROVE
 LOCATION/ZONING/LAND USE MAP

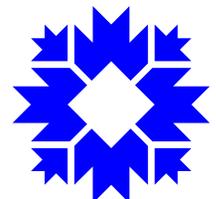
By: shapp
 22 Jun 12



For reference only; map information NOT warranted.



City of Bloomington
 Planning



Scale: 1" = 200'



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

June 12, 2012

Jaina Solo Holdings respectfully requests your consideration of three (3) variances necessary for reconstructing an existing single family detached dwelling structure. Existing front yard setback for Grant Street is 7 ft, required to be 15 ft. Side yard/rear yard setback to the east is required to be 15 ft, actual is 11 ft. Lastly, a variance is required to allow for back out parking from the existing garage to Grant Street. All vehicular surfaces will be paved.

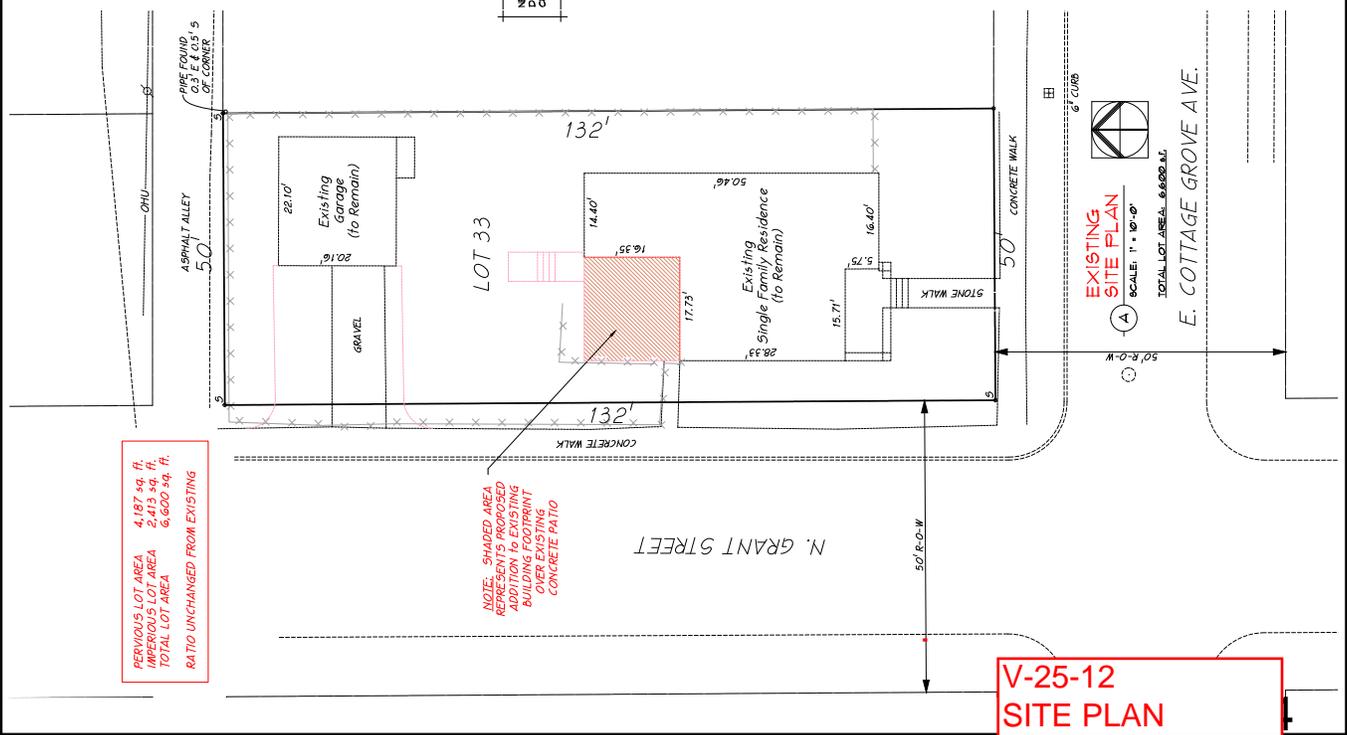
These variances will allow correction of severe structural deficiencies, the remodeling of the main floor, and the creation of a second floor area.

V-25-12
PETITIONER'S
STATEMENT

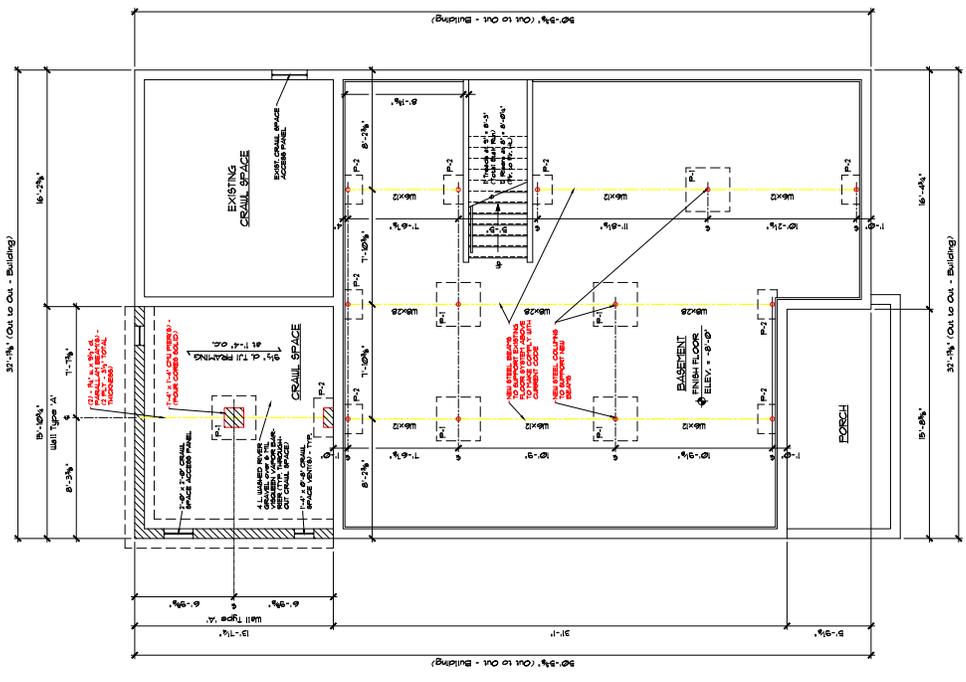
PREVIOUS LOT AREA 4,187 sq. ft.
 IMPROVED LOT AREA 2,413 sq. ft.
 TOTAL LOT AREA 6,600 sq. ft.
 RATIO UNCHANGED FROM EXISTING

NOTE: SHADED AREA INDICATES IMPROVED ADDITION TO EXISTING BUILDING FOOTPRINT OVER EXISTING CONCRETE PATIO

V-25-12
 SITE PLAN



NEW BEAMS AND COLUMNS TO BE INSTALLED TO CORRECT EXISTING STRUCTURAL DEFICIENCIES. ALL NEW BEAMS AND COLUMNS TO BE INSTALLED TO CORRECT EXISTING FLOOR STRUCTURE CURRENTLY COVERED TO SUPPORT EXISTING FLOOR STRUCTURE.



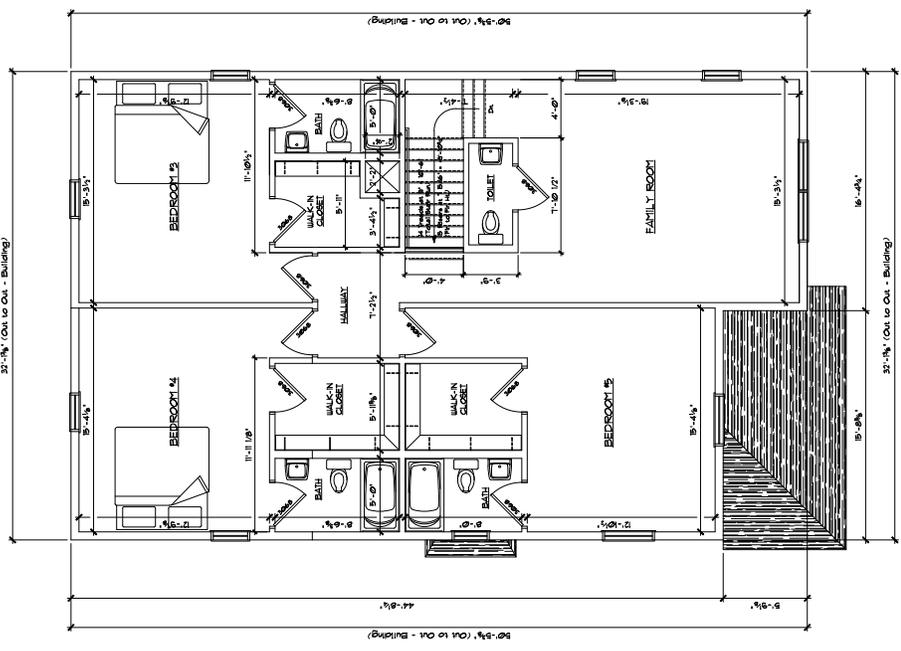
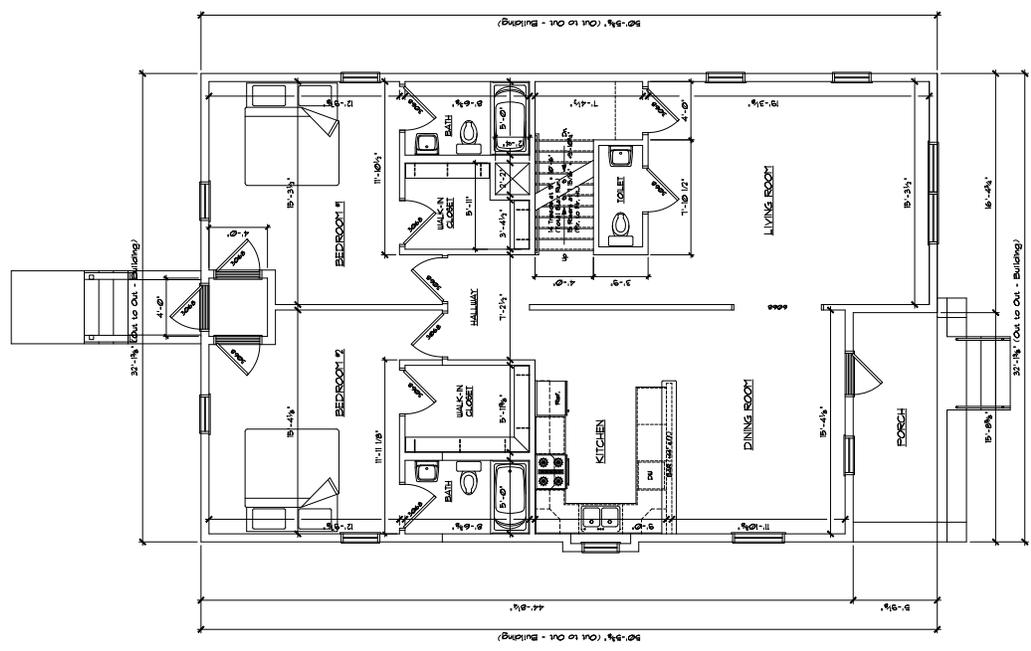
PROPOSED BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 EXISTING SQUARE FOOTAGE: 1,746 S.F. (GROSS)
 PROPOSED SQUARE FOOTAGE: 1,854 S.F. (GROSS)
 TOTAL FLOOR SQUARE FOOTAGE: 3,600 S.F. (GROSS)

Proposed:
COTTAGE GROVE RESIDENCE
 401 East College Grove Avenue
 Bloomington, Indiana

certified by:

BBB
 BRYNUM FAYO & ASSOCIATES, INC.
 526 North Walnut Street
 Bloomington, Indiana

drawn by: JFB
 ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING

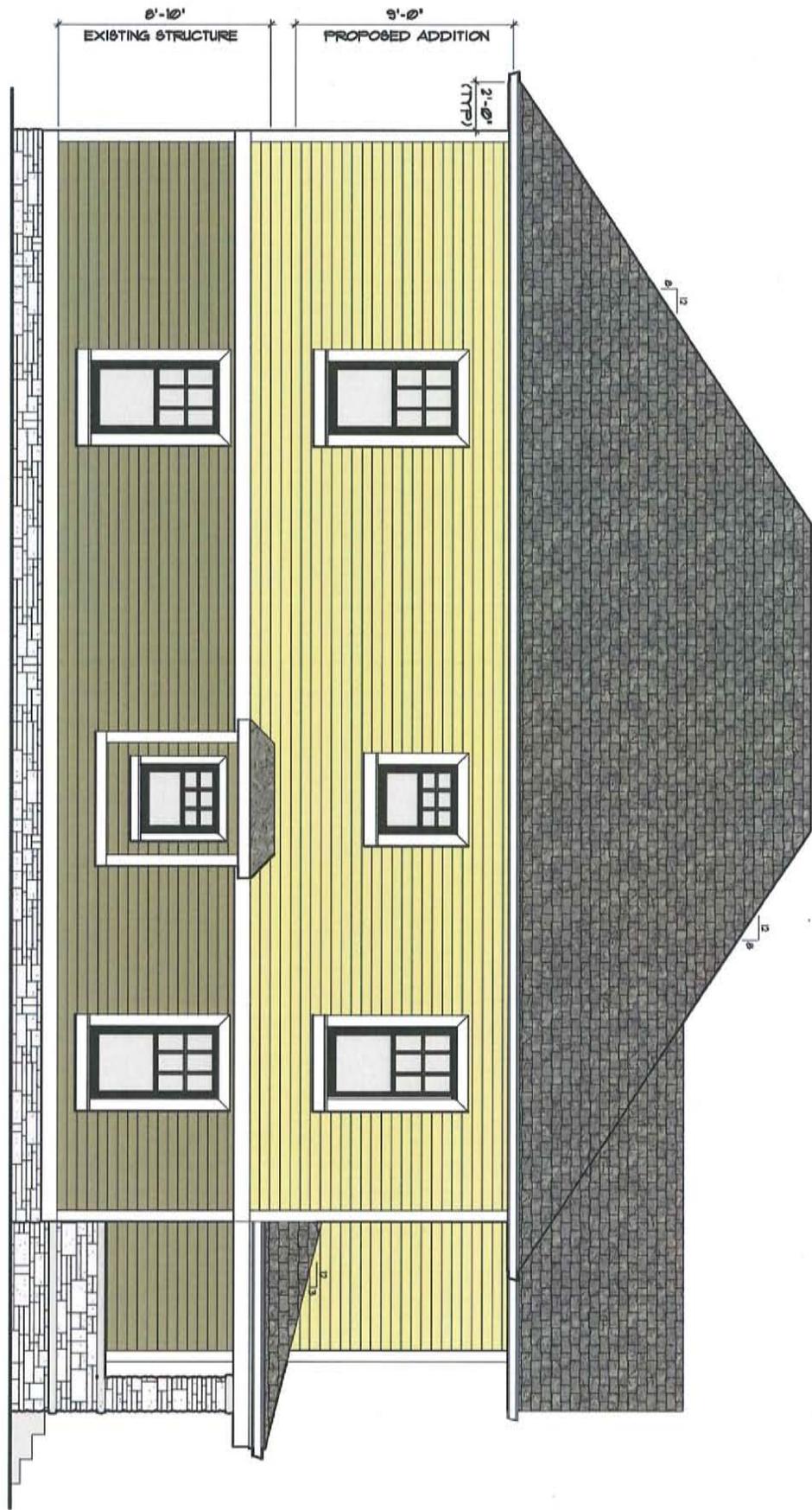


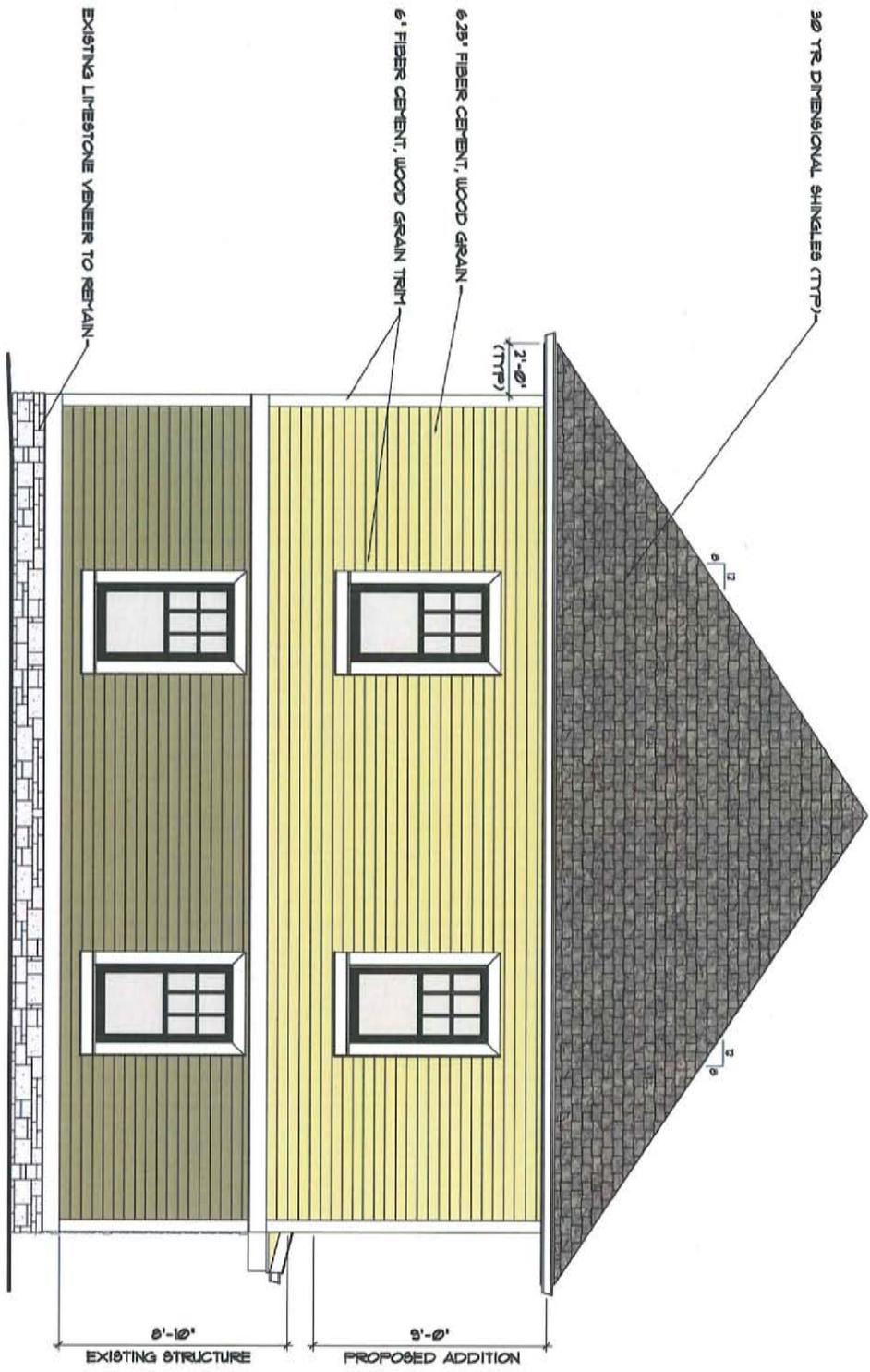
PREVIOUS LOT AREA: 4,817 sq. ft.
 PREVIOUS LOT AREA: 7,117 sq. ft.
 TOTAL LOT AREA: 6,662 sq. ft.
 RATIO UNCHANGED FROM EXISTING

**V-25-12
 FLOOR PLAN**



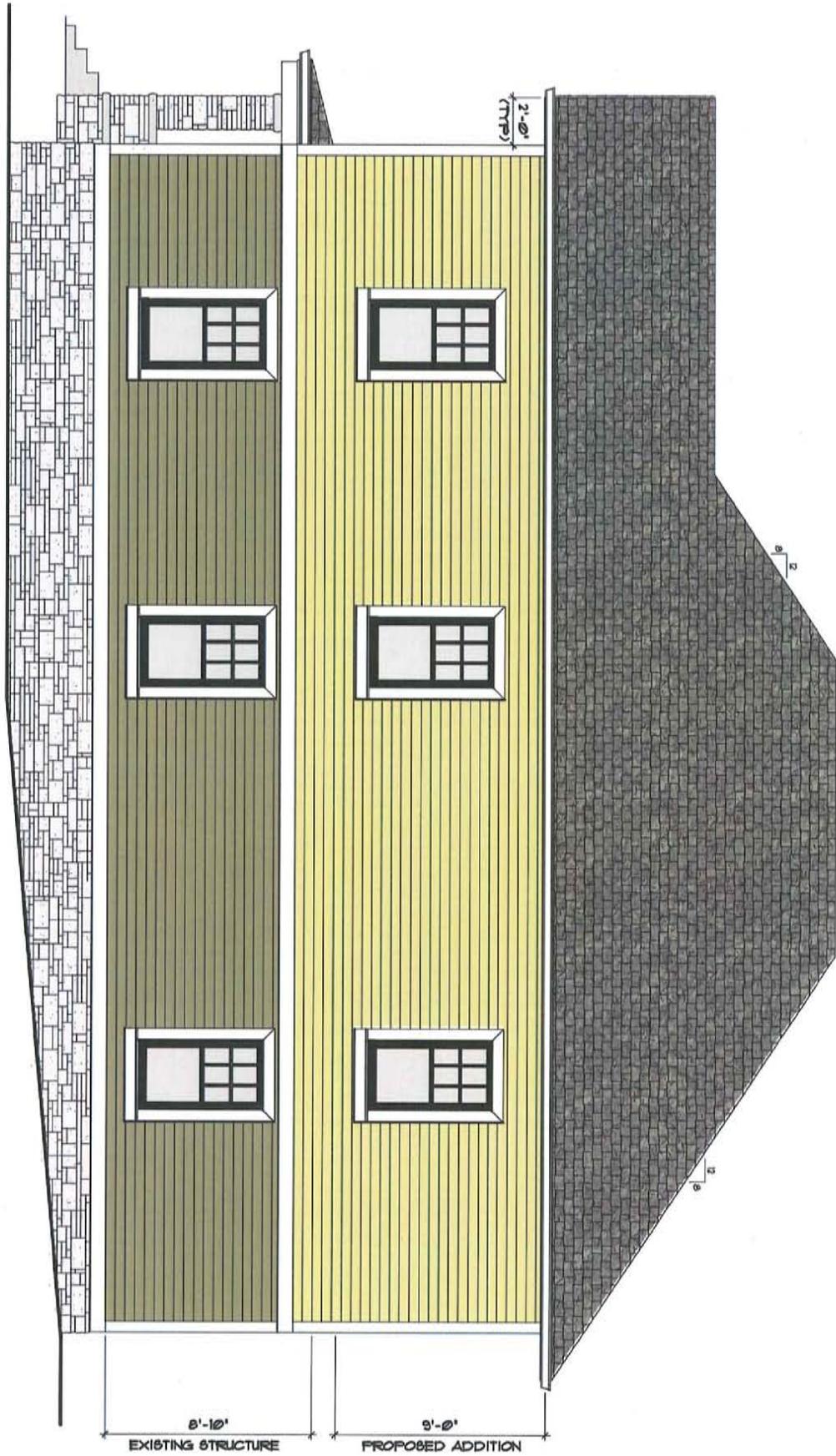
D WEST ELEVATION
NOT TO SCALE





4 NORTH ELEVATION
NOT TO SCALE

C EAST ELEVATION
NOT TO SCALE





SOUTHWEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION



NORTH ELEVATION

Site: PROPOSED
BUILDING ELEVATIONS
A-1
date: 4/26/11 28014

Proposed:
COTTAGE GROVE RESIDENCE
401 East Cottage Grove Avenue
Bloomington, Indiana

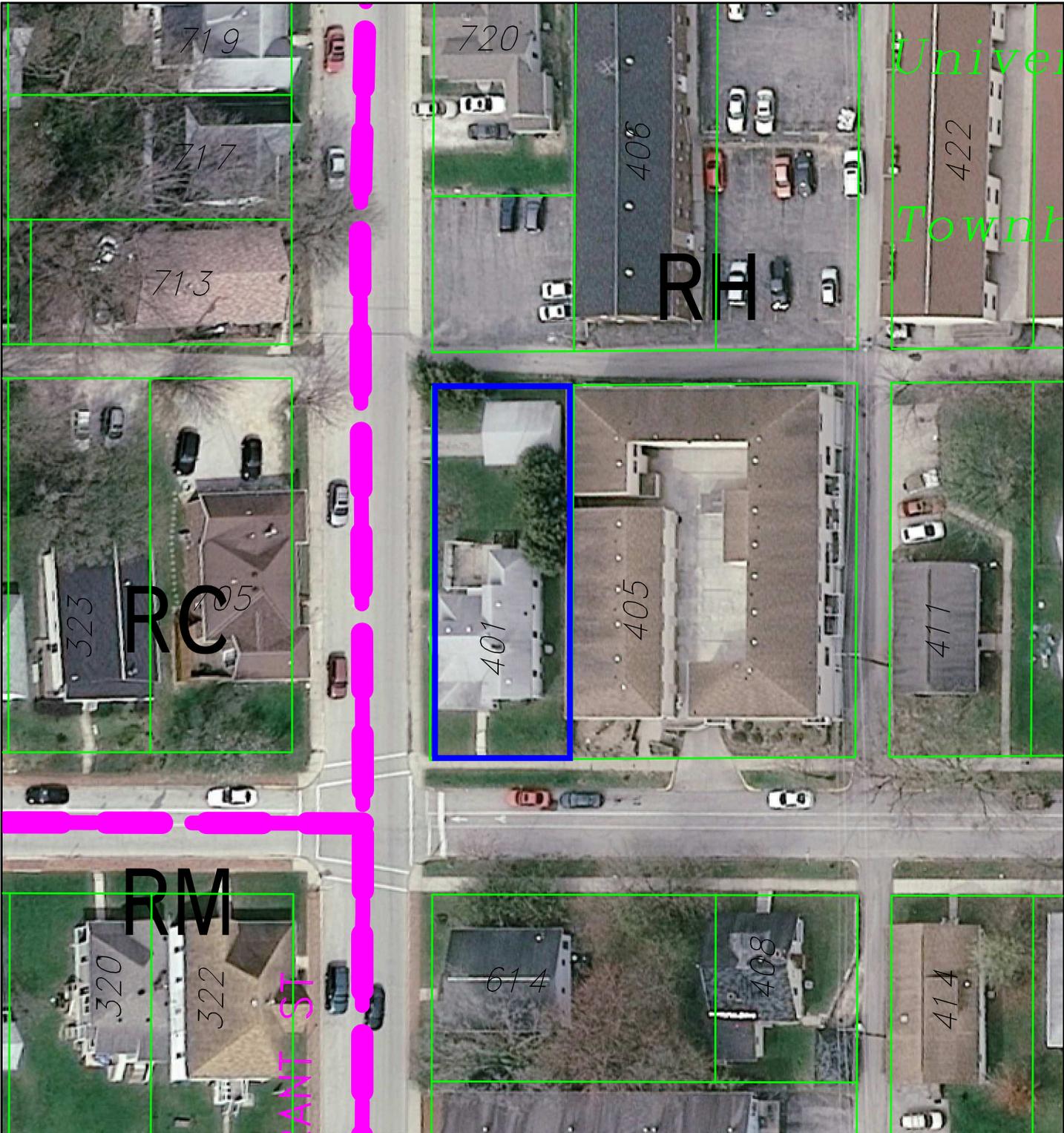
certified by:

BES
BYNUM FANNO & ASSOCIATES, INC.
528 north walnut street

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
Mansfield, Indiana

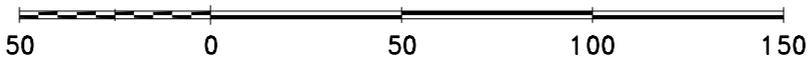
revision:

drawn by: **20**

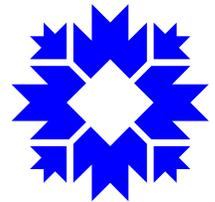


V-25-12 AERIAL PHOTO

By: shayp
22 Jun 12



City of Bloomington
Planning



Scale: 1" = 50'

For reference only; map information NOT warranted.