

# CITY OF BLOOMINGTON



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

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

**\*Kelly Conference Room #155**

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**PETITIONS:**

- V-10-14      **David & Tyler Kate Ferguson**  
615 N. Washington St.  
Request: Variance from maximum impervious surface coverage, side and rear yard setbacks, height, materials and drive-cut standards to allow the construction of a detached garage.  
(Case Manager: Eric Greulich)
  
- V-11-14      **Alacrity Investments, LLC**  
2310 W. 3<sup>rd</sup> St.  
Request: Variances from architectural design, parking setback and building setback standards.  
(Case Manager: James Roach)

**BLOOMINGTON HEARING OFFICER  
STAFF REPORT  
LOCATION: 615 N. Washington Street**

**CASE #: V-10-14  
DATE: April 2, 2014**

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**PETITIONERS:** David and Tyler Ferguson  
615 N. Washington Street

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**REQUEST:** The petitioners are requesting variances from side and rear yard building setback and maximum impervious surface standards to allow the construction of a detached garage. Also requested is a variance to allow for a second drive cut for the property.

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**Report Summary:** The petitioners own and reside in a single family home located on the west side of N. Washington Street midblock between E. Cottage Grove Avenue and E. 10<sup>th</sup> Street. The property is zoned Residential Multifamily (RM) and is surrounded by registered rental units. The petitioners are planning to construct a new garage at the northwest corner of the property and are requesting several variances to allow the construction.

The petitioners received approval for similar variances in 1999 (V-43-99) and 2009 (V-21-09) to construct a one-story detached garage in this location. Since those approvals, the garage was not constructed and the petitioners have since altered their plans. The petitioners are currently planning a detached garage in the same location and approximate size as the previous approvals. The proposed location of approximately 2 feet from the north and west property lines would allow the petitioners to maximize use of their back yard and provide a screen from the adjacent uses. Several green building features have also been incorporated into the design of the garage as well including rainwater collection and possible recycled materials.

This garage would replace a previously removed garage within the main house structure. Staff finds that the new garage will be a positive addition to the property and will improve the viability of an owner-occupied structure to remain in the area. The garage structure will provide additional privacy desired by the petitioners without creating any negative impacts to the surrounding area.

The petitioners currently have a surface parking area accessed off of the alley to the south of the property. Single family homes are not permitted to have multiple drive cuts. Although a second driveway will not be created with this request, a second drive cut from the alley to the west would be created to access the garage. Staff finds these impacts to be minimal and will not unnecessarily utilize greenspace on the site for a second surface parking area.

Lastly, the petitioners' proposal would increase the amount of impervious surface on the site to 42% which exceed the maximum of 40%. Several of the properties in the immediate area currently exceed this limitation. This variance is further supportable by staff due to the on-site rain collection and reuse of the rainwater. This will help mitigate

the additional impervious surface being added. Furthermore, single family zoning in the core of the City allow for up to 45% impervious surface. The use of the property and size of the lot functions more like a Residential Core (RC) lot than an RM lot. Staff would also suggest that this variance allow for the flexibility for a detached or attached garage to be constructed as the impacts between the two would have a negligible difference.

Neighborhood Input: The petitioners presented their plans to both the Old Northeast Neighborhood Association and the Highpoint Neighborhood Association. Both of the associations supported the request previously and had sent letters of support.

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## CRITERIA AND FINDINGS

**20.09.130 e) Standards for Granting Variances from Development Standards:** A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

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

**STAFF FINDING:** Staff finds no injury to the public health, safety, morals or general welfare of the community from the proposed variances. The proposed changes to the property will not cause any unsafe conditions. The garage will function in the same manner as the previously approved variance in 1999 and 2009.

- 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 proposed changes should only increase the value of the property and subsequently the surrounding 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:**

*Side and Rear Setback:* Staff finds practical difficulty in requiring the standard setbacks. The UDO would require detached garages to normally have a 5-foot setback from the side and rear property lines. As with the past variances on this property, staff finds making it meet the required setbacks would unnecessarily use the greenspace on the property. The garage would be adequately screened from the adjacent property by existing trees and will have adequate setbacks from the

adjacent property by the adjoining alley. The property is one of few owner-occupied structures in this multi-family area, making privacy an important factor to the owners.

*Number of Drives:* Staff finds practical difficulty in requiring the petitioners to remove the existing driveway to place the garage. The garage will not have a traditional driveway as it is proposed to be directly accessed from the alley and not a driveway. The code requirement was partially intended to not allow single family lots to utilize large amounts of the lot for surface parking. The proposed second cut will not include a second drive and will have minimal surface. Furthermore, the property would be allowed multiple drive cuts if it were a multi-family structure.

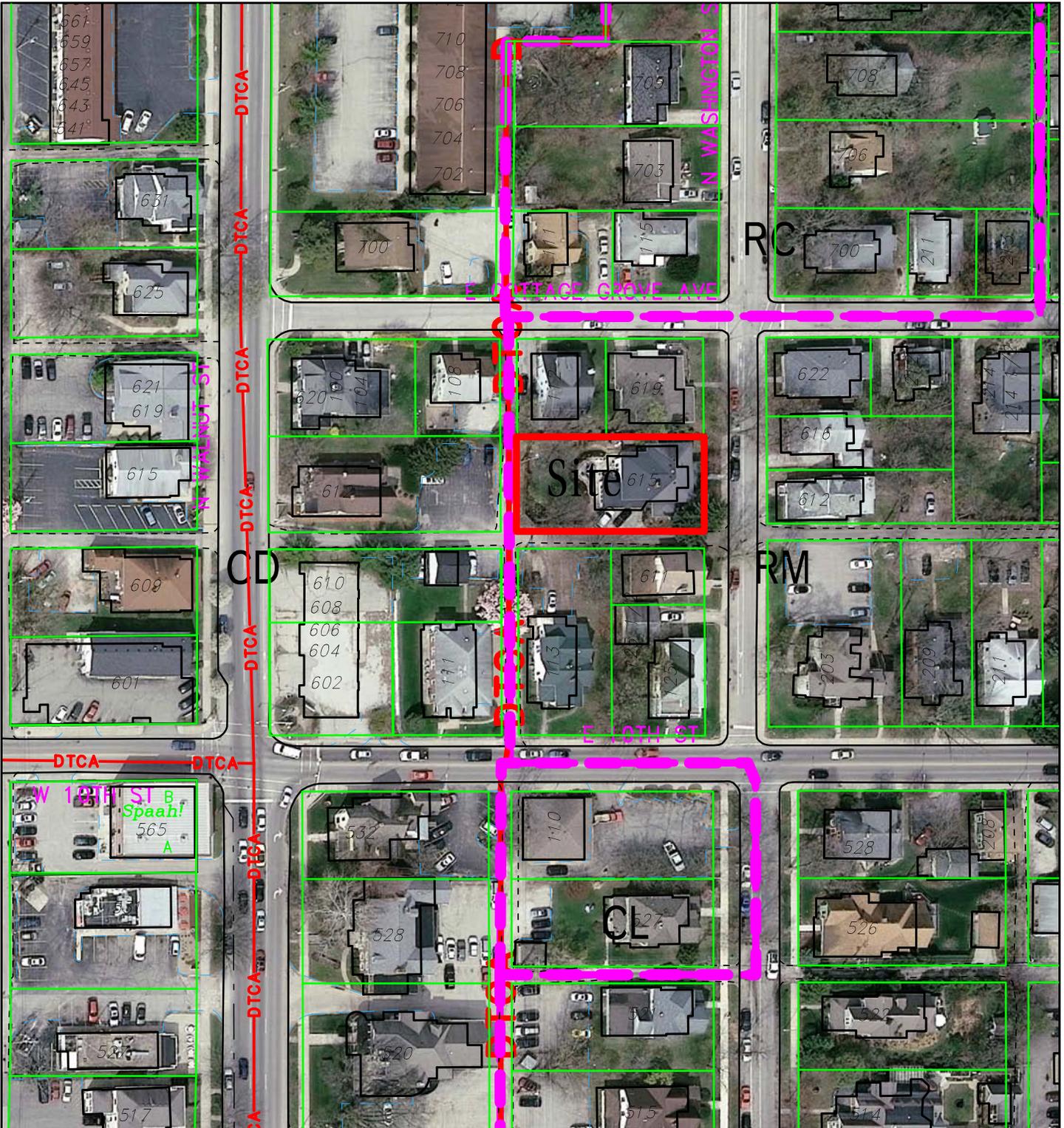
*Impervious Surface Coverage:* Staff finds practical difficulty in requiring the petitioners to meet the 40% maximum impervious surface coverage. The minimal excess coverage would be mitigated by the rainwater collection planned for this property. Peculiar conditions include the large amount of non-conforming lots that surround this property and the fact that it is a single family residence within a multi-family zoning district. If this were in an RC district, the UDO would allow up to 45% coverage and a variance would not be necessary.

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

1. Rain collection from a minimum of the garage must be utilized if impervious surface coverage is exceeded.
2. The garage must be consistent with submitted elevations.





V-10-14 David & Tyler Ferguson

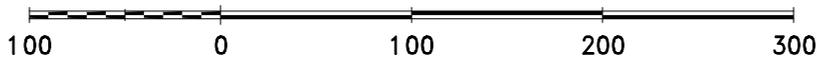
615 N Washington Street

Hearing Officer

2010 Aerial Photograph

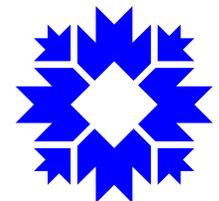
By: greulice

28 Mar 14



For reference only; map information NOT warranted.

City of Bloomington  
Planning



Scale: 1" = 100'



Petitioner's Statement 615 N. Washington Garage

Petitioners: David and Tyler Ferguson, 615 N. Washington Street.

Hearing: April 2, 2014

Project: new garage to be constructed in the NW corner of the lot at 615 N. Washington Street.

We are seeking variances for construction of a detached garage at the northwest corner of our lot. We are owner occupants residing at 615 N. Washington St. All neighbors in all directions are rentals. The closest owner occupied is on Cottage Grove in the next block.

We submitted plans in 99 for setback variances and were granted the variances.

In 2009, we submitted plans for a much larger structure than the one we hope to build now and were granted 4 of the 5 variances we seek today.

Variances requested:

1- Impervious surface in excess of 40%. We plan to mitigate all new construction by capturing water from roof and reusing in garden. We also plan to capture additional water from our current structure.

~~2- 20' height.~~ -- We are trying to construct a building that will also serve to cut down on (bounce back) noise and block the sight lines to some undesirable behavior to the north and west of our property.

3. Side and rear yard set back. We have learned the hard way after installing our fence that any land that is accessible (area outside fence) WILL be used for dumping garbage, pet pooping, human urinating, vomiting and general shenanigans. We are the only ones harmed in the process as it is our responsibility to keep the area free of trash and debris per HAND or we will be fined.

~~4. Partial metal siding (on north and west sides).~~ This is an attempt to create a visually interesting and updated building. Think Chipotle. Many of our ideas come from Houzz. The idea is to use the material as a design element, not an attempt to come up with some cheap and homogenous finish.

5- Second drive cut. Originally, the house had an attached garage. When we remodeled in 1998, we tore down the 1920's structure as it had become compromised with the goal of building a detached garage in the future. There was an existing drive cut (off of the alley) that we continue to use. The new garage location would require an additional cut (off the alley).

V-10-14  
Petitioner Statement

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

Impervious surface: will incorporate gutters and capture rainwater in rain barrel, in order to minimize additional run-off.

Height will only exceed the maximum allowed by 2 feet.

The proposed setback will not be injurious, in that the proposed location makes historic sense for this lot. Furthermore, the culture in our neighborhood is for bad things to happen on open green space like vomiting, illegal dumping and temporary bag storage for folks that dumpster dive.

Metal roofs are allowed in this district. We're choosing metal because it is a better material for capturing rainwater (than say, shingles). And the sides of the garage which could incorporate some of the metal will be immediately adjacent to the CD zone, where that material is allowed.

The second drive cut will not be injurious as it faces a paved parking lot, which violates setback requirements.

**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.**

Impervious surface limits shall not be exceeded by many square feet (this variance was previously granted in 2009 (for a much larger structure) at which time it was calculated to just exceed the limitation. This lot is immediately adjacent to the CD zone which allows a greater percentage impervious surface.

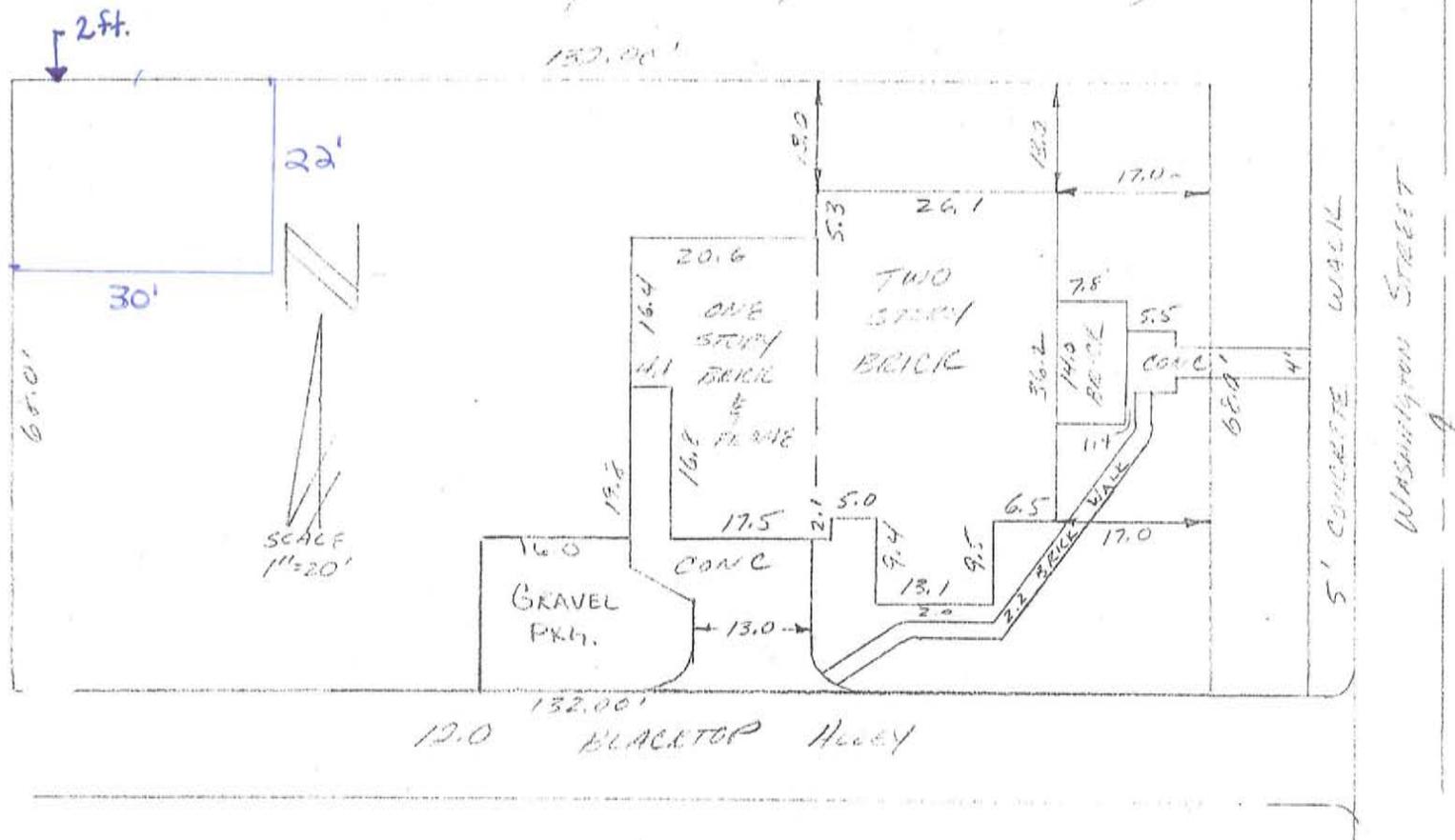
The height variance will not harm the use and value of the area adjacent to the property as the height limitation will only be exceeded by only 2 feet. The proposed setbacks will not adversely affect the use and value of the area adjacent to the property because they mimic the historic setbacks and locations for garages in this district and provide the best aesthetic for adjacent properties. The metal siding will not harm the adjacent property - metal roofs are allowed in this district, using a metal wall will not greatly differ from using a metal roof in appearance. One of the proposed metal walls faces the CD zone and thus will not damage that property's use or value. The other proposed wall is immediately adjacent to the CD zone and will not damage that property's use or value. The second drive cut is for the garage door. This door will not adversely impact the use and value of the area adjacent to the property because the adjacent property to the west is fully paved, lot line to lot line (which violates parking setbacks) and the property to the north is a paved parking area, which violates the parking setback. The current fence has an opening at that location which is used for bringing mowers and other equipment into the yard, so the impact of a garage

door will not be greater.

**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.**

The strict application of the terms of the UDO will result in practical difficulties in the use of the property in that strict application of the impervious surface requirements would prevent the construction of a garage on this lot which currently has only a house, patio and off-alley parking. Strict application of the height limitation would prevent the use of a loft area of the garage for low-height storage and a better design of the garage. Requiring the setbacks set forth by code would result in an unusable garage placed in the center of the back yard, would require even greater impervious surface exposure by way of a longer drive and create a dead zone between the garage and the property to the north - the current fence is set back from the property line - the current dead zone has been used as a receptacle for garbage, mattresses, a pellet gun, a bucket of vomit and a dead animal by the neighbors to the north. Providing this dead zone to the neighbors and the neighborhood would result in practical difficulties in our use of the property in that we would be required to clean the neighbor's trash off of our property. We called in a trash violation to HAND on our neighbors to the north, and HAND put the violation in our name, presumably because the trash was on our property, even though HAND found the owner's name in the trash. This situation results in our request for the metal siding - we could do vinyl siding here, a very cheap material or split face block or poured in place concrete. None of these is as nice looking as the corrugated metal we would like to use. We would like a material which would be in keeping with the historic nature of the neighborhood (corrugated is found in the porch roof at 113 E. 10, corrugated roof is found at Lincoln and 10th. We believe there was historically more, but since has been covered up by cheap siding. The siding is the easiest to clean and the most durable - if we cannot do, our hardship will be putting in a material that will not work as well for the purpose. The second drive cut is required, otherwise we would have to enter the garage from the yard and utilize a new drive which again would reduce our impervious surface. We cannot place the garage where the current drive cut is due to our current yard and greenspace. It would required us to cut down several trees and other plants. The best location for the garage would entail cutting down a stately oak tree, which we are trying to avoid at all costs.

LOT 6 CLARK'S SUBDIVISION  
(of REED & OTHERS ADDITION)



615 N. WASHINGTON

DESCRIPTION:

Lot Number 6 in Clark's Subdivision of Reed and Others Addition, also known as Clark's Addition to the City of Bloomington, Indiana, as shown by the recorded plat thereof.

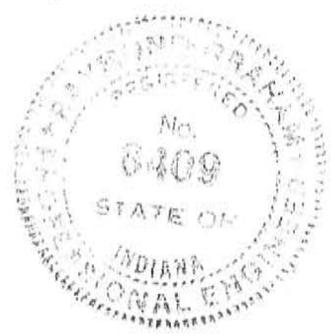
CERTIFICATION:

I hereby certify that the above plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, nor are there any encroachments from any other property on said surveyed property.

*Raymond Graham*

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RAYMOND GRAHAM  
 R.P.E. 8409 L S 9978 IND  
 3215 N Smith Pike  
 Bloomington, Indiana  
 August 19, 1987

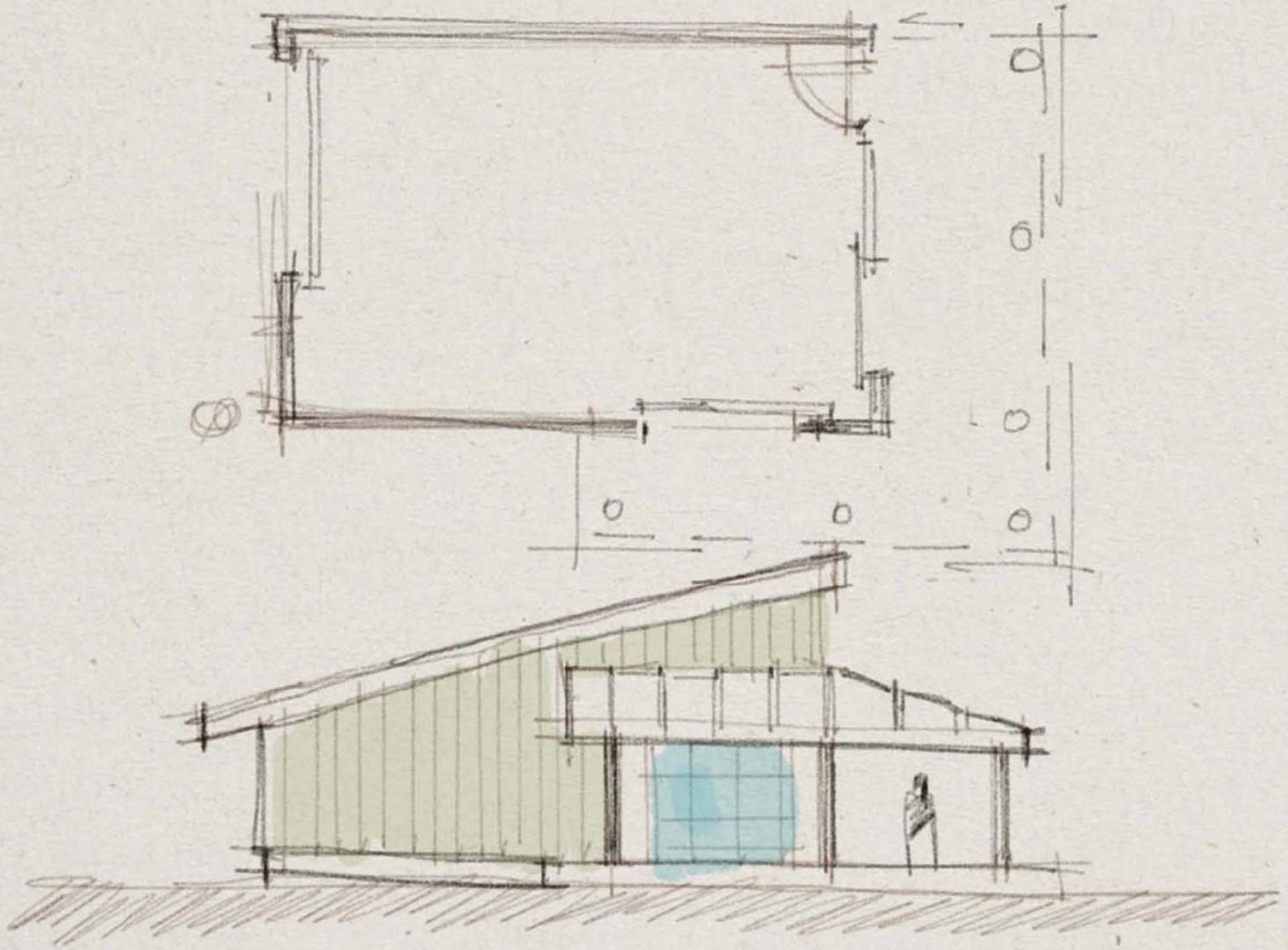


*Raymond Graham*

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Raymond Graham  
 Recertified March 16, 1992

V-10-14  
Site Plan



**BLOOMINGTON HEARING OFFICER**  
**LOCATION: 2310 W. 3<sup>rd</sup> St.**

**CASE #: V-11-14**  
**DATE: April 2, 2014**

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**PETITIONER:** Alacrity Investments LLC  
3718 Cheyenne Ct., Columbus, IN

**CONSULTANT:** Bledsoe Riggert & Guerrettaz  
1351 W. Tapp Rd., Bloomington

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**REQUEST:** The petitioner is requesting variances from buffer yard and architectural standards.

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**REPORT SUMMARY:** This approximately 3.2 acre property is located at 2310 W. 3<sup>rd</sup> Street and has been developed with a single family house. Surrounding land uses include offices and other Commercial Arterial uses to the east and west, an automobile dealership to the south, and single family residences to the north. Immediately to the north is an approximately 2.3 acre property with a large sinkhole that is also being purchased by the petitioner that is located outside of the City limits. The property has scattered interior trees and a wooded sinkhole in the southeast corner.

The petitioner is proposing to remove the existing house and build two residential style buildings for an assisted living use. These buildings would be built in two phases, with each building satisfying its own parking needs. 18 parking spaces are proposed to the rear and sides of the buildings. There is an existing gravel access driveway that connects this property to Johnson Ave. to the west that will remaining place. This drive in not within the City limits. There will also be a connection to 3<sup>rd</sup> St. in the approximate location of an existing drive-cut.

The overall property is comprised of two parcels. The north half of the site is zoned Residential Single-family (RS) is located outside the City limits. The south half is zoned Commercial Arterial (CA). The Unified Development Ordinance (UDO) requires a buffer yard when there is development on a commercially zoned property that is adjacent to residentially zoned property. In this case, a Type 2 Buffer Yard is required along the north boundary. This buffer yard type requires an additional 20' setback for building and parking areas, and requires additional landscaping as well. There is a large sinkhole located on a majority of the residentially zoned northern half of the site. Because the UDO requires a 25' buffer from a karst feature, the majority of the residentially zoned north half would be undevelopable.

The petitioners are requesting a variance from part of the additional buffer yard setback standards since this requirement would force the petitioner to create a buffer on their property from their own undevelopable property. The variance is only necessary where two entry canopies come within 16 feet of the property line and where a parking lot is within 20 feet of the property/zoning line. The petitioner is still required to install the landscaping as required in the buffer yard standards. The

petitioner is also requesting a variance from the arterial architectural requirements to allow for a residential style building.

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**SITE PLAN REVIEW:**

**Access:** The property is currently accessed by a gravel east/west driveway that connects to Johnson Ave. to the west. This drive is located out of the Bloomington city limits and will remain in its current state. The primary access will be from 3<sup>rd</sup> St. This drive-cut will be by default a right-in/right-out only because of the existing medium in 3<sup>rd</sup> St. The drive is approximately in the same location as an existing drive cut and gravel drive.

**Pedestrian Facilities:** There is an existing sidewalk along 3<sup>rd</sup> St. that will remain in place. Sidewalks are also provided from 3<sup>rd</sup> St. to the buildings.

**Parking:** The two proposed assisted living buildings can have a maximum of 19 parking spaces, based on 4 employees on the largest shift and a minimum of 34 rooms. The plans show 18 total spaces. Based on the number of spaces, a minimum of 4 bicycle parking spaces are required. These are not yet shown on plans. Each building should include at least two bicycle parking spaces.

**Environmental Features:** The property has a few scattered trees and a stand of trees along the southeast property line. The proposed site plan meets the tree canopy coverage preservation requirements. As mentioned previously, there is a large sinkhole that is partially located on this property. The petitioner has shown the sinkhole and required 25' buffer on the site plan. No grading or disturbance is proposed or allowed within the 25' sinkhole buffer. A karst conservancy easement will be recorded for the sinkhole and buffer. There is also a possible sinkhole located in the stand of trees in the southeast corner that must be placed in a karst conservancy easement along with the required 25' buffer. In addition, there are two stands of trees on the property that are larger than a half-acre and are required to be placed in a tree preservation easement.

**Landscaping:** A landscaping plan has not yet been developed, but will need to include all required buferyard landscaping.

**Architecture:** The buildings are mostly 1-story in height with pitched roofs. Due to the grade, the building have partially exposed walk-out basements along 3<sup>rd</sup> Street. The façade will be finished with brick and siding. The buildings do not meet minimum architectural requirements for new buildings along Primary Arterial roadways. These standards were written to shape the design of office and retail uses. This use, while a permitted use in the district, is much more of a residential style use and building. The UDO requires the following architectural standards:

- (2) **Exterior Facades:** No building façade visible from a primary arterial or freeway/expressway shall have a blank, uninterrupted length exceeding forty (40) feet without including three (3) or more of the following design elements:
- (A) Awning or canopy;
  - (B) Change in building façade height (minimum of five (5) feet of difference);
  - (C) A regular pattern of transparent glass which shall comprise a minimum of fifty percent (50%) of the total wall/facade area of the first floor facade/elevation facing a street;
  - (D) Wall elevation recesses and/or projections, the depth of which shall be at least three percent (3%) of the horizontal width of the building façade.
- (6) **Primary Pedestrian Entry:** One (1) primary pedestrian entrance shall be provided for any facade which contains at least sixty six (66) feet of frontage along a primary arterial or freeway/expressway. The pedestrian entry shall contain at least three (3) of the following architectural details:
- (A) Pilasters or facade modules;
  - (B) Public art display;
  - (C) Prominent building address, building name, and lighting;
  - (D) Raised corniced entryway parapet; or
  - (E) Buttress and arched entry.

The current design does not include an awning or canopy, foot height change, or 50% glass on first floor. The entry along 3<sup>rd</sup> Street does not contain any of the required elements. Staff believes that the entry can be changed to make it more prominent and will work with the petitioner to continue to refine the design.

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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:** The granting of a variance from these standards will not be injurious to the public health, safety, morals, and general welfare. The building and parking lot have been placed as far south on the property as possible to maintain the maximum amount of separation from the adjacent residences to the north. The proposed architectural variances will not be injurious to the public health, safety, morals, and general welfare of the community.

- 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 proposed amount of separation from the assisted living facility and residences is much larger than what code would require even with the decreased buffer yard setbacks because of the undevelopable property to the north. The proposed architectural variances will not impact the use or value of the area adjacent to the property, which are mostly residential style building also.

- 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 large sinkhole located to the north of the commercial portion that restricts the development of the north half of the property. As mentioned previously, the UDO requirement of a 25' buffer from a karst feature and the presence of several trees in the residentially zoned northern half, severely limits the use of the north half of the property. The amount of area that separates the proposed assisted living use from the adjacent residences is larger than the wider bufferyard that is required one three narrow portions along the zoning line. Practical difficulty is found in that the bufferyard requirement requires the petitioner to buffer this use from land they also own.

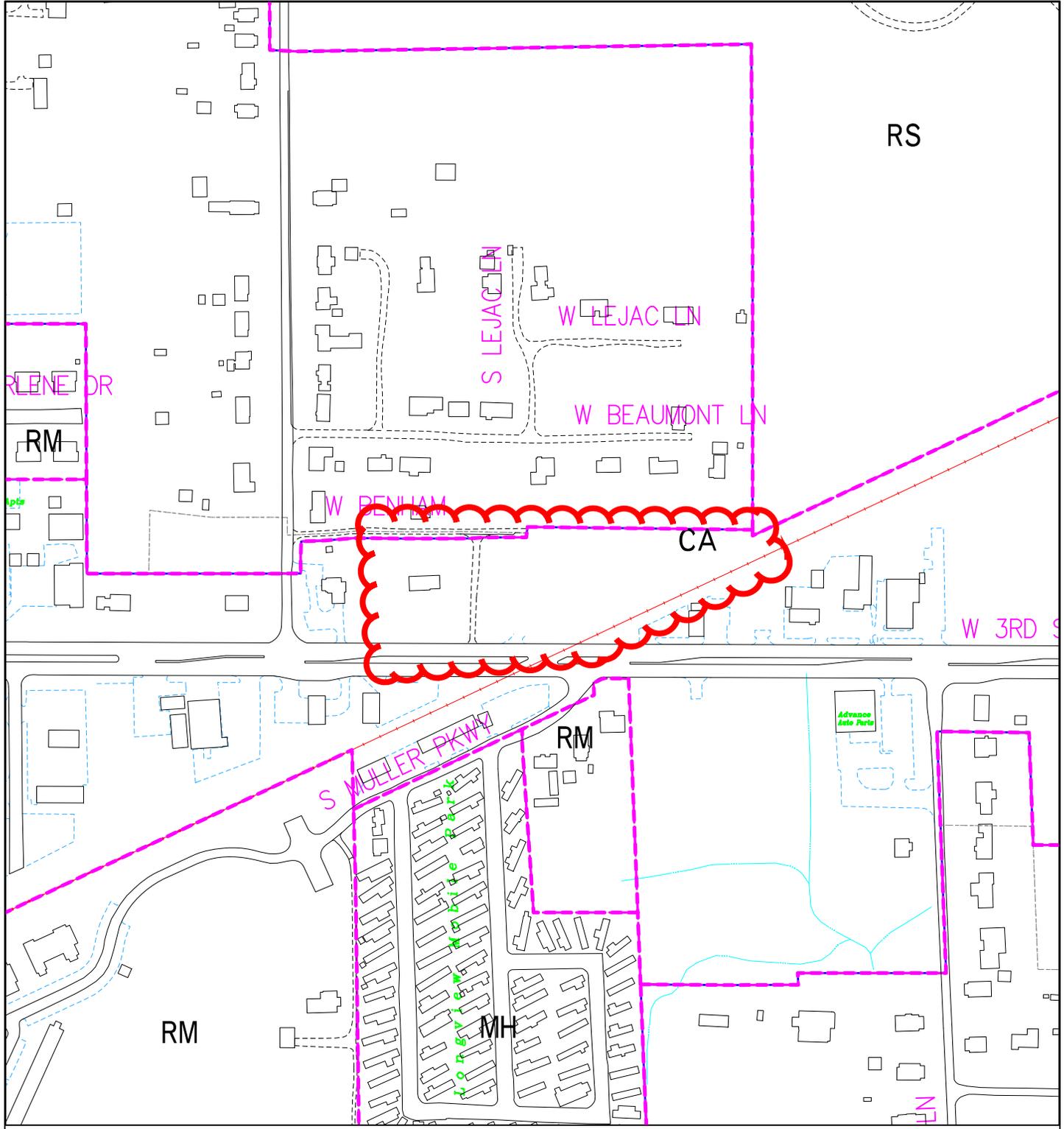
Peculiar conditions for the architectural variance are found in the proposed use of the property. This use will house 30-40 assisted living residential units. The UDO requires design elements designed for retail and office buildings, such as roof parapet height changes, first floor voids and awnings, that are inappropriate in a residential context. Practical difficulty is found in that by requiring strict compliance with the UDO, the petitioners would have to design a building less appropriate for this permitted use.

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

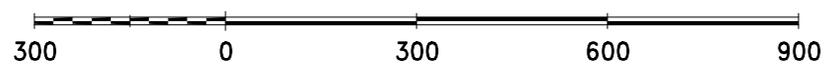
1. A grading permit is required prior to any construction or land disturbing activities.
2. Complaint lighting and landscaping plans must be submitted for approval prior to issuance of a grading permit.
3. Conservation easements must be recorded for the portions of the northern sinkhole within the City limits and for the tree stand a sinkhole at the eastern end of the property prior to release of a grading permit.
4. The petitioner and their architect shall continue to work with staff to revise the plans to create a more prominent pedestrian entry along 3<sup>rd</sup> St. for each building that includes at a minimum a door facing the street and the building address.

5. The sidewalk along 3<sup>rd</sup> Street must be designed to go through the drive, with the drive ramping up to meet the sidewalk.
6. Four class-II bicycle parking spaces are required with Phase 1 and at least two additional spaces with Phase 2. .
7. Siding must be cementitious. Vinyl siding is not permitted.
8. Minimum 2 foot eave overhangs are required on the roofs.

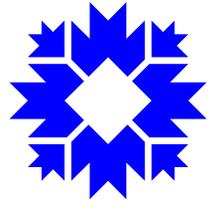


V-11-14  
Location Map

By: roachja  
27 Mar 14

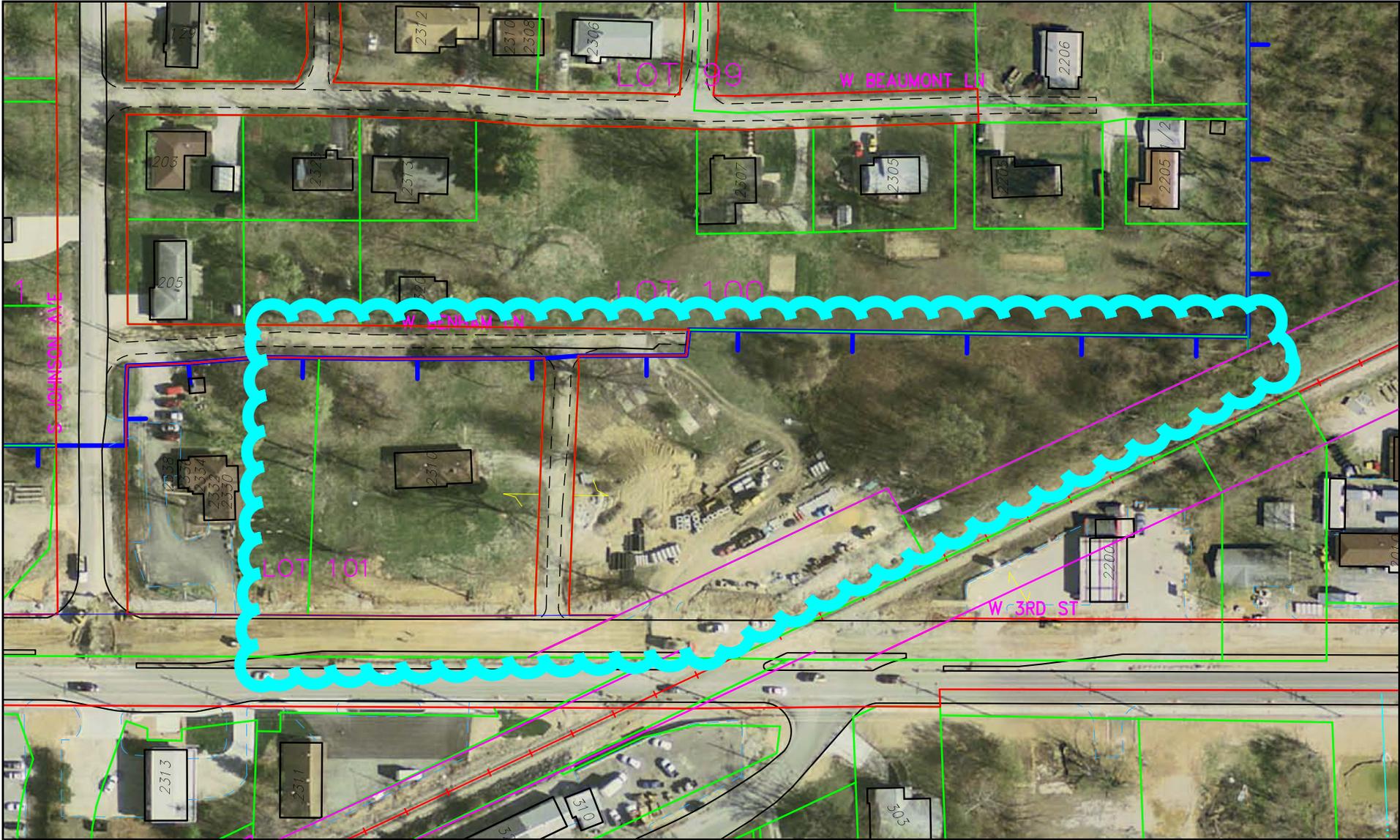


City of Bloomington  
Planning



Scale: 1" = 300'

For reference only; map information NOT warranted.



V-11-14  
2011 Aerial Photo

By: roachja  
27 Mar 14



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 120'



March 16, 2014

Mr. James Roach, Senior Planner  
 City of Bloomington, Planning Department  
 401 N. Morton St., Suite 160  
 PO Box 100  
 Bloomington, IN 47402-0100

Re: Hearing Officer, City of Bloomington  
 BeeHive Homes; AKA 2310 West Third Street  
 Bloomington, IN  
 Petitioner's Statement

BRG Project No. 8128

Dear Jim,

On behalf of Mr. Sukhvinder Mehta OF Aclarity Investments LLC, the petitioner for the BeeHive Homes Project located at 2310 West Third Street, here in Bloomington. As a part of this filing packet is the Purchase Agreement confirming the terms of the purchase being tied to the Planning and appropriate approvals for the petition. Signatures of the seller are affixed to that document dated November 22, 2013. In addition to meeting with you on multiple occasions, we have also had a meeting with CBU to discuss existing utility access and storm water management. As a part of the development process we are requesting to be placed on the next Hearing Officer Agenda for the following Variances:

1. Architectural Standards
2. Parking Setback
3. Building Setback

**Variance Request 1: Architectural Standards**

Per our discussions to date, it is clear that the Architectural Design Standards found in the Unified Development Ordinance for the City of Bloomington are most effective for a commercial / retail configuration for development. The Elder Facility that is BeeHive Homes is intended to provide a homelike atmosphere for its residents, which is neither commercial nor retail. Mr. Sukhvinder Mehta has described BeeHive Homes as follows:

*Alacrity Investments LLC, an Indiana company, is a franchisee of BeeHive Homes (<http://beehivehomes.com/>). We are planning to build BeeHive Homes in Bloomington - an assisted living, residential care home with 17 units.*

*The concept of BeeHive Homes is different from large senior care centers which typically accommodate 100-200 residents. BeeHive Homes are small homes with 15-20 bedrooms with a central living / recreational / dining room. The idea is to provide home style living to seniors requiring assistance in daily activities. Currently there are about 130 BeeHives Homes nationwide, two being in Indiana - Georgetown and Scottsburg.*

*The Home in Bloomington would have a buildup of around 9600 sq ft, and will be staffed with 10 member team including a Manager, Cook and Care Givers. We are looking to build two Homes at 2310 W 3rd Street, Bloomington in two phases.*

*The project will cater to the needs of senior residents in Bloomington and Monroe county, and will also create employment opportunities for about 20 people in the City.*

V-11-14  
 Petitioner's Statement

BeeHive Homes at 2310 West 3<sup>rd</sup> Street, Bloomington, Indiana  
Hearing Officer Petitioners Statement  
Page Two

**Variance Request 2: Parking Setback**

Per our discussions to date, the parking setback is necessary for the driveway located on the east end of the project. The physical parking does not encroach on the setback, however, staff has identified the drive as a part of the parking configuration and has suggested the variance request be made. The parcel is pinched in the north and south direction as it converges moving further east. The convergence is due to a fixed lot line, per current plat dated to the 1960's or before and the railroad right of way to the southeast. There is a potential karst feature east of the planned improvements that restricts movement in that direction. The potential karst features on the property will be addressed via a conservancy easement in the future and prior to pulling any permits for construction. The site development layout and plans have worked with the constraints well and special consideration to grading and placement of the structures and physical parking have been made, noting that vehicles are not proposed to park in the associated setback as discussed above.

**Variance Request 2: Building Setback**

As a part of the buildings layout there is a canopy located on the north side of each proposed structure, specifically Phase 1 structure to the east and Phase 2 structure to the west. These canopy's are in place to allow the elderly residents and visitors of BeeHive Homes to arrive at the reception door under roof and free of the weather and elements such as rain, ice, and snow. The canopy will consist of supporting columns and the roof line at a height suitable to the structure.

We understand based on the current zoning of the parcel that we are consistent with the uses table associated with the Commercial Arterial classification. Access from Third Street has been anticipated based on the current drive cut installed as a part of the Third Street improvements. In addition the necessary utilities exist on site and are planned for improvements consistent with the CA zoning.

BeeHive Homes creates a development footprint that can best suit the terrain and unique geometric constraints of the parcel largely by the utilization of a walkout basement configuration for the structures. This coupled with the low impact parking demand associated with the use. The layout proposed suits the terrain in a manner that many other uses sought by the Commercial Arterial cannot achieve. The constraints which cause the variance requests are unique and are not caused by the petitioner. Rather, the petitioner is working with the various constraints by bringing forward a project best suited to them.

Jim, upon receiving this packet and request, should you have any questions please do not hesitate to call or drop me an email. We will work to resolve questions and comments you have.

Sincerely,

Bernie Guerrettaz, PLS  
Bledsoe Riggert Guerrettaz, Inc.

file: Project No. 8128

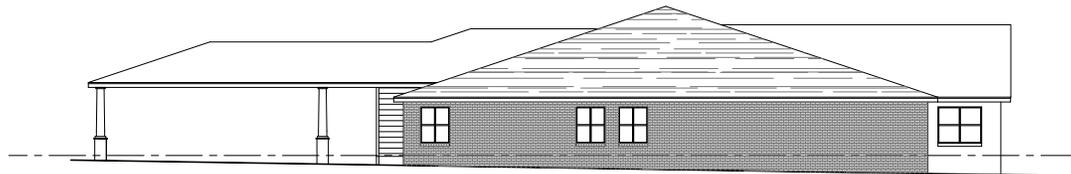








**A**  
A2.1  
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**B**  
A2.1  
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**C**  
A2.1  
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**D**  
A2.1  
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

V-11-14  
Elevation Drawings



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Beehive Homes  
Bloomington, Indiana  
Sukhi Mehta

Elevations  
New Facility for  
Beehive Homes  
2310 West 3rd Street  
Bloomington, Indiana

DATE: 3-6-2014  
DRAWN BY: bhn  
CHECKED BY: sek  
REVISIONS:

2013-105

A2.1