

# CITY OF BLOOMINGTON



DECEMBER 19, 2013 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL

**CITY OF BLOOMINGTON  
BOARD OF ZONING APPEALS  
December 19, 2013 at 5:30 p.m.**

**Council Chambers - Room #115**

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**ROLL CALL**

**MINUTES TO BE APPROVED:** November 21, 2013

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

**PETITIONS CONTINUED TO:** February 27, 2014

- AA-43-13     **Donald Lee**  
820 E. 8<sup>th</sup> St.  
Request: Administrative Appeal of a City Notice of Violation alleging the addition of a second dwelling unit.  
Case Manager: Patrick Shay
  - AA-44-13     **William Burnett**  
816 E. 8<sup>th</sup> St.  
Request: Administrative Appeal of a City Notice of Violation alleging the addition of a second dwelling unit.  
Case Manager: Patrick Shay
  - UV-46-13     **GMS-Pavilion Properties, LLC**  
306 E. Kirkwood Ave.  
Request: Use variance to allow a bank drive-through in the Commercial Downtown (CD) zoning district.  
Case Manager: Jim Roach
  - UV/V-51-13   **ERL-14, LLC**  
1250 N. College Ave.  
Request: Use variance to allow 1<sup>st</sup> floor residential use. Also requested are variances from height, 360 degree architecture, and front building setback.  
Case Manager: Jim Roach
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**PETITION:**

- V-52-13     **Michael Nelson & Laura Plummer**  
811 S. Anita St.  
Request: Variances from roof type and siding type standards for the remodeling of and addition to a single-family house.  
Case Manager: Jim Roach

**BLOOMINGTON BOARD OF ZONING APPEALS**  
**STAFF REPORT**  
**Location: 811 S. Anita Street**

**CASE #: V-52-13**  
**DATE: December 19, 2013**

**PETITIONER: Michael Nelson and Laura Plummer**  
**1901 E. Ruby Lane, Bloomington**

**REQUEST:** The petitioners are requesting variances from siding and roofing standards for remodeling of a single family house.

**SITE DESCRIPTION:** This 0.33 acre property is located on the east side of S. Anita Street between E. 1<sup>st</sup> Street and E. Dexter Street and is zoned Residential Single Family (RS). All surrounding land uses are single family homes.

The property has been developed with a 1-story house over a basement. The petitioners would like to remodel the house and add a second floor over part of the house. Part of the remodeling of the house includes a new roof and new siding. The petitioners, in working with their architect, have chosen a contemporary/modern design aesthetic for the house. This includes clean, straight, horizontal lines, little ornamentation, a flat roof and modern, durable materials. The petitioners believe that the design is in keeping with the eclectic house style in the area which were built in many different eras and are of different styles. They specifically note two mid-century Modern houses on E. 1<sup>st</sup> St. with similar style and flat roofs.

Flat style roofs are not permitted in the RS zoning district. In addition, two materials proposed, galvanized, corrugated metal and cementitious panels are also not permitted. The petitioners are requesting design standards variances to allow these features. They presented the house plans to the neighborhood at an open house on October 27<sup>th</sup> and received positive feedback from neighbors.

## **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 the variance from the standards will not be injurious to the public health, safety, or morals.

- 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 use and value of the areas adjacent to the property. The petitioners received positive

feedback on the house plans from neighboring property owners. The house will continue to be a single family residence and is not out of scale with 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 that the strict application of the UDO will result in practical difficulty in that would prohibit a home in a more modern style. Other homes in the area and in greater Bloomington have successfully incorporated some similar design elements with great success. Peculiar condition is found in the wide range of house styles in the area, including other modern homes with flat roofs. These provisions of the UDO were written in part to ensure that single family homes and manufactured homes had the appearance of traditional houses and were constructed of durable materials. The materials proposed have been proven to be durable in commercial settings and are integrated into the overall contemporary/modern design aesthetic of the house.

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**RECOMMENDATION:** Staff recommends approval of the variance with the following condition:

1. Construction must match the submitted elevations.



November 15, 2013

Dear members of the Zoning Board of Appeals,

We currently live at 1901 Ruby Lane, and have remodeled, inside and out, a tired and neglected ranch at that address. We now turn our attention to improving another property in the vicinity that we plan to live in.

In April, we purchased 811 S. Anita from the Brunner estate with the intent to remodel it into our dream house.

Having worked with local architect Sam DeSollar and builder David Sharp for the past seven months, we are delighted to have finally formulated our plans, and to share them with you.

The house will be a modern-contemporary structure, inspired by some of the mid-century moderns that exist in the neighborhood already.

We imagine an open, sun-filled space where there is currently a rabbit's warren of small, dark blue rooms. In keeping with that image, the architect has reoriented the front to face south to take advantage of all the natural light the lot affords.

Two variances will be required from the City of Bloomington to complete our home, and we are hopeful you will grant them:

1) **Exterior siding:** we plan for our house to be clad in two materials: fiber-cement hung in vertical panels (which echo the siding on our next-door neighbor's house to the north), and corrugated galvanized steel hung horizontally to mimic clapboard siding. The latter will remain unpainted.

2) **Roof:** in keeping with its modern ancestors, the house design calls for a nearly flat roof.

These variances will accommodate design elements central to our architect's vision. The exterior emphasizes the horizontal, with the cladding and window placement, and provides a simple, durable, low-maintenance exterior to show off the beautiful mature trees on the sloping property.

We have added below pictures of some houses in the neighborhood and elsewhere that inspired our plans and will serve as "sisters" to our completed house.

In early October, we canvassed our neighborhood with our plans, sharing drawings and inviting roughly 20 households to attend a Sunday open house. At our open house, we provided a large-scale rendering of the front elevation, plus smaller drawings showing perspectives from north, south, east, and west. We also displayed a 4-by-8-foot sample of the galvanized cladding we hope to use so that people could see its scale and finish.

All told, 12 neighbors visited and all were supportive of our project. Their comments include:

"Glad someone with imagination bought the house."

"Excited to see it come together."

"More in keeping with the neighborhood than other recent new construction."

Plummer/Nelson remodel  
811 S. Anita Street—1

For those who were surprised that we had chosen a (partially) metal exterior, we explained our intent to transform that ordinary material through Sam's design, and suggested that they drive by the comparative house in Grandview to see similar siding on an existing structure.

Two other neighbors talked at length about having considered buying the house to “flip.” Having already renovated two houses on the 800 south block of Rose Ave., they are seasoned remodelers. They demurred from this project, however, because of the extent of the work needed. They told us that they were happy and relieved someone was willing to take on this house rather than letting it fall into further disrepair and/or become a rental property.

All of our neighbors to whom we spoke while canvassing or during our open house—even those who said our style was different from what they would choose for themselves—expressed to us that they were excited to see improvements made to 811, and welcomed us warmly.

We look forward to being their neighbors!

Best,

Laura Plummer and Mike Nelson  
1901 E. Ruby Lane  
812-336-6199

Plummer/Nelson remodel  
811 S. Anita Street—2

**Flat roof**



flat roof in neighborhood, 515 S. Rose



flat roof in neighborhood, 1852 E. 1<sup>st</sup> St.



flat roof on recent remodeled home nearby, 205 S. Pickwick

Plummer/Nelson remodel  
811 S. Anita Street—3

Siding



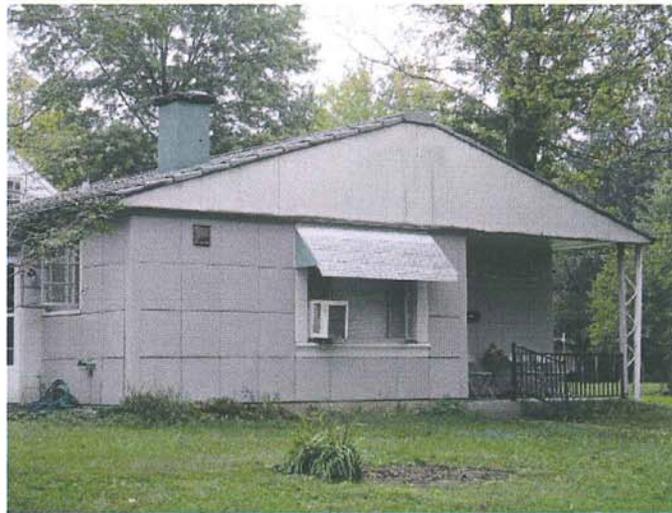
horizontal galvanized siding



metal siding, 612 Kerry, Bloomington



fiber-cement siding in large panels



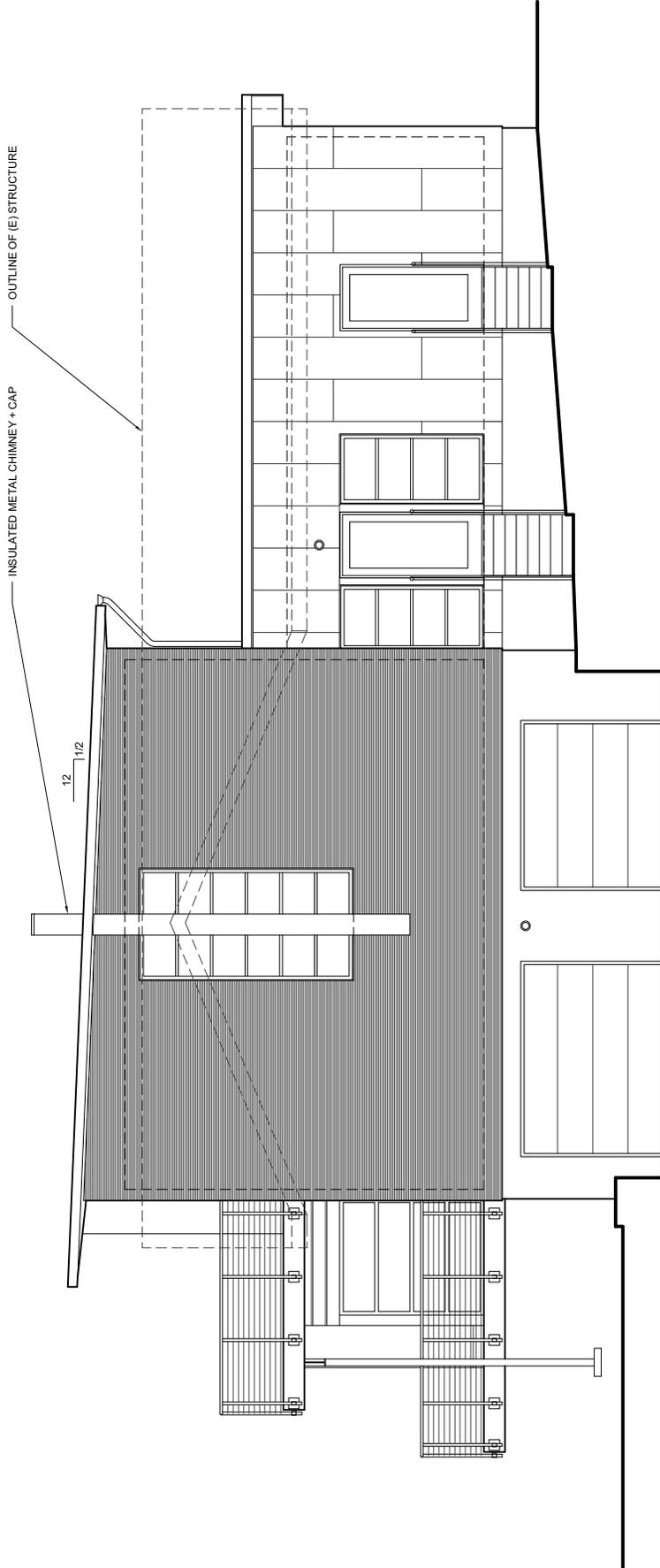
metal siding in neighborhood, 1901 E. Maxwell (at Rose)



V-52-13  
Existing House



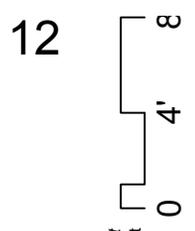
V-52-13  
Proposed Remodel

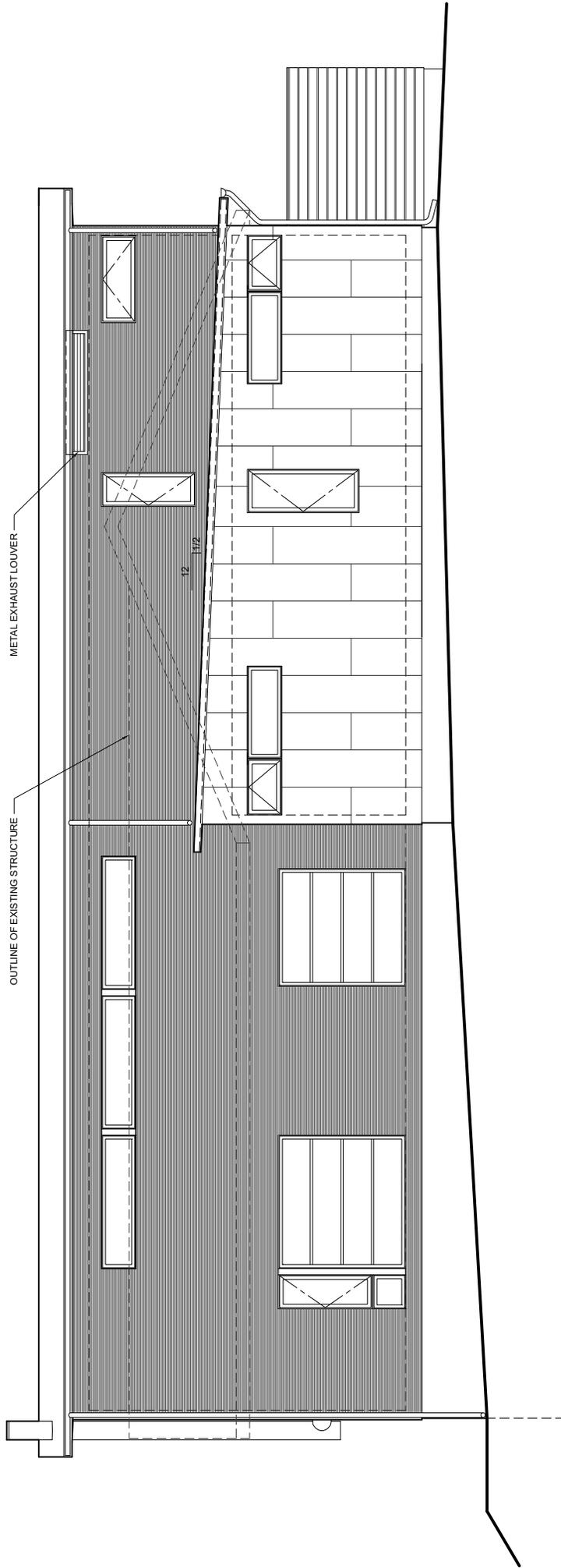


**Plummer/Nelson**  
 811 S. Anita Street, Bloomington, IN  
 Proposed East Elevation  
 1/8" = 1'-0"

V-52-13  
 East Elevation

Sam DeSollar, Architect  
 731 E. University Street  
 Bloomington, IN 47401  
 t 510.207.1588





**Plummer/Nelson**  
 811 S. Anita Street, Bloomington, IN

Proposed North Elevation

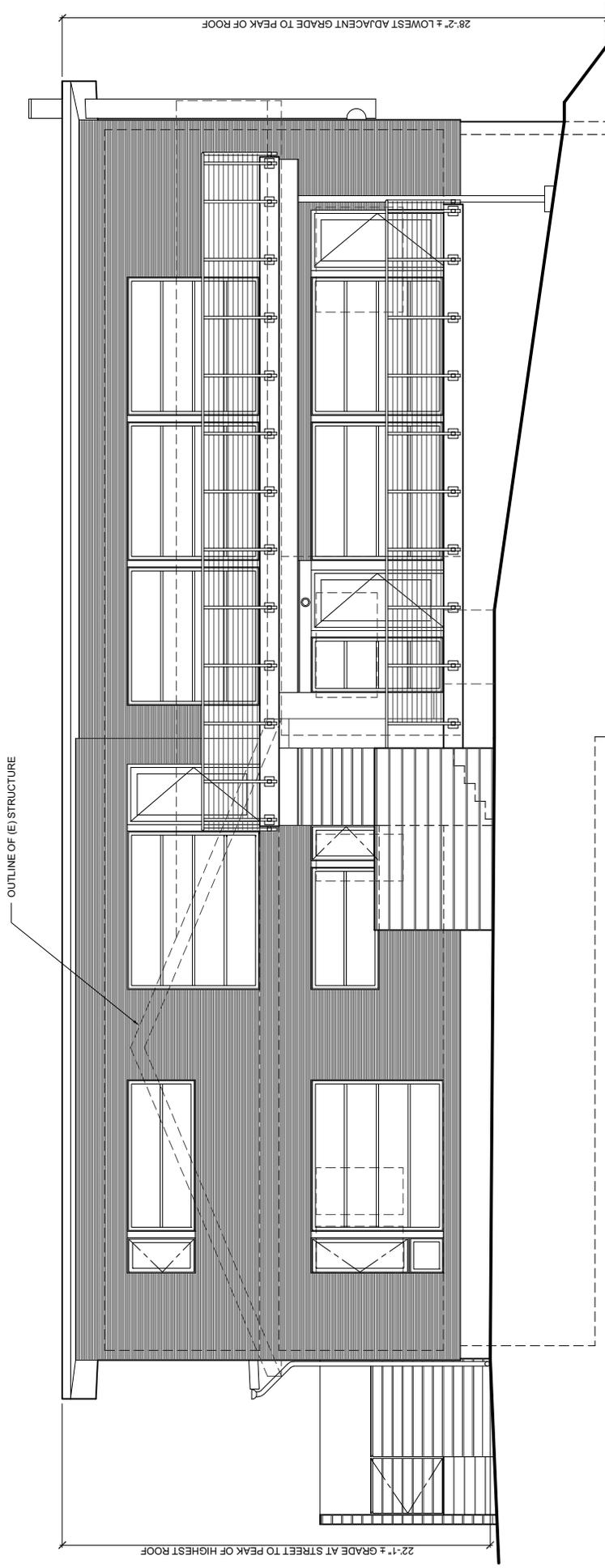
1/8" = 1'-0"

V-52-13  
 North Elevation

18 November 2013

Sam DeSollar, Architect  
 731 E. University Street  
 Bloomington, IN 47401  
 t 510.207.1588





**Plummer/Nelson**  
 811 S. Anita Street, Bloomington, IN

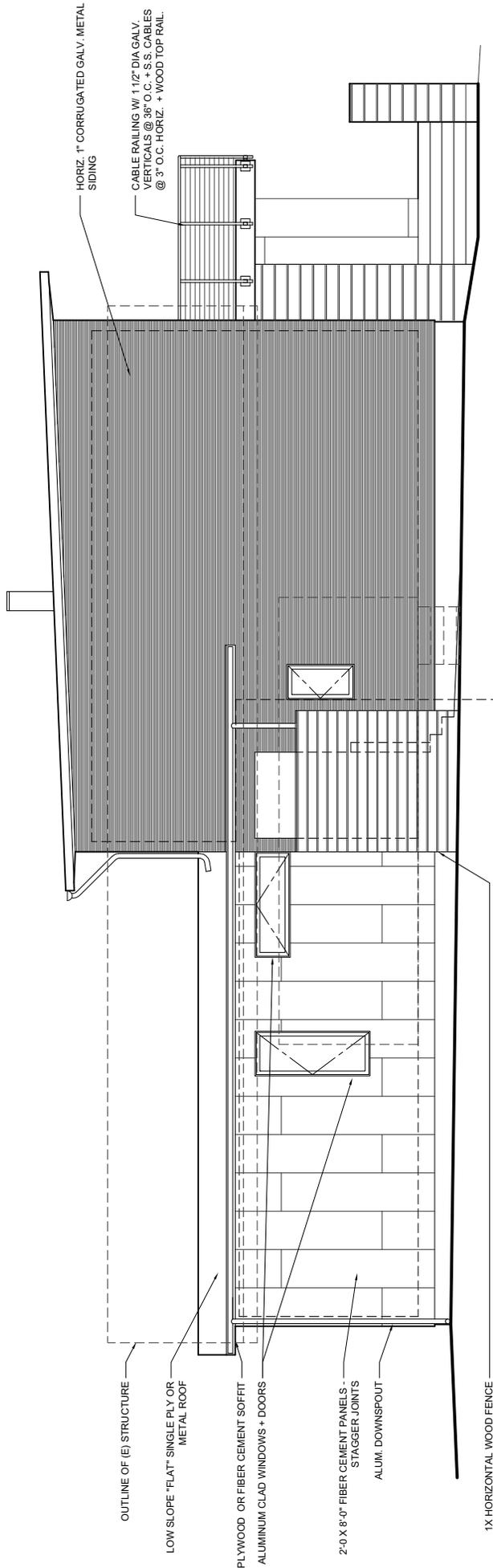
Proposed South Elevation

1/8" = 1'-0"

V-52-13  
 South Elevation

Sam DeSollar, Architect  
 731 E. University Street  
 Bloomington, IN 47401  
 t 510.207.1588





HORIZ. 1" CORRUGATED GALV. METAL SIDING

CABLE RAILING W/ 1 1/2" DIA GALV. VERTICALS @ 36" O.C. + S. CABLES @ 3" O.C. HORIZ. + WOOD TOP RAIL.

OUTLINE OF (E) STRUCTURE

LOW SLOPE "FLAT" SINGLE PLY OR METAL ROOF

PLYWOOD OR FIBER CEMENT SOFFIT  
ALUMINUM CLAD WINDOWS + DOORS

2'-0" X 8'-0" FIBER CEMENT PANELS - STAGGER JOINTS

ALUM. DOWNSPOUT

1X HORIZONTAL WOOD FENCE

# Plummer/Nelson

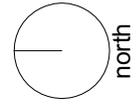
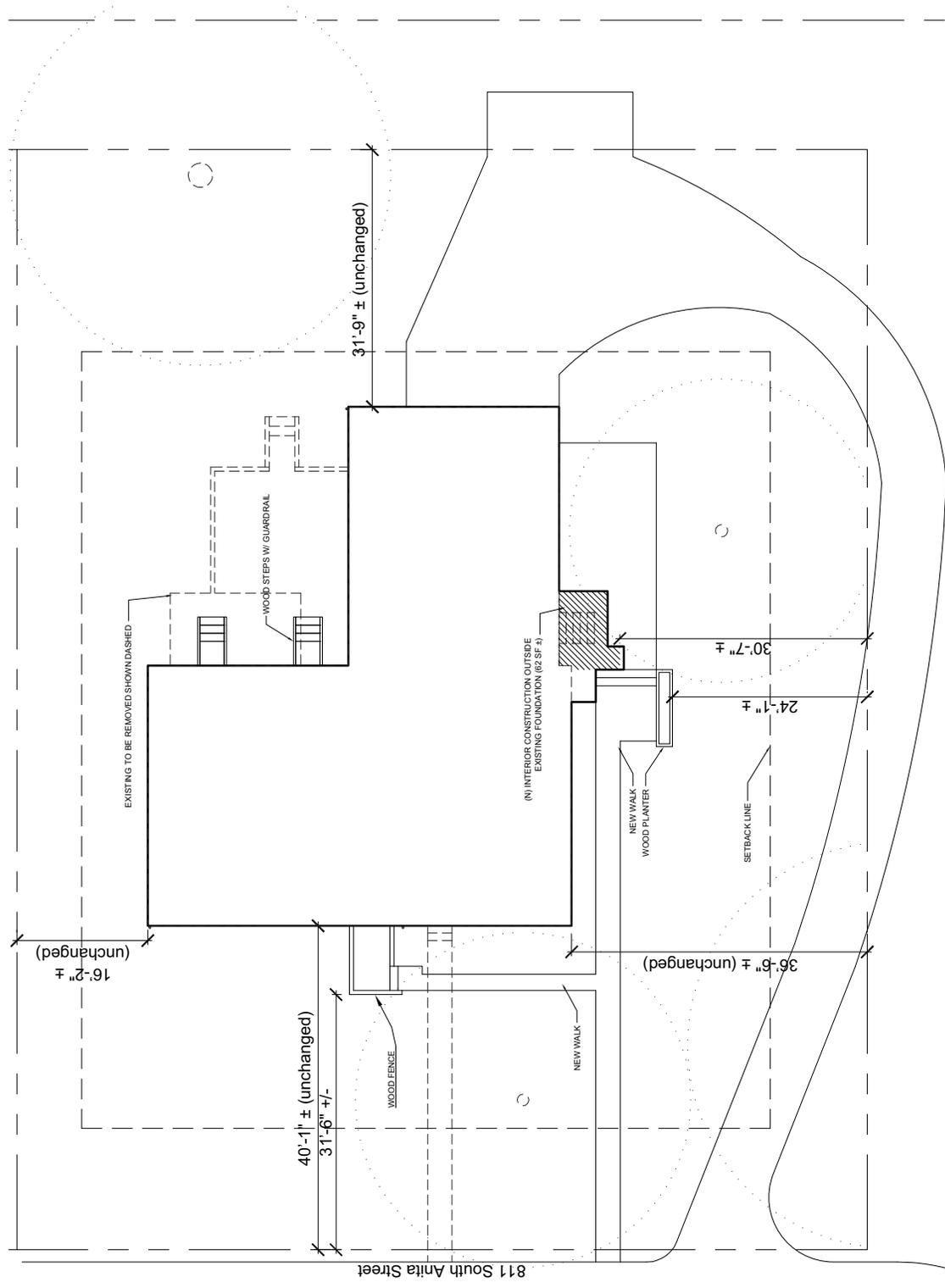
811 S. Anita Street, Bloomington, IN

Proposed West Elevation

1/8" = 1'-0"

V-52-13  
West/Street Elevation





16 21

Sam DeSollar, Architect  
 731 E. University Street  
 Bloomington, IN 47401  
 t 510.207.1588

South Anita Street

811 South Anita Street

**Plummer/Nelson**  
 811 S. Anita Street, Bloomington, IN

Proposed Site Plan

1/20" = 1'-0"

V-52-13  
 Site Plan

26 Nov 2013

Elizabeth Grant Investments LLC  
875 Church Camp Road  
Bedford, IN 47421

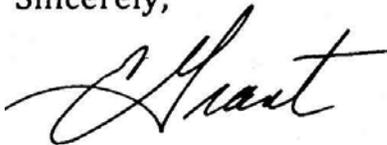
Michael Nelson and Laura Plummer  
1901 E Ruby Lane  
Bloomington, IN 47401

To Whom It May Concern:

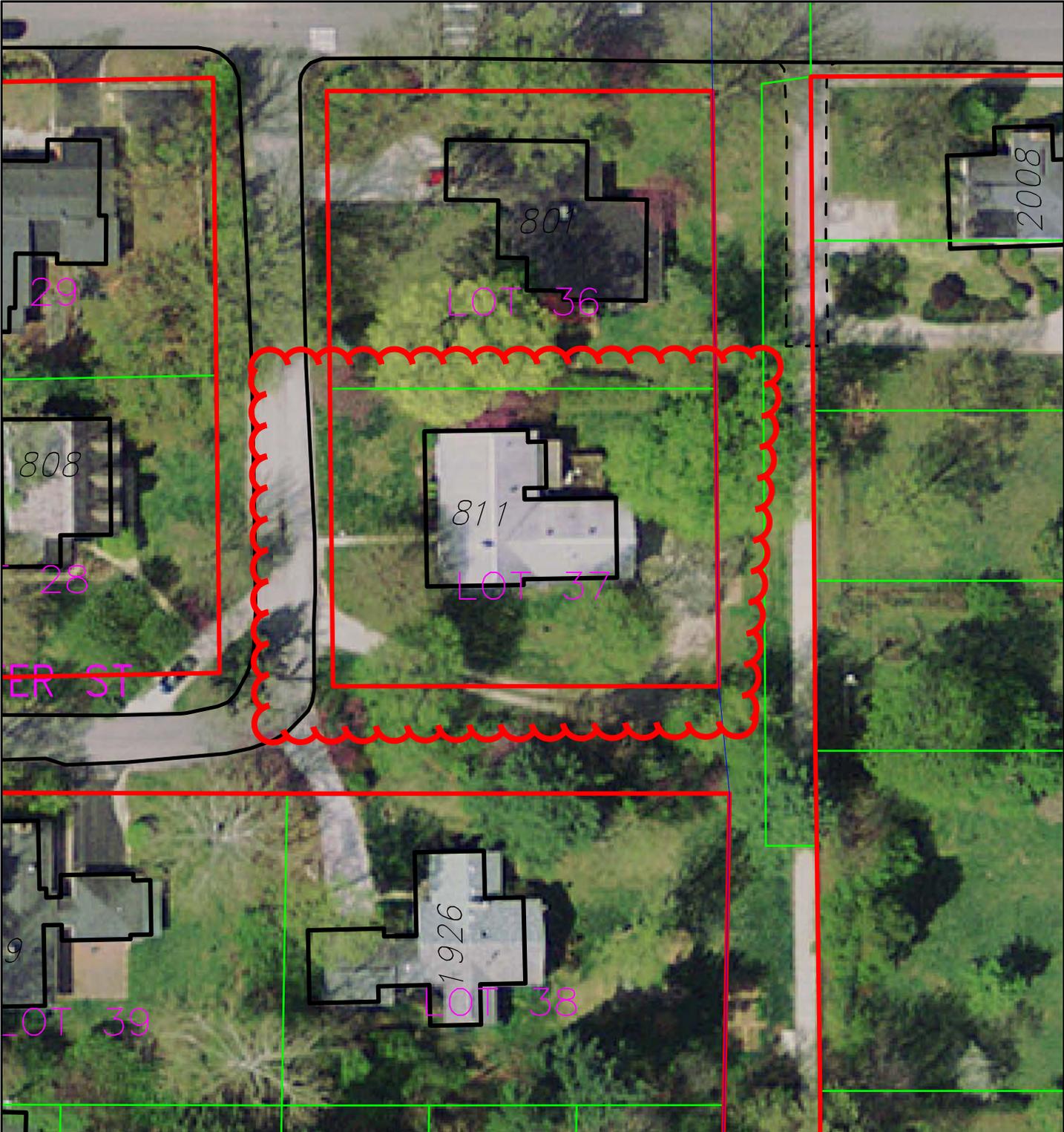
As owner of the home at 1114 S Nancy, Bloomington, IN 47401, please know I am in favor of granting the variance requested by the aforementioned. It is so important to care for a house and to maintain a home and it seems this is what they are attempting to do.

Again, please know I am in favor of granting the variance for roof type and siding type and the addition to 811 S Anita Street, Bloomington, IN 47401. I can be reached by cell at 812.797.3937. Thank you.

Sincerely,

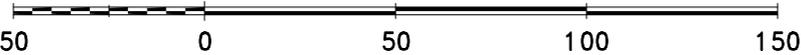


Elizabeth Grant Investments LLC



V-52-13  
2011 Aerial Photo

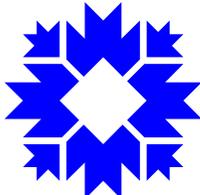
By: roachja  
10 Dec 13



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 50'