

CITY OF BLOOMINGTON



September 16, 2015 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
September 16, 2015 at 2:00 p.m.

***Kelly Conference Room #155**

PETITIONS:

- UV-29-15 **Don Francis**
1503 W. Arlington Rd.
Request: Use variance to allow a ground floor dwelling unit on a property zoned Commercial Limited (CL).
Case Manager: Eric Greulich

- V-32-15 **Sigma Nu Alumni Association**
1015 N. Jordan Ave.
Request: Variance from maximum number of parking spaces to allow an addition to an existing fraternity.
Case Manager: Eric Greulich

**BLOOMINGTON HEARING OFFICER
STAFF REPORT**
Location: 1503 W. Arlington Rd.

CASE #: UV-29-15
DATE: September 14, 2015

PETITIONER: **Arlington Circle LLC (Don Francis)**
 1503 W. Arlington Rd., Bloomington

REQUEST: The petitioner is requesting a use variance to allow a ground floor dwelling unit in a Commercial Limited (CL) zoning district.

STAFF REPORT: This 4.68 acre property is located at 1503 W. Arlington Road and is zoned Commercial Limited (CL). The site has been developed with two commercial/office buildings along the front with associated parking areas, along with an accessory building in the rear of the property. There is one drivecut on Arlington Road that provides access to the property.

The site received a conditional use approval in 2009 (CU-32-09) to be used as a school for Pinnacle School. The school occupied the site for two years and then it sat vacant for another 2 years before the current owners purchased it. There are two residential style buildings along the front of the property that are occupied by various businesses and used as office space. There is an accessory building in the rear of the property that the Pinnacle School had started to improve that was to be used as an auxiliary classroom. Plumbing and electricity were installed in the accessory building by the school for their anticipated use. The petitioner would like to re-use the accessory building as a dwelling unit for an on-site security person/groundskeeper. Ground floor dwelling units are allowed in this zoning district, but only on lots of record and as a primary use. Upper floor dwelling units are also allowed, however this is a ground floor unit. A use variance is therefore required to allow this ground floor dwelling unit. This would be the only dwelling unit on the property. A sidewalk was required along the property frontage with previous approvals and is required with this petition as well. A condition of approval has been included for the sidewalk.

The Plan Commission will be reviewing this petition at the September 14, 2015 meeting and staff will be able to report that recommendation to the Hearing Officer at the September 16th meeting. In staff's report to the Plan Commission, staff did not find that the petition substantially interferes with the Growth Polices Plan (GPP).

20.09.140 CRITERIA AND FINDINGS FOR USE VARIANCE:

Pursuant to IC 36-7-4-918.4., the Board of Zoning Appeals or the Hearing Officer may grant a variance from use if, after a public hearing, it makes findings of fact in writing, that:

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

Staff Finding: Staff finds no injury to public health, safety, morals, and general welfare with a single dwelling unit. The property had been previously used for a

residential use with no known injury. In addition, the presence of an on-site groundskeeper will improve public security.

- (2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and*

Staff Finding: Staff finds no substantial adverse impacts to the adjacent area from this request. The occupancy of the existing building with a single dwelling unit will have minimal increases in noise, traffic, and parking relative to the commercial uses on the property.

- (3) *The need for the variance arises from some condition peculiar to the property involved; and*

Staff Finding: Staff finds peculiar condition in that the zoning code allows for residential structures on the property, including single family residences, but a dwelling unit can only be as a primary use or as upper floor units. In addition, the petition involves the re-use of an existing building for a single dwelling unit. This petition will meet density requirements.

- (4) *The strict application of the terms of the Unified Development Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and*

Staff Finding: Staff finds that the strict application of the UDO constitutes an unnecessary hardship in that the property is 4.68 acres and could have up to 70 dwelling units, preventing one ground floor dwelling unit in an existing structure creates an unnecessary hardship for the property. This will be the only dwelling unit on the property. There are several properties surrounding this site that have a mixture of land uses and even multiple ground floor dwelling units on the same property.

- (5) *The approval does not interfere substantially with the Growth Policies Plan.*

Staff Finding: Staff finds that this request does not substantially interfere with the Growth Policies Plan. GPP designates this property as “Urban Residential,” and in regards to land use and development in new urban growth areas, the GPP recommends:

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

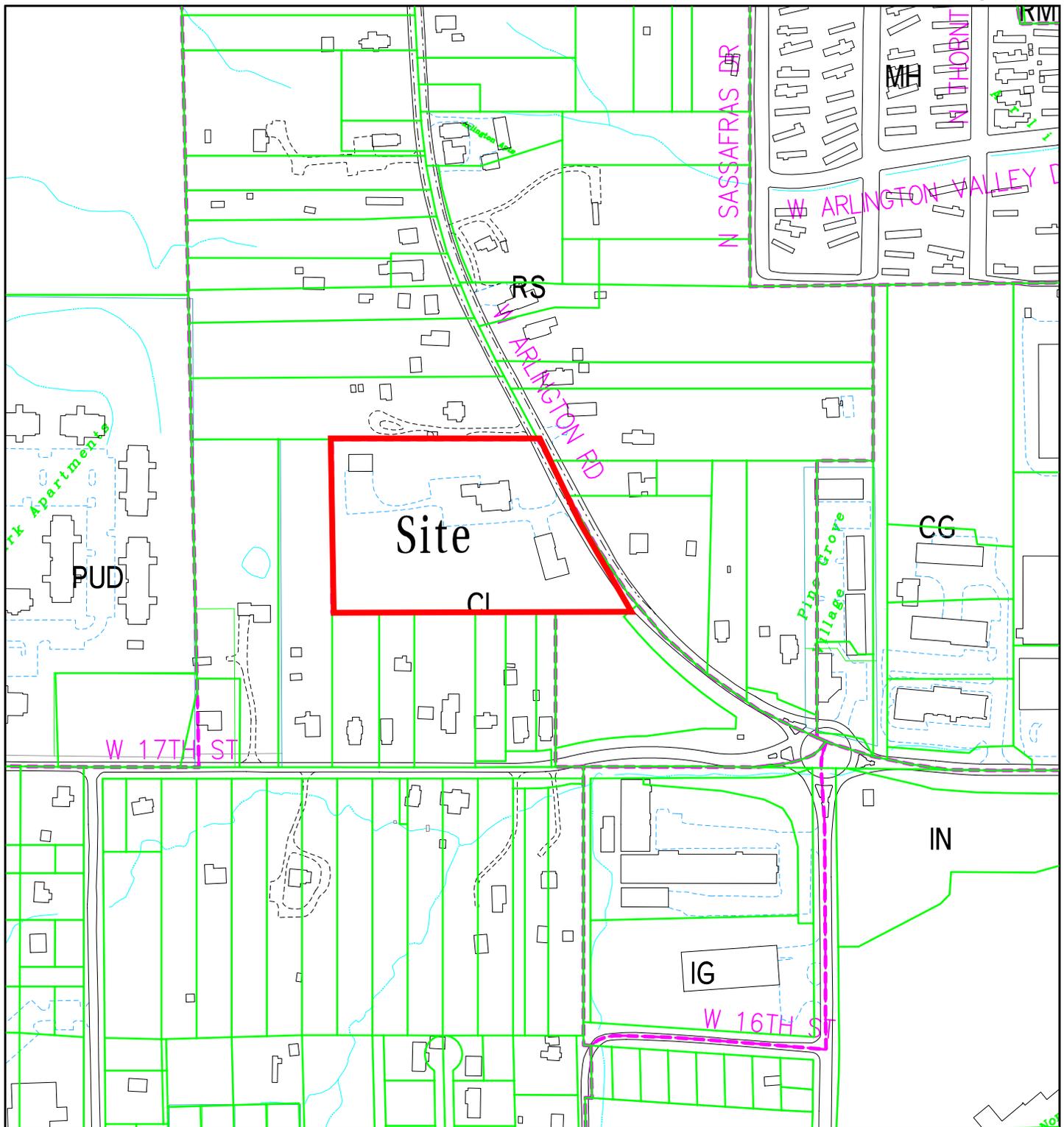
Urban residential areas should have full accessibility to all modern services, which this site meets with sewer and water provided to the site. The site is located on Arlington Road, which is classified as a Secondary Arterial road and will not draw additional traffic through surrounding neighborhoods. There are several properties along Arlington that have a mix of land uses on existing parcels. The GPP recognizes and encourages a mixture of land uses within this area, which this

petition provides.

CONCLUSIONS: Staff finds minimal impacts as a result of this request. The presence of a dwelling unit on this property will not substantially affect neighboring properties or conflict with the goals of the GPP. There are several properties surrounding this site that have a mixture of land uses and even multiple dwelling units on the same property. While the zoning for the property would allow dwelling units and even multiple dwelling units, the presence of a ground floor dwelling unit requires a specific approval.

RECOMMENDATION: Based upon the written report, staff recommends approval of the petition with the following condition:

1. This approval allows for only one dwelling unit on the property in the existing building. Any future uses must meet all requirements of the UDO.
2. The dwelling unit must be registered and inspected by Housing and Neighborhood Development prior to occupancy.
3. A 5' wide sidewalk with a 5' wide tree plot and street trees not more than 40' from center are required along the entire property frontage.
4. All required site improvements must be installed prior to occupancy.



UV-29-15 Arlington Circle LLC (Don Francis)

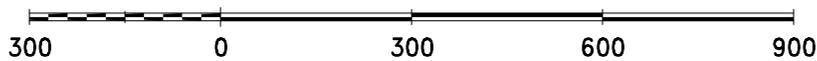
1503 W Arlington Road

Plan Commission

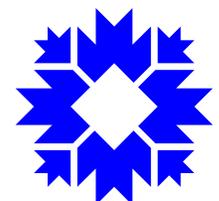
Site Location, Zoning, Land Use, Parcels

By: greulice

9 Sep 15

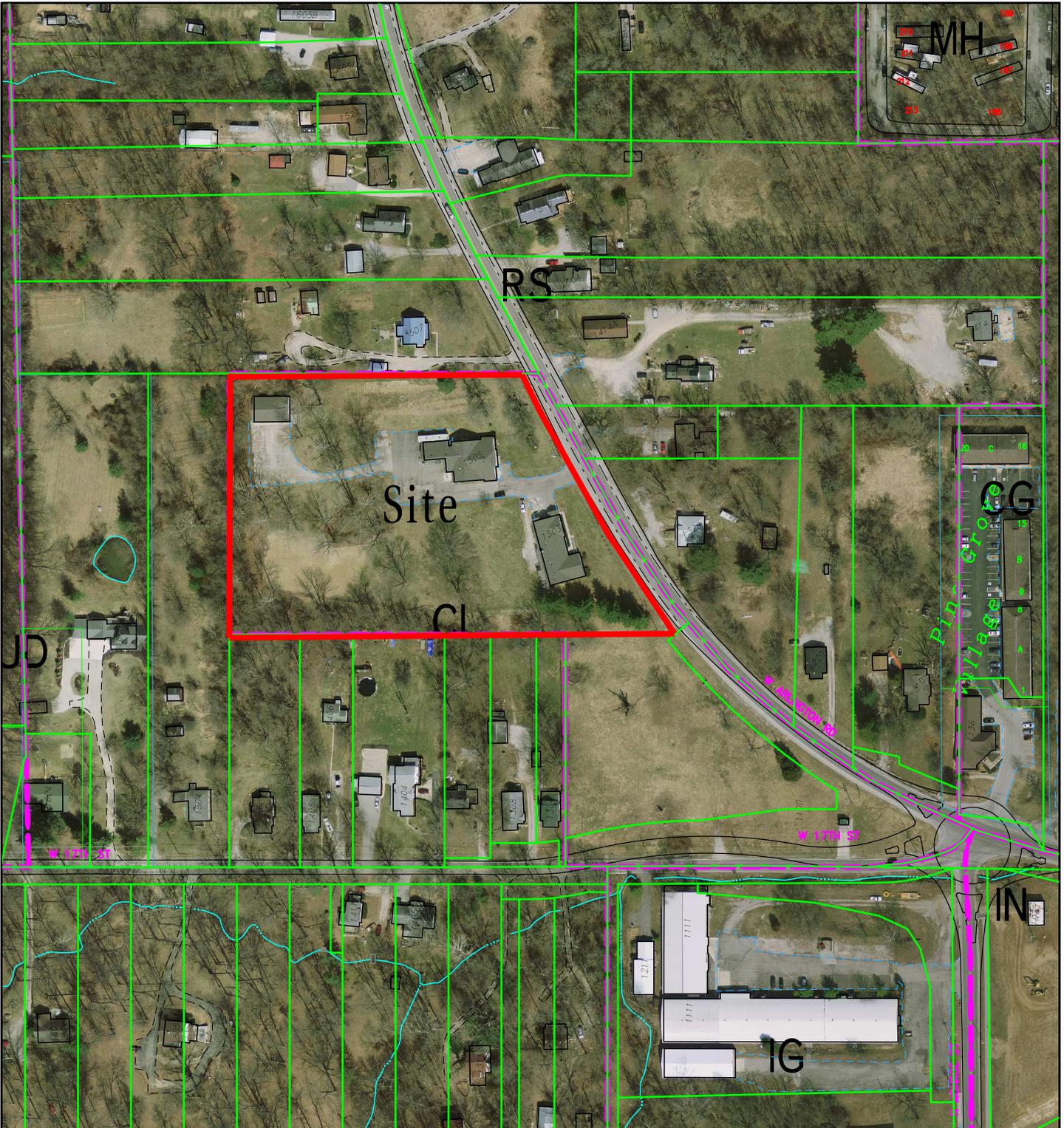


City of Bloomington
Planning & Transportation



Scale: 1" = 300'

For reference only; map information NOT warranted.



UV-29-15 Arlington Circle LLC (Don Francis)

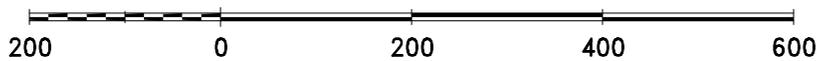
1503 W Arlington Road

Plan Commission

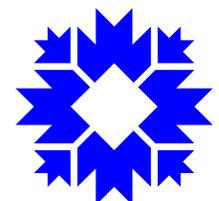
2014 Aerial Photograph

By: greulice

9 Sep 15



City of Bloomington
Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.

STATEMENT IN SUPPORT OF VARIANCE PETITION

Pursuant to IC 36-7-4-918.4, Arlington Circle LLC is requesting a use variance to include a ground floor dwelling unit on the commercial property located at what is commonly known as 1503 - 1505 West Arlington Road, Bloomington, Indiana 47404.

Historically, from 1986 to approximately 2006, this property included a single family home with two detached buildings. The main building located at 1505 was a printing shop. The smaller building at 1505 was a detached garage.

Pinnacle School purchased the property and converted the main building at 1505 into a school. The top floor of the 1503 building was converted to the administration building for Pinnacle School. The basement of 1503 remained unaltered, and remained available for residential use. The garage behind 1505 was in the process of being converted to a school room, something laboratory in nature and included plumbing for a shower and bathroom. Pinnacle School vacated the property sometime in 2012.

Pinnacle School then sold the property to Adams Crossing LLC. Adams Crossing held the property for approximately two years. The property remained vacant until purchased by Arlington Circle LLC in September 2013.

The current use for the property is as follows:

1503 Top Floor is occupied by Ross Law Office.

1503 Basement is occupied by Paul D. Baugh, Attorney at Law.

1505 Main Building is occupied by Heartland Adoption Agency LCPA and various attorneys.

1505 Garage is occupied by the grounds keepers and security personal. The 1505 Garage was finished out as a single family ground floor dwelling unit. All electrical and plumbing for the kitchen and bath already existed.

Arlington Circle LLC specifically requests that a variance from the current commercial use for the former 1505 Garage to be used as a ground floor dwelling unit.

AFFIDAVIT

Pursuant to IC 36-7-4-918.4, I, Donald W. Francis, Jr., President of Arlington Circle LLC, do hereby swear and affirm under the penalties for perjury that the following facts are true and accurate to the best of my knowledge and would state as follows:

UV-29-15
Petitioner Statement

1. The approval will not be ingenious to the public health, safety, morals, and general welfare of the community. The surrounding properties are individual houses or apartments. Use of the 1505 Garage as a ground floor dwelling is consistent with the use of all surrounding properties. While unoccupied, 1505 was a thoroughfare for foot traffic from the former Arlington Park Apartments to Arlington Valley Trailer Park. Having a person or persons on the property at all times has eliminated the foot traffic.

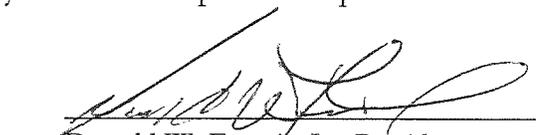
Additionally, Heartland Adoption Agency is a licensed child placing agency is the only entity providing background check and fingerprinting services for Monroe County. Having on site security aids in keeping Heartland and its equipment secure.

2. The use and value of the area adjacent to the property included in the Use Variance will not be affected in a substantial adverse manner. The 1503 – 1505 property has a history of being a residence. The requested use is not inconsistent with the previous history and has had no impact on the property values of the surrounding properties.

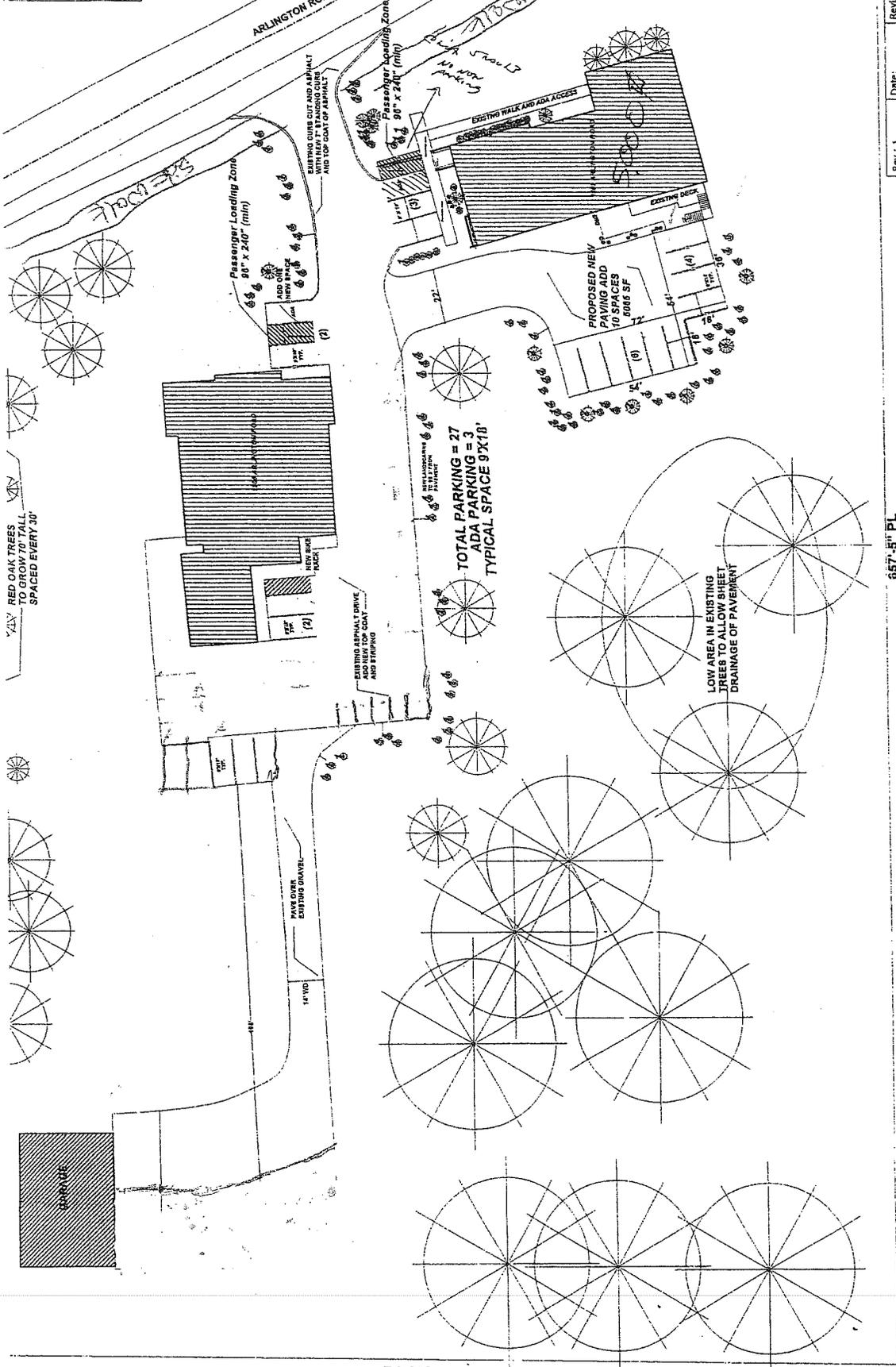
3. The need for the Use Variance arises from some condition peculiar to the subject property itself. As previously stated, security for both Heartland and the attorney's offices is paramount. Heartland, by law, is required protect and secure all records for a period of 100 years. Having a person or persons on site aids in the protection of these records. Again, Heartland being the only provider of fingerprint and background check services requires an added need for security.

4. The strict application of the terms of the Unified Develop Ordinance will constitute an unnecessary hardship if they are applied to the subject property. Strict understanding of the Planning Commissions definitions of permitted uses **20.02.260 Commercial Limited (CL); Permitted Uses allow for "dwelling, single-family (detached)*."** It has been explained to this applicant that this defined use is for "platted properties" only and not for properties described by "meats and bounds." Strict adherence to the Planning Department's definition of "single-family (detached)*" is contrary to the normal and usual meaning of phrase "**dwelling, single-family (detached)*."** **Differentiating between how a property is described and recorded and the application to this property will cause an unnecessary hardship on Arlington Circle LLC.**

5. The approval of the Use Variance does not interfere substantially with the goals and objectives of the Growth Policies Plan. Arlington Circle LLC 1503 – 1505 are located within the Urban Residential area according to the "GPP Geography of Policies Map." The requested variance would be in compliance with the Growth Policies Plan.


Donald W. Francis, Jr., President
Arlington Circle LLC

PRO: EXIS
 PRO: EXIS
 BOXYW
 JAPAL
 RED O
 SIDE



1/4" = 1' RED OAK TREES TO GROW 70' TALL SPACED EVERY 30'

385 PL

657'-5" PL

Rev: 1	Date: 11-04-2013	Revision Note: 271 ADDED LANDSCAP
Designed by: TOBIAS GILLIHAN	Date: 10-10-2013	C
Owner:	T	C
	T	B

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
LOCATION: 1015 N. Jordan Ave.**

**CASE #: V-32-15
DATE: September 16, 2015**

**PETITIONER: Sigma Nu Association of Indiana University
4936 Austin Trace, Zionsville, IN**

**COUNSEL: Mike Carmin
116 W 6th Street, Suite #200**

REQUEST: The petitioner is requesting variance from maximum parking requirements.

BACKGROUND: The Board of Zoning Appeals originally approved a variance from maximum parking and dumpster setback standards on October 18, 2012 under case #V-44-12 to allow for an addition to the fraternity and to relocate a dumpster. The petitioner moved the dumpster involved, but never constructed the addition and the variance for the addition has expired. This petition is the same request that was originally approved.

STAFF REPORT: This approximately 2.6 acre property is located on the west side of N. Jordan Avenue between E. Lingelbach Lane and E. Law Lane and is zoned Institutional. Surrounding land uses to the north, east and south are fraternities and sororities. To the west is IU's Sembower Field. The property has been developed with a 3-story fraternity for the Sigma Nu chapter.

The fraternity is currently designing an expansion of the chapter house to the south. This expansion will include living space as well as several common rooms. Due to changes in the interior floor plan of the existing structure, the fraternity does not propose an increase in the maximum occupancy of the house. The current and future occupancy is approximately 72 men.

With the proposed expansion, the petitioner is required to bring the site into compliance with many parts of the UDO including landscaping, bike racks and maximum parking. The UDO bases parking for fraternities and sororities on the number of bedrooms. The maximum parking is 0.8 spaces per bedroom. This is less than that applied to apartments (1:1). In many greek houses, rooms are often occupied by 2-4 people. While the petitioner estimates occupancy of 72 members, there will only be 24 bedrooms. The maximum parking for this use is 19 parking spaces.

Existing on the property are 47 spaces, plus 8 spaces on adjacent land owned by Indiana University, for a total of 55 spaces. If parking was based on 0.8 spaces per occupant, the maximum parking would be 57 spaces. Staff conducted a count of cars on the property on several occasions and found that the parking area was at full capacity. The petitioners are requesting a variance from maximum parking requirements to allow the existing 55 spaces to remain.

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's Finding: Staff finds no injury to the general welfare. The total number of parking spaces is not changing with this petition. The property will still meet maximum impervious surface coverage requirements.

2. *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.*

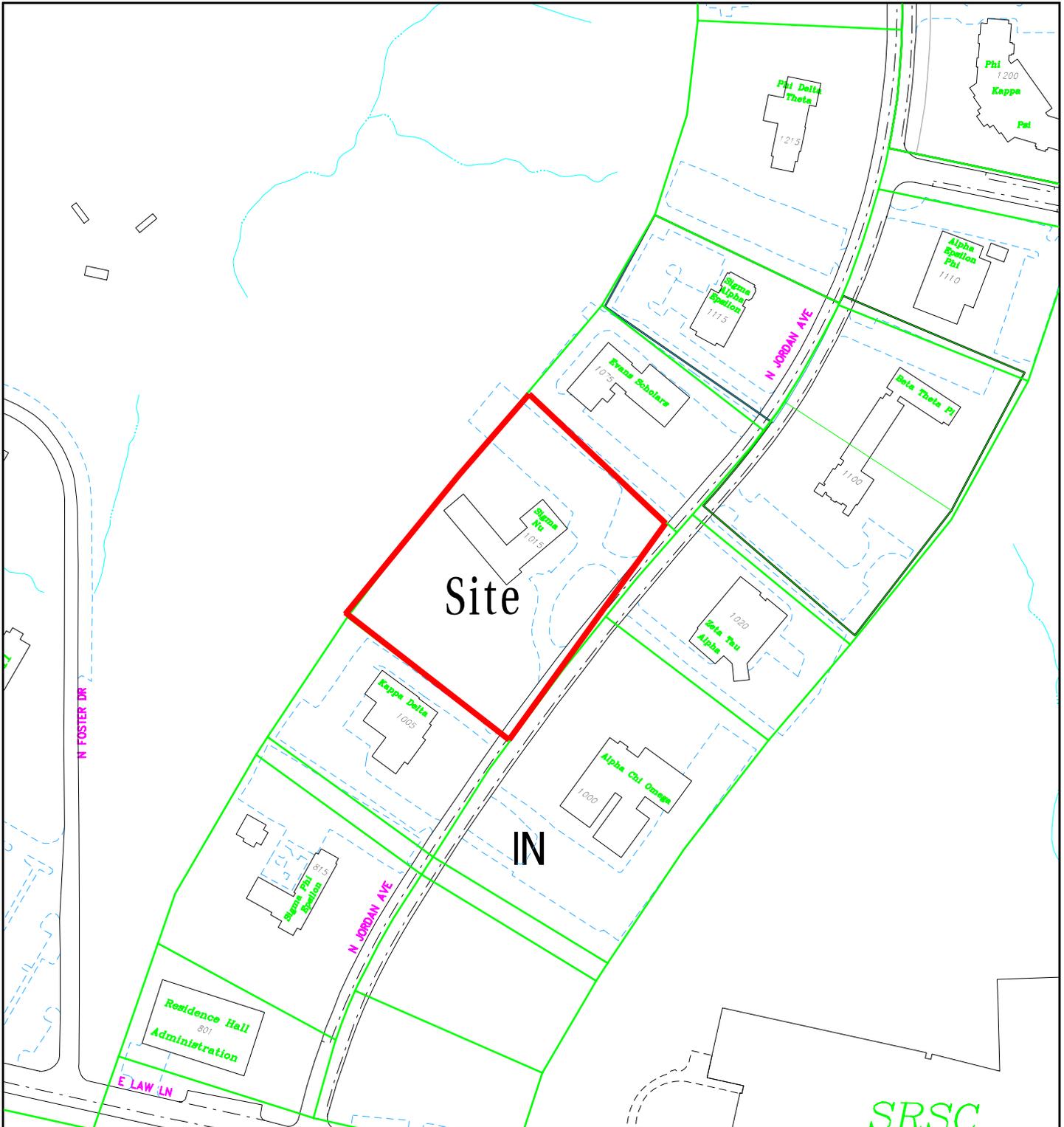
Staff's Finding: Staff finds the use and value of the area adjacent to the property will not be negatively impacted by the parking variance. This variance will allow the petitioner to meet the true maximum parking needs of the use on site without spill-over onto adjacent properties.

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 variance will relieve practical difficulties.*

Staff's Finding: Staff finds peculiar conditions for the parking variance in the nature of the living and sleeping arrangements of this fraternity. While other fraternities and sororities may have one member per bedroom, this fraternity has been designed to house two or more members per room. Practical difficulty is found in that if the parking variance is not approved, the petitioner would be required to remove nearly 2/3rd of the parking on the property. This would require on average 30 drivers to find parking elsewhere.

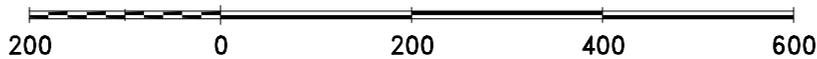
RECOMMENDATION: Based on the written findings, staff recommends approval of the variance with the following conditions:

1. Site must be brought up to compliance with other provisions of the UDO, including but not limited to landscaping, bike parking and lighting, per UDO 20.08.060.
2. The parking variance shall approve the existing number of spaces. The spaces can be redesigned but can not increase the number of spaces within the front setback or overall.

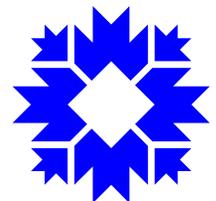


V-32-15 Sigma Nu Fraternity
 1015 N Jordan Avenue
 Hearing Officer
 Site Location, Zoning, Land Use, Parcels

By: greulice
 14 Sep 15



City of Bloomington
 Planning & Transportation

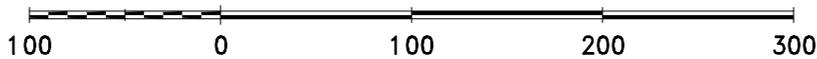


Scale: 1" = 200'



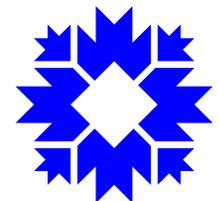
V-32-15 Sigma Nu Fraternity
 1015 N Jordan Avenue
 Hearing Officer
 2014 Aerial Photograph

By: greulice
 14 Sep 15



For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 100'

PETITIONER'S STATEMENT

Sigma Nu Alumni Association of Indiana University, Inc. requests design standard variances:

1. Maximum number of parking spaces permitted; and
2. Dumpster or trash receptacle setback;
3. Parking setback (if applicable).

In October, 2012, Sigma Nu Alumni Association of Indiana University, Inc. filed a Petition for design standard variances. A copy of the previous Petitioner's Statement is enclosed. The Petition was assigned case number V-44-12. The Board of Zoning Appeals granted the variances; however, Petitioner's timetable for the anticipated renovation of the fraternity chapter house on N. Jordan Avenue, including the construction of an additional wing on the fraternity house, was delayed. Due to the lengthy delay the variances approval lapsed.

Petitioner reapplies for the same variances. What is uncertain is whether a variance is needed for parking setback. It was not specifically requested in the prior petition. It is uncertain whether it was omitted by oversight or because the parking lot was not being changed and, therefore, was deemed not to be applicable. If a variance is required, Petitioner requests the additional variance to allow parking in front of the setback line along Jordan Avenue.

Many fraternity and sorority houses along Jordan Avenue have been built and positioned on lots with parking between the street right-of-way and the house. There is insufficient area on the lot to relocate the parking.

Subsequent to the approval of the variances under case V-44-12, Petitioner re-located the dumpster as permitted. Enclosed is a photograph of the original dumpster location. The blue wood fence framing around the dumpster was reconstructed upon relocation of the dumpster. The dumpster is now behind a split block wall with an improved gate closure. The dumpster remains in front of the building. The dumpster has been recessed somewhat into the slope. There is a 6-foot grade drop from Jordan Avenue to the chapter house. The dumpster could not be relocated behind the chapter house due to the parking configuration. Truck access to the dumpster location in a safe and reasonable manner prohibits the ability to relocate the dumpster behind the chapter house.

Enclosed are three sheets of photographs of the existing chapter house. Notations are noted on the photographs for changes that are contemplated with the variance approvals, including a new limestone façade on the house exterior.

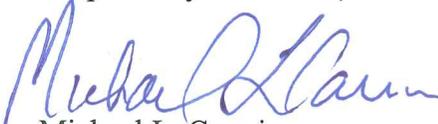
A sheet of three color renderings of the exterior of the chapter house once renovated and with the newly constructed wing are enclosed depicting the limestone exterior.

Pictures enclosed depict planning areas for new landscaping. Petitioner proposes tree plantings in the area between Jordan Ave. and the parking and other locations on the property. Enclosed is a photograph of the green space between Jordan Avenue and the front parking marked and designated for plantings. Also enclosed is a planting plan identifying additional foundation and tree plantings around the existing structure and the proposed new wing. The Master Plan, attached, helps identify the existing structure and the proposed addition as a south wing.

The general plan for renovation and the construction of a new wing remains as stated in the previous Petitioner's Statement. As stated previously, the renovation and new wing are not intended to increase occupancy levels, but are improvements to the house to improve living conditions and create a more modern living and studying environment.

Petitioner's fundraising and financing for the renovation and additional construction has progressed and Petitioner anticipates undertaking construction within six months (after the winter season).

Respectfully Submitted,



Michael L. Carmin

PREVIOUS
PETITIONER'S STATEMENT

Sigma Nu Alumni Association at Indiana University, Inc. requests design standard variances:

1. Maximum number of parking spaces permitted under M.C.O. 20.05.070; and
2. Dumpster or trash receptacle setback under M.C.O. 20.05.077.

Petitioner owns the fraternity house located at 1015 N. Jordan Avenue. The house was built in 1953 and has not had a significant renovation since 1998. The structure is in need of a major renovation. Petitioner also seeks to add a "senior wing" as addition usable space. The renovation and the enlargement of the structure will add room for additional amenities. The renovation and the addition of the senior wing are not intended to increase housing capacity.

Aside from meeting its goals and objectives as a fraternal organization, the fraternity house must also provide quality housing opportunities consistent with or in competition with apartment complexes and housing opportunities available in the current residential environment. The Chapter House built in 1953 was not designed to allow the multiple interior uses for meeting rooms, study areas, indoor recreation and similar activities.

The property consists of two (2) lots providing ample room to expand the structure south, away from the public road. The structure is set back from the public right-of-way for N. Jordan Avenue approximately 75 feet. The expansion will not cause a loss of any significant trees.

The proposed plans include:

1. Adding a new, two story "senior wing" that would attach at a right angle to the existing structure on the south side. This wing will provide modern, more amenitized housing to attract and retain senior leadership in the house (higher ceilings, higher grade finishes and more living space per occupant;
2. One hundred percent (100%) new, traditional style limestone façade on the entire existing structure to match the new wing. The exterior façade will be in the general style of the Hutton Honors College Building located on 7th Street across from the Indiana Memorial Union;
3. Major renovations/reconstruction of other exterior elements of the existing structure, such as the roof and common area windows; and
4. Renovation of all interior aspects of the existing structure, including a new 900 square foot library, state of the art computer and communications technology, upgrades to kitchen and dining facilities.

Current occupancy of the fraternity house ranges from 70 to 72 men. This occupancy is expected to continue after the renovation and with the additional general living space and improved facilities. No expansion of parking lot or exterior features are expected other than the addition of the wing.

The renovation and expansion will provide a substantially modernized and improved exterior appearance enhancing the value of the property and surrounding properties. The interior improvements with the upgraded and expanded facilities will enhance the fraternity experience, the student experience and set a new standard for fraternity housing on the IU campus.

The current dumpster or outdoor trash receptacle is depicted in the photograph provided. The current site is on the northeast corner of the building exposed to view from the public street. The large setback from the road right-of-way and the location of existing parking make relocation of the dumpster difficult. Petitioner proposes to relocate the dumpster within the setback area in a modern, enclosed facility that is more sanitary and more aesthetically pleasing. The location and the setback allow the dumpster to be set below street grade generally removing it from open visibility. The addition of new trees, particularly street trees, will further improve the aesthetics and screen the dumpster location.

The proposed dumpster location will minimize the requirement for trash truck traffic on the property providing direct access to the dumpster for easy and safe truck traffic. Locating the dumpster outside a setback area will require the trash truck to utilize the parking lot and travel throughout the parking lot to access the dumpster site outside of the setback. Other available dumpster sites will be more visible than the proposed site.

No alterations or expansions to the parking are planned. The existing parking has been in place for decades. The design of the fraternity house makes calculation of permitted parking spaces by bedroom count impractical. The fraternity utilizes large rooms as “cold dorms” or other multiple-manned sleeping rooms. Individualized bedroom count is inapplicable to the fraternity structure as presently designed. No changes are expected to the sleeping rooms.

Petitioner is required to demonstrate certain findings of fact:

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

Relocation of the dumpster in the setback allows for a more modernized and more sanitary dumpster/outdoor trash receptacle. The location is more aesthetically pleasing and less visible while providing a more safe and direct access for trash truck traffic to the dumpster site. The relocation of the dumpster will not be injurious to the public health, safety, moral and general welfare.

Maintaining the existing parking lot and parking space count will not alter and, therefore, 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.**

Placement of the trash dumpster in the setback area below street grade will enhance the property and the aesthetics of the site. Adjacent properties will not be affected in any manner by the relocation of the trash dumpster.

Adjacent properties and properties in the nearby area have existing parking comparable to or in excess of the current parking on the Petitioner's property. The parking has been in existence for an extended period of time. Maintaining the parking will not adversely affect the use or value of adjacent properties.

3. **The strict applications of the terms in the Unified Development Ordinance will result in practical difficulties and the use of the property; that the practical difficulties are peculiar to the property in question; that the development standards of the variance will relieve the practical difficulties.**

Strict application of the UDO will prevent relocation of the trash dumpster. The inability to relocate the trash dumpster outside of the setback area presents traffic flow concerns for the trash truck required to remove the trash and dumpster. Relocation of the dumpster outside of the setback will be less aesthetically pleasing and will likely be more visible while less accessible. Without the variance, it will be necessary to leave the trash dumpster location in its more visible, current location on the northeast corner of the structure.

The existing structure and the design concept of a single large bedroom holding multiple occupants as a sleeping room arrangement is part of the design of the structure since it was built in 1953. There is no practical means to alter the bedroom count within the existing structure. The structure sits on two lots with large setbacks required by plat covenant. The parking count existed prior to the adoption of the parking standards set forth in the United Development Ordinance. Reducing parking will cause substantial harm to Petitioner by artificially restricting the number of occupants and encourage occupants to seek alternate residential housing with available parking. The development standards and maximum allowed parking have changed subsequent to the original construction of the building. Without the variance, Petitioner cannot undertake the renovation and the addition of the senior wing and its enhanced facilities. A variance will allow the renovation of the structure while maintaining long time existing parking.

V-32-15
Remodel images



ENTRY DRIVE from NE
Proposed Additions & Alterations to:
SIGMA NU FRATERNITY HOUSE / INDIANA UNIVERSITY / Bloomington, IN
KD Architecture - Planning / Phoenix, AZ

V-32-15
Remodel images



ENTRY WALKWAY & RAMP

Proposed Additions & Alterations to:

SIGMA NU FRATERNITY HOUSE / INDIANA UNIVERSITY / Bloomington, IN

KD Architecture - Planning / Phoenix, AZ

8/1/12



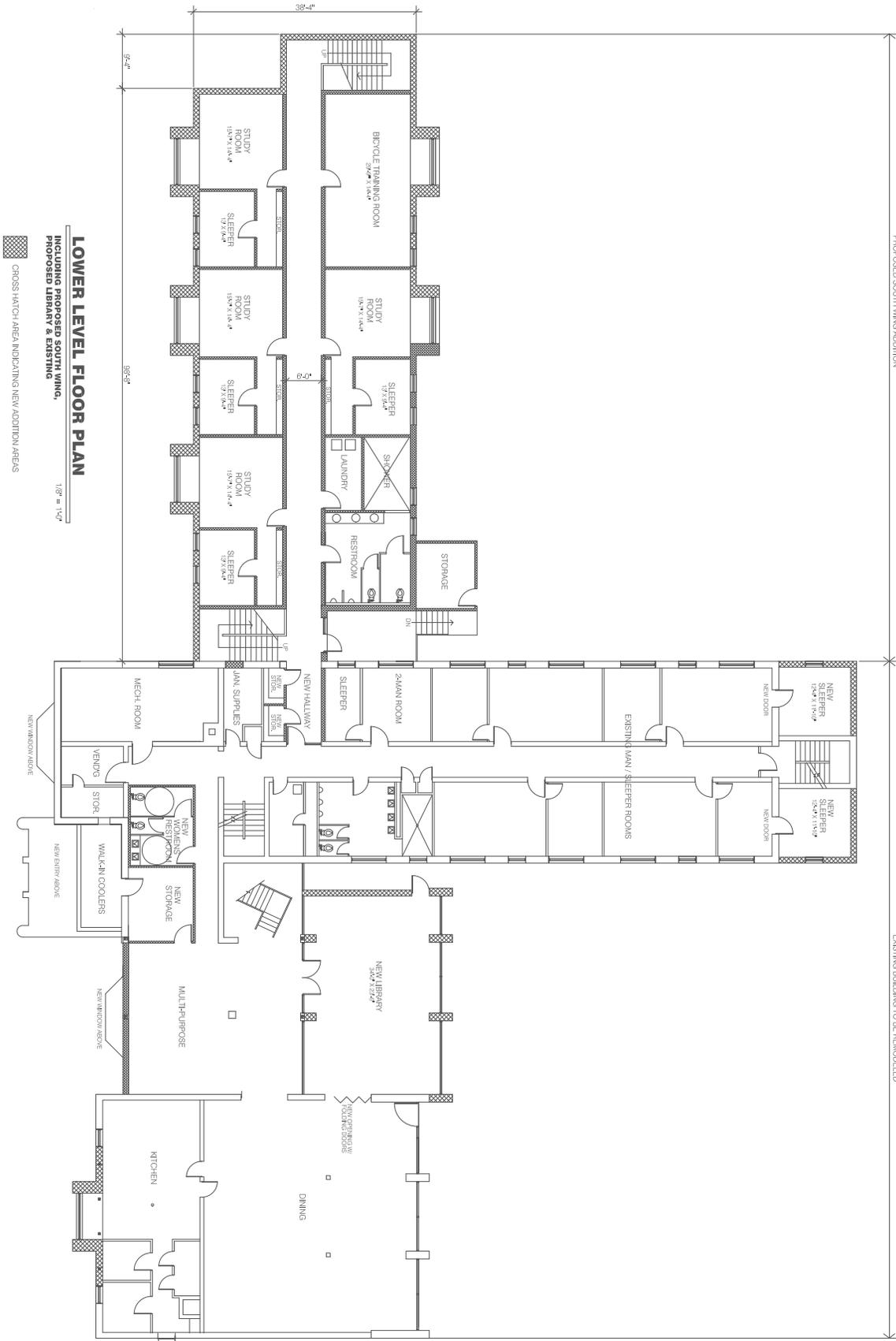
V-32-15
Remodel images



NEW WING VIEW from NE
Proposed Additions & Alterations to:
SIGMA NU FRATERNITY HOUSE / INDIANA UNIVERSITY / Bloomington, IN
KD Architecture - Planning / Phoenix, AZ 8/1/12

PROPOSED SOUTH WING ADDITION

EXISTING BUILDING TO BE REMODELED



LOWER LEVEL FLOOR PLAN
 INCLUDING PROPOSED SOUTH WING,
 PROPOSED REMOVAL & EXISTING
 1/8" = 1'-0"

CROSS HATCH AREA INDICATING NEW ADDITION AREAS

NOT FOR CONSTRUCTION

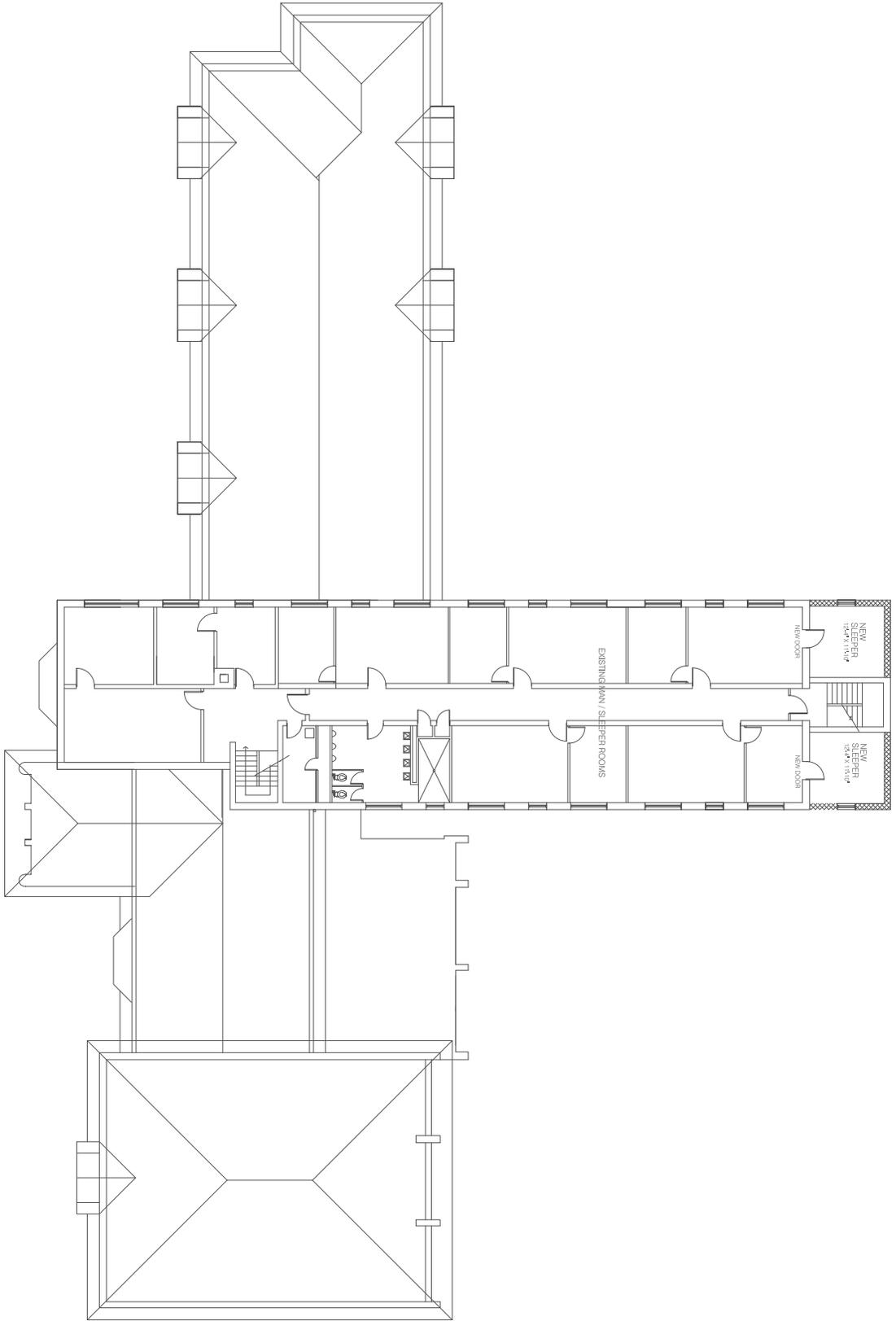
V-32-15
 Floor Plan

DATE	DESCRIPTION
8/1/2012	PRELIMINARY DESIGN
8/1/2012	FINAL DESIGN
8/1/2012	CONSTRUCTION

DA
 ARCHITECTURE - PLANNING

PROJECT: V-32-15
 CLIENT: PLANTINITY - ADMITTON / RENOVEL
 1000 AVENUE, BLOOMINGTON, IN.
 8/1/2012

PROJECT OF INSTRUMENT OF SERVICE



UPPER LEVEL FLOOR PLAN

1/8" = 1'-0"

CROSS HATCH AREA INDICATING NEW ADDITION AREAS

CROSS HATCH AREA INDICATING NEW ADDITION AREAS

NOT FOR CONSTRUCTION

KD ARCHITECTS
 ARCHITECTS
 1015 N. JOHNSON
 IN.
 46202

PLANNING
 ARCHITECTS
 1015 N. JOHNSON
 IN.
 46202

ICE
 ARCHITECTS
 1015 N. JOHNSON
 IN.
 46202

OWNERSHIP OF
 ARCHITECTS
 1015 N. JOHNSON
 IN.
 46202

PRELIMINARY

V-32-15
 Floor Plan