

CITY OF BLOOMINGTON



June 26, 2013 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

PETITION WITHDRAWN:

- V-28-13 **Judy Berkshire and James Tarnowski**
509 S. Rose Ave.
Request: Variance from fence standards.

PETITIONS:

- V-26-13 **Abigail Culbert**
504 E. Hillside Dr.
Request: Variance from side yard setback requirements to allow an addition to a single-family house.
Case Manager: Katie Bannon
- V-27-13 **Ambling University Development Group, LLC**
310 W. 12th St., and 702 N. Morton St.
Request: Variances from pool setback and signage standards.
Case Manager: Patrick Shay
- V-30-13 **Jeff Mansfield and Amy Countryman**
910 W. Smith Ave.
Request: Variances from build-to-line, sidewalk and driveway requirements.
Case Manager: Jim Roach

PETITIONER: Abigail Culbert
504 E. Hillside Dr., Bloomington, IN 47401

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

REPORT SUMMARY: The subject property is located at 504 E. Hillside Drive and is zoned Residential Multifamily (RM). The property has been developed with a one-story single family house. Properties to the west, south, and east are also zoned Residential Multifamily (RM) and used primarily as single family houses. Properties to the north are zoned Planned Unit Development (PUD) and a mix of commercial, mixed-use, and residential uses.

The petitioner is proposing a 144 square foot addition to the rear of an existing single family house. The addition would match the existing eight-foot side setback of the current house. The proposed addition is a screened porch that provides interior access to the basement. In the RM district, the Unified Development Ordinance requires a minimum side setback of fifteen feet. The petitioner is requesting a variance from the required fifteen-foot side setback to construct the addition with an eight-foot side setback.

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 the addition will not be injurious to the public health, safety, morals, or general welfare of the community. This area, although zoned multi-family, has many existing single family houses with non-conforming setbacks. The fifteen foot setback is meant to provide adequate space, light, and air for multi-family apartment units and is less applicable to this existing single family house.

- 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.*

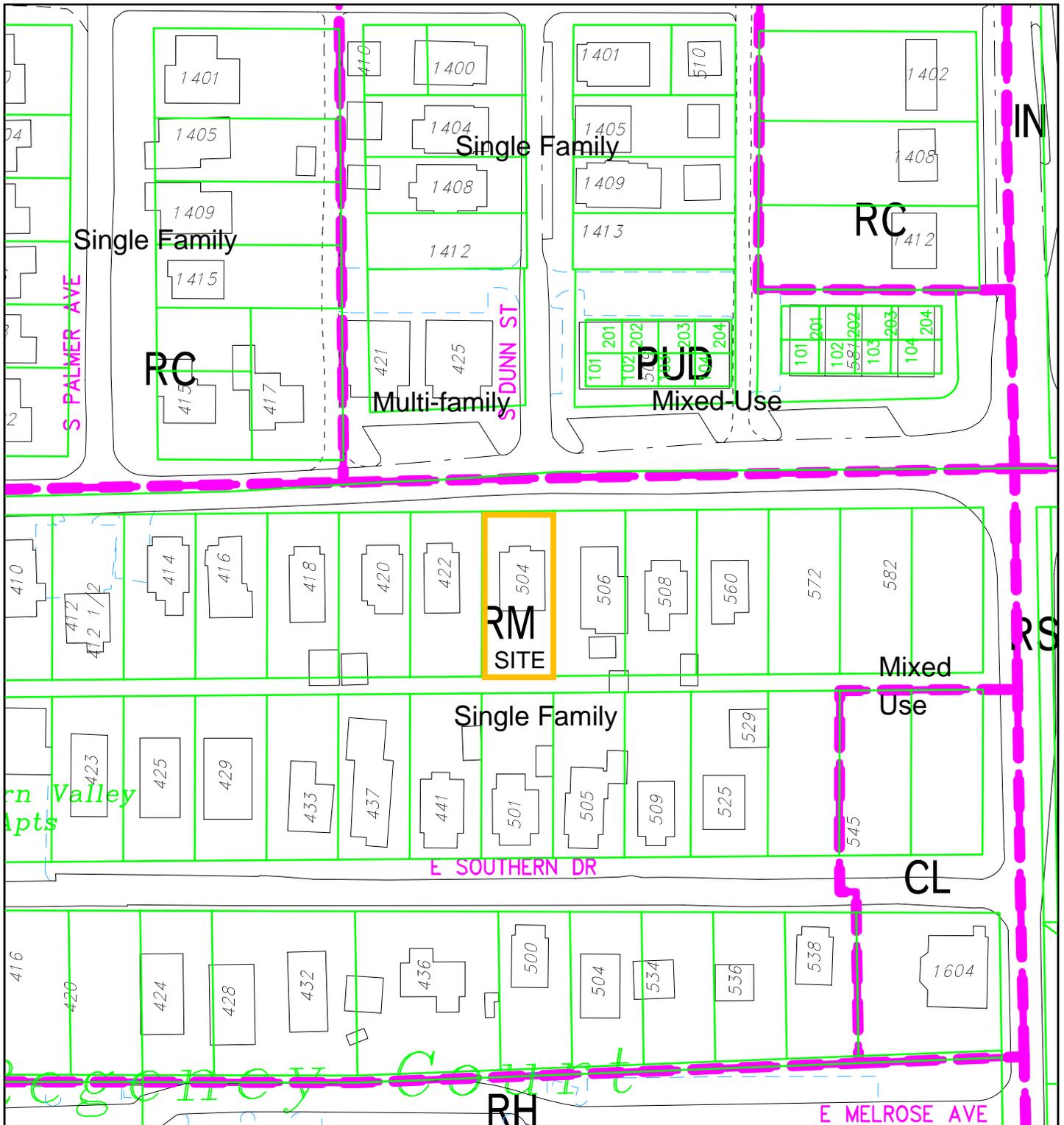
STAFF FINDING: Staff finds no adverse impacts to the use and value of the surrounding area associated with the proposed variance. The side setback of the existing single family house is eight feet with no known negative impacts. The proposed eight-foot side setback is consistent with the development pattern of the neighborhood. Every building on the same block face as the subject property has at least one side setback that is less than the minimum fifteen feet required. Staff has not received any calls of opposition from neighbors.

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 that the existing side setback and single family use present practical difficulties in the building of an addition which meets the requirements of the UDO. The required fifteen foot side setback is based on multi-family structures and uses. If the property were in a single family zoning district, it would meet the minimum required side setback. In the Residential Single Family (RS) district, a minimum of 8 feet is required. In the Residential Core (RC) district, a minimum side setback of six feet is required. The petitioner is proposing to improve the property by providing interior access to the basement, and the existing door to the basement is along the east side of the house. This variance will relieve practical difficulties in the use of the property.

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

1. A building permit is required prior to construction of the addition.



Surrounding Zoning and Land Use

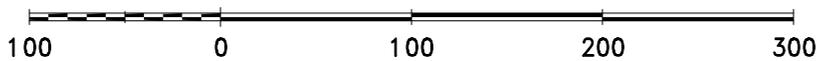
V-26-13

504 E. Hillside Dr.

Abigail Culbert

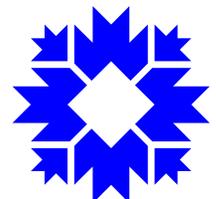
By: bannok

20 Jun 13



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 100'



June 7, 2013

Abigail S. Culbert
504 E. Hillside Drive
Bloomington, IN 47401

City of Bloomington Planning Department
Hearing Officer
401 N. Morton Street
Bloomington, IN 47404

Dear Hearing Officer:

I am writing to state my case as to why my petition for a variance in the zoning code should be granted. Currently, the east side of our house is setback 8' (eight feet) from the property line. Our plan to add a screened-in porch to the back of the house will allow us to access our basement, where our laundry and storage are located, without having to go outside. Unfortunately, the only way to access the basement is on the furthest east side of the house, therefore our porch must extend as far as the house.

Since our house, which is much larger than the 8' x 18' one-story porch we plan to add, is setback 8' from the neighboring property, it will not cause any hardship or inconvenience for our neighbors. If our house was located in a Residential Single-family (RS) district, we would already meet the minimum side building setback of 8 feet. Due to the fact that our structure is a single-family home and not a large multi-family dwelling, it seems fair to treat it the same way that an RS District home would be treated.

In closing, I appreciate your time and assistance in resolving this matter. We know the new screened-in porch will be an asset to our home and will not have an adverse effect on our neighbors or our community. If you need to contact me, please do not hesitate to do so via phone at (765) 427-7844 or (812) 855-1723, or by email at abigailsiena@gmail.com.

Once again, thank you hearing my petition.

Sincerely,



Abigail S. Culbert



Site Plan
 V-26-13
 504 E. Hillside Dr.
 Abigail Culbert

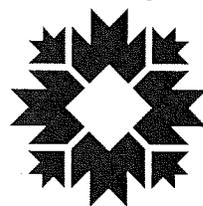
By: bannonk
 6 Jun 13



For reference only; map information NOT warranted.

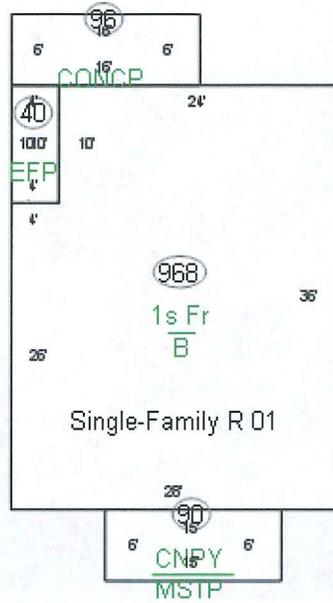


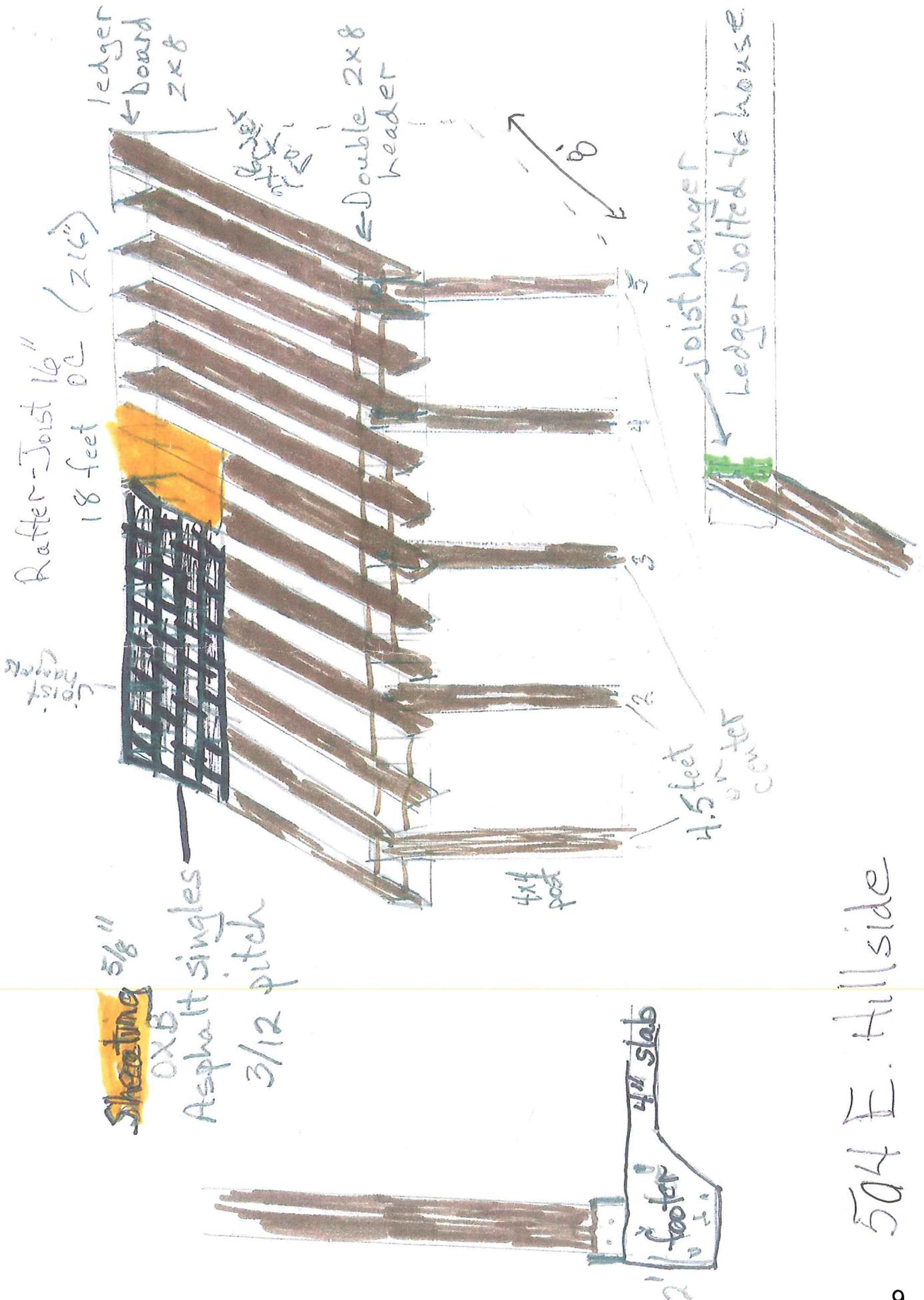
City of Bloomington
 Planning



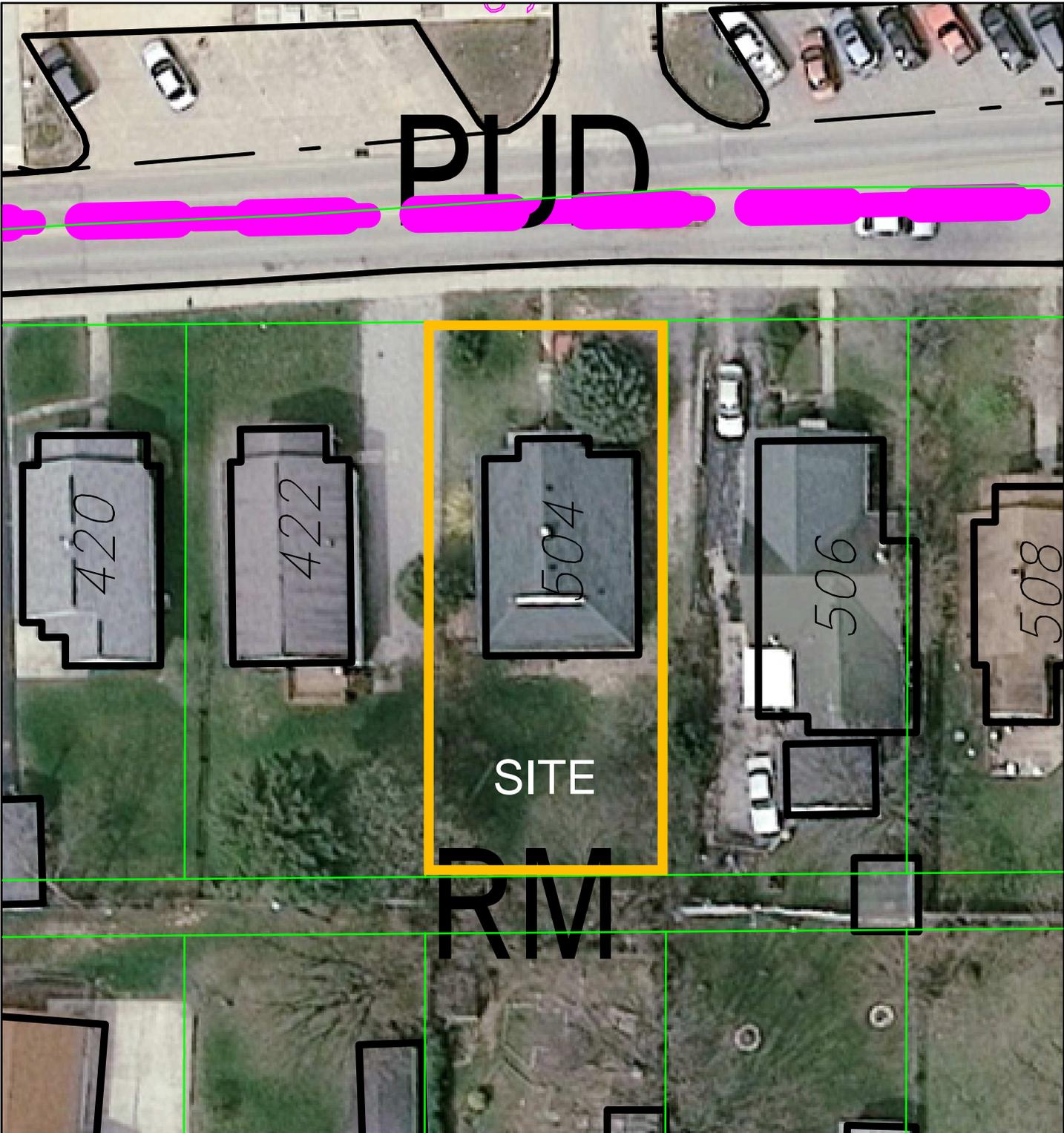
Scale: 1" = 20'

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Utility Shed R 01



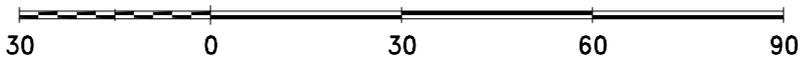


504 E. Hillside



2010 Aerial Photograph
V-26-13
504 E. Hillside Dr.
Abigail Culbert

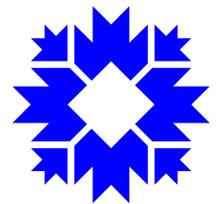
By: bannok
20 Jun 13



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 30'

**BLOOMINGTON HEARING OFFICER
STAFF REPORT**

**CASE #: V-27-13
DATE: June 26, 2013**

Location: 310 W. 12th Street & 702 N. Morton Street

PETITIONER: Ambling Development Group, LLC.
348 Enterprise Drive, Valdosta GA 31601

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

REQUEST: The petitioner is requesting variances from pool setback and signage standards.

REPORT SUMMARY: This property is zoned Commercial Downtown and lies within two separate downtown overlays. The majority of the site is within the Showers Technology Park Overlay (STPO) and the eastern portion is within the Downtown Gateway Overlay (DGO). The property received site plan approval from the Plan Commission in March of 2008 for a mixed-use development that had a multifamily component, a mixed-use building, townhomes, an office building and a private park. The site is currently under construction including 152 units and 472 bedrooms.

One of the structures on the property includes 100 units and 288 bedrooms and a structured parking garage. This building located at 310 W. 12th St. has a large courtyard in which the petitioners are proposing to install a pool to utilize the southern exposure. The pool is raised above street grade and will be screened from the street with decorative retaining wall. The UDO requires that pools maintain a minimum 35 foot setback from the street right-of-way. The proposed pool is only approximately 18 feet from the right-of-way, therefore a variance is required. This requirement was written with single family homes in mind and intended to disallow pools from being placed between the home and street. The proposed pool is located behind the front of the building and is screened from street view. The pool was added to the courtyard design to include an additional amenity for the development as a whole. Staff has no concerns with the requested setback variance and finds it to meet the variance criteria.

The petitioner is also seeking a variance from signage standards for the overall development known as "The Park on Morton." The mixed-use building located at the northeast corner of 11th St. and Morton St. will have commercial signage. The UDO also does not have an allowance for signage for multifamily use within the Commercial Downtown. The petitioner has submitted a sign package that is seeking variances to allow:

1. An approximate 36 square foot wall sign above the entry of the large residential building located at 310 W. 12th St,
2. A freestanding sign to exceed 15 square feet, and
3. A sign for an on-site leasing office.

This site is unique in its large campus size of approximately 8 acres, 152 units, and a

mixture of units. The proposed sign package would allow two residential signs, one of 36 square foot to identify the development and highlight the main entry of the large residential structure and one small sign of 10" channel letters that would identify the on-site leasing office. This use is considered residential and does not automatically qualify for a commercial sign. Staff finds these two signs to be a reasonable sign package that will allow for a small amount of signage to direct visitors and prospective residents to the most highly trafficked entry points. Staff finds these signs to improve on-site flow and to be reasonably sized with respect to the very large nature of the development.

The petitioners are also seeking an approval for one freestanding sign for the overall development. The UDO does allow this site a freestanding sign of 15 square feet and 4 feet in height. However, the petitioner is proposing to place this signage on an existing wall that protects an outdoor patio area. In calculating freestanding signs, the UDO calculates the entire freestanding structure. The petitioner is seeking an approval to calculate this sign using only the area of the identifying lettering and logo.

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. Pools are a common feature of multi-family development. This pool will meet all local and state requirements for security including fencing and gating. It will be screened from public view and is located further from the street than the adjacent structure.

Staff finds no injury with the signage request. The proposed sign package is very small and includes a minimal amount of signage for such a large site. The leasing sign will have no more impacts than potential commercial offices within the same building.

- 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. Most adjacent properties also have multi-family or commercial uses. The pool is located a significant distance from any adjacent uses and the signage will not be out of scale for such a large site.

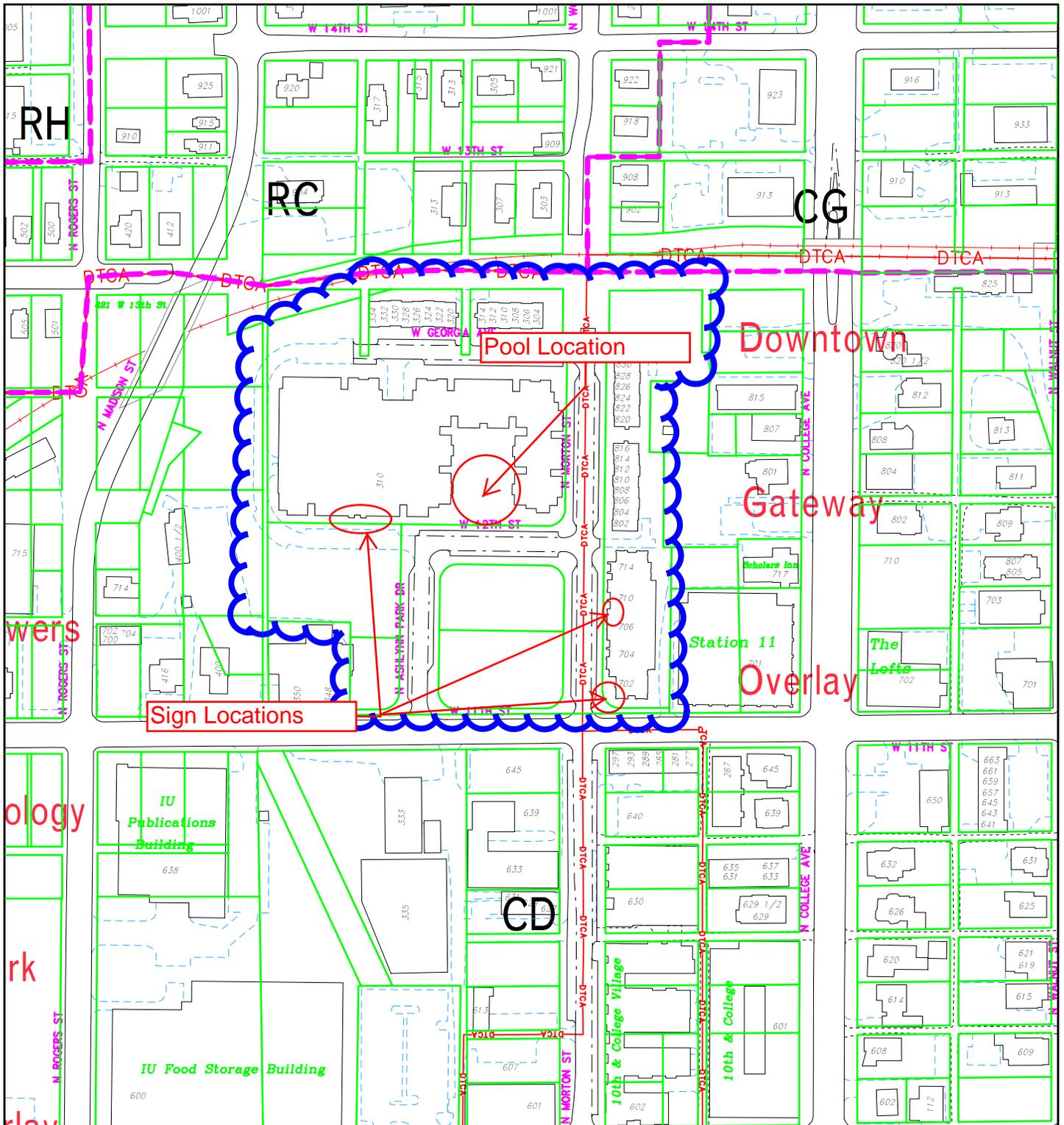
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

STAFF FINDING: Staff finds peculiar condition in design of the courtyard. The UDO would require the pool to be placed approximately 17 feet further to the north. This would create less sunlight for the pool. The intent of the requirement was to disallow pools to be placed in front yards. Many residential setbacks are 25 feet from the front right-of-way line with a 35-foot pool setback, thus placing the pool approximately 10 feet behind the front of the structure. The adjacent building is, by UDO requirements, placed near the right-of-way line. The pool is approximately 15 feet behind the front of the building. Because pools need access to sunlight for heating and maximum enjoyment, this would limit the practical ability to build a pool associated with a downtown lot. Approval of this variance will allow the petitioner to create a much desired residential amenity for residents of this building and the adjacent development, while still providing screening from the street and an appropriate urban streetscape for the building.

Staff finds peculiar condition in the large size and unified nature of the development. Unlike most downtown developments, this development includes several lots and multiple buildings that makes on-site identification more important than most downtown projects. This is a very large property and the proposed signage will assist in the efficient identification of the leasing office and the main entry of the large residential structure. Staff finds that the existing wall at the intersection of 11th and Morton was constructed to the adjacent patio area and was not designed with the signage specifically in mind. The wall is already in place and will not be impacted by the signage. The lettering and logo for the freestanding sign is within the maximum 15 square feet of signage and will serve a large mixed-use development.

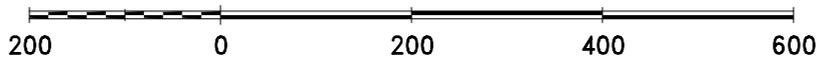
RECOMMENDATION: Based on the written findings above, staff recommends approval of V-27-13 with the following condition.

1. No other residential signage is permitted. All other non-residential signage must meet current UDO standards.



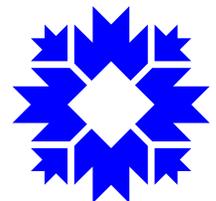
V-27-13 Zoning/
location map

By: shapp
18 Jun 13



For reference only; map information NOT warranted.

City of Bloomington
Planning

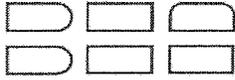


Scale: 1" = 200'

To see all the details that are visible on the screen, use the "Print" link next to the map.



V-27-13 Aerial Photo



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

June 10th, 2013

City of Bloomington Planning Department
And Hearing Officer
401 N. Morton Street
Bloomington, Indiana 47403

RE: The Park on Eleventh
Site Signage and Site Pool Variances Petitioner's Statement

Hearing Officer or To Whom It May Concern:

On behalf of Ambling University Development Group, LLC, Bynum Fanyo & Associates, Inc. would like to request a variance to the pool setback requirement the location in the property to be developed known and platted as lot #3 of the Morton North Final Plat. The lot #3 property has been platted as 3.28 acres located just north of the intersection of Ashlynn Park Dr. and W. 12th St. in Bloomington, Indiana. The pool is proposed to be setback 18.43' from the public ROW of W. 12th St. The requirement set forth in the City of Bloomington Planning Department Unified Development Ordinance (UDO) is a minimum of 35' setback. This variance request is due the entire development know as The Park on Eleventh needing direct access to this amenity space and in close proximity to the park area directly across the street (12th Street). This will produce a more viable amenity feel to this park and pool space that creates an overall park amenity experience for this multi-family living property.

Also, on behalf of Ambling University Development Group, LLC, Bynum Fanyo & Associates, Inc. would like to request a variance to the site sign requirement the location in the property to be developed known and platted as lot #4 of the Morton North Final Plat. The lot #4 property has been platted as 1.30 acres located just east of the intersection of W. 12th St. and N. Morton St. in Bloomington, Indiana. This variance will allow The Park on Eleventh project to have a freestanding ground mounted sign to exceed 15 sq. ft. in area in the commercial downtown district. This will allow for the development to be viable for the size and scope of the project to have a simple, enhancing sign to identify the property. Also, this sign variance request includes the allowance of a 'leasing' canopy sign above one of the main entrances to building 600. The UDO currently does not allow for signage for 'self-serving' uses. Also, this sign variance would allow a sign to be on a multi-family building. These signs will also enhance the viability of the property to identify an area for potential multi-family leasers to gather.

Please consider our efforts put in thus far to create the site plan that is submitted with this letter and the variances requested from the UDO standards in the described locations. We believe we

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

V-27-13
Petitioner's
Statement

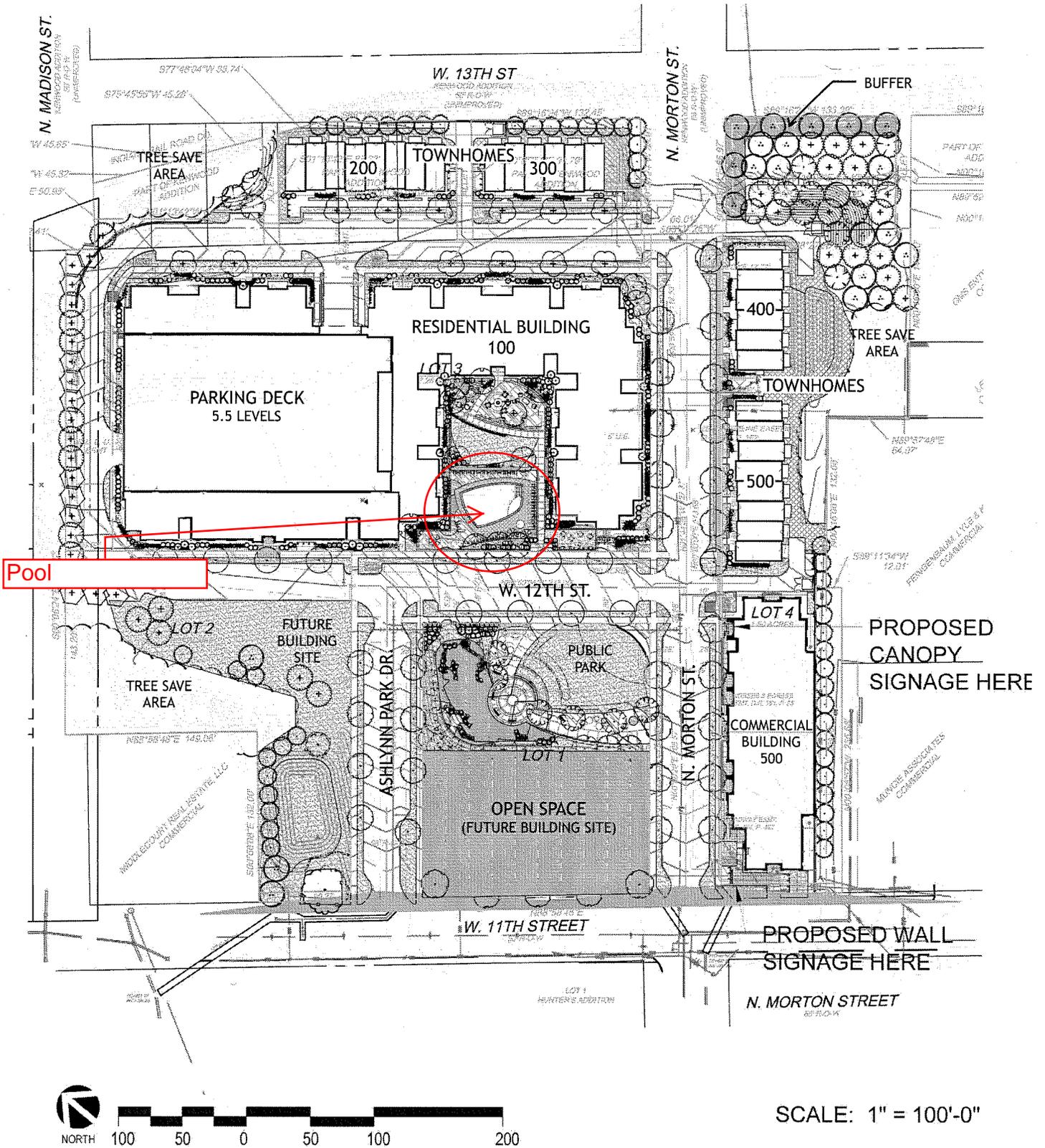
have worked closely with staff, plan commission members, and City Council to create a quality site plan and successful project that will exemplify Bloomington's interests.

Sincerely,
Bynum Fanyo & Associates, Inc.

Daniel Butler, EIT, Project Engineer

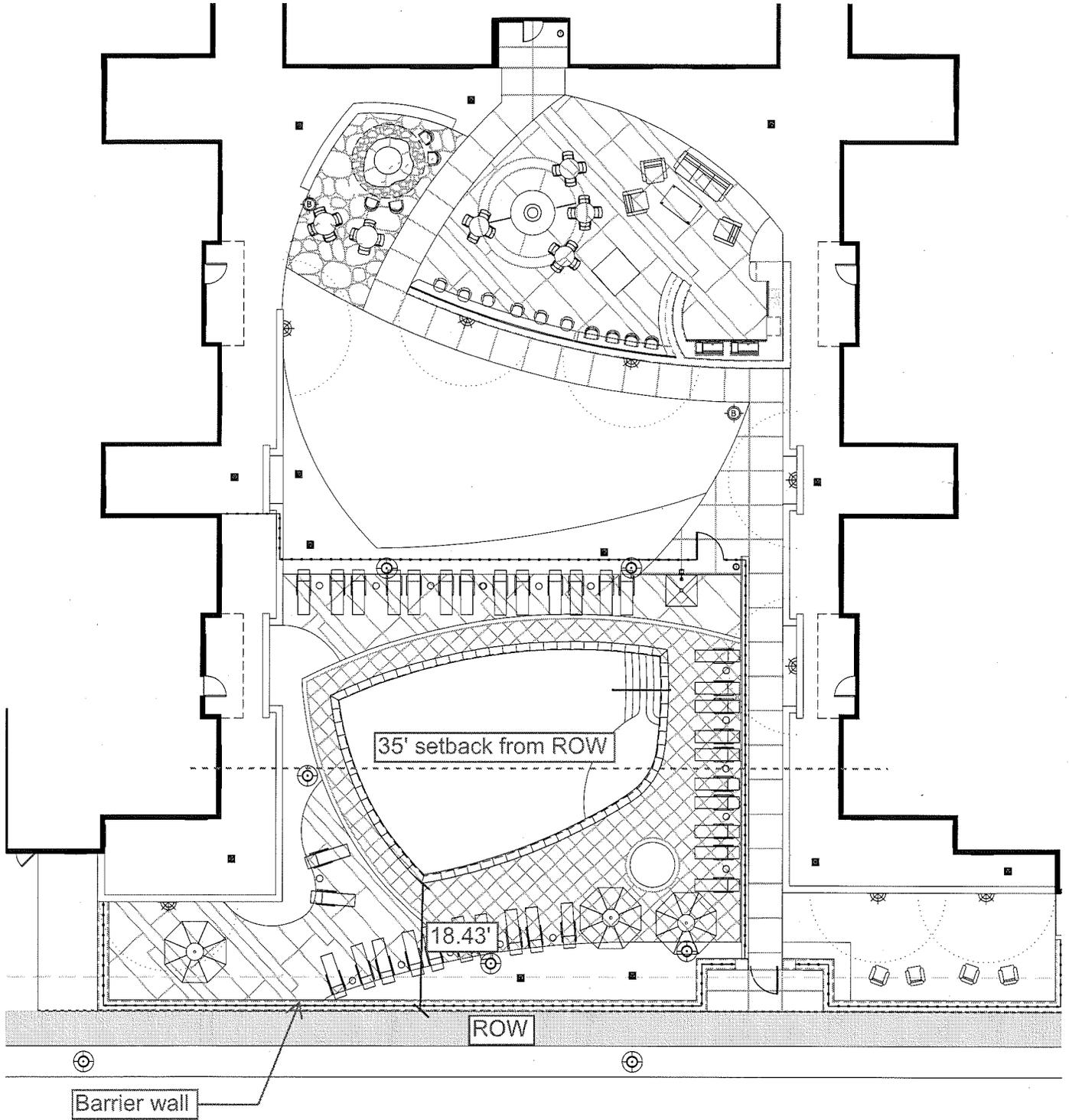
Site Plan

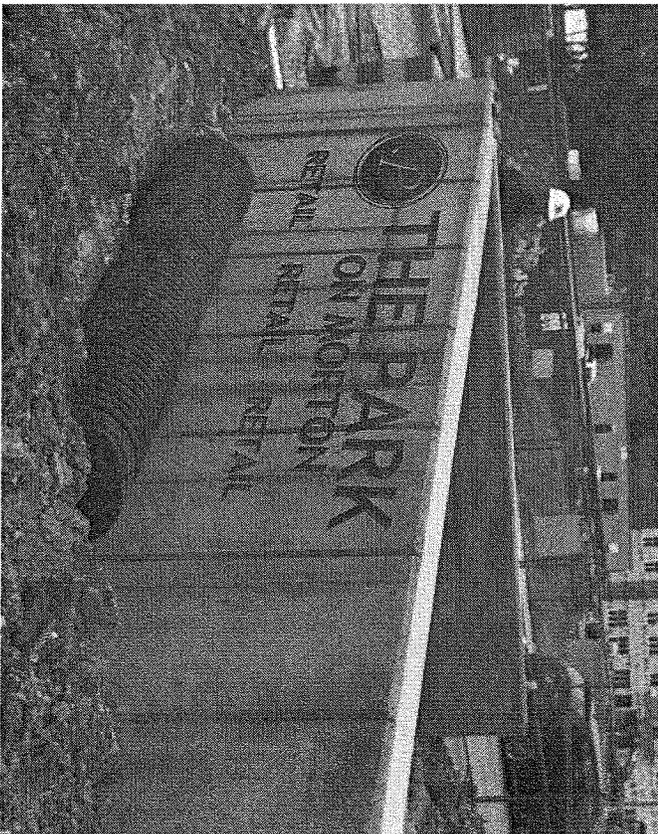
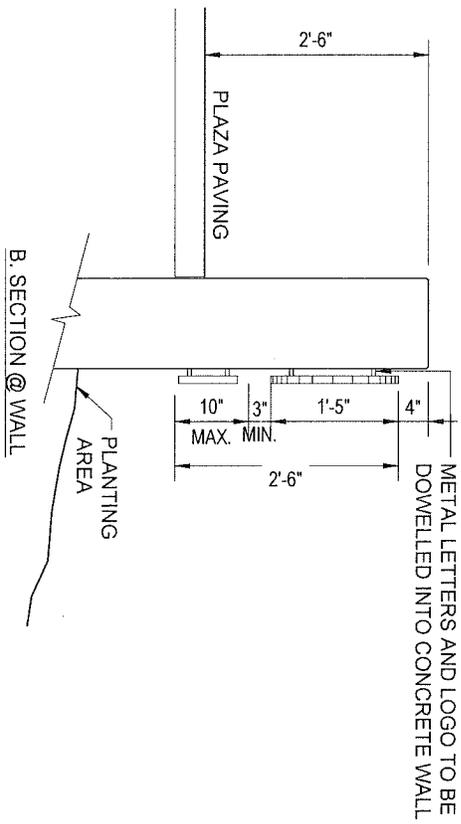
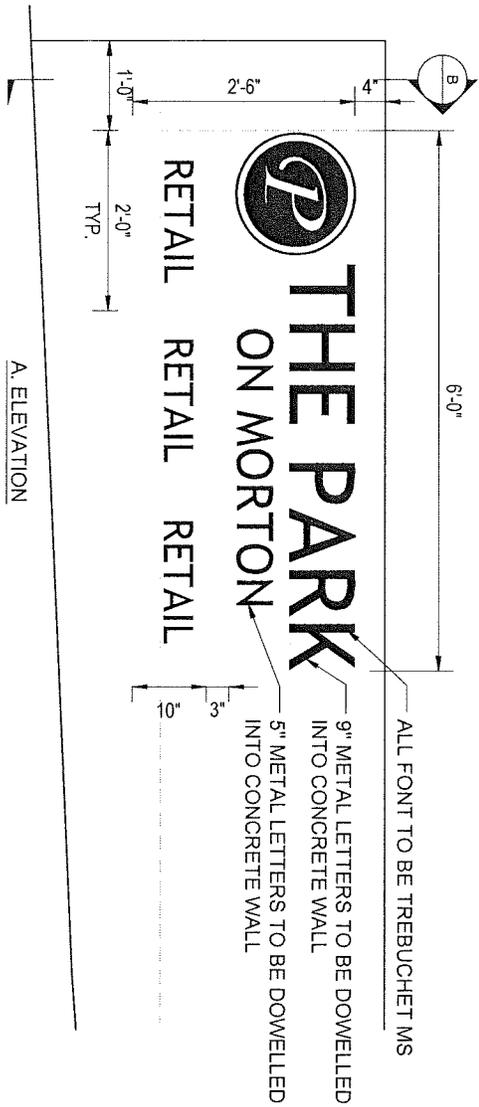
The Park on Morton - Bloomington, In



V-27-13 Site Plan

The Park on Morton
Swimming Pool Location
Scale 1:20





C. PERSPECTIVE
NOT TO SCALE



THE PARK
ON MORTON

THE PARK ON 11th
Bloomington, Indiana
COMMERCIAL BUILDING

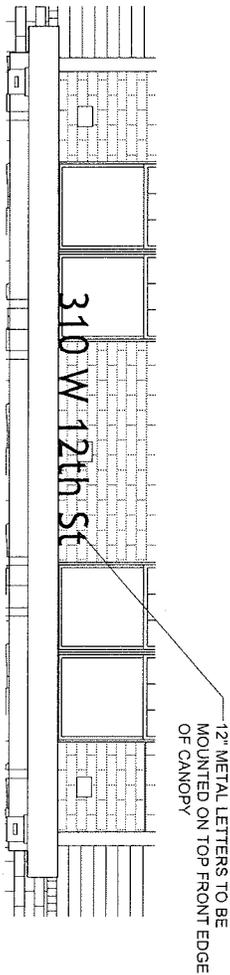
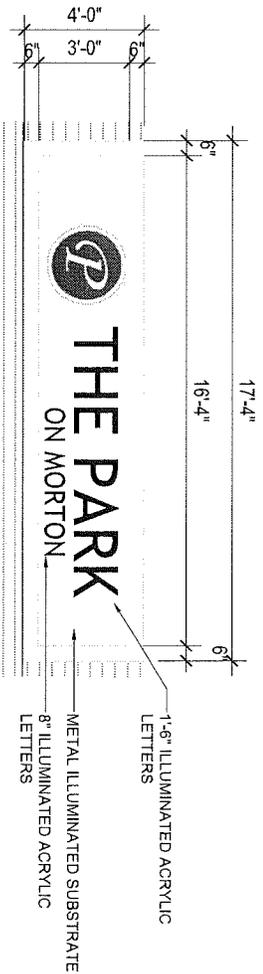
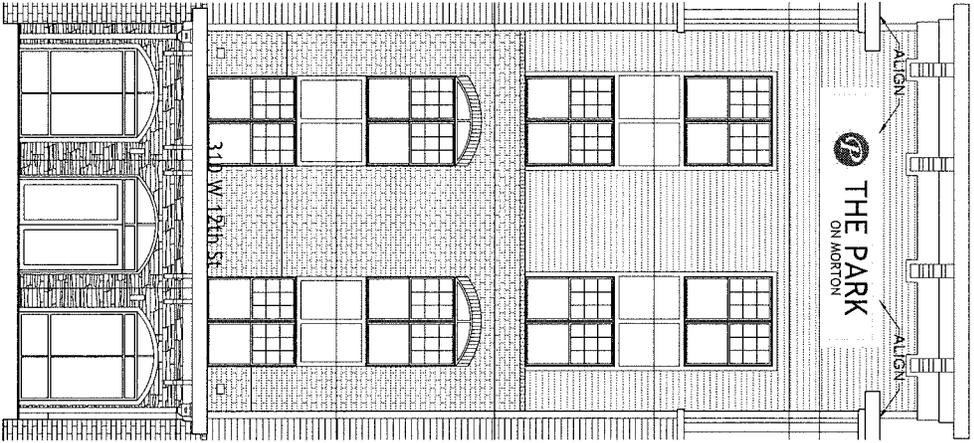
ON ELEVATION



Niles Bolton Associates, Inc.
One Buckhead Plaza
3000 Peachtree Road, NW
Atlanta, Georgia
30305-7705
Fax 404-965-7410
nba@nilesbolton.com

Date: 5-23-13
Revisions: RFI 256

V-27-13
Freestanding Sign



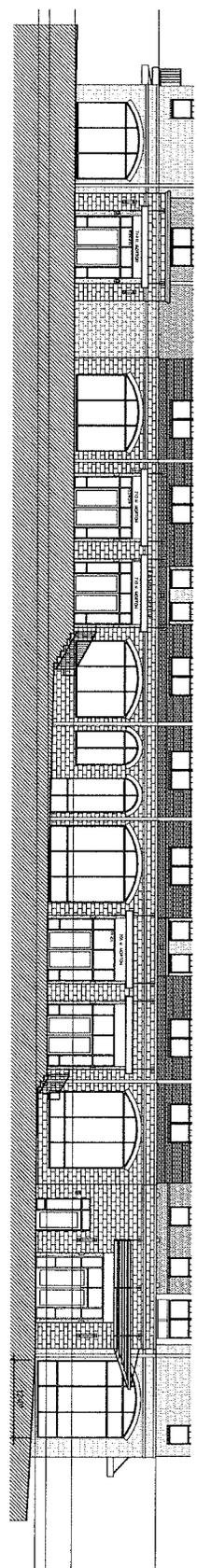
THE PARK
ON ELEVENTH

THE PARK ON 11th
Bloomington, Indiana
RESIDENTIAL BUILDING



Niles Bolton Associates, Inc.
One Buckhead Plaza
300 Peachtree Street, N.E.
Atlanta, Georgia
Tel: 404-386-7110
nba@nilesbolton.com

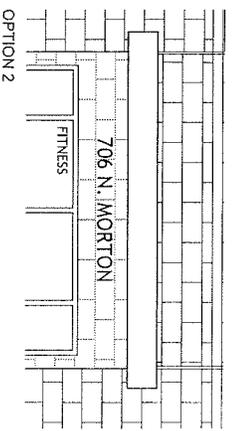
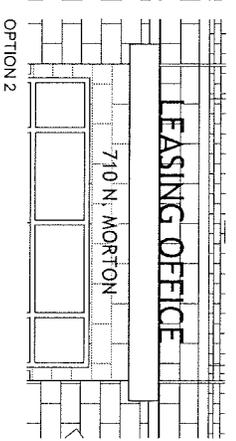
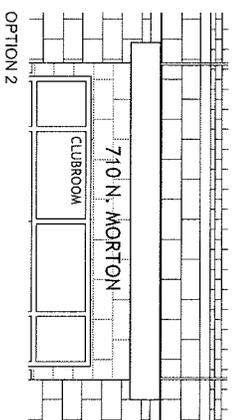
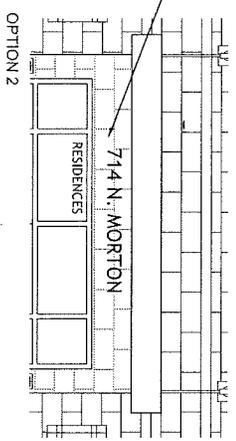
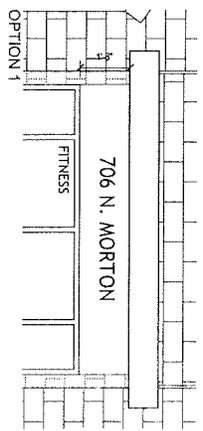
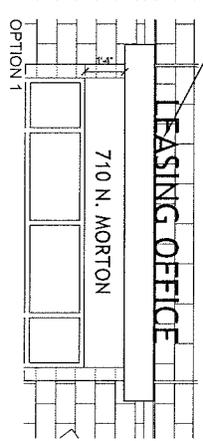
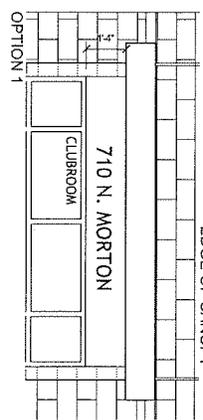
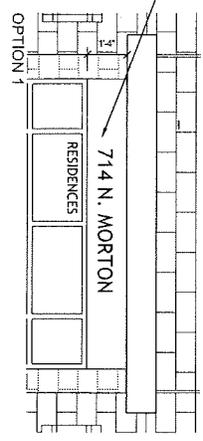
Date: 5-1-13
Revision: RFI 256



8" ACRYLIC LETTERS-
MOUNTED ON METAL
SUBSTRATE, COLOR TO
MATCH CANOPY

8" STAINLESS STEEL
LETTERS

NOTE: ALL FONT TO BE TREBUCHET MS
10" STAINLESS
STEEL LETTERS,
ATTACHED TO TOP
EDGE OF CANOPY



THE PARK ON 11th
Bloomington, Indiana
COMMERCIAL BUILDING

Niles Bolton Associates, Inc.
One Buckhead Plaza
500 Peachtree Street, NW
Atlanta, Georgia
Tel: 404-596-7910
nba@nilesbolton.com

Date: 5-23-13
Revision: RFI 256

V-27-13
Leasing Office sign

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 910 W. Smith Ave.**

**CASE #: V-30-13
DATE: June 26, 2013**

PETITIONER: Jeff Mansfield and Amy Countryman
519 W. 4th Street, Bloomington

CONSULTANT: James Rosenbarger
1303 E. University, Bloomington

REQUEST: The petitioner is requesting variances from front build-to line, driveway standards and sidewalk requirements.

REPORT SUMMARY: This 0.70 acre property is zoned Residential Core (RC) and is comprised of two platted, vacant lots that front W. Smith Ave. The site is surrounded on all sides by single family houses also zoned RC. The property is located in the Prospect Hill Neighborhood and is within the Prospect Hill Historic Conservation District.

The petitioners propose to construct a new 2-story single family home that spans across the two lots. They also propose a detached garage with primary access from an east-west alley that dead-ends into the property to the east.

Variances are required for three aspects of the project. The first is the build-to line along Smith Ave. The UDO would require the home to be built approximately 2 feet from the Smith Ave. right-of-way. The proposal is a front setback of approximately 68 feet. The second is a variance from driveway requirements. The UDO only permits a driveway off of an alley and requires that it be not more than 20 feet wide. This variance will allow a secondary drive off of Smith Ave. and a turn-around addition to the drive into the garage. The third is the sidewalk construction requirements. The petitioners are requesting to not construct a sidewalk on Smith Ave.

This project was presented to the Prospect Hill Neighborhood Association on May 6, 2013 and received positive feedback. It was also presented to the Historic Preservation Commission (PC) on June 13, 2013. The HPC approved a certificate of Appropriateness for new construction for the proposed house and garage, # COA-9-13. This project was also presented to the Bloomington Bicycle and Pedestrian Safety Committee (BBPSC) at their meeting on May 20, 2013. The BBPSC felt that the extremely constrained conditions on the site precluded reasonable plans for future sidewalk extensions along Smith Ave. They also felt that the street functions more like an alley than a street, and that its low volumes and speeds create decent walking and bicycling conditions on the street right of way.

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 property will contain a single family house similar to the other lots in the area. The proposed driveway will allow for a street parking presence on Smith for deliveries, visitors and emergency services. The proposed rear drive will allow for car turning movements so that vehicles can safely access the garage and prevent them from having to back out through the alley.

- 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 property fronts on a block of W. Smith Ave. where there are no other fronts of homes. The street is mainly used for access to garages. Approval of the variances will allow construction of a home with compatible architecture to other homes in the area.

- 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 existing pattern of houses along Smith Ave. This block of Smith Ave. has been developed more like an alley than a street. The right-of-way is only 15 feet wide. Houses on the south side of Smith Ave. front on Howe Street and have garages that access Smith Ave. The houses to the immediate east and west of the subject property face Euclid Ave. and Buckner St. respectively. These houses sit within 2 feet of Smith Ave. and set the build-to-line for this lot. Staff finds practical difficulty in requiring the petitioner to build their house 2 feet from the Smith Ave. right-of-way. There is not an established pattern on this block of houses facing Smith Ave. This shallow of a setback would create undesirable views from the proposed house of the rears of houses and garages on Smith Ave. A deeper setback does not detract from the pattern of the block because the pattern of this block is more similar to that of an alley than a street. The deep setback is requested to allow for southern exposure for

Staff finds peculiar condition in the narrow width of Smith Ave., the reduced right-of-way, and the lack of street parking. Most other streets in the RC zoning district have on-street parking or are wide enough to allow for temporary on-street parking. Staff finds practical difficulty in not allowing the proposed second driveway onto Smith Ave because without this driveway, visitors, emergency services or delivery vehicles would need to block Smith Ave. or park in the next block to access the house. Staff finds peculiar condition for the rear parking turn-around area because the lot is accessed

through an alley that is perpendicular to the lot, not parallel with it. The turn-around is necessary to allow the petitioners' vehicles to exit the garage and turn facing the alley so that they are not required to back down the alley to Euclid Ave..

CRITERIA AND FINDINGS FOR SIDEWALK VARIANCE

Determinate Sidewalk Variances 12.04.005- Any person subject to the requirements of Sections 12.04.001 or 12.04.003 who believes it impractical to construct a sidewalk on the lot or tract at present may apply to the board of zoning appeals for a variance that is determinate with respect to the criteria for variance and the time period during which such criteria are in effect, and with respect to the time period during which the variance is effective. The board may grant a variance if construction of sidewalks appears impractical based upon, but not limited to, the following considerations:

- (1) *The adjacent lot or tracts are at present undeveloped, but it appears that at some future date these lots or tracts will be developed, increasing the need for sidewalks for the protection and convenience of pedestrians; or*

Staff Finding: The adjacent parcels are developed, but have been built with houses within 4 feet of the edge of pavement of Smith Ave. which would make sidewalk construction impossible without narrowing of the already narrow street.

- (2) *The location of the lot or tract is such that the present pedestrian traffic does not warrant the construction of sidewalks, but it appears that in the future the pedestrian traffic may increase; or*

Staff Finding: There is moderate pedestrian traffic on Smith Ave. The Prospect Hill neighborhood is well connected with a traditional street grid and sidewalks on most streets. The Prospect Hill Neighborhood Association is not concerned with a lack of sidewalk on Smith Ave.

- (3) *Uniformity of development of the area would best be served by deferring sidewalk construction on the lot or tract until some future date.*

Staff Finding: Construction of a sidewalk on Smith Ave. should be delayed until such time as it is feasible to extend the sidewalk to the east to Euclid Ave. or to the west to Buckner St. Presently the close proximity of the houses and garages to the east and west, within 4 feet of the edge of pavement, make extending this sidewalk system impossible.

RECOMMENDATION: Based on the written findings above, staff recommends approval of V-30-13 with the following conditions.

1. Prior to release of a building permit, the petitioners shall execute and record a zoning commitment which states that a determinate sidewalk variance has been approved, and at some time in the future a 5' wide concrete sidewalk may be required.
2. A right-of-way excavation permit is required prior to construction of the driveway. A concrete apron is required adjacent to the street edge of pavement.
3. This project is subject to all terms and conditions of Certificate of Appropriateness #COA-9-13, approved by the Historic Preservation Commission on June 13, 2013.
4. Any gravel or crushed stone parking or drives must be contained via raised permanent edging material.

MEMORANDUM

TO: MEMBERS OF THE PLAN COMMISSION

FROM: VINCE CARISTO/BICYCLE AND PEDESTRIAN COORDINATOR
Planning Dept. liaison to the Bloomington Bicycle and Pedestrian Safety Commission

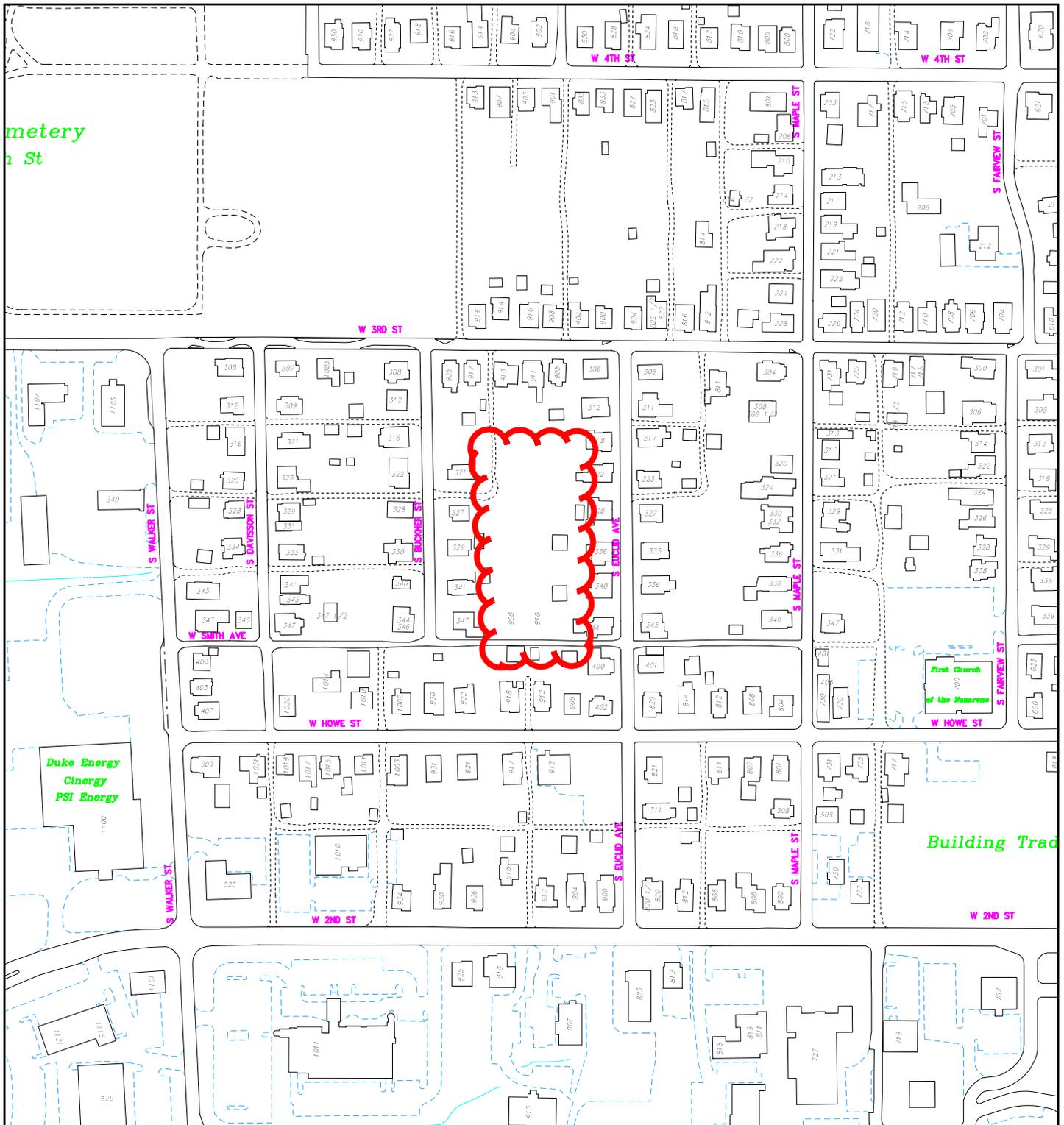
RE: 910 and 920 W Smith Ave

DATE: May 24, 2013

The Bloomington Bicycle and Pedestrian Safety Committee (BBPSC) reviewed the proposal for a determinate sidewalk variance at their regular meeting on May 20, 2013. Overall, the Commissioners felt that the extremely constrained conditions on the site precluded reasonable plans for future sidewalk extensions along Smith Ave. They felt that the street functions more like an alley than a street, and that its low volumes and speeds create decent walking and bicycling conditions on the street right of way.

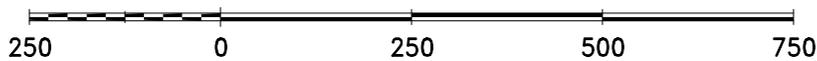
Recommendation

- The Commission supports the request for a determinate sidewalk variance at this location.



V-3-13
Location Map

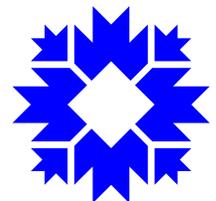
By: roachja
18 Jun 13



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 250'

May 4, 2013

Hello,

Our names are Amy Countryman and Jeff Mansfield. We stopped by today to try to meet you because we are hoping to be your neighbor, but since we didn't catch you, we wanted to leave you a note. We are under contract to buy the lots from Norma Baugh between Euclid and Buckner, on Smith Ave., and are planning to build a single-family, owner-occupied home there.

Amy has lived in Bloomington for 16 years, and in Prospect Hill for four years. Along the way, she and Jeff met, fell in love, and he joined her in this area. We both love this neighborhood very much, and have been looking for the right house for us and our two children for several years. When we saw Norma's lots, we fell in love with the idea of having a big yard for our kids, a huge garden, planting fruit trees, and the chance to build our own home-- all in the neighborhood we love in our favorite town!

We wanted to reach out to our future neighbors and let you know what our plans are, and invite you to meet us (well, at least Jeff—Amy will probably be putting the kids to bed!) at the next Prospect Hill Neighborhood Association meeting on Monday, May 6 at 6:30 pm at Thrive, 412 W. 4th St. We will be presenting our site plan and an idea of how we hope our house will look from the outside.

Please join us if you can, but if you can't make it to the meeting on Monday and do want to be in touch, please feel free to call or email us. We want to be good neighbors; we look forward to raising our children and making more friends in the Prospect Hill community.

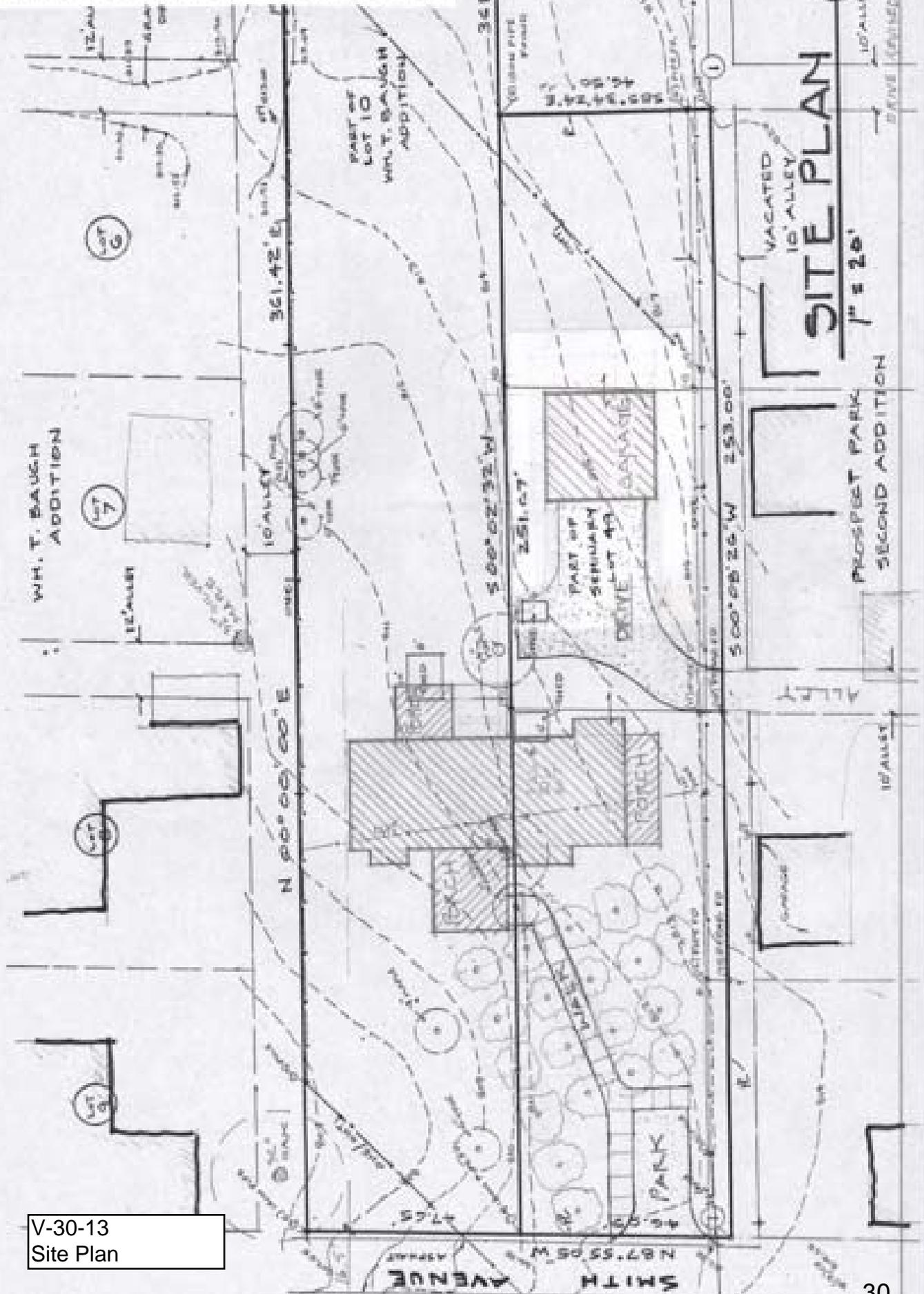
Thank you!

Sincerely,

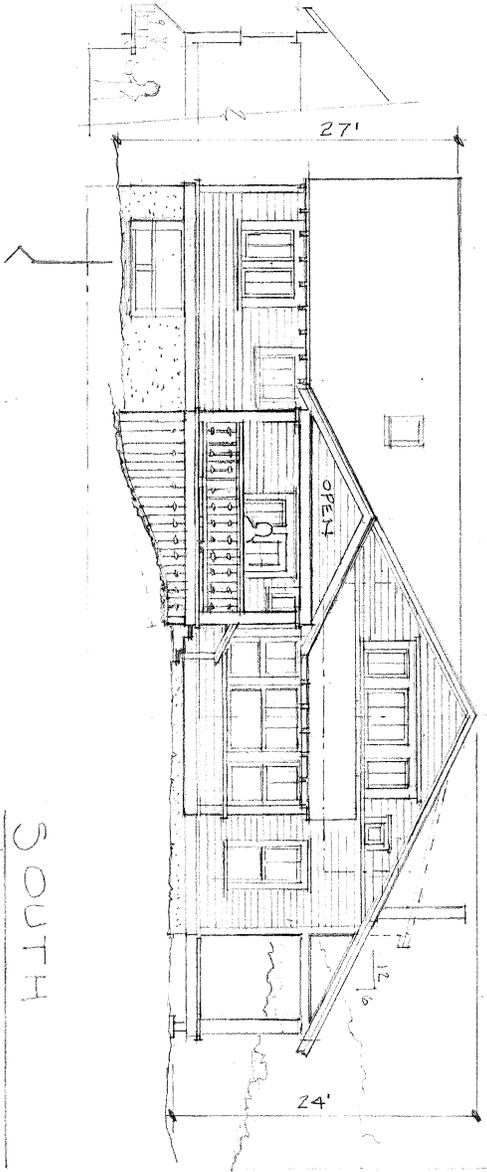
Amy Countryman and Jeff Mansfield

Amy's contact info:
(812) 679-8261
ajcountryman@hotmail.com

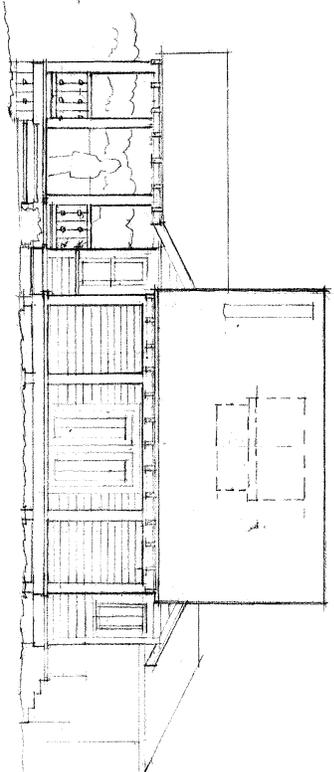
Jeff's contact info:
(617) 828-9662
jeffman@gmail.com



V-30-13
Site Plan

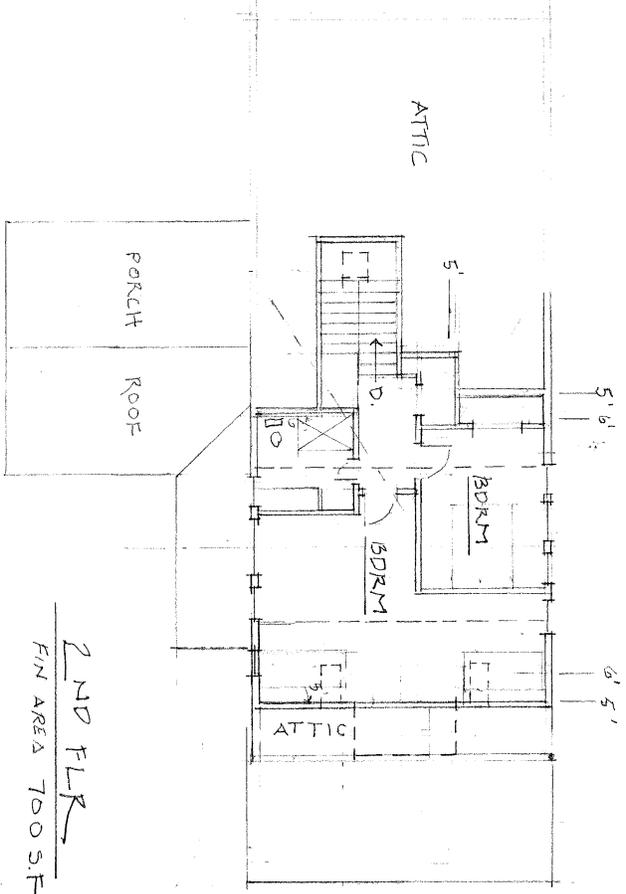


SOUTH
1" = 10'
5-1-13



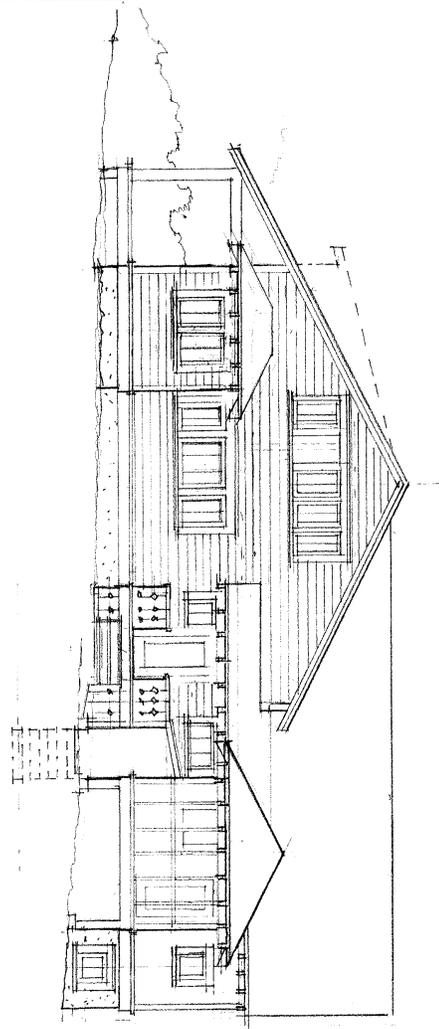
EAST

6-3-13
5-22-13

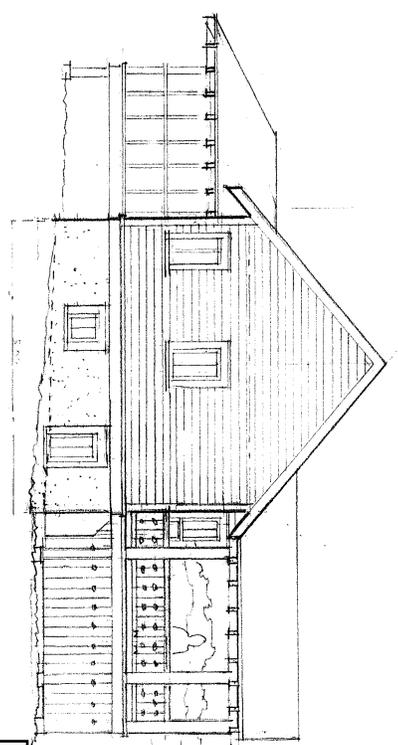


2ND FLR
FIN AREA 700 S.F.

NORTH



WEST

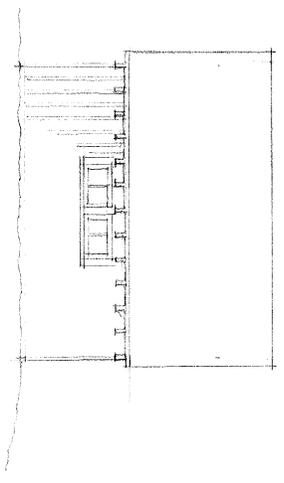


016
1-1-83

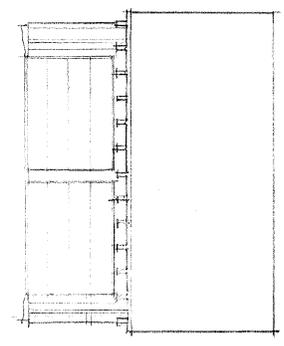
V-30-13
House Plans

COUNTRYMAN + MANSFIELD HOUSE
910 / 920 W. SMITH AVENUE BLOOMINGTON, IN
JAMES ROSENBERGER, ARCHITECT 334-8932
32

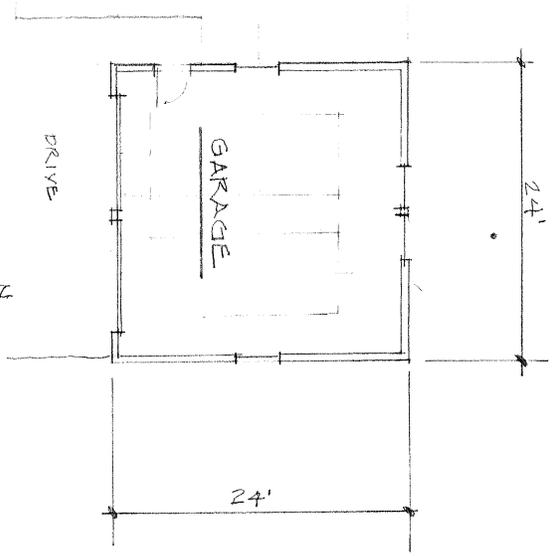
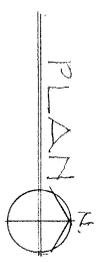
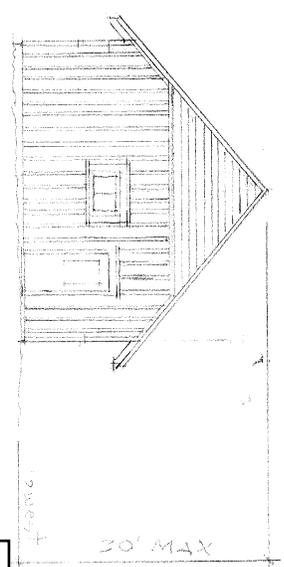
NORTH

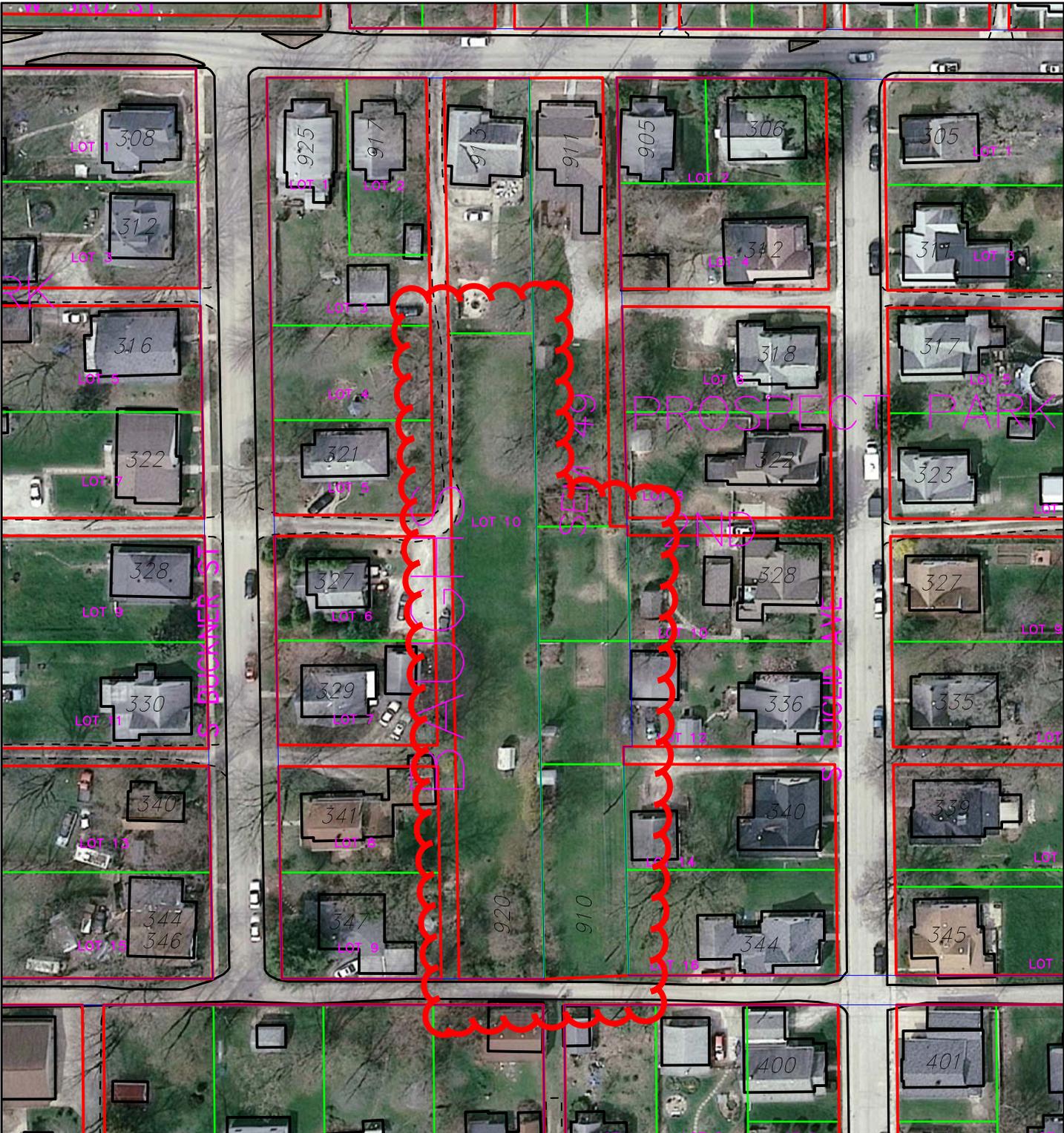


SOUTH



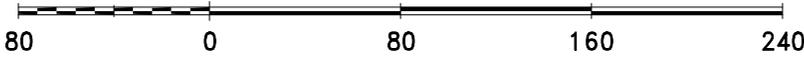
EAST/WEST



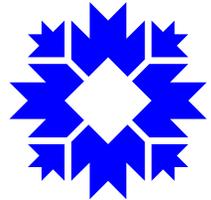


V-30-13
2010 Aerial Photo

By: roachja
18 Jun 13



City of Bloomington
Planning



Scale: 1" = 80'

For reference only; map information NOT warranted.