

CITY OF BLOOMINGTON



**NOVEMBER 4, 2013 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION AGENDA
Nov. 4, 2013 @ 5:30 p.m.**

❖ City Hall Council Chambers, #115

ROLL CALL

MINUTES TO BE APPROVED: Oct. 7, 2013

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITION CONTINUED TO NEXT MEETING:

- SP-32-13** **Tiffany Clark**
 314 E. 3rd St.
 Site plan approval for a 3-story mixed-use building.
 (Case Manager: Jim Roach)
- SP-33-13** **Elmore – Orrego LLC**
 304 W. Kirkwood Ave.
 Site plan approval to allow new construction of a mixed-use building
 (Case Manager: Patrick Shay)
- SP-37-13** **Song Kim**
 116 E. 3rd St.
 Site plan approval for a 2-story mixed-use building.
 (Case Manager: Katie Bannon)
- SP/UV-34-13** **GMS – Pavilion Properties**
 306 E. Kirkwood Ave.
 Site plan approval for a 3-story mixed-use building. Also, Plan Commission review of a
 Use Variance for a bank drive-through in the CD zoning district.
 (Case Manager: Jim Roach)
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APPROVAL OF CONSENT AGENDA:

- PUD-26-13** **Daniel & Jessica Hoover**
 339 S. Dunn St.
 PUD final plan approval to allow an addition to an existing single-family residence
 (Case Manager: Eric Greulich)

End of Agenda

***Next Plan Commission hearing scheduled for Dec. 9, 2013*

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 339 S. Dunn St**

**CASE #: PUD-26-13
DATE: November 4, 2013**

PETITIONER: Daniel and Jessica Hoover
3627 S. Bluebird Ct, Bloomington, IN

CONSULTANT: Herndon Design.
414 N. Morton St, Bloomington

REQUEST: The petitioner is requesting PUD final plan approval to allow for an addition to an existing residence.

BACKGROUND:

Area: 0.77 acres
Current Zoning: PUD
GPP Designation: Core Residential
Existing Land Use: Single Family/Multi-Family Residences
Proposed Land Use: Single Family/Multi-Family Residence
Surrounding Uses: North – Indiana University
 West – Multi-family Residences
 East – Single and Multi-family residences
 South – Single and Multi-family residences

SUMMARY: This property is located at 339 S. Dunn Street and is zoned Planned Unit Development (PUD-56-84). The overall PUD was approved and developed with a mix of single and multi-family family residences. There are 4 separate buildings within the PUD that consist of 2 multi-family residential apartment buildings, a historic house that was remodeled for a duplex, and a single family residence.

Each of the separate components of this PUD are located on their own respective lots and have been sold and managed individually. The owner of the single family residence and lot would like to construct an addition to the north side of the structure to expand interior closet space. The petitioner has also constructed a detached pergola on the east side of the residence and extended a section of 8' fencing along Atwater that is requested to be approved with this petition as well.

The proposed addition to the north side of the residence would extend 4 feet 6 inches from the existing house and be 16 feet long. The existing residence is approximately 9 feet from the north property line and the proposed addition would be located 4 feet 4 inches from the property line, which would be considered a side yard for building setbacks. The addition would allow for two new closets to be added as well as new skylights in the bedrooms. The addition would have lap siding to match the existing residence and have a row of false windows along the exterior wall facing Atwater Ave.

Although the house was constructed with the front facing Dunn Street to the west, there is a public street on both the east and west sides of the property. As a result, the area

between the house Atwater Ave. only allows fence to be 4' tall. The property has had an 8' tall fence along Atwater Ave. that the petitioner has recently replaced. The fence was extended closer toward the side property line for a small portion that is between the house and Atwater Ave. and would not be allowed to be taller than 4'.

The petitioner also constructed a 10'x14' detached pergola on the east side of the residence facing Atwater Ave. Since the east side of the property is also adjacent to a public street, it would be considered a front yard for setback purposes and the pergola would be required to be 35' from the property line. The pergola is approximately 10' from the property line at its closest point and 25' at the furthest point. Since the house was constructed with the front facing Dunn St. and not Atwater, the petitioner was unaware during his construction that the east side along Atwater would be considered a front for setback purposes and is requesting approval for these two improvements as well as the proposed addition.

SITE PLAN ISSUES:

Architecture/Design: There are no architectural or design requirements for the pergola. The addition to the single family residence would be finished with lap siding to match the existing house. The petitioner has added a set of false windows along the north side of the house to prevent a blank wall facing Atwater. Since the proposed additional area is for closet space, actual windows would not be practical. The proposed addition also has two skylights in the bedroom areas that would provide additional interior light in the closet and bedroom.

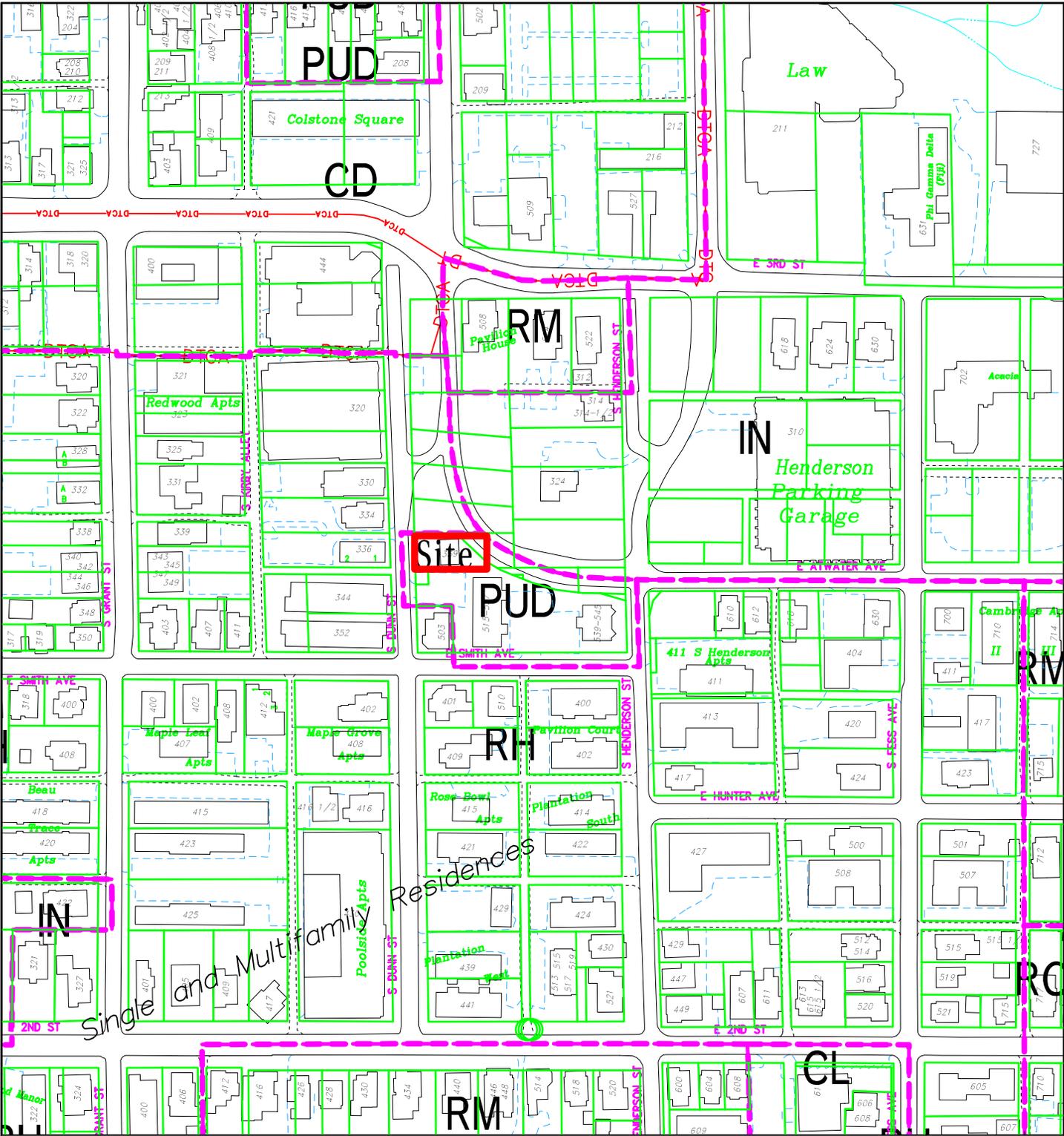
Parking: The property has access to a surface parking lot that was approved with the original PUD. There are two surface parking lots that provide parking for the overall developments. No changes to the parking areas are proposed or allowed with this petition.

Pedestrian Facilities: There are existing sidewalks along both this property as well as the entire PUD that were required with the initial PUD approval. No alterations to the sidewalk system are proposed. The sidewalk is in good condition and no improvements are necessary.

CONCLUSION: The petitioner is proposing a minor addition to a single family residence to increase the livability of the residence. Although the addition will be close to the side property line, the layout of the street network at this location has made the northern properties undevelopable and there are no structures that would be built adjacent to this residence. The presence of public streets on two opposing sides of this property create difficulty in using the rear of the property in a manner consistent with other single family uses. Staff is supportive of the proposed addition as well as the authorization of the previous fence and pergola.

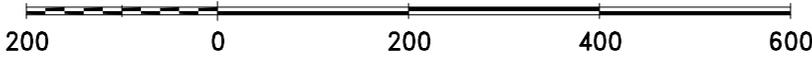
RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions of approval:

1. The addition must be consistent with the submitted elevations.



PUD-26-13 Daniel and Jessica Hoover
 330 S Dunn Street
 Plan Commission
 Site Location, Zoning, Land Use, Parcels

By: greulice
 5 Sep 13

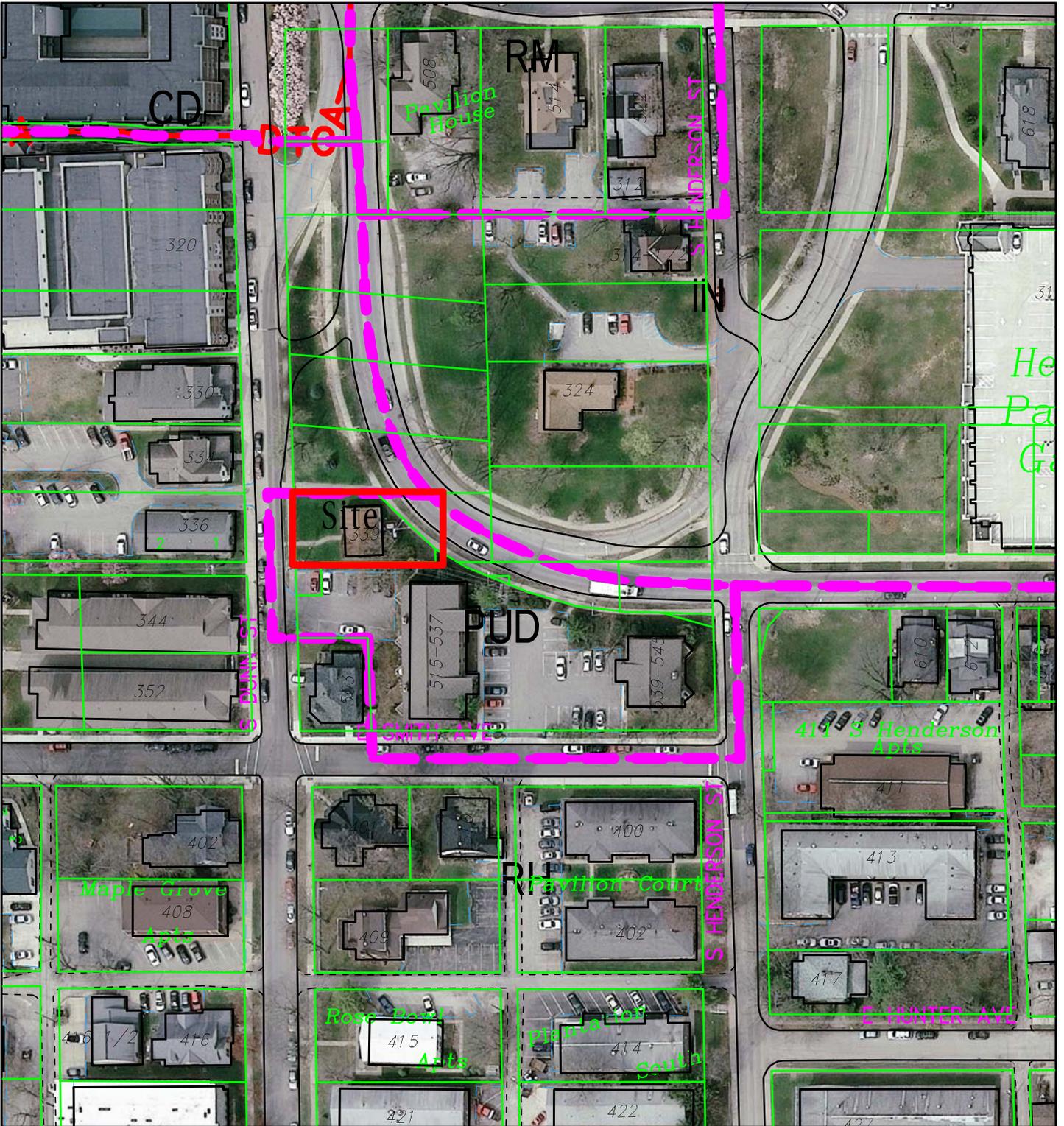


City of Bloomington
 Planning

N

Scale: 1" = 200'

For reference only; map information NOT warranted.



PUD-26-13 Daniel and Jessica Hoover

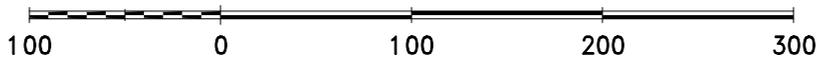
339 S Dunn Street

Plan Commission

2010 Aerial Photograph

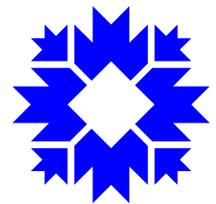
By: greulice

5 Sep 13



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 100'

Petitioner's Statement | Daniel & Jessica Hoover

danielkhoover@me.com | 812.272.7381(m)

Property Address | 339 South Dunn Street

To Whom It May Concern:

We are landlords in Bloomington. My parents bought their first rental house here in the late 1970's. We are not big. Nor are we the "absentee" type of owner. We do our best to provide places where parents can feel comfortable about the safety of their children while living in Bloomington. We have three children that we're raising here (ages 7, 5 and 3), so we simply try to fix a rental house to the point we'd have our own kids living there. Simple.

As owners of the small rental house located where Atwater Avenue and South Dunn Street diverge, it is our desire to improve the existing structure to provide better safety, energy-efficiency, and noise reduction. We have begun to make vast improvements to what was a dilapidated box on a highly visible corridor through our community - and a gateway to the Indiana University campus. In order to accomplish what I believe to be our common goals, I am seeking a variance to the set-back requirements for the areas affected by Atwater Avenue.

History of the House

The structure was deposited at 339 South Dunn Street in the 1940's and I'm told it was a kit manufactured in Lafayette, IN by National Homes. Those kits were built for speed and low cost rather than appearance, safety and energy efficiency. Exterior walls were made of 2x3 framing. Interior walls were constructed of 2x2 lumber.

{For reference: 2x4 framing throughout has been standard practice, though Matt Press' South Dunn development between Grimes and Hillside are built with 2x6 exterior walls for better energy efficiency and noise reduction}.

The house appears to have been raised at some point in the past to install a concrete footer/cinderblock foundation, but I don't believe there was any horizontal change to the location of the structure. My best guess is the house was lifted to prevent flooding in heavy downpours sometime after Atwater Avenue was changed and/or the Henderson Crossing complex was built. When we took ownership in April 2012, there was still a tremendous amount of stormwater run-off entering the crawlspace from adjacent properties. Severe rot and termite/carpenter ant problems were most likely caused by the constant dampness and humidity present. With the help of CBU Engineering, we were able to correct the high moisture content of the house by diverting other run-off around the house or into drainage tile that feeds into a sump pit. The perfect conditions for mold and mildew are no longer present.

But there is a more troubling safety concern. We can predict how rain will affect our housing environment, but we can't predict how a drunk driver will navigate a dangerous curve in the road. The most critical improvement I need to make is not the continuous dampness, the security alarm, the

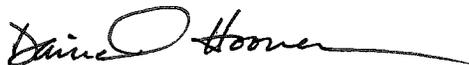
interconnected smoke alarms, or the egress compliant bedroom windows...it's the bedroom walls. The two North bedrooms are at the greatest risk should a vehicle veer off the road and into the side of our house. I am requesting a site plan approval to construct an 80 sq. ft. (5' x 16') addition to the North side of the house and a 12 x 12 pergola at the Southeast corner of the house. I would prefer to construct the North addition to function as closets made of 2x6 framing, "notched" to incorporate some heavy gauge flat iron bracing to better absorb and disperse the force of unintended (or deliberate) impact. Three posts would be encased in concrete "piers" dug 40" deep into the ground to support the load of the closets and absorb any potential impact. I propose to use skylights to add natural light in combination with a small bank of short windows positioned toward the top of the North wall. By keeping glass or other reflective materials elevated above most vehicular traffic, we prevent the amplification of traffic noise both inside and outside the house. We have already begun landscaping, but would continue to augment an appropriate architectural design with some nice landscape design.

We have also already begun and nearly completed our pergola by the back corner of the house. We felt that by incorporating outdoor space into the overall design, we can make the small house seem more spacious and create a more attractive place to live or to pass by and notice in a pleasant way. Again, the added posts and beams sunk in concrete should help to absorb any potential impact of a vehicle.

We appreciate the opportunity to improve this house and humbly request a set-back variance can be granted so everyone can rest a little better at night. Thanks for your time.

Best Regards,

Daniel Hoover

A handwritten signature in black ink that reads "Daniel Hoover". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

