

CITY OF BLOOMINGTON



SEPTEMBER 5, 2012 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

PETITIONS:

- V-38-12 **James Gronquist**
406 E. Hillside Dr.
Request: Variance from front and side yard building setback requirements. Also requested is a variance from maximum density standards.
Case Manager: Eric Greulich

- V-39-12 **Henderson Crossing**
535 E. Smith Ave.
Request: Variance from sign standards to allow placement of a wall sign.
Case Manager: Katie Bannon

PETITIONER: James Gronquist
1414 S. Lincoln Street, Bloomington

CONSULTANT: Kirkwood Design Studio
113 E. 6th Street, Bloomington

REQUEST: The petitioner is requesting variances from front and side yard building setback standards and the maximum allowed density.

<u>Variances Requested</u>	<u>UDO Requirement</u>	<u>Proposed</u>
Front Yard Building	55' from centerline	35' (previous existing)
Side Yard Building	15'	6' (west) 10' (east)
Density	0.98 units allowed	1 unit

BACKGROUND: This site received approval from the Board of Zoning Appeals on September 22, 2011 (V-37-11) for the same package of variances to allow for the redevelopment of the property. That petition revolved around preserving the historic limestone front façade of the building. During the partial demolition of the building, the existing front façade wall that was required to be preserved, was removed. Since the variances that were approved were partially based on the preservation of the wall, a new set of variances must be approved. The petitioner has worked with staff to revise the previous site plan to relocate the building on the property and increase the side yard building setback to the west. The same front yard building setback variance is being requested to allow the proposed building to match the setback as the two adjacent structures. The same density variance is also being requested.

SUMMARY: The 0.14 acre property is located at 406 E Hillside Drive and is zoned Residential Multifamily (RM). The property is surrounded by single family residences to the north with single and multifamily residences to the west, south, and east.

The property had four, one-bedroom apartments within a two-story building. There are four parking spaces located in the rear of the property off of an alley. The petitioner is proposing to construct a new building in a similar location as the previous building, but has increased the side yard setback to the west. This petitioner is proposing to replace the previous building with the same number of four, one-bedroom apartments as the previous building. The existing parking area in the rear will be improved and striped to denote the four parking spaces.

The petitioner is requesting variances from front and sideyard building setback standards. The UDO requires the front of the building to be 55' from the centerline of Hillside Drive. The existing building, along with most of the other houses along the south side of Hillside Drive, are 35' from centerline. The petitioner is also requesting a variance from the 15' side yard setback requirement to allow for a 6' setback to the west and a 6' setback to the west and a 10' setback to the east. Also requested is a

variance from the maximum allowed density to allow the replacement of the previous four, one-bedroom units with the same number of units and bedrooms. Based on the dwelling unit equivalencies (D.U.E.), the one-bedroom units would each count as 0.25 unit and the total of all four units would equal 1.0 unit. The size of the property would only allow for 0.98 units.

SITE PLAN ISSUES:

Parking: The existing four parking spaces located in the rear (south) side of the property will be improved with paver blocks and striped. The petitioner is required to provide four on-site parking spaces and is meeting that requirement. The spaces are accessed from a platted alley that has been improved for the adjacent properties to utilize.

Environmental: There are no known environmental issues on this urban lot. There is a vegetated fence row along both side property lines with some mature trees. The petitioner will be installing new landscaping to meet UDO requirements and has submitted a landscape plan.

Sidewalk and Street Trees: There is an existing sidewalk in place along Hillside Drive and the petitioner will be installing street trees not more than 40' from center as required. These have been shown on the landscape plan.

Stormwater/Utilities: No on-site detention is being required. The property drains from north to south and no stormwater issues have been identified. The petitioner is required to install a sprinkler system in the building and is working with CBU for utility connections to provide the necessary service. Final acceptance and approval of utility plans has not yet been given by CBU and is required prior to issuance of a grading permit.

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: The granting of variances from these standards will not be injurious to the public health, safety, morals, and general welfare. No injuries have been found by the previous setbacks or the number of units and bedrooms.

- 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. The redevelopment of this property will improve the condition of the property and improve the look of the building to the neighborhood. A letter of support from the adjacent property owner to the west was received with the previous petition with no objection to the requested variances. The Bryan Park Neighborhood also reviewed the project and were supportive of the proposed redevelopment.

- 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.*

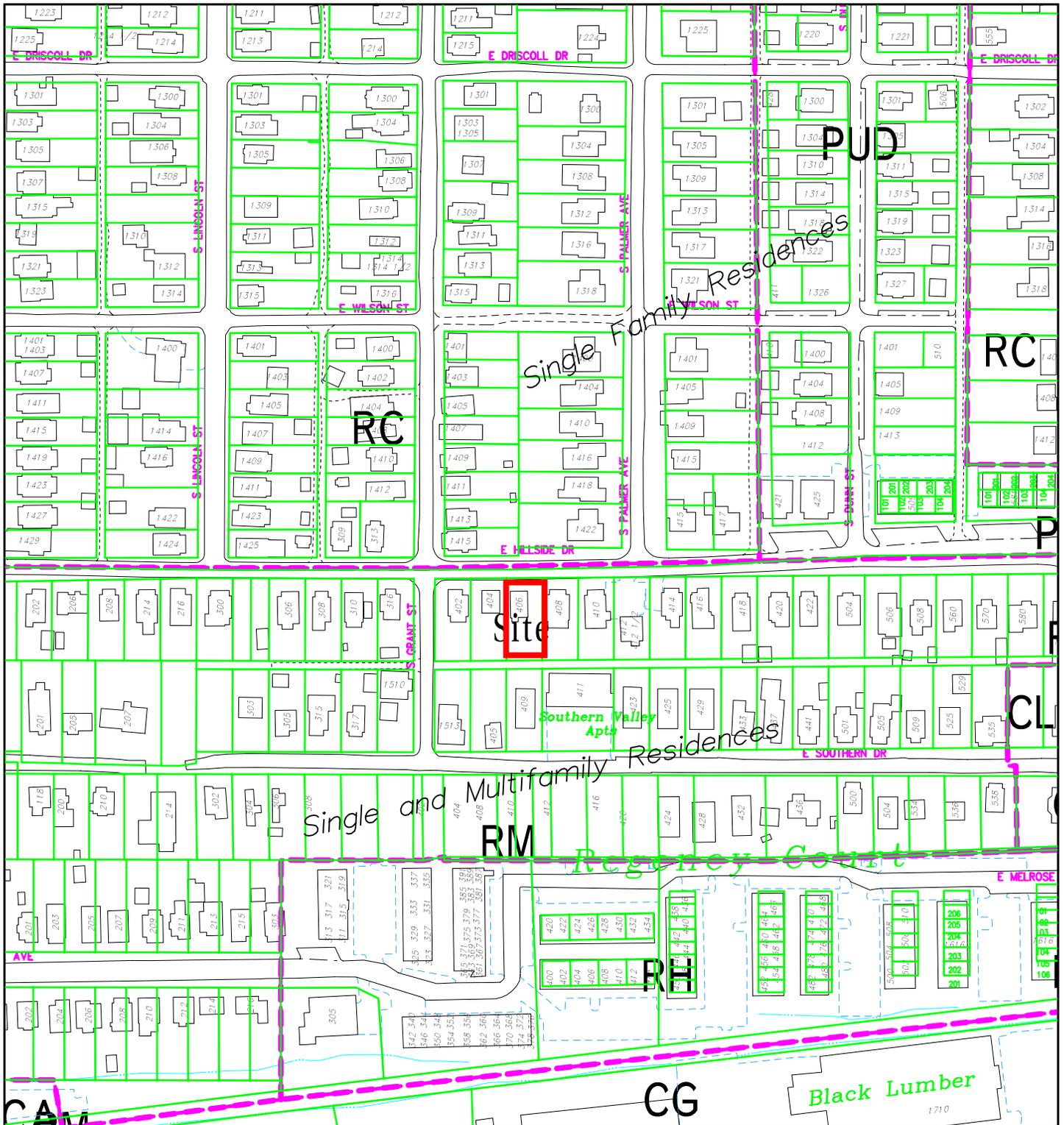
STAFF FINDING:

Staff finds peculiar condition in the narrow width of the property and the setback requirements that would restrict a building footprint to 20'. Although not on the Historic Survey Inventory, the building does have a unique historic look to the front that the petitioner will be rebuilding to match the previous facade. The 15' sideyard setbacks would severely limit the redevelopment opportunity of the property. Staff finds practical difficulty in not allowing the reconstruction of the proposed number of 4, one-bedroom apartments that is also the same as the previous configuration and is a very negligible increase in density.

CONCLUSION: The small lot width and sideyard setback requirements present difficulty in reusing the property. The petitioner is making modest use of the property to provide the same number of bedrooms and units as the existing building. The redevelopment of this property will be an improvement to the neighborhood and increase property values.

RECOMMENDATION: Based upon the written findings above, staff recommends approval of the variance request with the following conditions:

1. A grading permit is required prior to any construction or land disturbing activities.
2. A lighting plan must be submitted for approval prior to issuance of a building permit.
3. All portions of the site covered with gravel must be removed and seeded.
4. The building must be consistent with the submitted elevations and drawings.



V-38-12 James Gronquist

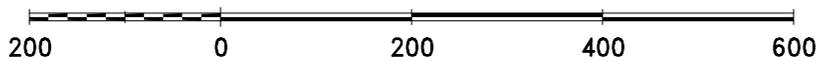
406 E Hillside Dr

Hearing Officer

Site Location, Zoning, Parcels, Land Use

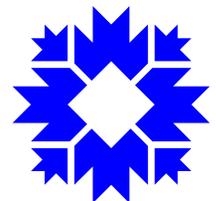
By: greulice

15 Sep 11



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 200'

Petitioner's Statement:

8/17/2012

The bracing that was in place should have been sufficient to support the façade. During removal of the rear of the structure, the façade collapsed.

Intention is to construct the previously proposed structure and to recreate the look of the façade using the remaining stone on site.

Seeking variances to the side setbacks.

Seeking a variance to allow the front of the structure to stay lined up with the neighboring properties.

Seeking a variance to allow 4 (1) bedroom apartments rather than 3 (1) bedroom apartments and (1) studio apartment.

Fall 2011

Property address is 406 E. Hillside.

This area of land south of Hillside over to E. Southern and E. Melrose Dr. is zoned Residential Multi-Family. The area is a mix of owner and renter occupied homes.

The existing structure dates from the 1920s. Per Nancy Hiestand, American Institute of Certified Planners (AICP), Program Manager Historic Preservation for the City of Bloomington Housing and Neighborhood Development (HAND), the lower level of the property originally served as a neighborhood grocery store in the 1920s and 1930s, with upstairs apartments. At some point the entire building was converted into 4 apartments.

The building was inspected by Professional Engineer Kevin Potter, in July of this year. Potter identified a number of significant structural issues. Regarding the interior, the 1st and 2nd floors have undersized joists that do not span the full width of the building. The 2nd floor ceiling height does not meet code for the rear half of the building. Overall, the building is in poor condition. This stems from decades of neglect, deferred maintenance and harsh treatment by renters.

The front façade is made of Indiana Limestone and is in good condition. It has an inscription on it with the lettering "ice ceam" which almost certainly was intended to be "ice cream". The limestone façade does have historic value.

My intention is to preserve the façade, demolish the bulk of the structure down to the foundation and rebuild for the same use as 4 apartments utilizing the existing footprint and adding an additional 22' off

of the back. Any material that can be recycled will be used directly on the rebuild or sent to Restore or JB Salvage.

I am seeking 3 variances.

1. Front setback variance to allow the existing façade to stay in its current location. Mary Miller and Jan Sorby, President and Vice-President respectively of the Bryan Park Neighborhood Association (BPNA), indicated that the neighborhood association would prefer that the current building setback be maintained so that the building continues to align with the neighboring properties.

2. Side setback variance to allow the west wall of the structure to exist within 15' of the west property line.

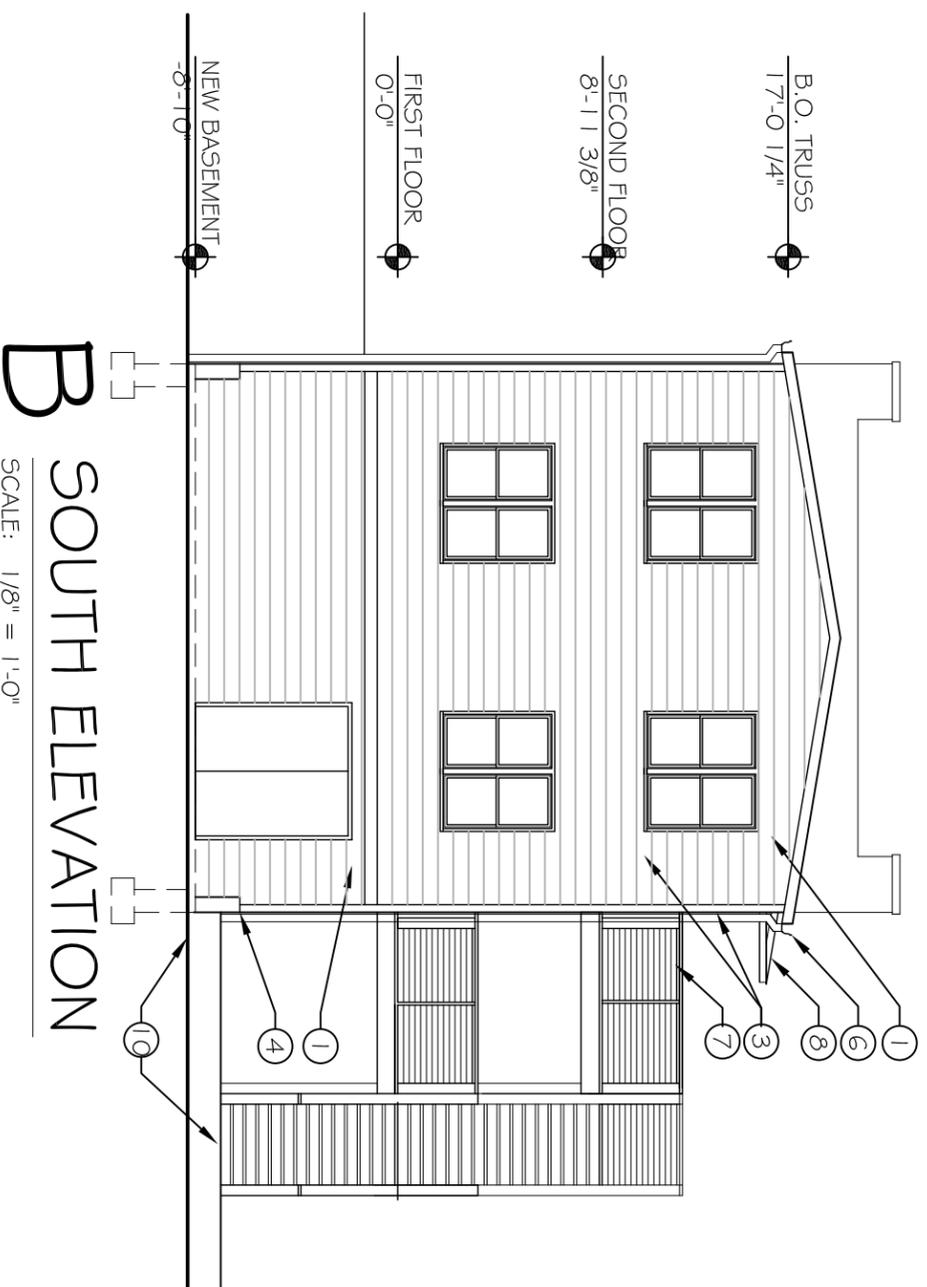
3. Unit variance to allow four 1 bedroom apartments rather than three 1 bedroom apartments and 1 efficiency apartment. The lot is 50.94'x117.50'. This 5985.45 sq. ft. or 0.1374 acres. 0.1374×7 units/acre=.96 units. With this lot size, city code allows three 1br units and one studio/efficiency unit.

My overall goal is to maintain an efficient footprint while balancing the investment to preserve the historic front elevation and integrate modern safety and green elements into the property. Green elements to include: facilities to plug in electric vehicles, gardening options, composting and recycling, as well as dedicated bicycle storage and parking to promote people powered transportation. If geothermal heating can be incorporated at a cost that makes sense it will be included. I am exploring cost effective geothermal options. Primary safety element to be a fire sprinkler system as well as updated and code compliant egress windows in all bedrooms. The property will retain the appearance of being Hillside facing. Unit 1 will have a working front door directly off of Hillside. Unit 3 will have a door facing Hillside though not directly accessible. All units will be accessible via stairs and decks along the east side of the building.

In my experience, these units will be leased by nurses, photographers, tattoo artists, computer programmers, professors, grad assistants, restaurant servers, and teachers. These are the current residents that I have in similar units in Bryan Park and the Pinestone neighborhood area.

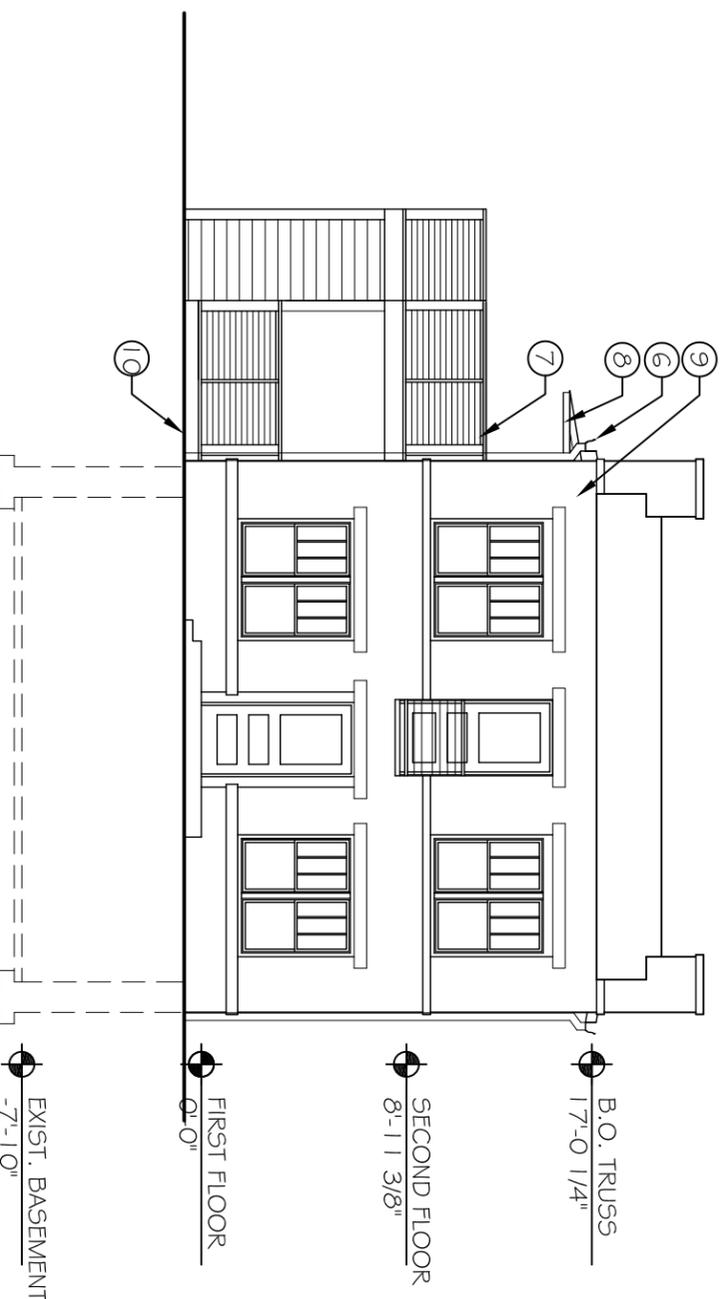
ELEVATION NOTES

- ① FIBER CEMENT BOARD SIDING, 8" REVEAL, PAINT. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- ② NOT USED
- ③ 6" FIBER CEMENT BOARD TRIM, PAINT.
- ④ CONCRETE FOUNDATION WALL. COORDINATE WITH STRUCTURAL.
- ⑤ METAL ROOFING SYSTEM.
- ⑥ 5" METAL GUTTER AND DOWNSPOUT.
- ⑦ TREATED WOOD DECK AND STAIR WITH STAINLESS STEEL CABLE RAILING SYSTEM. REFERENCE DETAIL B/A.500.
- ⑧ 5'-0" w x 3'-0" d METAL CANOPY WITH METAL STRUCTURE ~~FROM WIDE BLOCKING AS REQD.~~
- ⑨ NEW LIMESTONE FACADE TO REPLICATE FORMER HISTORIC FACADE.
- ⑩ GRADE, V.I.F., SLOPE AWAY FROM CONSTRUCTION.



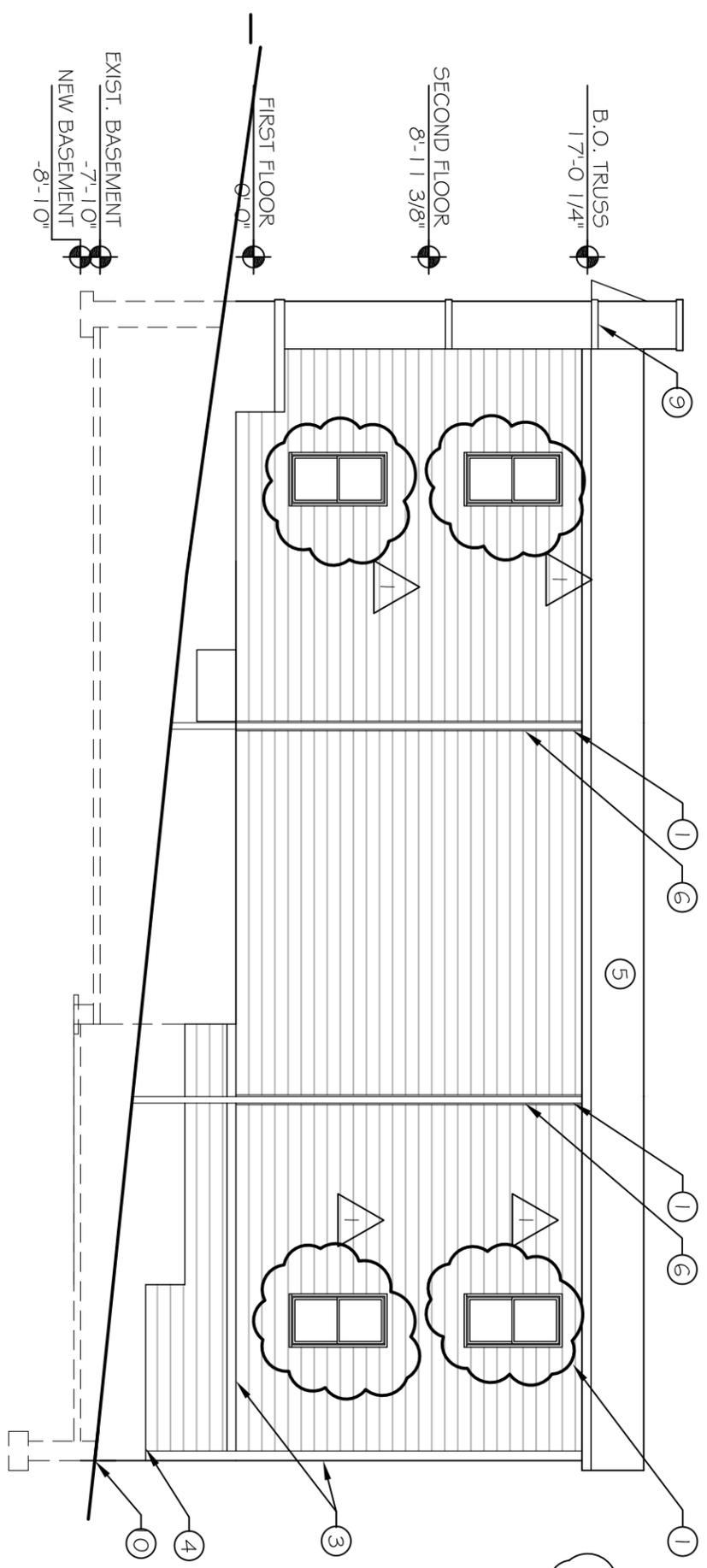
B SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

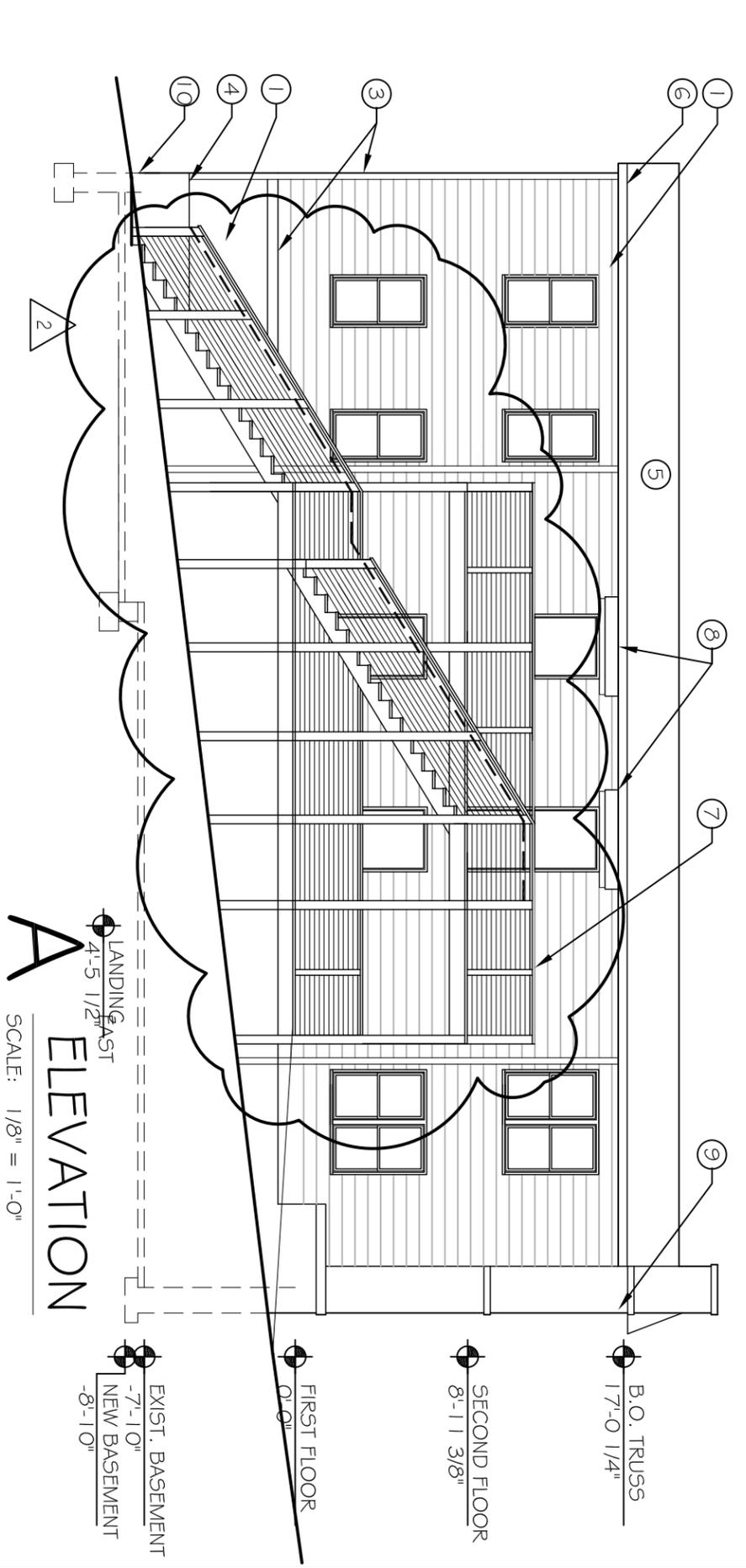


A NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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



LANDING EAST
4'-5 1/2"
A
ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

- ① FIBER CEMENT BOARD SIDING. 8" REVEAL, PAINT. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
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- ③ 6" FIBER CEMENT BOARD TRIM, PAINT.
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- ⑧ 5'-0" w x 3'-0" d METAL CANOPY WITH METAL STRUCTURE. PROVIDE BLOCKING AS REQD.
- ⑨ NEW LIMESTONE FACADE TO REPLICATE FORMER HISTORIC FACADE.
- ⑩ GRADE, V.I.F., SLOPE AWAY FROM CONSTRUCTION.

08/22/12

REVISIONS DATE: 08/13/12

- ① ADD TYPE 'C' WINDOW.
- ② REVISED STAIR. REFERENCE STAIR DETAIL A.500.

KIRKWOOD ARCHITECTURE + PLANNING
designstudio p.c.
113 E. 6TH STREET
BLOOMINGTON, IN 47408
PH 812.331.0255
FAX 812.331.0755
WWW.KDSARCHITECTS.COM

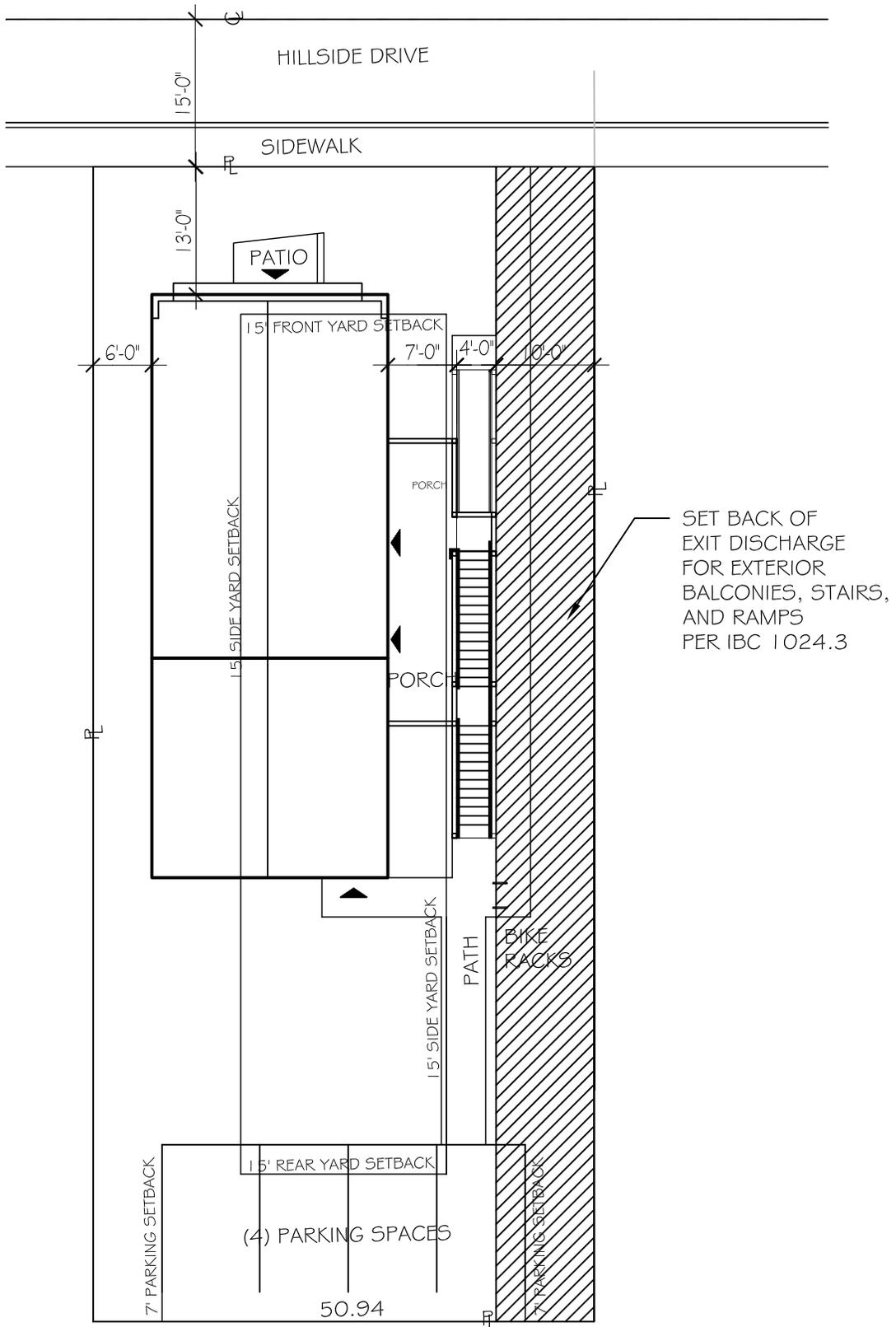
CERTIFIED
Professional Engineer
No. 87038
State of Indiana
Kirkwood Architects
Kirkwood Architects
Kirkwood Architects

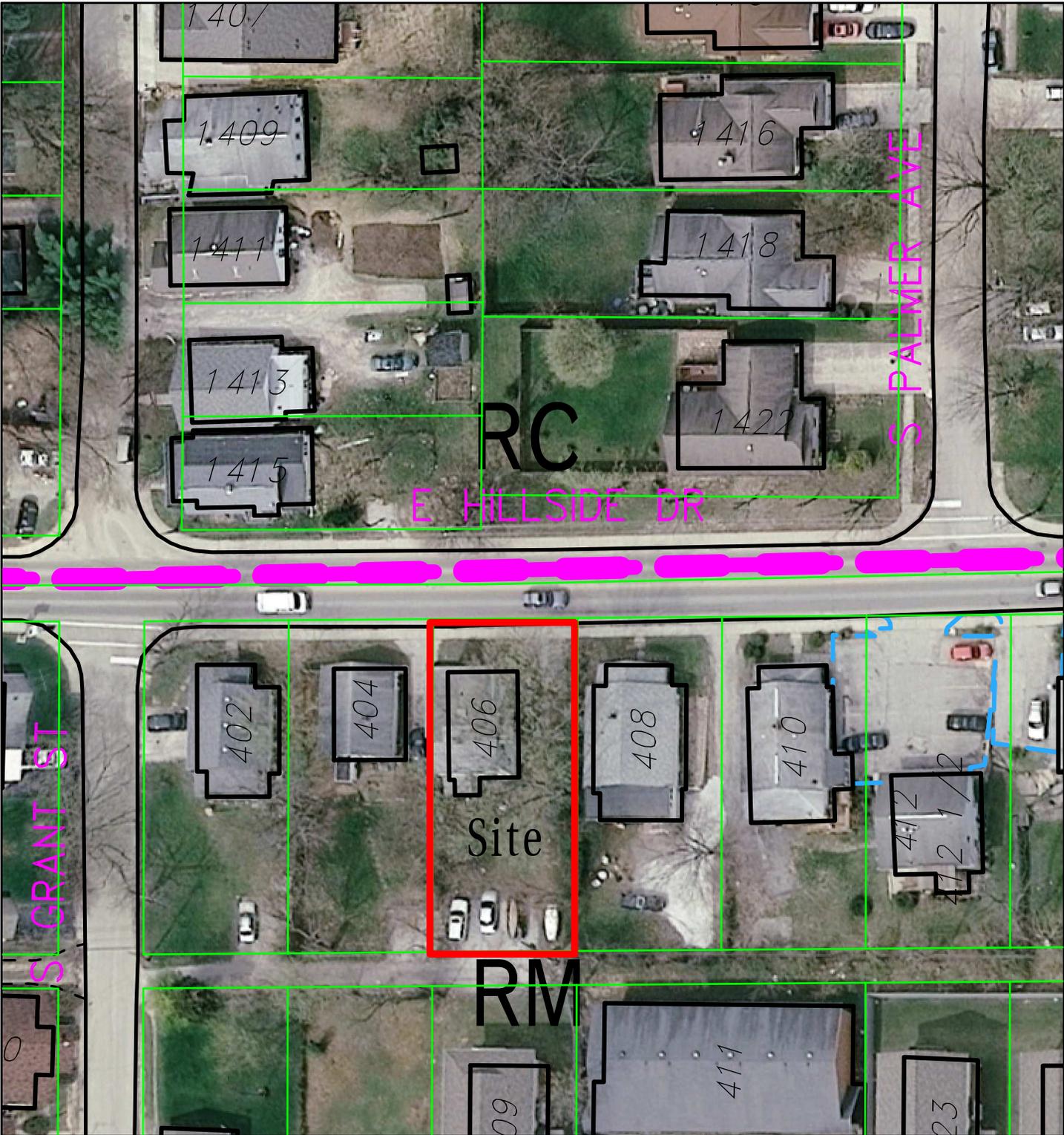
REVISIONS

GRONQUIST - 4 PLEX
406 E. HILLSIDE
BLOOMINGTON INDIANA

PROJECT NO.: 2011-29
DATE: 08/23/08
REVISIONS: 04/13/12
REVISED: 8/22/12
DRAWN BY: DWG
CHECKED BY:

BUILDING ELEVATIONS
A.201





V-38-12

James Gronquist

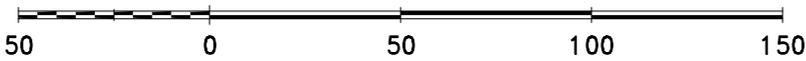
406 E Hillside Dr

Hearing Officer

2010 Aerial Photograph

By: greulice

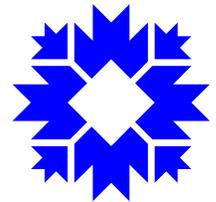
15 Sep 11



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 50'

PETITIONER: Henderson Crossing
535 E. Smith Ave.

REQUEST: The petitioner is requesting a variance from sign standards to allow a wall sign.

SITE DESCRIPTION: The property is located at 535 E. Smith Avenue and is zoned Planned Unit Development (PUD). Surrounding land uses are primarily a mix of multi-family apartments and single family houses. The property has been developed with two multi-family apartment buildings and a duplex.

The petitioner is proposing a 24 square foot wall sign for the north wall of the apartment building on the southeast corner of E. Atwater Avenue and S. Henderson Street. The existing freestanding sign for the apartments is proposed to be removed.

The Unified Development Ordinance states that multi-family complexes in the RH zoning district with at least 15 dwelling units are allowed freestanding signs but not wall signs. Multi-family complexes with less than 15 dwelling units are allowed one wall sign of up to 24 square feet in size and are not allowed any freestanding signs. The Henderson Crossing multi-family apartment complex has more than 15 dwelling units. The petitioner is requesting a variance to allow a wall sign at this location.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

STAFF FINDING: The granting of the variance from the standards will not be injurious to the public health, safety, morals, and general welfare. Staff did not identify any negative impacts as a result of the proposed sign.

- 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.*

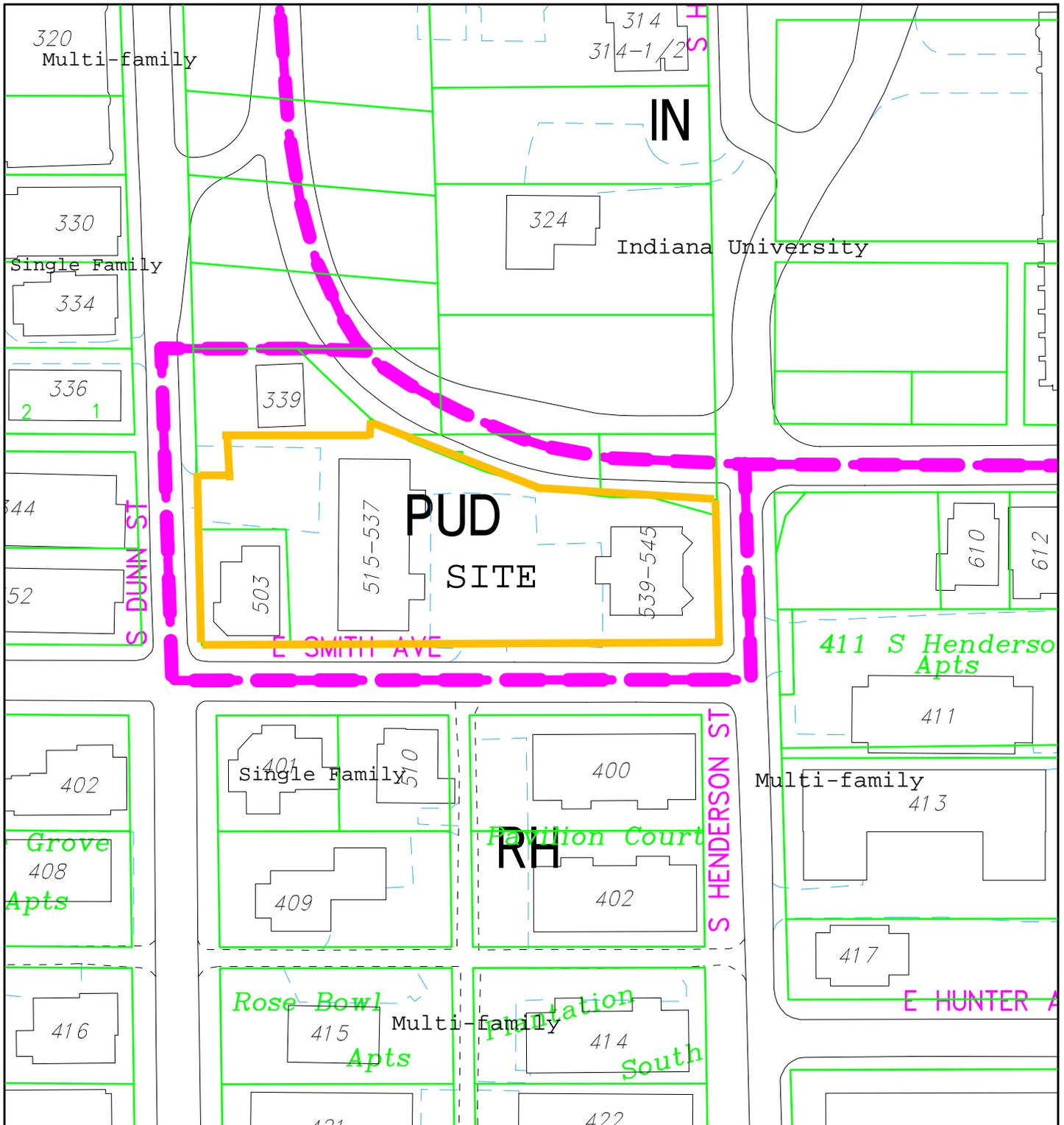
STAFF FINDING: Staff does not find any negative impacts to the surrounding uses or a negative impact on adjacent property values as a result of the proposed sign.

- 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 practical difficulty in odd shape of the lot and the fact that the property has 4 street frontages. Furthermore, the property is accessed from the lower classified street. Freestanding signs are usually permitted at the entrances to complexes. The petitioner desires to have signage oriented toward the higher classified Atwater Ave. The existing sign has been vandalized due to its location immediately adjacent to the sidewalk. A variance would allow for a small wall sign to be placed at a higher elevation and be visible from the adjacent street.

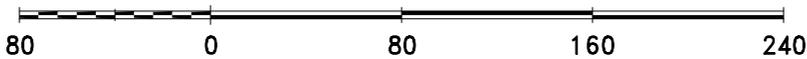
RECOMMENDATION: Staff recommends approval of V-39-12 with the following conditions of approval:

1. A sign permit shall be obtained prior to installation of the sign.
2. The petitioner forfeits the right to have any freestanding signs on this property as long as a wall sign is used.



V-39-12
 535 E. Smith Ave.
 Henderson Crossing
 Surrounding Land Use and Zoning

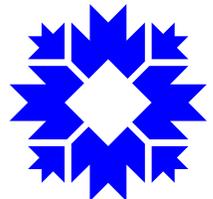
By: bannok
 29 Aug 12



For reference only; map information NOT warranted.



City of Bloomington
 Planning



Scale: 1" = 80'



TEMPO Properties, Inc.

2676 East 2nd Street
Post Office Box 5727
Bloomington, IN 47407

Telephone: (812) 336-2026
FAX: (812) 336-0678
[tempo @homefinder.org](mailto:tempo@homefinder.org)

Memo

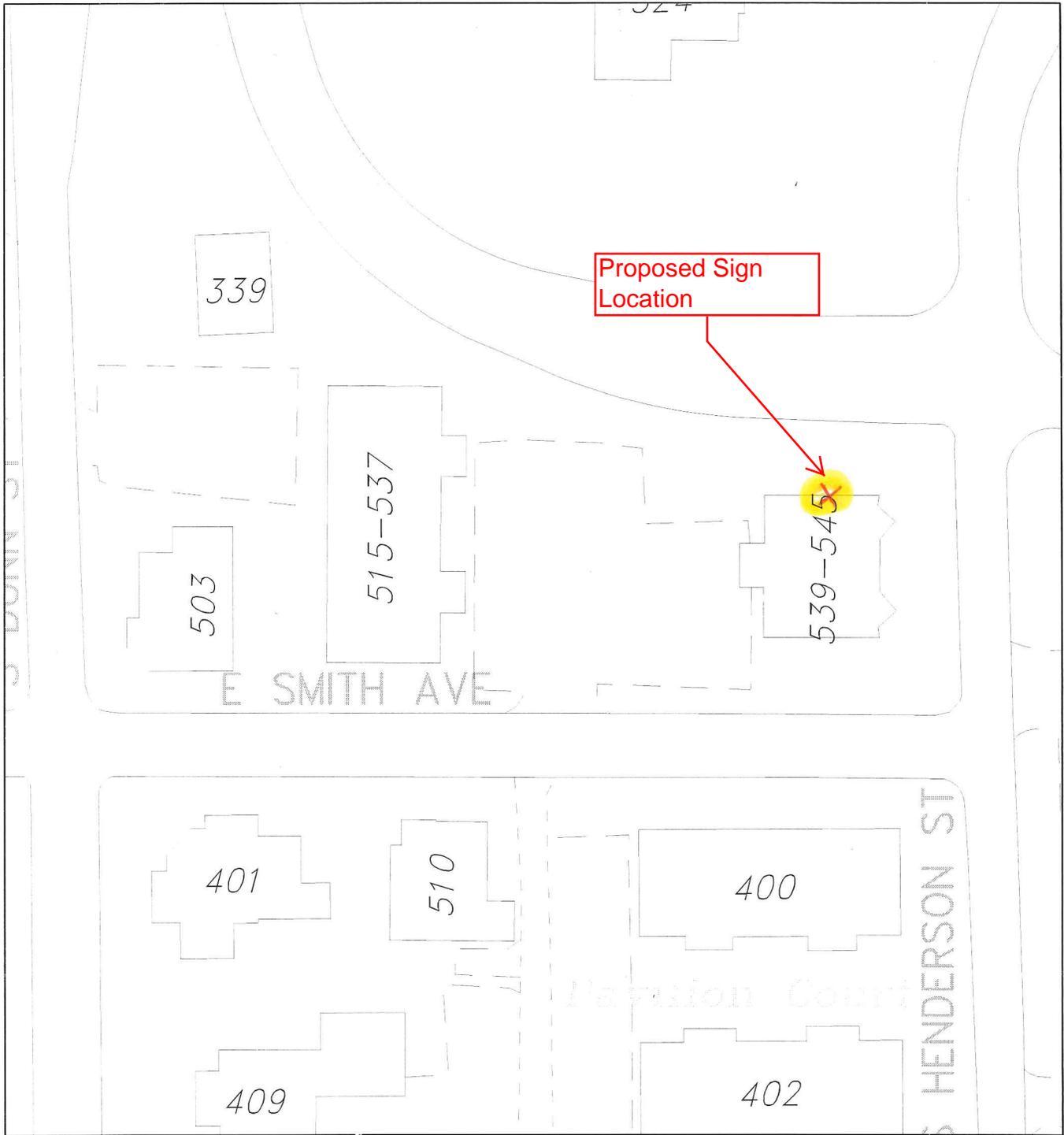
To: Planning Department
From: TEMPO Properties, Inc.
Date: August 20, 2012
Re: Sign Permit Information

The sign we will be installing at Henderson Crossing will be put on the wall of the building numbered 539 – 545. I have enclosed the plat showing where the sign will be installed with a red “x” and highlighted it in yellow (on the wall of the smaller building that faces Atwater). In the past we had larger signs attached to the brick wall, but due to the amount of vandalism and destruction, we can no longer afford to replace the sign in the same area.

The sign will be 2 feet by 12 feet for a total of 24 square feet. The attached picture of the old sign which was on the brick wall is what the new sign will look like. Gary of Bloomington Design is creating the sign, so it will be tastefully done and will be done in the colors of the trim at the building.

Check Number 1269 for \$200 is enclosed per your request. Please let me know if you need additional information or have any questions by contacting me at the number above.

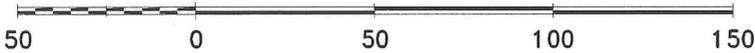
Enclosures: Picture of Previous Sign, Check No. 1269 for \$200, and a picture of the new sign



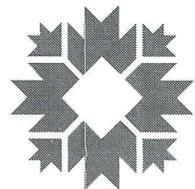
Proposed Sign Location

Site Plan
V-39-12

By: bannok
7 Aug 12

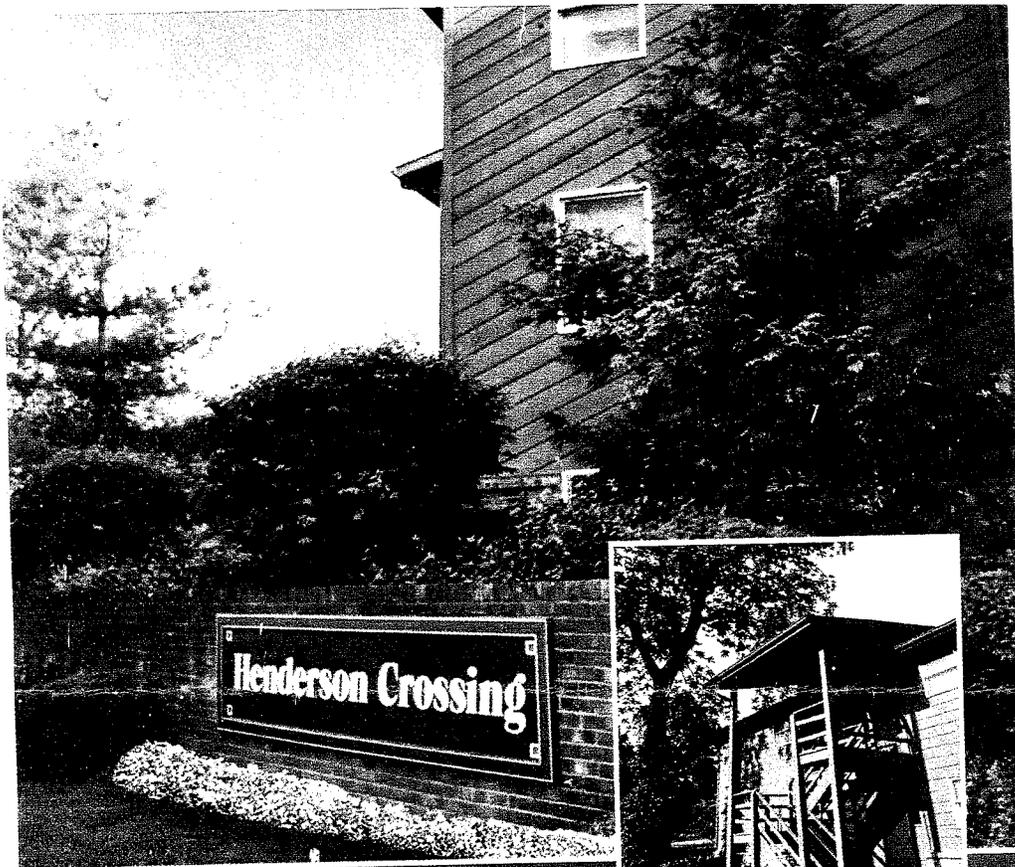


City of Bloomington
Planning



Scale: 1" = 50'

For reference only; map information NOT warranted.



- Two bedrooms, one bath 974 sq. ft.
- Refrigerator, range and dishwasher
- Low utility bills
- Beautiful cedar buildings on landscaped corner property
- Private balcony or patio
- Walk to campus
- Two reserved parking spaces
- Sorry, no pets
- Corner of Atwater & Henderson

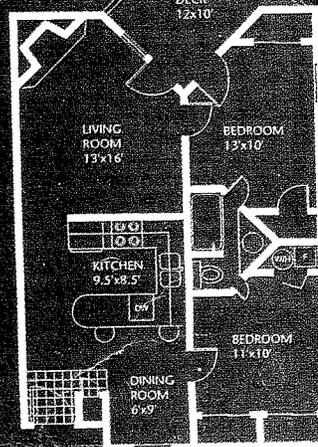
Henderson Crossing

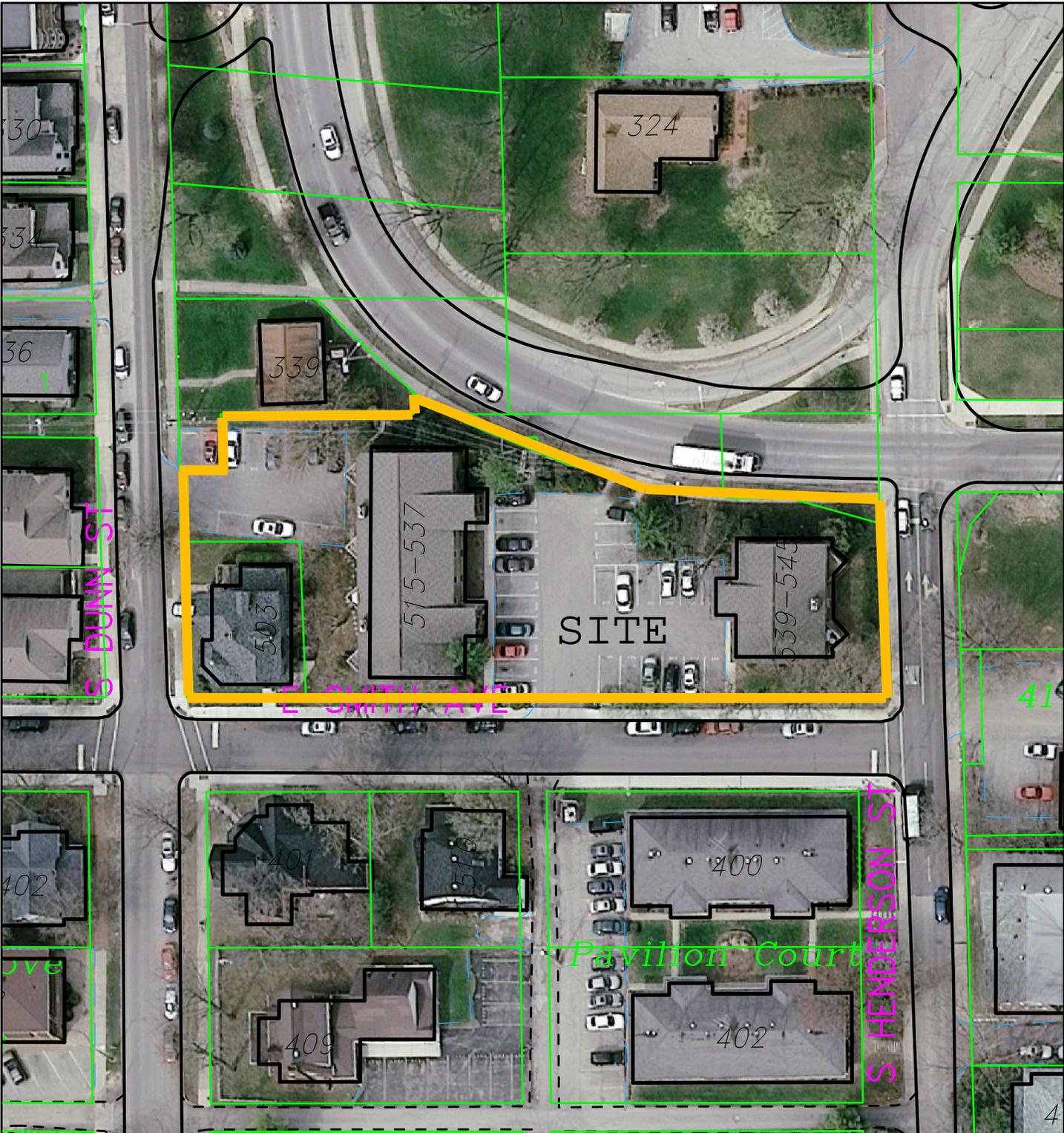
812-336-2026

Located at the corner of Henderson and Atwater, across from the Law School

Managed by TEMPO Properties, Inc.

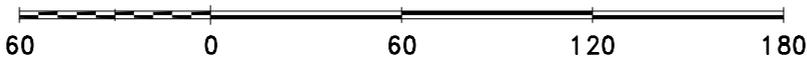
Say you saw it in the Apartment Shoppers Guide or on ApartmentGuide.com • CHPC Publications





V-39-12
 535 E. Smith Ave.
 Henderson Crossing
 2010 Aerial Photograph

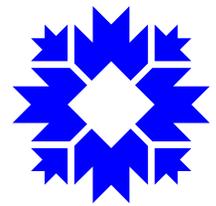
By: bannok
 29 Aug 12



For reference only; map information NOT warranted.



City of Bloomington
 Planning



Scale: 1" = 60'