

# CITY OF BLOOMINGTON



DECEMBER 12, 2012 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

# AGENDA

CITY OF BLOOMINGTON  
HEARING OFFICER  
December 12, 2012 at 2:00 p.m.

\*Kelly Conference Room #155

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## PETITIONS:

- V-46-12      **REI Investments** (Hyatt Place Hotel)  
217 W. Kirkwood Ave.  
Request: Variances from sidewalk, signage, and driveway standards.  
*Case Manager: Patrick Shay*
- CU/V-53-12   **Seventh-Day Adventist Church**  
2230 N. Martha St.  
Request: Conditional use approval to allow a place of worship in a Single-family Residential (RS) zoning district. Also requested is a front yard setback variance for a covered porch.  
*Case Manager: Katie Bannon*
- V-56-12      **Allan Mackay**  
525 S. Jordan Ave.  
Request: Variance from side yard setback standards to allow an addition to a single-family home.  
*Case Manager: Patrick Shay*

**BLOOMINGTON HEARING OFFICER**  
**LOCATION: 217 W. Kirkwood Avenue**

**CASE #: V-46-12**  
**DATE: December 12, 2012**

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**PETITIONERS: REI Investments (Hyatt Place)**  
**11711 N. Pennsylvania, Suite 200 Carmel 46032**

**CONSULTANT: Smith Neubecker & Associates**  
**453 S. Clarizz Blvd, Bloomington**

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**REQUEST:** The petitioner is requesting variances from sidewalk, signage, and driveway standards.

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**SUMMARY:** The petitioners recently received approval from the Plan Commission (SP-36-12) to redevelop a 0.85 acre parcel bounded by W. Kirkwood Avenue to the north, S. Gentry Street to the east, W. 4<sup>th</sup> Street to the south, and the B-Line trail to the west. This site is located on the western border of the Courthouse Square Overlay (CSO) within the Commercial Downtown (CD) zoning district. This site has been used as a drive-up bank and ATM in the past. This site plan approval was contingent upon variances being granted from drive setback and sidewalk standards. The petitioner is bringing forward these requests and is also seeking a variance from signage standards to allow for the proposed sign package.

*Sidewalk:* With the site plan approval, staff analyzed the possibility of placing sidewalk along the west side of Gentry Street as is required by the Unified Development Ordinance (UDO). Staff finds that the inclusion of such a sidewalk is not advisable due to a lack of adequate right-of-way and the desire to allow for two one-way lanes of traffic. The existing street has between 35 and 41 feet in pavement width. However, the right-of-way is only 20 feet in width. So although there appears to be plenty of room for a sidewalk, the street will be reduced to approximately half of its existing width.

If a sidewalk was required, the result would be a pavement width of approximately 15 feet. Staff has reviewed other parts of the Municipal Code and found the following restrictions/allowances:

- Vehicles are prohibited from obstructing a public street without room to get around the vehicle allowing for free movement of vehicular traffic.
- The code does allow for short-term obstructions on alleys for loading.

Therefore, if a sidewalk is required, there is not room for any loading along Gentry St. In addition, if a vehicle does obstruct the street, it will also impede traffic flow to the uses on the east side of Gentry St.

The Plan Commission found that the proposed configuration is the best alternative. The 20 feet of pavement will allow loading without blocking the street. This configuration would create essentially a hybrid between a street and an alley. It will be one-way and have two lanes, one of which will often be used for loading. It will also have a sidewalk on one side (east). The existing sidewalk to the east is 20 feet from the proposed building. If an additional sidewalk were installed, it would only be 15 feet

from the other sidewalk. Staff finds that the benefits of a second sidewalk 15 feet from an existing sidewalk does not warrant the loss of a through travel lane on Gentry St.

*Driveway:* With this proposal, several drive cuts will be removed including cuts onto both 4<sup>th</sup> St. and Kirkwood Ave. The petitioner has worked with staff to design the site with only one drive cut that would be placed on the southern portion of Gentry St. Gentry St. requires a 100-foot minimum setback for a drive from its intersection with 4<sup>th</sup> St. As proposed, the drive cut is approximately 55 feet from this intersection. Staff finds this location to be the most functional. The drive is accessing an internal ramp that serves the structured parking for the hotel. With the internal parking decks, the ramp must be located near one end of the building. Staff and the Plan Commission found it appropriate for this ramp to be located closer to 4<sup>th</sup> Street than Kirkwood Ave. This variance is further justified by the fact that traffic on Gentry St. is one-way to the south. Therefore, its proximity to 4<sup>th</sup> St. will not create any back-up potential for traffic associated with the hotel garage.

*Signage:* The CD district limits the total signage for any tenant to a maximum of 100 square feet. Usually a building of this size would have multiple tenants or be utilized for multi-family. Individual tenants are allowed up to 1.5 square footage of signage for every foot of tenant façade. The three public street frontages would usually allow for up to approximately 800 square feet. Blade signs, although allowed in the Commercial Downtown zoning district, are not permitted within the Courthouse Square Overlay (CSO). The number of blade signs is also limited to a single sign per tenant, per street frontage. This is a very unusual property in that it is a very large individual user that has three public street frontages. The property although within the CSO, is not located immediately adjacent to the square. Staff and the Plan Commission have worked with the petitioner to develop an appropriate sign package for this property. This package includes the following signage:

Kirkwood façade –

- 64 square foot sign at top of building
- 57 square foot canopy sign
- Max 20 square foot blade sign

Gentry façade –

- 53 square foot sign at the top of building
- Max 20 square foot blade sign for the parking entrance

Fourth St. façade –

- 104 square foot sign at the top of building
- Max 20 square foot blade sign

B-Line façade –

- 64 square foot sign at top of building
- Max 20 square foot blade sign

Staff finds that this sign package is compatible with the surrounding area and appropriate.

**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 with any of the variance requests. The one-way nature of Gentry St. will alleviate any potential stacking issues with the intersection. Staff also finds that Gentry St. functions much like an alley and has a sidewalk currently in place on the east side that will provide for safe pedestrian movements in the area.

- 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. The variances will allow for the redevelopment of a one-story drive-through use with a desirable downtown hotel.

- 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:**

*Sidewalk:* Staff finds practical difficulty in requiring a sidewalk on the west side of Gentry St. This street does not go through to either the north or south and functions much as an alley. Furthermore, it will be a one-way street. By requiring the sidewalk to be installed, the limited right-of-way would create a pavement width of 15 feet which would not allow for pull-off traffic of the hotel. The site was designed to have drop off removed from Kirkwood Ave. and 4<sup>th</sup> St. and utilize the lower usage Gentry St. Staff finds peculiar condition in the narrow right-of-way for Gentry St. (20 feet plus a 12-foot alley right-of-way). This is much less than the 50 feet that is normally required. Therefore there is not enough room to fit the usual facilities including sidewalks without removing the ability of the street to function properly. The existing sidewalk on the east side and the B-Line Trail provide for adequate alternative pedestrian traffic.

*Driveway:* Staff finds hardship in requiring the drive to be relocated further to the north. Due to the one-way nature of Gentry St, this shift would create a difficulty in accessing the internal parking in a reasonable manner without creating layout problems on the interior of the hotel with little improvement to the safe flow of traffic. Practical difficulty is found in the difficulty of designing a hotel with three public street frontages and a large urban trail. Access has been highly limited and located on the lowest profile street.

*Signage:* Staff finds the UDO signage requirements would not provide a sign package that would adequately identify the hotel and the parking location. Due to the size of the property and the proposed building, a multi-tenant structure would be permitted a much larger amount of signage. The placement of the signage at the top of a 7-story building will also reduce the visual impact of the proposed signage.

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**RECOMMENDATION:** Based upon the written findings above, staff recommends approval of V-46-12 with the following conditions:

1. All blade signs shall not exceed 20 square feet in sign area.
2. The proposed blade signs on the Kirkwood façade located at the northwest corner of the building and the blade sign located on the Gentry façade near the SE corner of the building shall not be permitted.
3. No other signage is approved without a new signage variance or compliance with current sign standards.



Smith Neubecker & Associates, Inc.



*"Providing professional land planning, design, surveying and approval processing for a quality environment."*

Stephen L. Smith P.E., L.S.  
Daniel Neubecker L.A.  
Steven A. Brehob, B.S., Cn.T.

October 1, 2012

City of Bloomington Hearing Officer  
C/o Pat Shay  
Planning Department  
Showers Building  
Bloomington, Indiana

Re; Hyatt Place Variance Package Application

Dear Pat and Hearing Officer,

We are seeking a package of variances to accommodate the proposed Hyatt Place Hotel in downtown Bloomington in accordance with the numerous communications that we have had with staff, commissioners and council members regarding the project.

A variance is needed for the setback distance for the entry drive from Fourth Street. The drive has been located at the south end of Gentry Street to optimize traffic flow coming south on Gentry from the main entrance to the hotel.

A package of variances is needed for reasonable signage for the hotel. The downtown sign regulations are written more for smaller buildings or multi-tenant buildings. Total signage on the hotel will be about what would be expected if there were multiple tenants. A list of signs with dimensions is included with this letter. Variances are requested for total sign allowance, blade signs in the courthouse overlay zone, more than one blade sign per street frontage and the maximum size of blade sign.

Thank you for your assistance as we move this project towards final approvals and construction.

Very truly yours,

Stephen L Smith  
Engineer for;  
REI Investments; Bloomington Hyatt Place

Cc; file, REI  
Encl

V-46-12  
Petitioner's Statement

Hyatt Place - BloomingtonSign Package10/1/2012

	Dimensions		Area
Kirkwood Frontage			
Building sign at top of building	2'-4 1/2"	26'-10 3/4"	64 s.f.
Sign on canopy	2'-1 5/8"	6'-6 3/4"	57 s.f.
Blade near front door	1'-7 3/8"	12'-0 1/8"	19 s.f.
Blade at NW building corner	2'-6 1/8"	15'-4 1/8"	38 s.f.
subtotal			178 s.f.
Gentry Frontage			
Building sign at top of building	2'-7 7/8"	24'-4 7/7"	53 s.f.
Blade at parking entry	2'-1 1/4"	14'-1 5/8"	30 s.f.
Blade at SE building corner	1'-7"	9'-8"	15 s.f.
subtotal			98 s.f.
Fourth Street Frontage			
Building sign at top of building	3'-0 3/8"	34'-3 1/4"	104 s.f.
Blade at SE building corner	1'-7 5/8"	12'-0 1/8"	20 s.f.
subtotal			124 s.f.
B-Line Frontage			
Building sign at top of building	2'-4 5/8"	26'-10"	64 s.f.
Blade at NW corner of building	2'-6"	15'-4 1/8"	38 s.f.
subtotal			102 s.f.
Total			502 s.f.



**BUILDING DATA:**

	BUILDING SF	PARKING SF	No. of CARS	NO. of KEYS
LEVEL 1	24,800	2,200 RAMP	0	0
LEVEL 2	800	25,800	66	0
LEVEL 3	800	22,450	64	0
LEVEL 4	21,100	-	-	42
LEVEL 5	21,100	-	-	42
LEVEL 6	21,100	-	-	42
LEVEL 7	21,100	-	-	42
<b>TOTALS:</b>	<b>110,800</b>	<b>50,250</b>	<b>130</b>	<b>168</b>

659 SF / KEY

4,885 SF NET MEETING AREAS

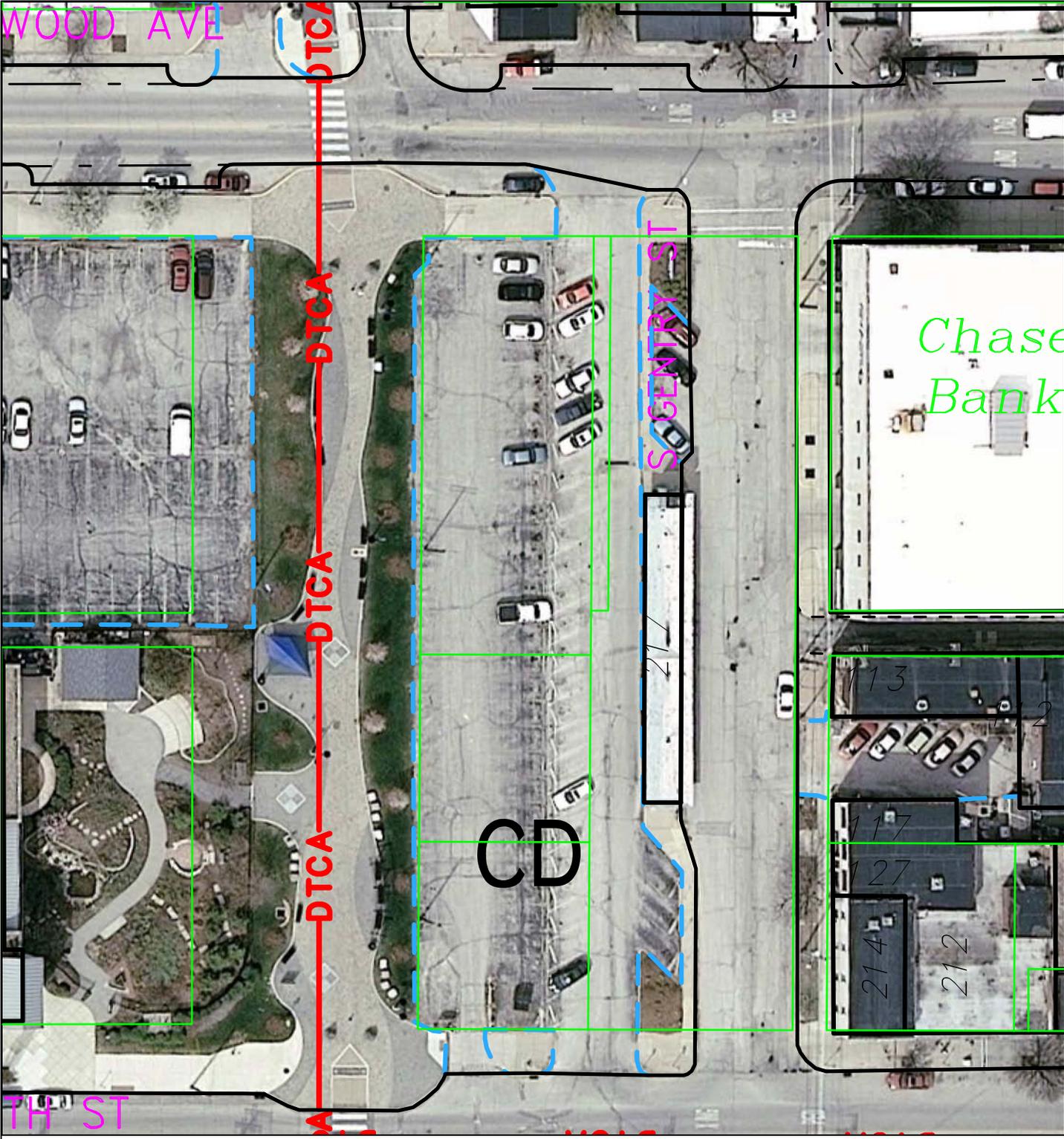
LEVEL 1



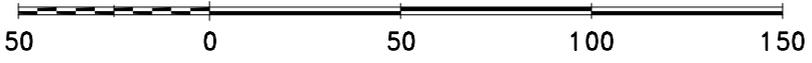




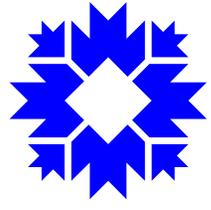




By: shayp  
3 Aug 12



City of Bloomington  
Planning



Scale: 1" = 50'

For reference only; map information NOT warranted.

**BLOOMINGTON HEARING OFFICER**  
**STAFF REPORT**  
**Location: 2230 N. Martha Street**

**CASE #: CU/V-53-12**  
**DATE: December 12, 2012**

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**PETITIONER: Seventh-Day Adventist Church**  
**2230 N. Martha St., Bloomington**

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**REQUEST:** The petitioner is requesting conditional use approval to allow a place of worship in a Residential Single Family (RS) district. Also requested is a variance from the front building setback for a covered porch.

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**SITE DESCRIPTION:** This property is located at the northeast corner of N. Martha Street and the State 45/46 Bypass and is located in a Residential Single Family (RS) zoning district. Surrounding land uses are single family houses to the north, east, and west and multi-family and commercial uses to the south. The property has been developed with a church and parking lot.

The petitioner is proposing a 108 square foot covered porch addition over an existing concrete slab. The porch would be to the south of the existing church and have a 91 foot setback from the Bypass.

Places of worship are allowed in the RS district as conditional uses. The Seventh-Day Adventist Church is requesting a conditional use approval for this expansion. Additionally, the petitioner is requesting a variance from the front yard setback along the Bypass. The minimum front building setback in the RS district is 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan or the block face average setback of the existing primary structures on the same block face, whichever is more. There is only one other primary structure on the same block face on the Bypass. That structure has a front setback of approximately 124 feet from the right-of-way. Therefore, the church is not able to expand to the south without a variance.

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## **Criteria and Findings for Conditional Use Permits**

### **20.05.023 Standards for Conditional Use Permits**

No Conditional Use approval shall be granted unless the petitioner shall establish that the standards for the specific Conditional Use are met and that the following general standards are met.

- 1. The proposed use and development must be consistent with the Growth Policies Plan and may not interfere with the achievement of the goals and objectives of the Growth Policies Plan;*

**STAFF FINDING:** Staff routinely encourages development that accomplishes the policy goal of "Compact Urban Form". It is especially important to promote infill development and usage of under-developed sites. The proposed development is consistent with what was envisioned with the adoption of the Growth Policies Plan (GPP). This site is designated "Urban Residential" by the GPP. The Urban

Residential land use policies states:

“Single family residential development is the primary land use activity for this category with some additional uses such as churches, schools, home occupations, and multifamily housing. For new development in Urban Residential areas, the GPP recommends:

-Develop infill sites for predominantly residential uses; however, incorporate mixed residential densities, housing types, and nonresidential services where supported by adjacent land use patterns.”

This site is surrounded by a variety of uses, including multi-family and commercial. Staff finds that the placement of a place of worship in close proximity to several established residential neighborhoods on a Primary Arterial street is consistent with the goals of the GPP.

2. *The proposed use and development will not create nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights;*

**Staff's Finding:** The proposed covered porch addition will not create a nuisance. The impacts from noise, smoke, odors, vibrations, and lighting will not differ significantly from the existing place of worship.

3. *The proposed use and development will not have an undue adverse impact upon the adjacent property, the character of the area, or the public health, safety and general welfare;*

**Staff's Finding:** Staff finds no adverse impacts to the adjacent properties or character of the area as a result of this petition.

4. *The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, stormwater management structures, and other services, or that the applicant will provide adequately for such services;*

**Staff's Finding:** The existing church is well served currently, and the covered porch addition will not require any improvements to facilities or services.

5. *The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;*

**Staff's Finding:** The site is located on the Bypass, which is classified as a Primary Arterial street. Access is from N. Martha Street and will not be changed as a result of this proposal.

6. *The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance;*

**Staff's Finding:** There are several streams on the property, which will not be

impacted by the small addition, which will be built over an existing concrete pad.

7. *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*

**Staff's Finding:** No hazard, hardship, or nuisance to the adjacent neighborhood is found.

8. *Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage that is out of character, in the Board of Zoning Appeal's determination, shall not be approved.*

**Staff's Finding:** No signage has been reviewed with this request.

9. *The proposed use and development complies with any additional standards imposed upon the particular use by Chapter 20.05; CU: Conditional Use Standards.*

**Staff's Findings:** There are no additional standards for places of worship.

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## 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 that this variance will not be injurious to the public health, safety, morals, and general welfare.

- 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 church will still have a front setback of 91 feet and is buffered from the property to the west by evergreen trees and from the property to the east by distance and a stream.

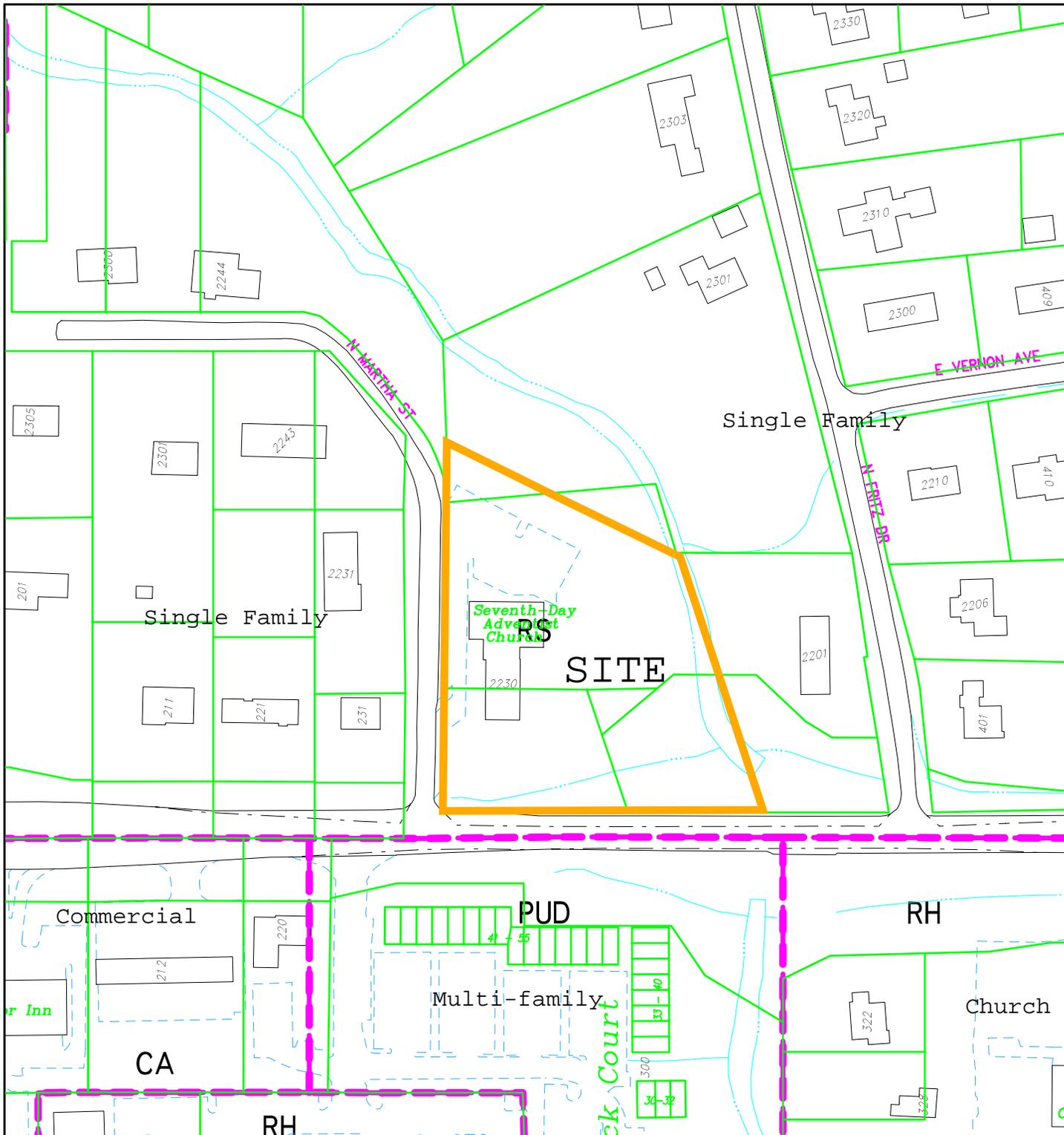
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**STAFF FINDING:** Staff finds peculiar condition in that there is only one other primary structure on the block face. Because the other existing structure is further from the right-of-way than the church, no expansion to the south side of the church is allowed without a variance. If the other structure did not exist, the

church would only be required to have a 15 foot front setback. The purpose of the block face average is to ensure that new development fits in with the pattern of the existing neighborhood. The two structures are approximately 270 feet away from one another, and the covered porch addition will still result in a 91 front foot setback so the church will not disrupt existing development patterns.

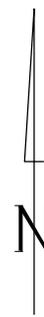
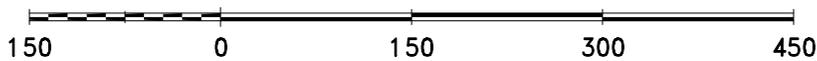
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**RECOMMENDATION:** Staff recommends approval of CU/V-53-12.

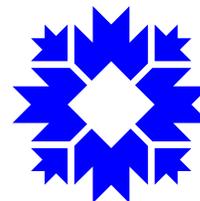


CU/V-53-12  
 2230 N. Martha St.  
 Seventh-Day Adventist Church  
 Land Use and Zoning Map

By: bannok  
 8 Nov 12



City of Bloomington  
 Planning



Scale: 1" = 150'

Christopher Saylor  
2801 N-Walnut Street #7  
Bloomington IN 47404  
October 29, 2012

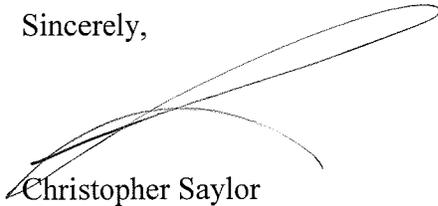
City of Bloomington Planning Department  
Board of zoning appeals  
401 N Morton Street  
Bloomington IN 47404

To whom it may concern:

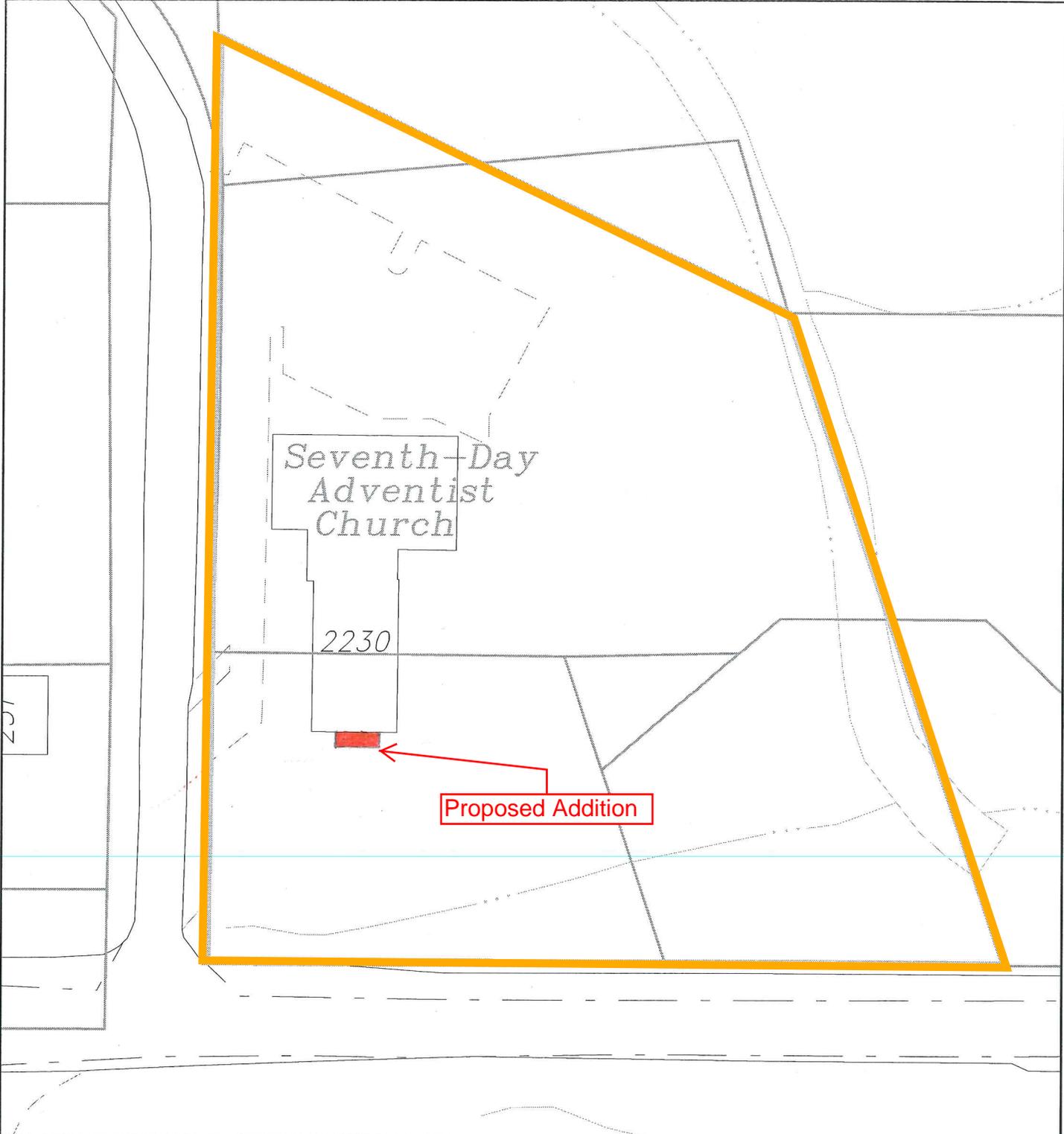
This petition is for a conditional use variance and a set back variance concerning the porch covering at Seventh Day Adventists Church 2230 N Martha Street Matlock Heights Partial Lots 17 & 18 in Bloomington IN.

The building sits on combined lots of approximately 1.8 acres at the North East corner of Martha Street and 45/46 bypass. The property is surrounded by single family dwellings on the North, West and East sides and the South Side is multi family apartment units. The building is currently used as a church and will continue to be used as such. The addition of the porch roof will not change current use or accessibility. There are no foreseeable issues with environmental changes or drainage because I won't be disturbing any ground during the project.

Sincerely,

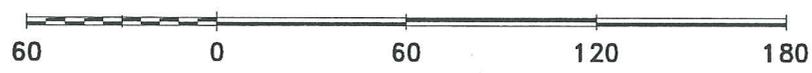


Christopher Saylor



CU/V-53-12  
Site Plan

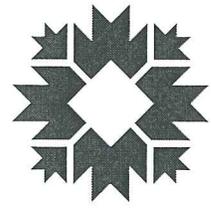
By: bannonk  
20 Nov 12



For reference only; map information NOT warranted.

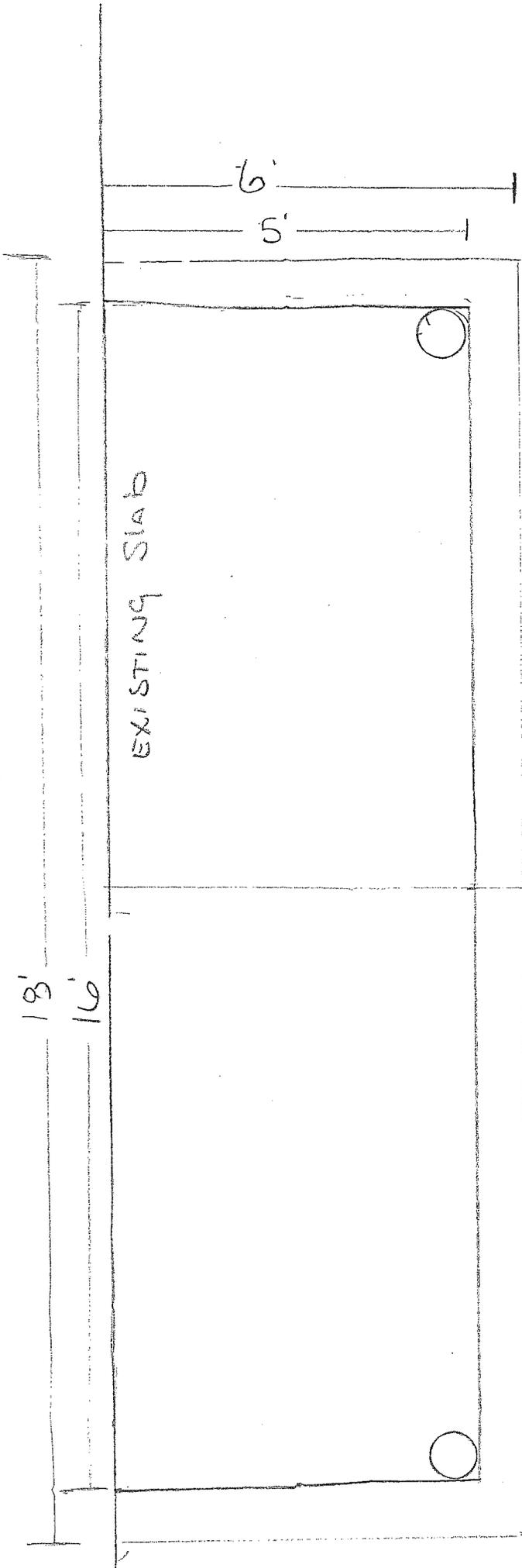


City of Bloomington  
Planning

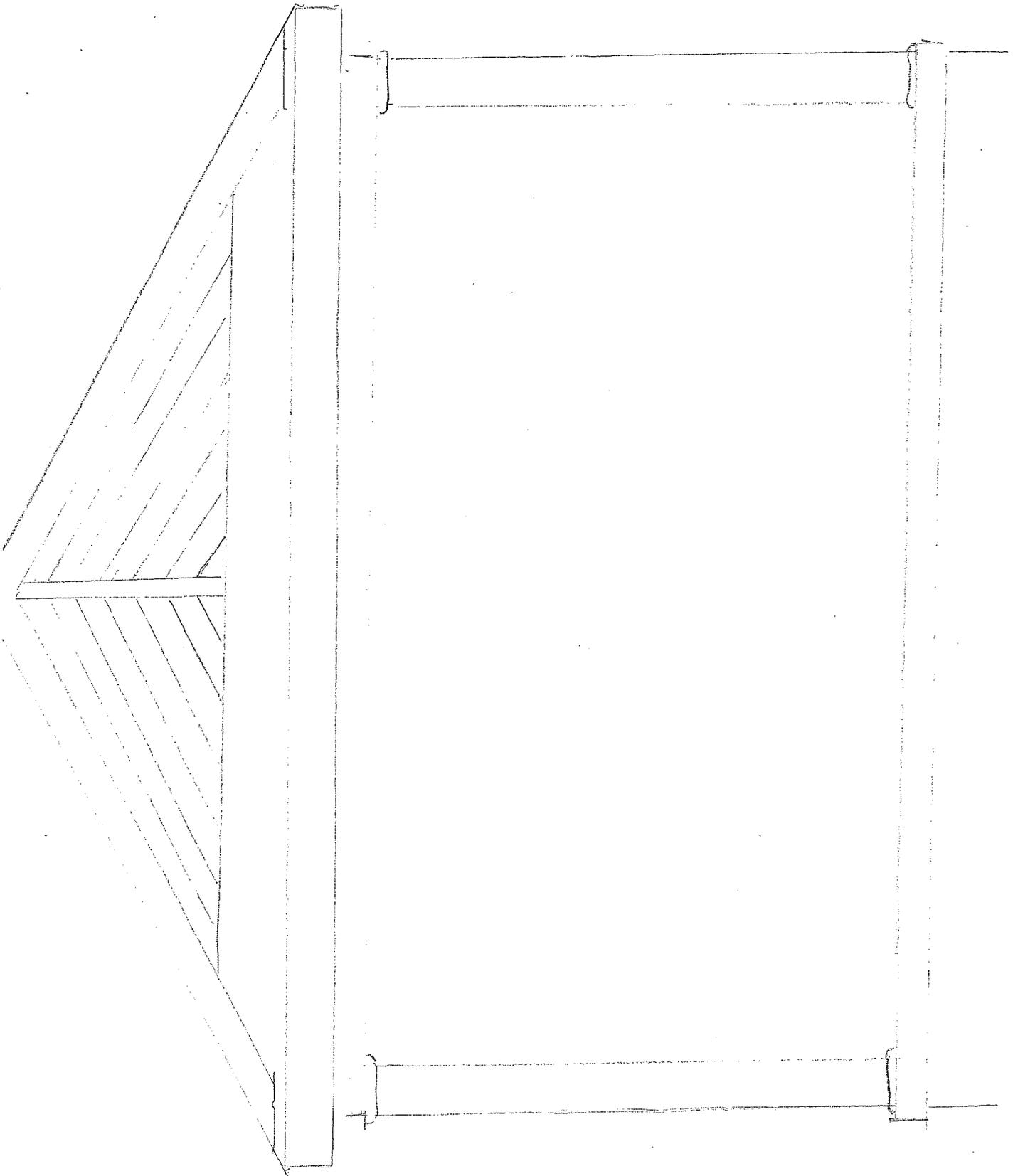


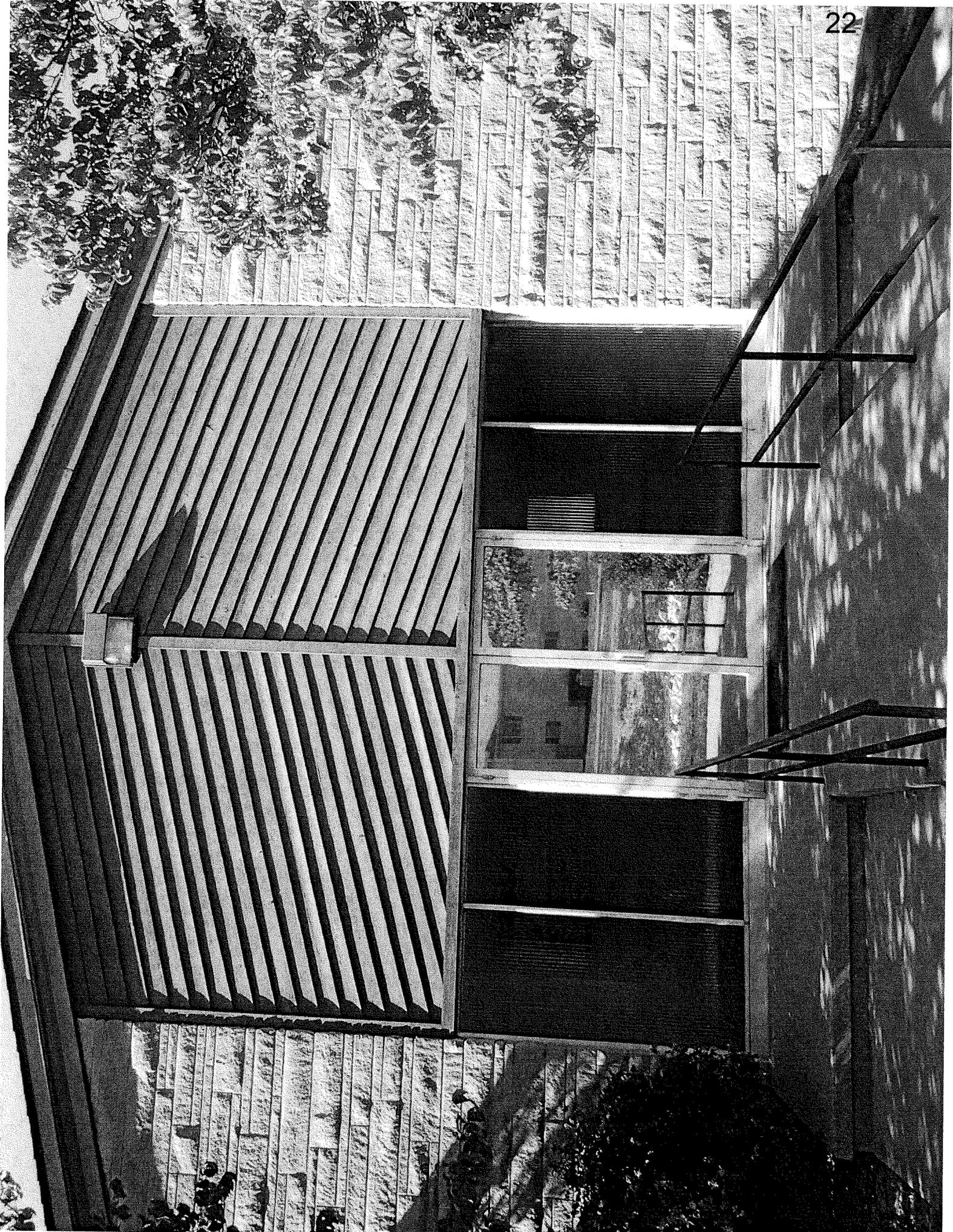
Scale: 1" = 60'

BUILDING



- 2x8 RAFTERS 24"OC
- 3-2x8 BEAMS
- 5/8 OSB DECKING
- 8" FIBERGLASS PINS





View looking west

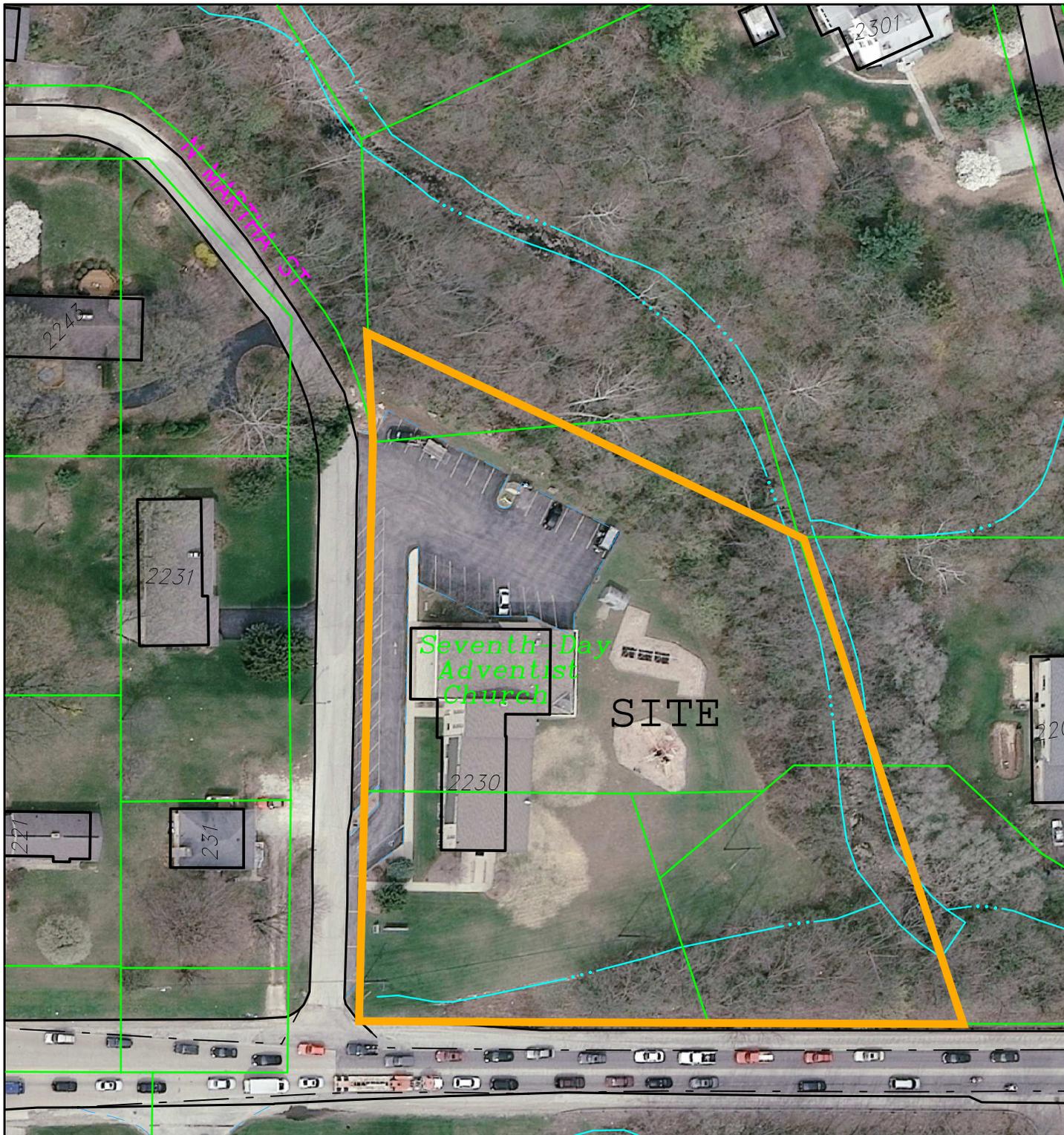


Existing south elevation



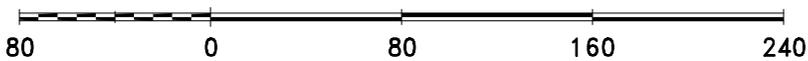
View Looking east



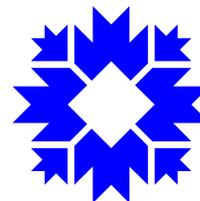


CU/V-53-12  
 2230 N. Martha St.  
 Seventh-Day Adventist Church  
 2010 Aerial Photo

By: bannok  
 8 Nov 12



City of Bloomington  
 Planning



Scale: 1" = 80'

For reference only; map information NOT warranted.

**BLOOMINGTON HEARING OFFICER**  
**LOCATION: 525 S. Jordan Avenue**

**CASE #: V-56-12**  
**DATE: December 12, 2012**

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**PETITIONER:** Allan Mackay  
 525 S. Jordan Avenue

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**REQUEST:** The petitioner is requesting variance from side yard setback standards to allow an addition to a single family home.

	Required	Proposed
Side building setback	10 feet	Approximately 6 feet

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**SUMMARY:** The petitioner owns a single family home on the east side of S. Jordan Avenue midblock between E. 2<sup>nd</sup> Street and E. Hunter Avenue. The site is zoned Residential Core (RC) and is located within the Elm Heights Neighborhood. The petitioner is seeking to expand his existing home to add square footage. Rather than extend the footprint of the home, he is proposing to raise the roofline of the rear portion of the house and add additional square footage to the second floor of the home. The existing setback of the home to the north property line is approximately 4 feet.

The proposal is located within the Elm Heights local historic district and requires a Certificate of Appropriateness (COA) from the Historic Preservation Commission (HPC). This request is scheduled to be heard by the HPC at its December 13 hearing. The petitioner originally proposed an addition that utilized the entire width of the home, but revised the design to include a 1-foot offset on the new space. Therefore, a variance is required to allow an approximate 5-foot setback to the north property line.

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#### **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. This area of Elm Heights has several two-story structures with non-conforming setbacks. There is also a large amount of green space on this lot to achieve a reasonable level of light and air for this and surrounding structures.

- 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 located further than a detached garage can be placed. The garage will not be out of place with the surrounding area as evidenced by the approval of a COA by the HPC.

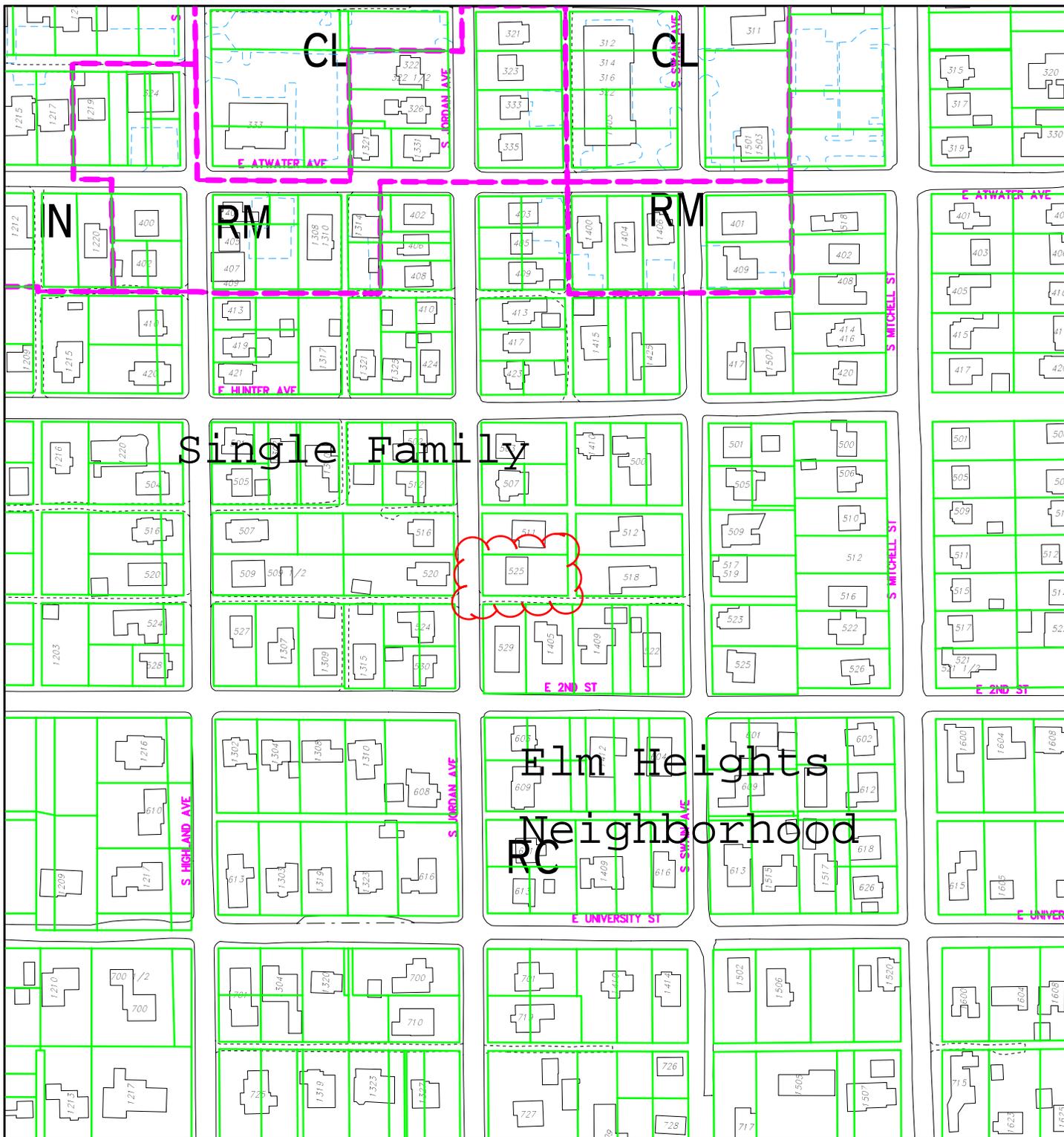
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**STAFF FINDING:** Staff finds practical difficulty in not allowing the proposed addition to expand in a manner that is consistent with the historical development pattern of the neighborhood. Peculiar condition is found in the historic development patterns of the area. Staff finds that the petitioner has a reasonable expectation to expand the home in a manner similar to those around it. The inclusion of this area within a local historic district shows that this area is unique and that an additional level of review by the HPC will ensure that a compatible design is achieved.

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**RECOMMENDATION:** Based upon the written findings above, staff recommends approval of V-56-12 with the following conditions:

1. This approval is contingent upon the receipt of a Certificate of Appropriateness from the Historic Preservation Commission.
2. The proposed metal roof must be standing seam or v-crimp style roofing.



V-56-12 Allan Mackay

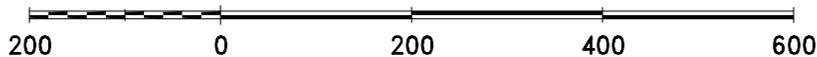
525 S. Jordan Avenue

Location/Zoning/Land Use map

Hearing Officer

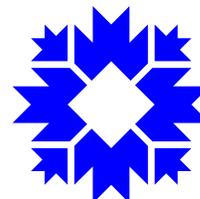
By: shapp

7 Dec 12



For reference only; map information NOT warranted.

City of Bloomington  
Planning



Scale: 1" = 200'





Patrick Shay <shayp@bloomington.in.gov>

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## Petition foe 525 S. Jordan

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Hal <weaverhalw@aol.com>

Tue, Nov 27, 2012 at 3:05 PM

To: "Hal Weaver Jr." <weaverhalw@aol.com>, shayp@bloomington.in.gov

City of Bloomington planning dept.

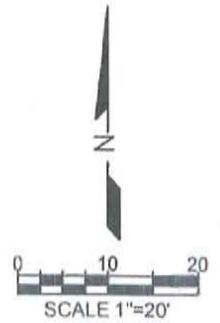
We are seeking this variance to make our 1300 sf. home larger, in order to accommodate our growing family. We don't believe it would adversely affect either the neighborhood, or adjacent properties. We enjoy the area and maintain our property, and believe the addition would further enhance the home. We are not wanting to add anything to foot print of home, and believe this is best way to add much needed space.

Sincerely,

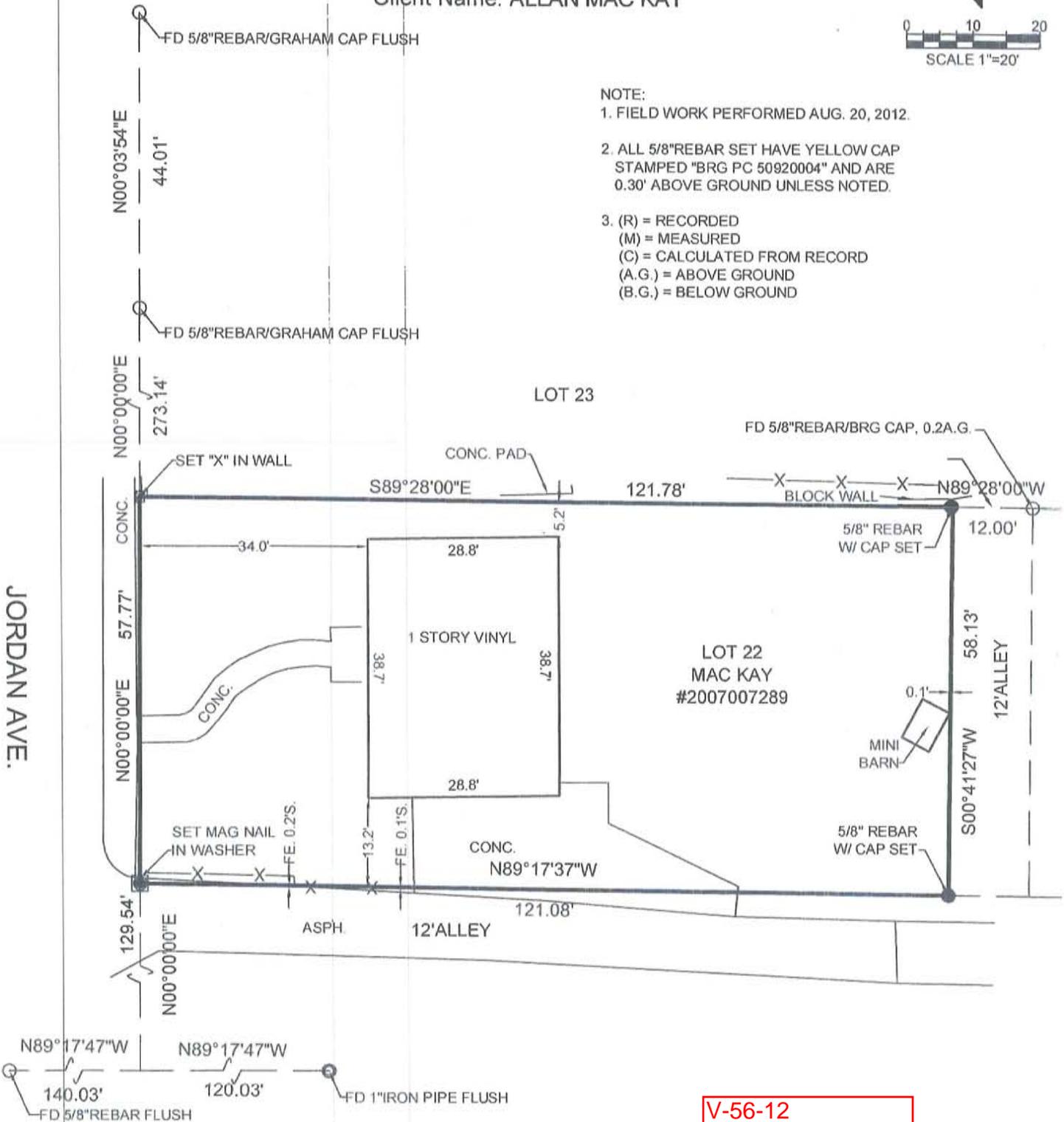
Allan Mackay

V-56-12  
Petitioner's Statement

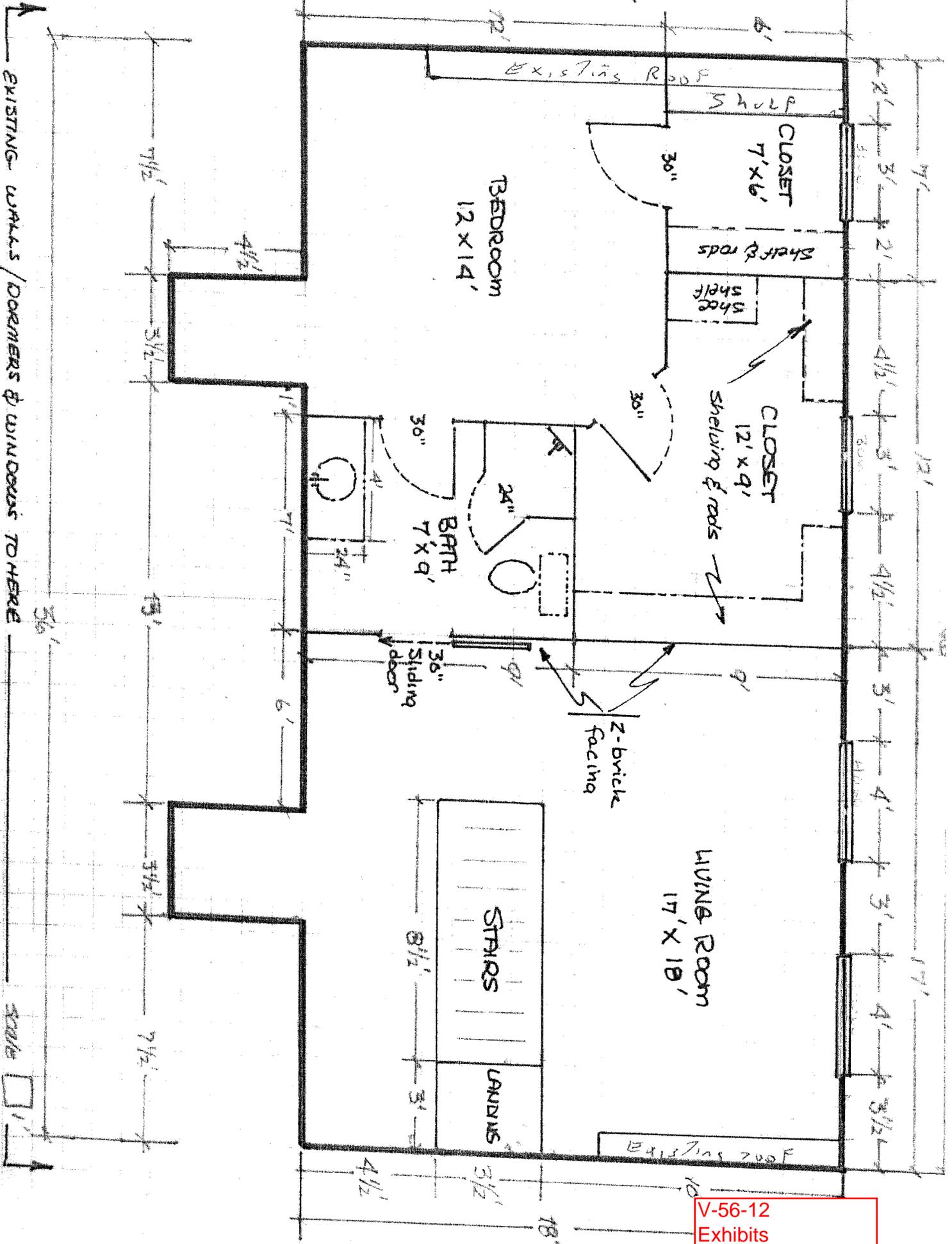
**LOT STAKE**  
PART OF SEMINARY LOT 129  
MONROE CO., INDIANA  
JOB No. 7626  
Client Name: ALLAN MAC KAY



- NOTE:
1. FIELD WORK PERFORMED AUG. 20, 2012.
  2. ALL 5/8" REBAR SET HAVE YELLOW CAP STAMPED "BRG PC 50920004" AND ARE 0.30' ABOVE GROUND UNLESS NOTED.
  3. (R) = RECORDED  
(M) = MEASURED  
(C) = CALCULATED FROM RECORD  
(A.G.) = ABOVE GROUND  
(B.G.) = BELOW GROUND



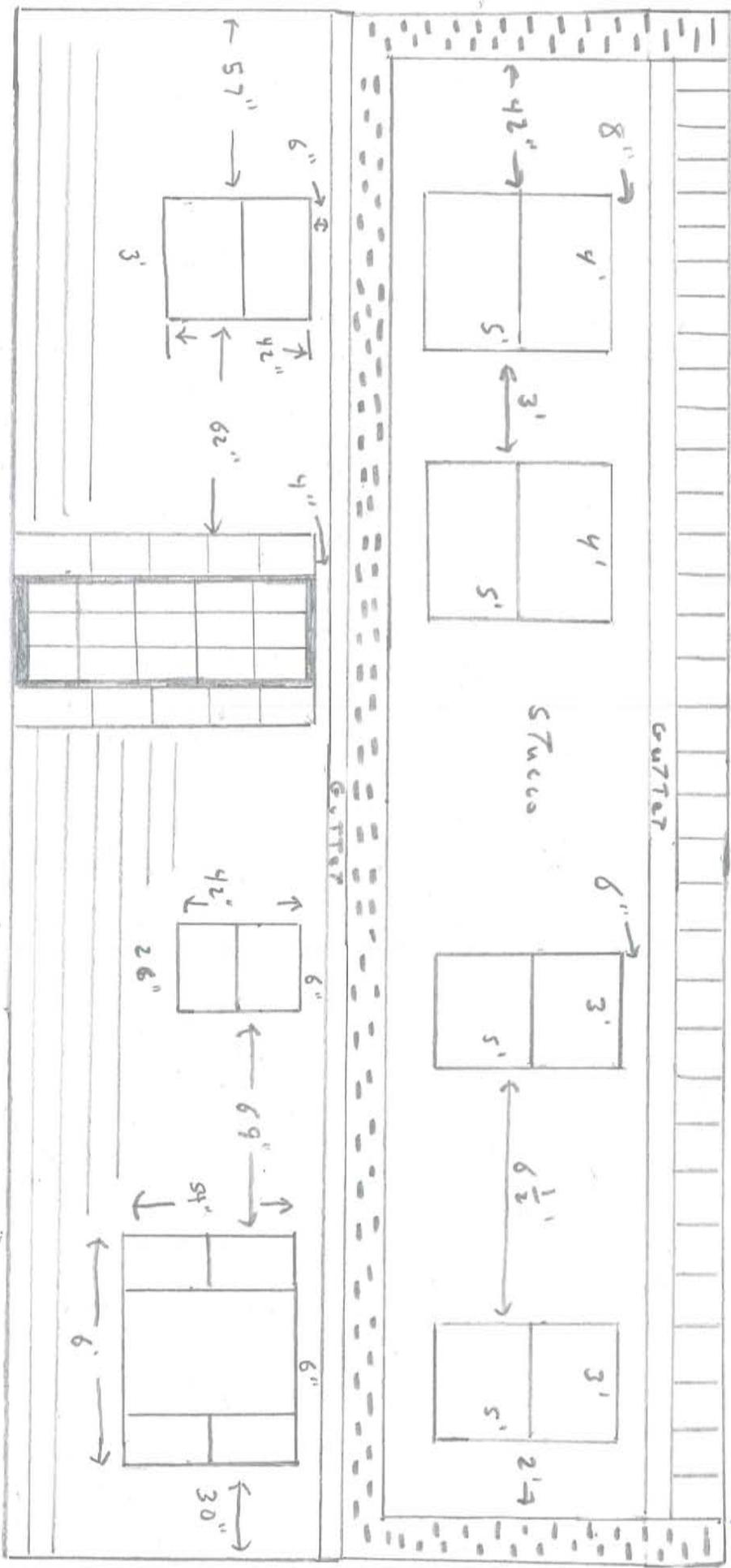
V-56-12  
Site Plan



Existing Shingles

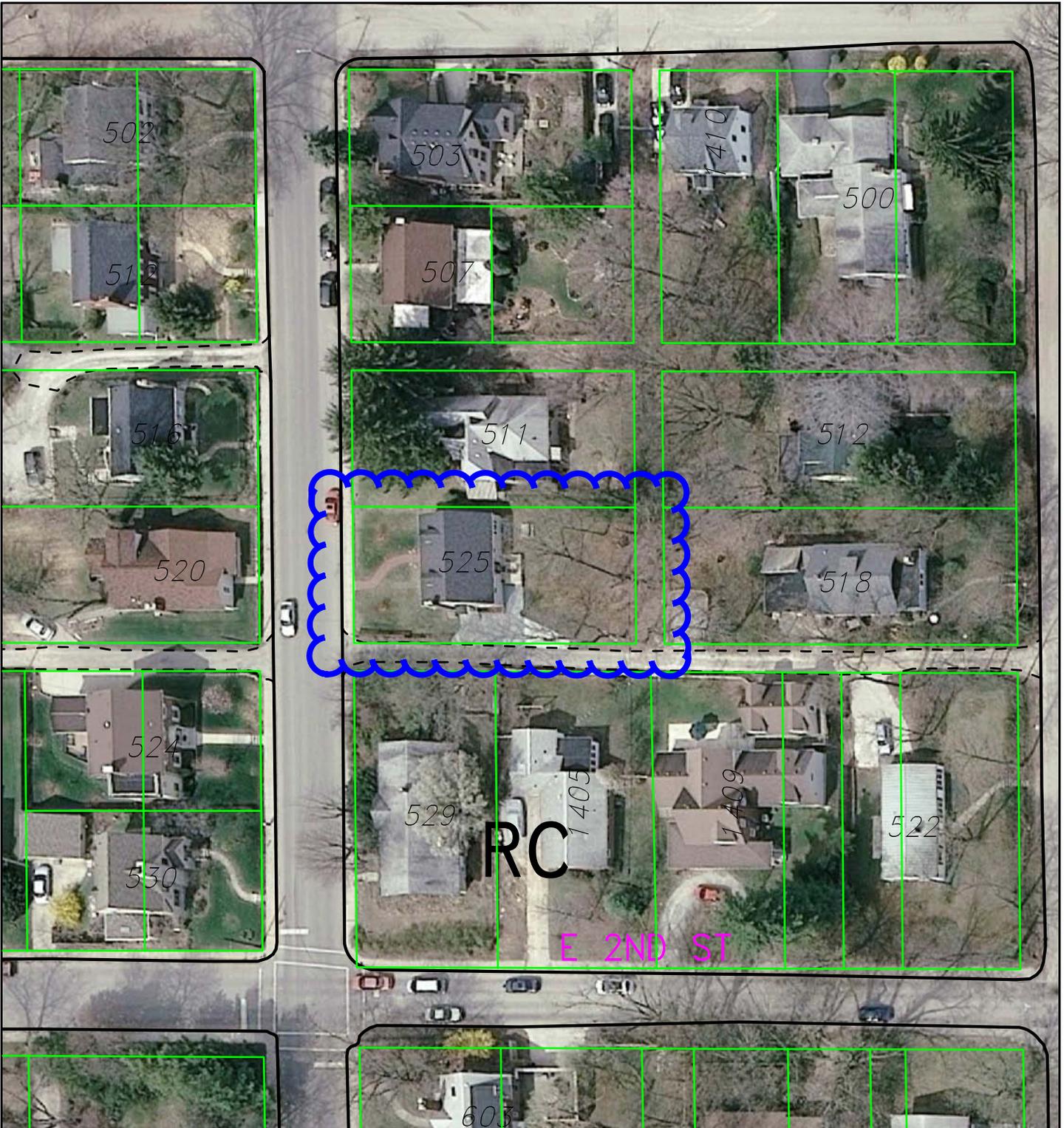
14

Low profile residential metal roof



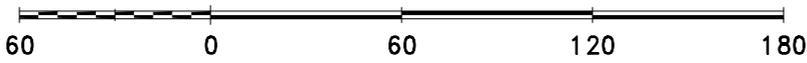
EXISTING STRUCTURE WITH SIDINGS UP TO GUTTER

15

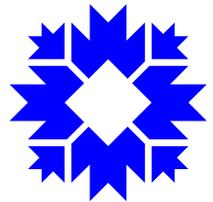


V-56-12  
Aerial Photo

By: shapp  
7 Dec 12



City of Bloomington  
Planning



Scale: 1" = 60'

For reference only; map information NOT warranted.