

# CITY OF BLOOMINGTON



FEBRUARY 5, 2014 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

**CITY OF BLOOMINGTON**  
**HEARING OFFICER**  
Feb. 5, 2014 at 2:00 p.m.

**\*Kelly Conference Room #155**

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**PETITION:**

- V-1-14      **ERL-15, LLC (Studio 531 Apts.)**  
531 N. College Ave.  
Request: Variance from minimum parking aisle width to allow a 22-foot wide aisle.  
*Case Manager: Eric Greulich*

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**PETITIONER:** ERL-15, LLC  
601 N. College Ave., Bloomington, IN

**CONSULTANT:** Studio Three Design  
8604 Allisonville Rd, Suite 330, Indianapolis, IN

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**REQUEST:** The petitioner is requesting a variance from minimum driveway aisle standards to allow a 22'4" wide aisle.

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**REPORT SUMMARY:** The subject property is located at the southwest corner of N. College Avenue and W. 10th Street. The site has been developed with two, one-story commercial structures and surface parking. The subject property and all surrounding properties are zoned Commercial Downtown (CD). The subject property and properties to the south, east, and west are in the Downtown Core Overlay (DCO) and the properties to the north are in the Downtown Gateway Overlay (DGO). The site is adjacent to the Farmer House historic museum to the south.

The petitioner received site plan approval (SP-39-13) from the Plan Commission to demolish the existing structures and construct a four-story, mixed-use building. The ground floor along College Ave. is proposed to have commercial space and apartments. While the ground floor along 10<sup>th</sup> Street will have an enclosed parking garage with 15 parking spaces. The existing drivecut along 10<sup>th</sup> Street will be reduced in size to 24' wide and be used for the entrance to a proposed enclosed garage.

The petitioners propose that the internal parking garage provide the 15 required parking spaces for the building. The Unified Development Ordinance requires parking lot aisles to be 24' wide. As a result of the narrow lot width (66') and building setback standards due to the adjacent historic structure to the south, the amount of buildable building width does not allow for the internal driveway aisle to meet the minimum 24' in width. The petitioner is requesting a variance to allow for a 22'4" wide aisle. To offset some of the decreased area from the proposed narrower aisle, some of the parking spaces will be wider than required to provide additional turning movement area.

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## **CRITERIA AND FINDINGS**

**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 that this variance request will not negatively affect the public health, safety, morals, or general welfare of the community. The granting of the variance will only affect the users of this building. The narrower than required aisle width will still allow for cars to enter and exit the spaces and pass each other with no safety hazards.

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 adverse impacts to the use and value of the surrounding area associated with the proposed variance. Once again, the narrow driveway aisle will only affect the users of this building.

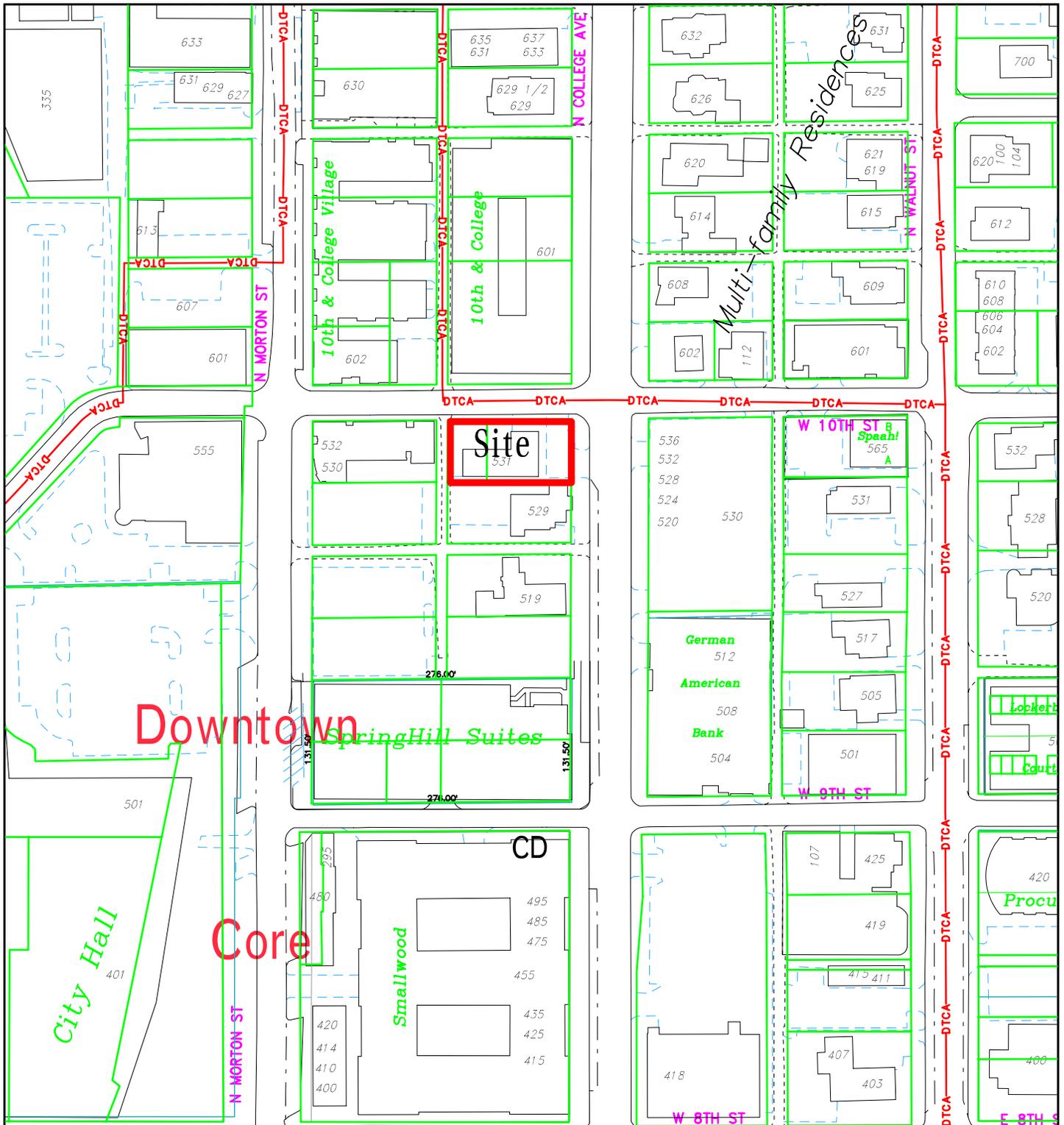
3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**STAFF FINDING:** Staff finds peculiar conditions. The property width and required building setbacks do not allow for the construction of a downtown style building with an enclosed parking garage of standard width. The lot is 66' wide and has a minimum 5' side yard building setback requirement. A two-way parking area must be 60' wide and after you subtract the building setback requirements and minimum wall thickness, there is not enough area to install a 24' wide aisle. The proposed 22'4" wide aisle is the maximum width that can be achieved and still allows for cars to enter and exit the parking stalls as well as safely pass within the parking garage. Practical difficulty is found in that the UDO requires buildings of this type to provide parking spaces. Without variance approval, the property could not be developed in the manner approved by the Plan Commission and meet parking requirements.

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**RECOMMENDATION:** Based upon the written findings above, staff recommends approval of this petition with the following conditions:

1. All terms and conditions of Plan Commission case #SP-39-13 are still binding.



V-01-14 ERL-15, LLC

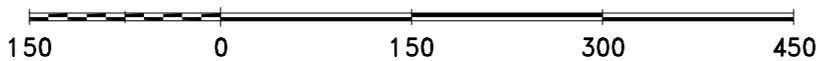
531 N College Avenue

Hearing Officer

Site Location, Zoning, Land Use, Parcels

By: greulice

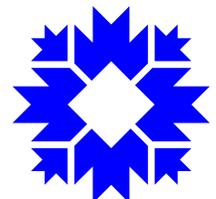
30 Jan 14



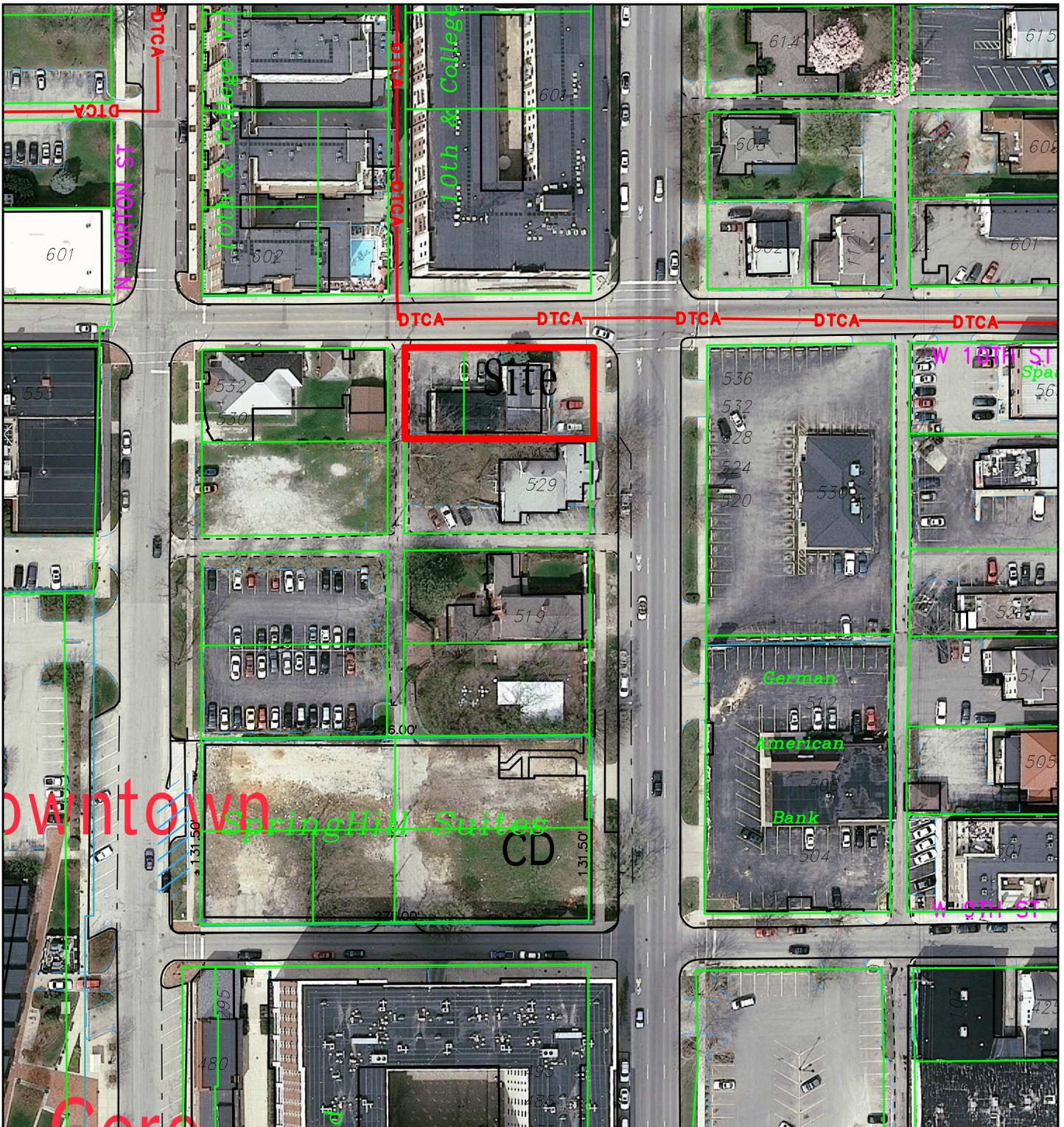
For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 150'



V-01-14 ERL-15, LLC

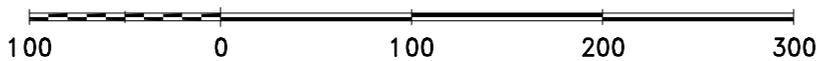
531 N College Avenue

Hearing Officer

2010 Aerial Photograph

By: greulice

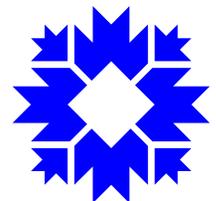
30 Jan 14



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 100'



January 15, 2014

City of Bloomington Planning Department  
P.O. Box 100  
Bloomington, IN 47402

Attn: Mr. Eric Greulich

**RE: Studio 531 Apartments – Parking Variance**

**PETITIONERS STATEMENT**

Dear Mr. Greulich:

Studio 3 Design is pleased to submit the attached apartment development, "Studio 531" for Variance review. The following document outlines the project scope and addresses comments received to date regarding the project. Please take time to review and contact us with any additional questions.

**Project Overview**

The Studio 531 development is a 4 story, mixed-use building located at the corner of College Ave. and 10<sup>th</sup> Street in downtown Bloomington. The project consists of 31 studio & 1 bedroom apartments on levels 2 through 4, and a 2500 s.f. retail space on level 2 accessed off of College Avenue. Level 1 of the building houses a parking garage for the required 15 on-site parking spaces. The development proposal was passed unanimously by the Planning Commission in the December 2013 hearing.

**Parking Garage**

The parking garage layout contains 15 parking spaces measuring 18'-0" deep by 9'-6" to 10'-0" wide separated by a 22'-4" drive lane. The parking spaces have been designed to be wider than the required 9'-0" to accommodate for the slightly smaller drive lane than the typical 24'-0". Turning radii have been reviewed to confirm the functionality of the layout.

**Variance Request**

We are seeking a parking standards variance for the development. Due to the narrow project site, it is difficult to get the required distances for the parking garage. The property is 66'-0" wide in the North/South direction. With the building code requirements to hold the building a minimum

of 5'-0" from the adjacent property to the south, and a 12"-16" wide retaining walls on both sides of the garage, we are not able to design the parking garage to accommodate the standard (2) 18'-0" parking stalls and 24'-0" drive aisle. We believe that with the added 6" to 1'-0" width of each parking space, the garage is able to function normally even with the slightly reduced aisle width.

Respectfully submitted,

STUDIO 3 DESIGN, INC

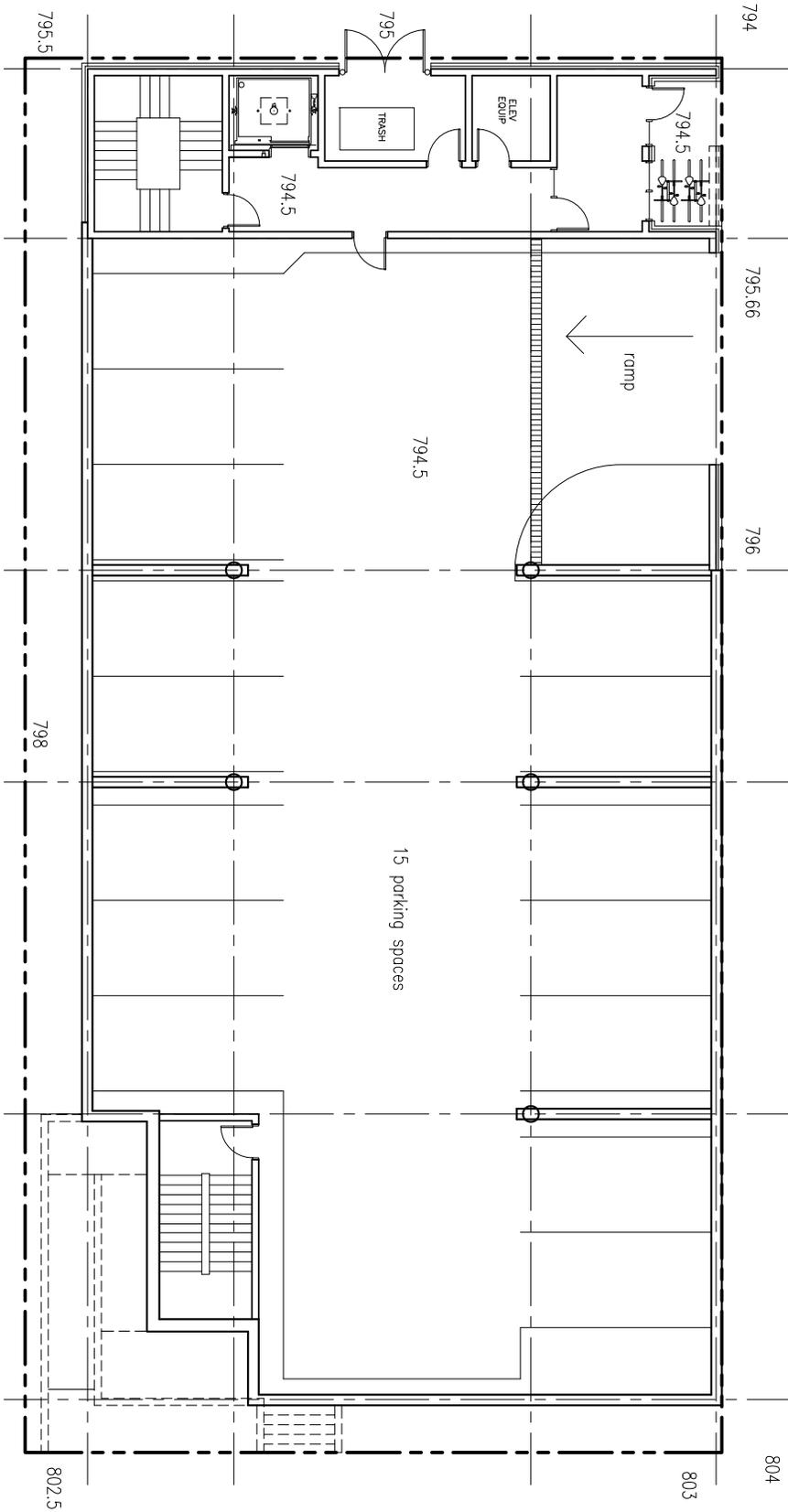
A handwritten signature in black ink, appearing to read 'J. Zach Bode', written in a cursive style.

J. Zach Bode

STUDIO 3 DESIGN  
 INDIANAPOLIS, INDIANA  
 CONCEPT SKETCH  
 ALL RIGHTS RESERVED



1 LEVEL 1 FLOOR PLAN  
 A1 3/32" = 1'-0"



APARTMENTS	31 UNITS TOTAL
TYPE "A"	440 GSF 24 UNITS
TYPE "B"	474 GSF 05 UNITS
TYPE "C"	1056 GSF 02 UNITS

PARKING	16 SPACES TOTAL
GARAGE	15 SPACES
STREET	01 SPACE

STUDIO THREE DESIGN  
 www.studio3design.com  
 317.986.1000 main 317.572.1236 fax  
 8004 Allisonville Road, Suite 330 Indianapolis, IN 46250

ERL-15, LLC  
 STUDIO 531 APARTMENTS  
 BLOOMINGTON, INDIANA

PROJECT NO.  
 13072  
 DATE  
 11-25-13

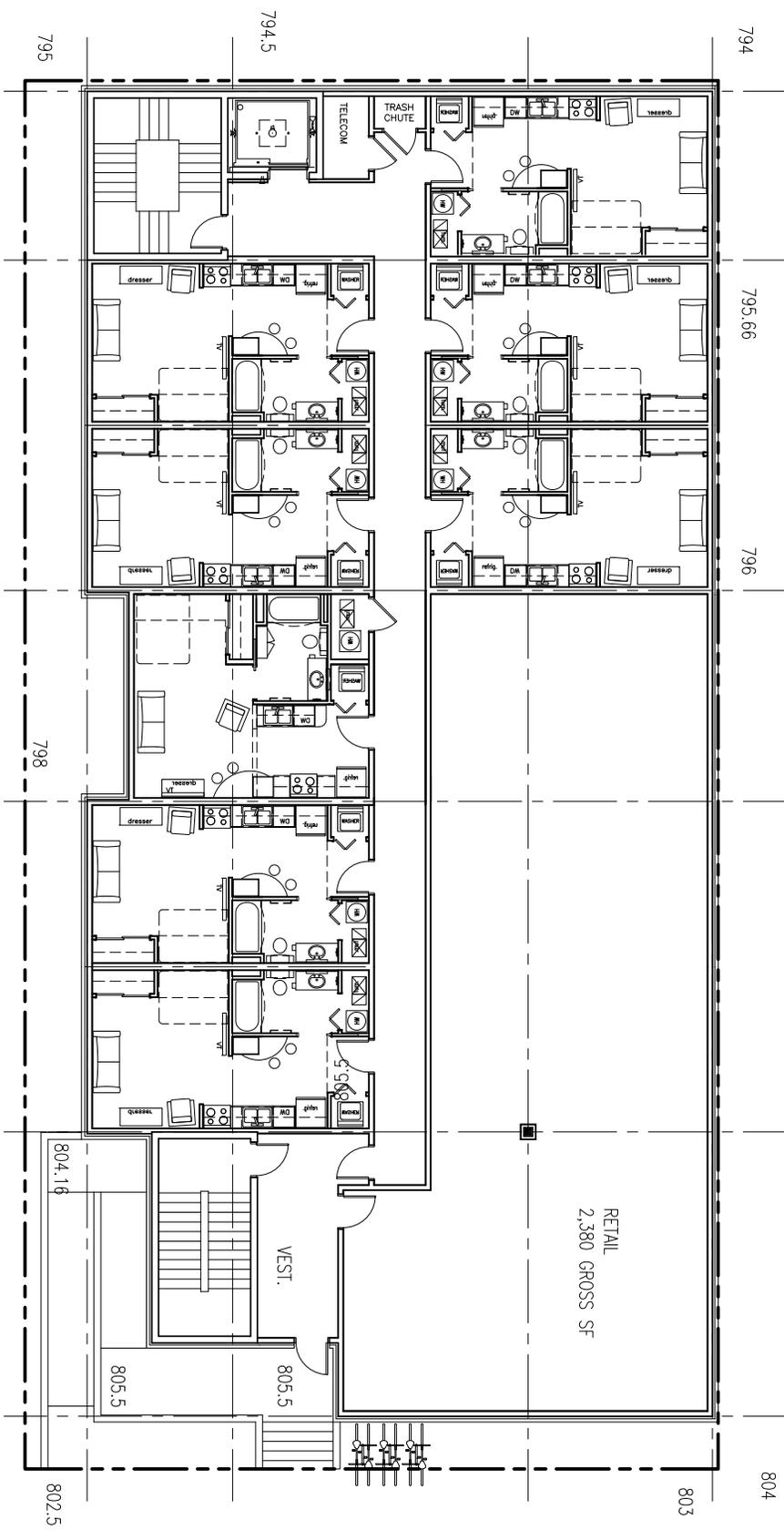
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 LEVEL 1 FLOOR PLAN

SHEET NUMBER  
 A1  
 9

STUDIO 3 DESIGN  
 INDIANAPOLIS, INDIANA  
 CONCEPT SKETCH  
 ALL RIGHTS RESERVED



1 LEVEL 2 FLOOR PLAN  
 A2 3/32" = 1'-0"



Formers Museum

APARTMENTS	31 UNITS TOTAL
TYPE "A"	440 GSF 24 UNITS
TYPE "B"	474 GSF 05 UNITS
TYPE "C"	1056 GSF 02 UNITS

PARKING	16 SPACES TOTAL
GARAGE	15 SPACES
STREET	01 SPACE

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 interior design  
 www.studio3design.com  
 317.985.1000 main 317.572.1236 fax  
 8004 Allisonville Road, Suite 330 Indianapolis, IN 46250

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 BLOOMINGTON, INDIANA

PROJECT NO.  
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 DATE  
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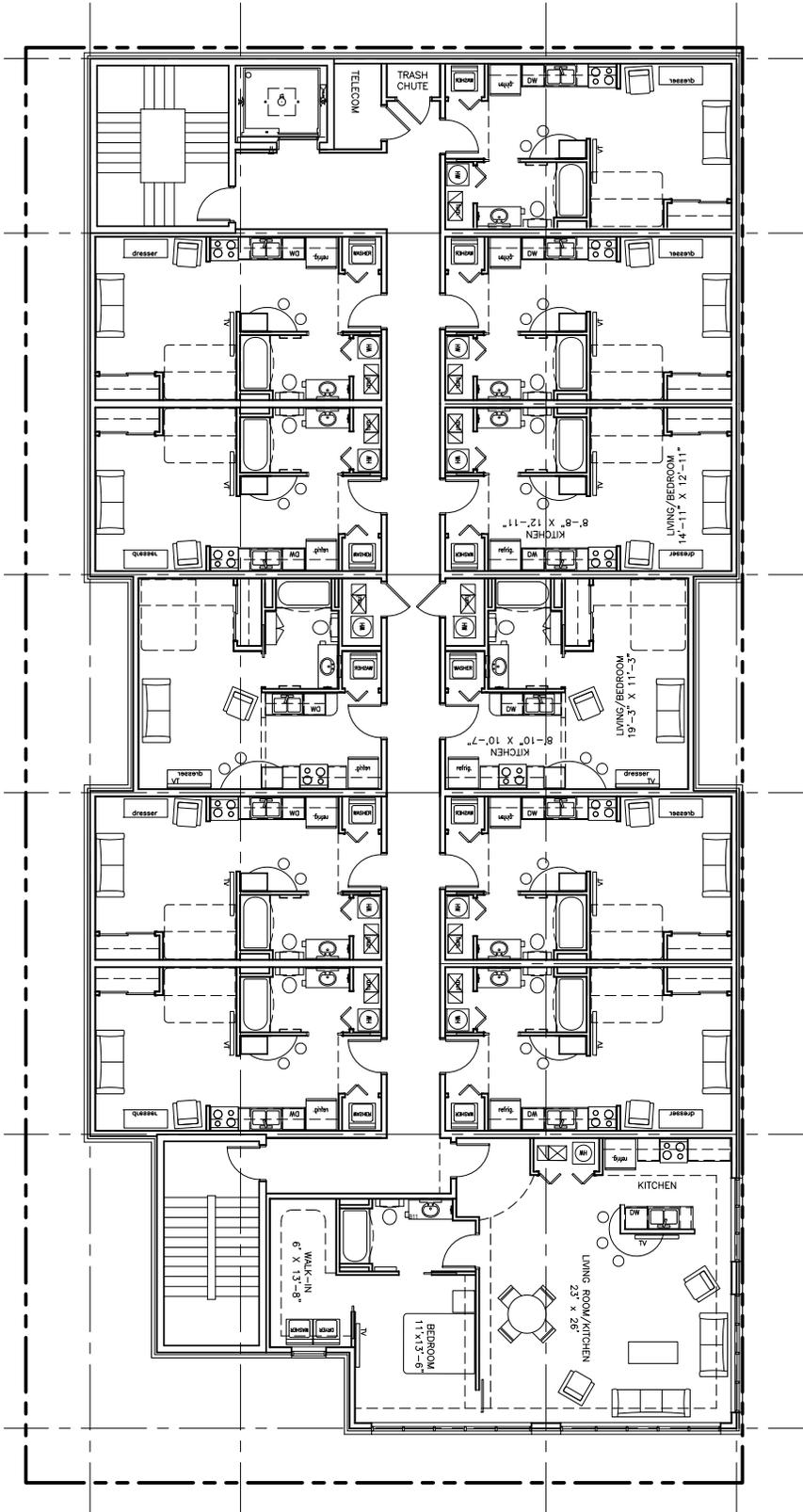
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 LEVEL 2 FLOOR PLAN

SHEET NUMBER  
**A2**  
 10

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1 LEVEL 3 FLOOR PLAN  
 A3 3/32" = 1'-0"



APARTMENTS	31 UNITS TOTAL
TYPE "A"	440 GSF 24 UNITS
TYPE "B"	474 GSF 05 UNITS
TYPE "C"	1056 GSF 02 UNITS

PARKING	16 SPACES TOTAL
GARAGE	15 SPACES
STREET	01 SPACE

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 www.studio3design.com  
 317.986.1000 main 317.572.1236 fax  
 8804 Allisonville Road, Suite 330 Indianapolis, IN 46250

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 BLOOMINGTON, INDIANA

PROJECT NO.  
 13072  
 DATE  
 11-25-13

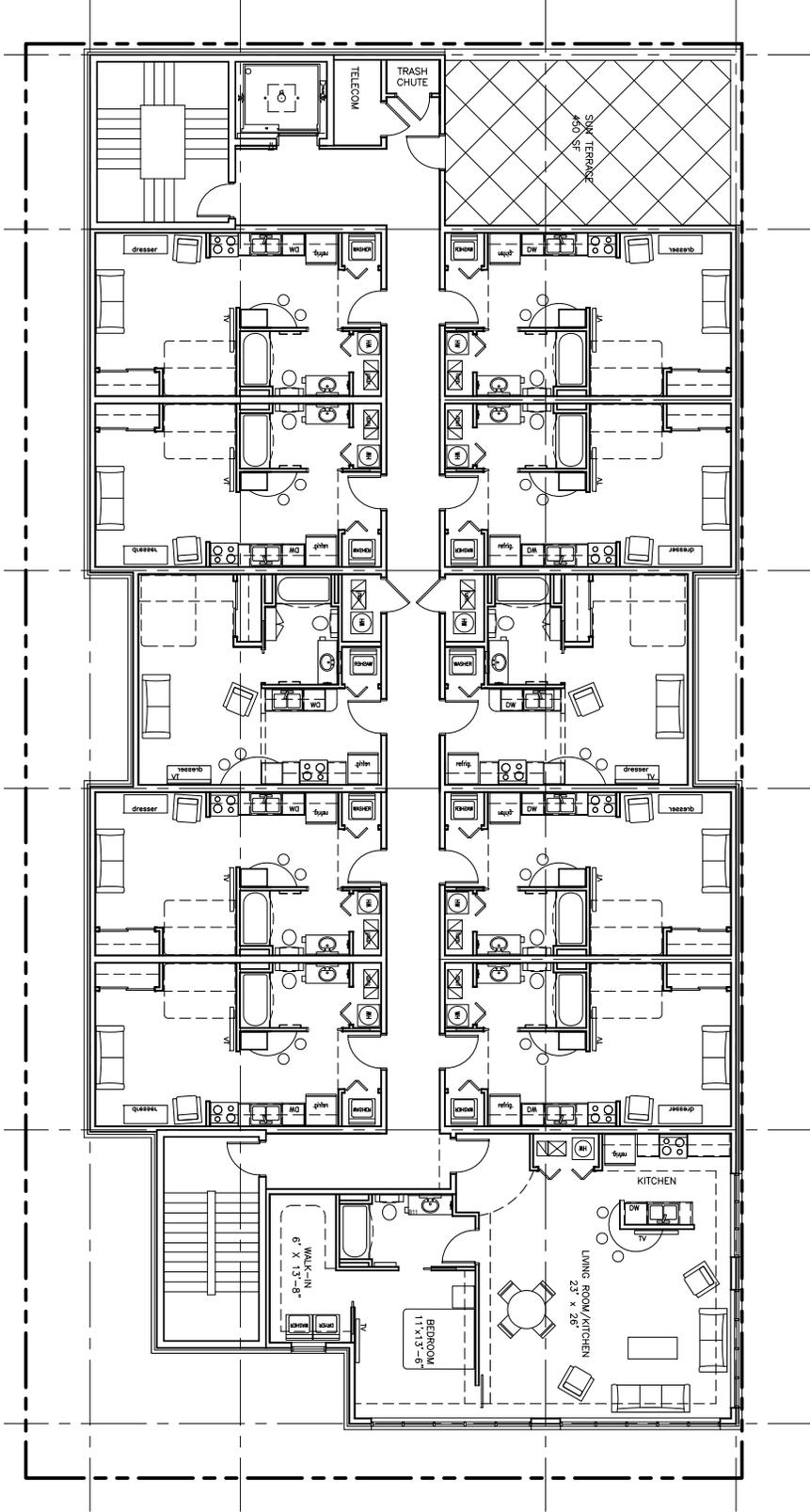
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SHEET NUMBER  
**A3**  
 11

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 ALL RIGHTS RESERVED



1 LEVEL 4 FLOOR PLAN  
 A4 3/32" = 1'-0"



APARTMENTS	31 UNITS TOTAL
TYPE "A"	440 GSF 24 UNITS
TYPE "B"	474 GSF 05 UNITS
TYPE "C"	1056 GSF 02 UNITS

PARKING	16 SPACES TOTAL
GARAGE	15 SPACES
STREET	01 SPACE

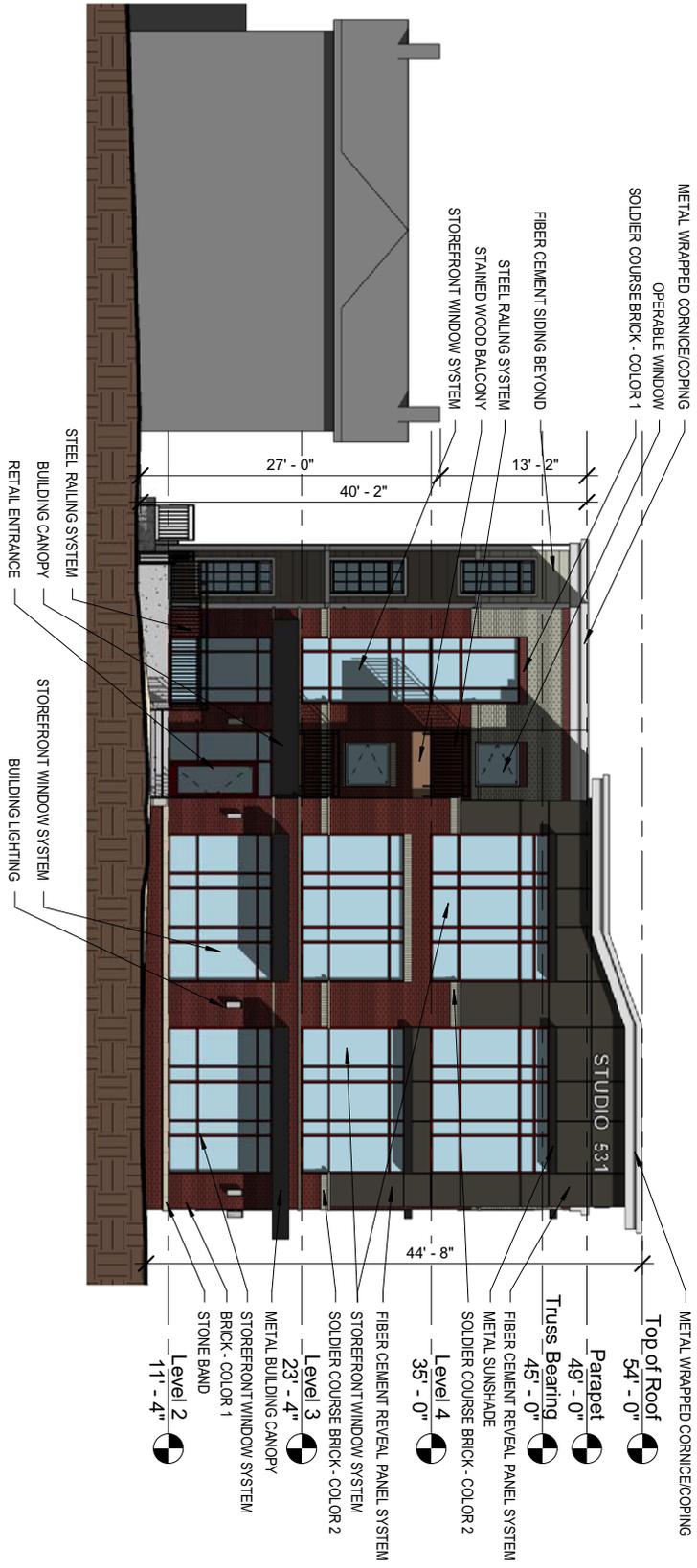
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 317 986.1000 main 317 572.1236 fax  
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ERL-15, LLC  
 STUDIO 531 APARTMENTS  
 BLOOMINGTON, INDIANA

PROJECT NO.  
 13072  
 DATE  
 11-25-13

SHEET DESCRIPTION  
 LEVEL 4 FLOOR PLAN

SHEET NUMBER  
**A4**  
 12



1 EAST ELEVATION  
 3/32" = 1'-0"



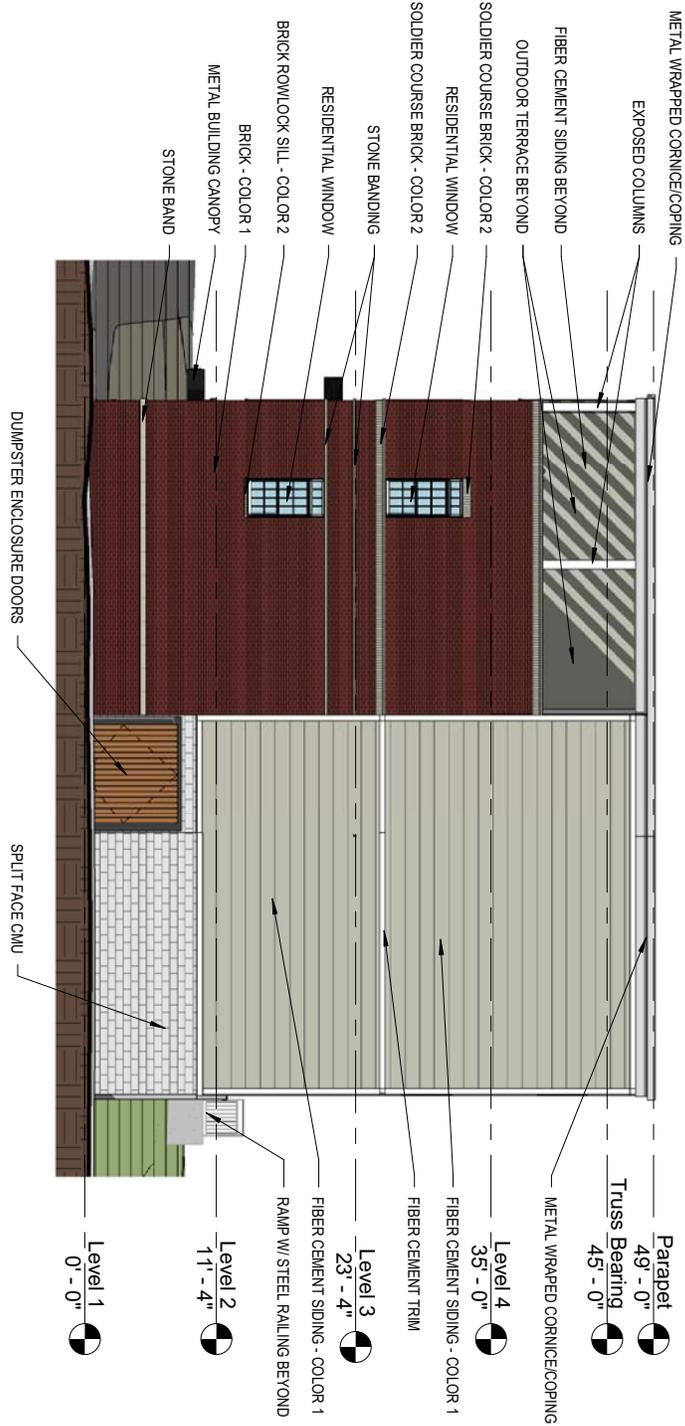
ERL-15, LLC.  
 STUDIO 531 APARTMENTS  
 BLOOMINGTON, IN

PROJECT NO.  
 13072  
 DATE  
 11-25-13

SHEET DESCRIPTION  
 EAST ELEVATION

SHEET NUMBER  
 A5  
 13





1 WEST ELEVATION  
3/32" = 1'-0"

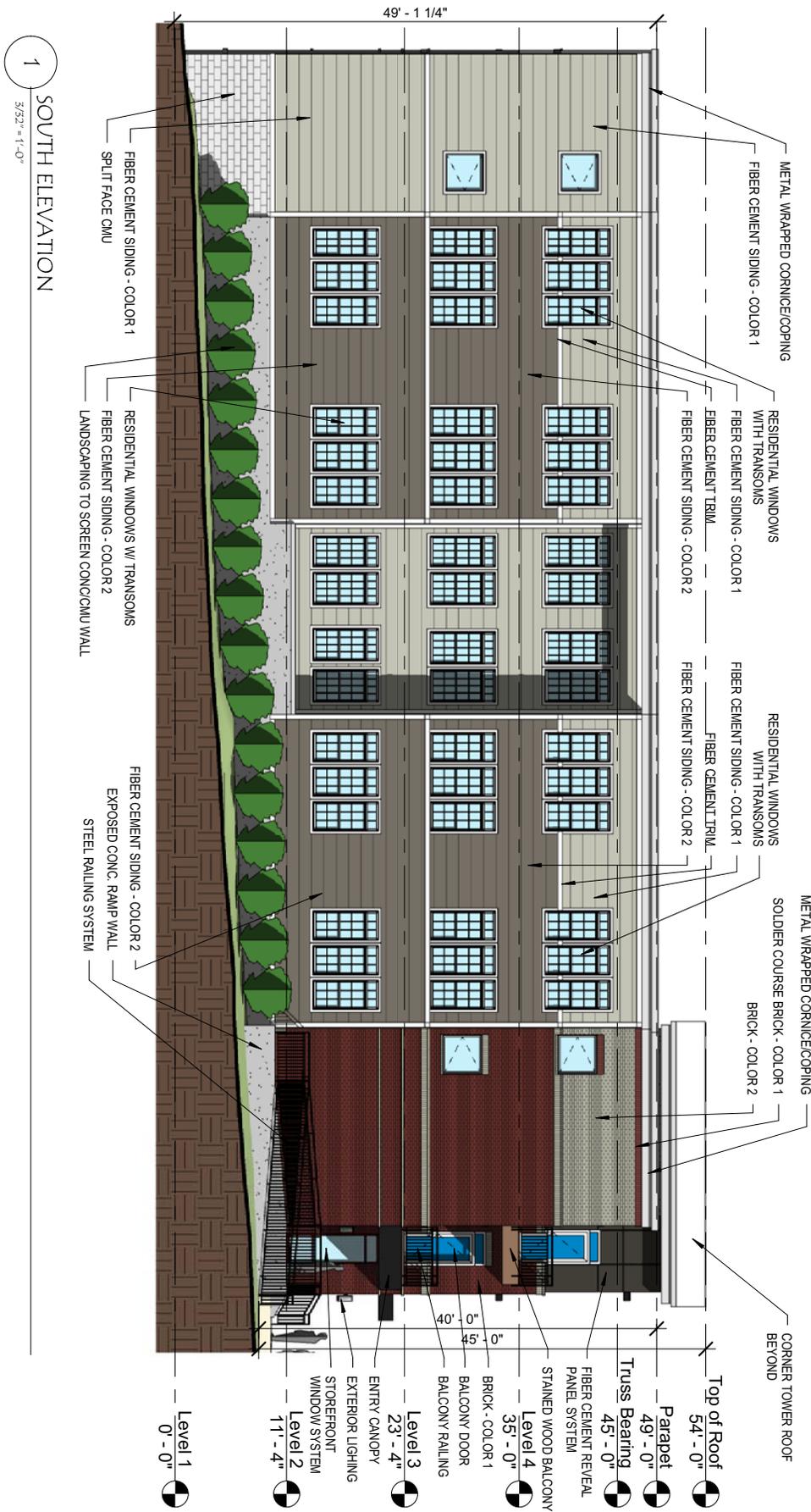


ERL-15, LLC.  
STUDIO 531 APARTMENTS  
BLOOMINGTON, IN

PROJECT NO.  
13072  
DATE  
11-25-13

SHEET DESCRIPTION  
WEST ELEVATION

SHEET NUMBER  
A7  
15



1 SOUTH ELEVATION  
3/32" = 1'-0"



ERL-15, LLC.  
**STUDIO 531 APARTMENTS**  
 BLOOMINGTON, IN

PROJECT NO.  
**13072**  
 DATE  
**11-25-13**

SHEET DESCRIPTION  
**SOUTH ELEVATION**

SHEET NUMBER  
**A8**



1  
A9

Corner Rendering



ERL-15, LLC.  
**STUDIO 531 APARTMENTS**  
 BLOOMINGTON, IN

PROJECT NO.  
**13072**  
 DATE  
**11-25-13**

SHEET DESCRIPTION  
**Corner Rendering**

SHEET NUMBER  
**A9**  
 17



1  
A10

College Ave Rendering



ERL-15, LLC.  
**STUDIO 531 APARTMENTS**  
 BLOOMINGTON, IN

PROJECT NO.  
**13072**  
 DATE  
**11-25-13**

SHEET DESCRIPTION  
 College Ave  
 Rendering

SHEET NUMBER  
**A10**  
 18



1  
A11

10th Street Rendering



ERL-15, LLC.  
**STUDIO 531 APARTMENTS**  
 BLOOMINGTON, IN

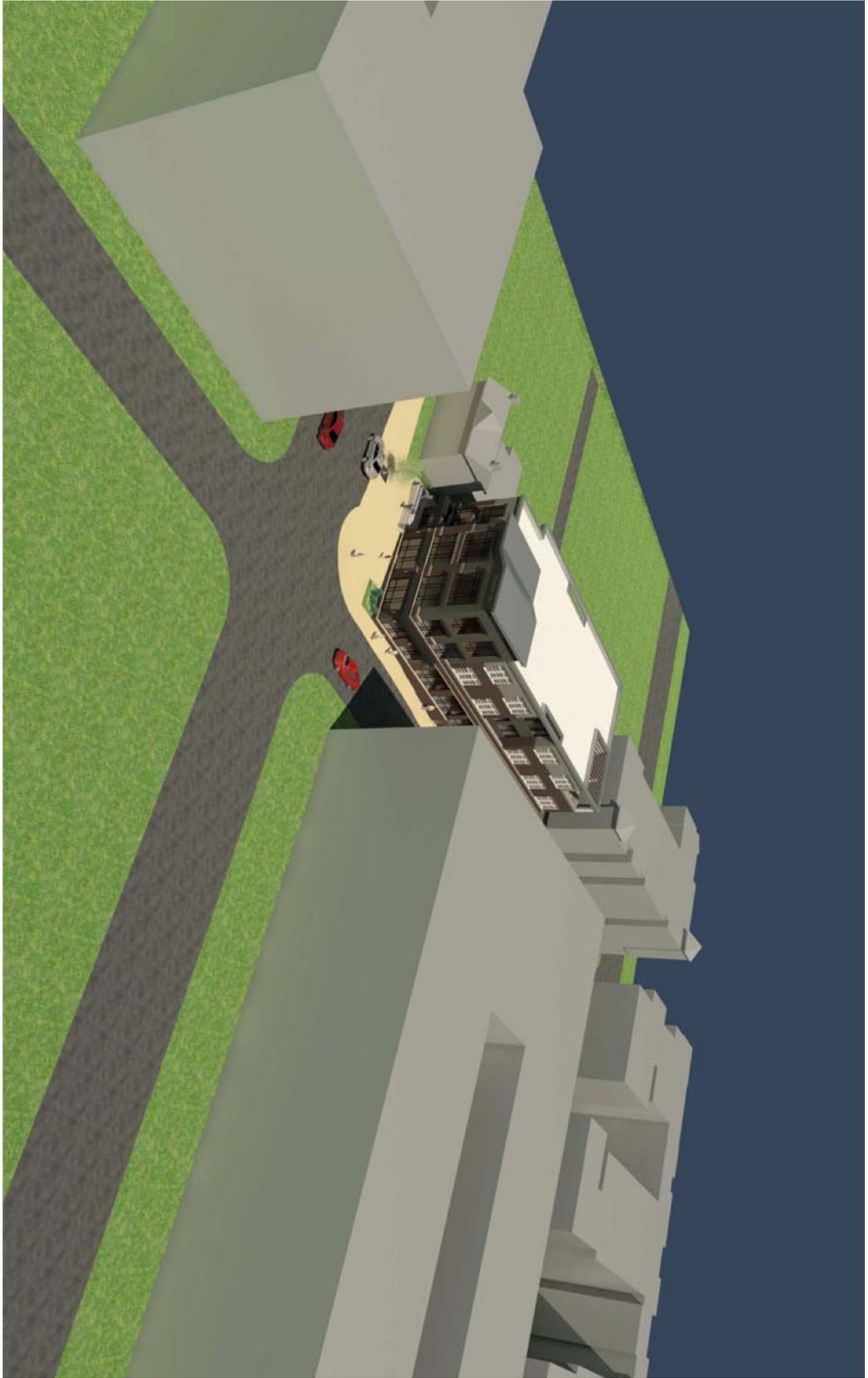
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**13072**  
 DATE  
**11-25-13**

SHEET DESCRIPTION  
**10th Street  
 Rendering**

SHEET NUMBER  
**A11**

1  
A12

AERIAL PERSPECTIVE



ERL-15, LLC.  
STUDIO 531 APARTMENTS  
BLOOMINGTON, IN

PROJECT NO.  
13072  
DATE  
11-25-13

SHEET DESCRIPTION  
Aerial  
Perspective

SHEET NUMBER  
A12  
20