

CITY OF BLOOMINGTON



October 28, 2015 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
October 28, 2015 at 2:00 p.m.

***Kelly Conference Room #155**

PETITION:

- V-35-15 **Mara Jade Holdings, LLC**
512-514 S. Fess Ave.
Request: Variance from side yard setback requirements to allow an addition to a multi-family structure.
Case Manager: James Roach

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
LOCATION: 512/514 S. Fess Ave.**

**CASE #: V-35-15
DATE: October 28, 2015**

PETITIONER: Mara Jade Holdings, LLC
404 E. 75th Street, New York, NY

CONSULTANT: Kirkwood Design Studio
113 E. 6th Street, Bloomington

REQUEST: The petitioner is requesting a variance from side yard building setback requirements to allow the construction of an addition to an existing two-unit multi-family structure.

Report: The property is located on the west side of S. Fess Ave. between Hunter Ave. and 2nd Street. The property is zoned Residential High-density (RH). The property is located within the Elm Heights neighborhood. It has been constructed with a 1-story, 2-unit multi-family building. The property is listed as a contributing historic structure. The petitioner is planning to construct an addition onto the west side of the building and increase the bedroom count from two 1-bedroom units to one 2-bedroom unit and one 3-bedroom unit.

The existing structure is approximately 6 feet from the north and south side property lines. The petitioner plans to build the addition to the west side of the structure and maintain the existing setback. The RH zoning district requires a minimum 25 foot sideyard setback. The petitioner is requesting a sideyard setback variance to allow for a 6 foot setback.

The petition will meet maximum parking, maximum impervious surface coverage, landscaping, density, bike parking and all other site planning requirements of the Unified Development Ordinance for an expansion of use.

Neighborhood Input: The petitioner presented plans over e-mail to the Elm Heights Neighborhood Board who had no objection to the petition.

Demolition Delay: The Historic Preservation Commission reviewed the plans on Thursday, September 24, 2015 (Demolition Delay-15-01). The HPC chose to not pursue local historic designation for the property.

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.

- 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.*

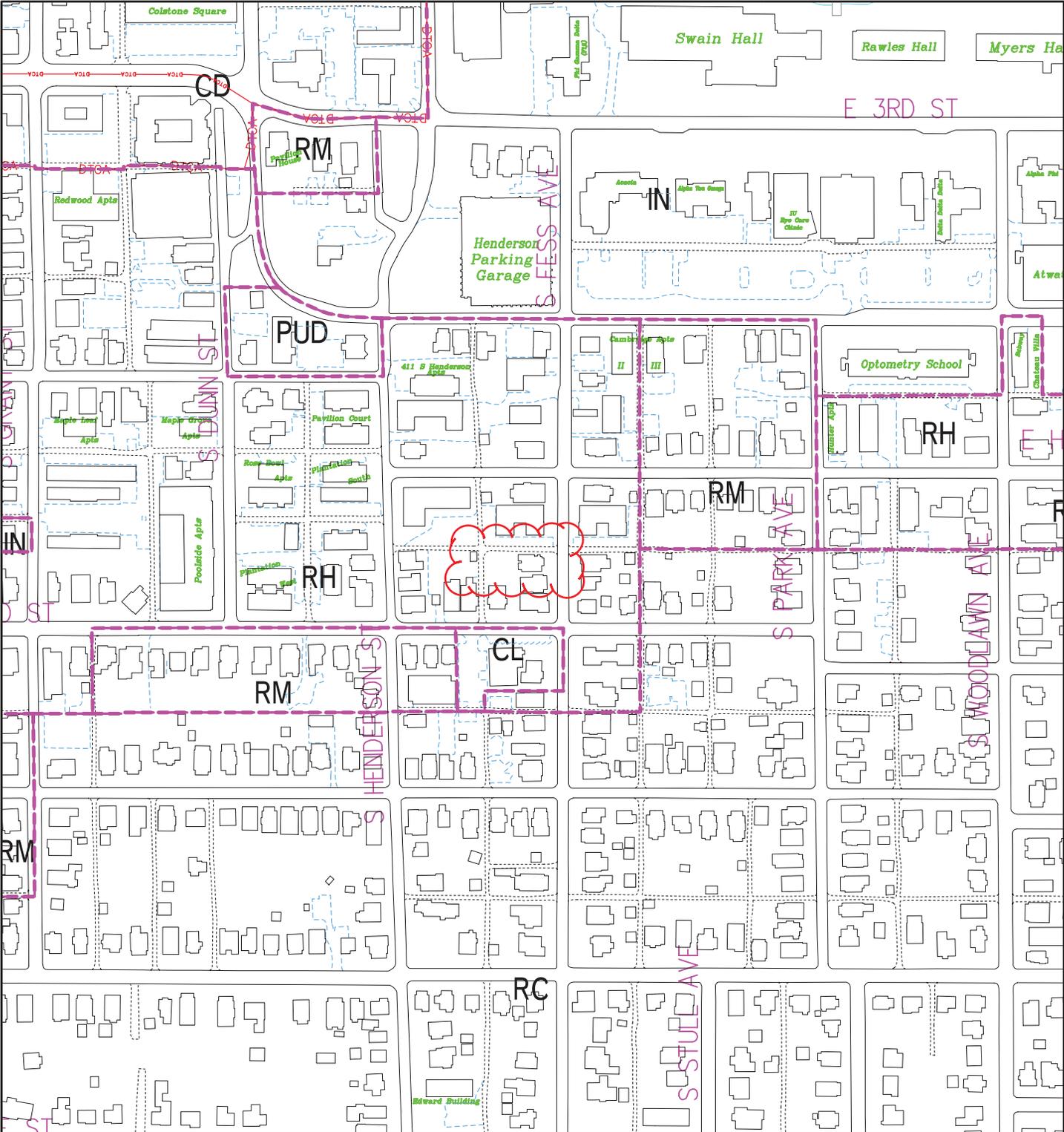
STAFF FINDING: Staff finds no adverse impacts to the use and value of the surrounding area associated with the proposed variance. The proposed changes should only increase the value of the property and subsequently the surrounding area by allowing continued investment into the neighborhood. The property will continue to be used for a 2-unit multi-family use.

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

STAFF FINDING: Staff finds practical difficulty in requiring the standard setbacks. Peculiar conditions are found in the fact that the property has already been developed with an historic structure. This legal lot of record is less than 1/3 the size of the current required minimum lot size for the zoning district. The property width is approximately 1/2 of the required minimum of the zoning district. Staff finds practical difficulty due to the constraints of the lot size and placement of the historic structure on the lot. The addition is utilizing the existing side setback and not increasing the encroachment.

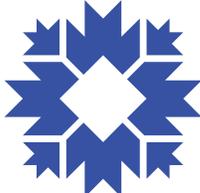
RECOMMENDATION: Based upon the written findings above, staff recommends approval of this petition.

1. Staff recommends that one bike parking rack be relocated to the front of the building.



V-35-05
 512/514 S. Fess Ave.
 Location Map

City of Bloomington
 Planning & Transportation

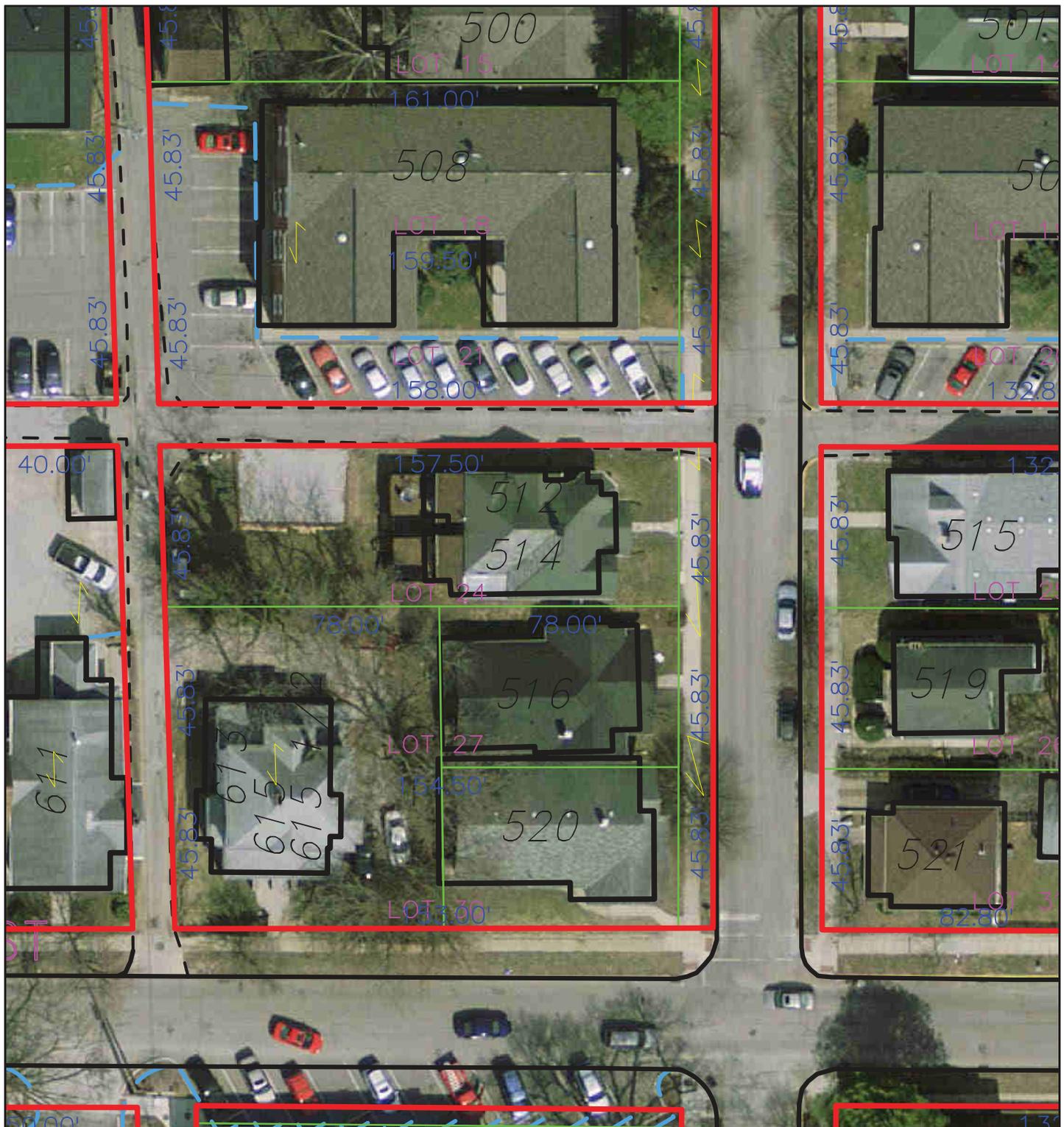


Scale: 1" = 300'

By: roachja
 21 Oct 15



For reference only; map information NOT warranted.



V-35-05
 512/514 S. Fess Ave.
 2014 Aerial Photo

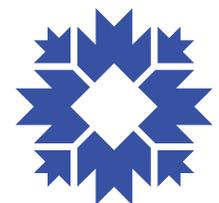
By: roachja
 21 Oct 15



For reference only; map information NOT warranted.



City of Bloomington
 Planning & Transportation



Scale: 1" = 40'



October 12, 2015

James Roach
 Planning Department
 402 N. Morton Street,
 Bloomington, IN 47402-0100

Re: 512-514 South Fess Street Variance Request

Dear Mr. Roach,

On behalf of the owner, Mara Jade Properties, Inc, we are submitting for a a variance approval for the property at 512-514 South Fess. The owner would like to add on to the existing duplex which currently contains 2 one-bedroom units. The addition would add a total of three bedrooms so that there is 1 two-bedroom unit and 1 three-bedroom unit.

Over the years there have been small additions to the rear of the home for bathrooms, and/ laundry rooms. We propose removing these small additions in order to add an addition that would more appropriate reflect the original roof forms. In order to align with the original structure and to be compatible with the existing house style we are asking for a variance for the side yard setback for the house addition. The setback requirement of 15' would be reduced to 5"-4" to the North and 6'-11" to the south. This duplex is next to an alley to the north that serves an adjacent 3 story multi-family housing complex. The adjacent property has parking that extends to the property line for the length of the property. To the south is another rental property.

Please note that this house is located in an older section of Bloomington where these type of setbacks are more typical than not. Aligning the new addition with the original house is the most compatible approach to complement the original architecture and to create a roof form that continues the existing roof line. To do otherwise would complicate the roof conditions and detract from the original character of the house. This proposed addition does maximize the footprint while otherwise working within other planning/zoning conditions.

Within the proposed addition construction, the existing roof would be replaced in kind while accepting the extensions for the new addition. The main roof form is augmented with bays similar to that which appears on the existing duplex. The window proportions and style would emulate the existing window pattern. The siding material would be the either cement board clapboard siding or fiber cement board shingle siding, similar to that currently on the duplex.

We appreciate your consideration and ask for support of the sideyard setback variance. If there is anything else we may provide that can assist in this process please let us know.

Sincerely,
 KIRKWOOD DESIGN STUDIO, P.C.

A handwritten signature in black ink that reads "Mary J. Krupinski".

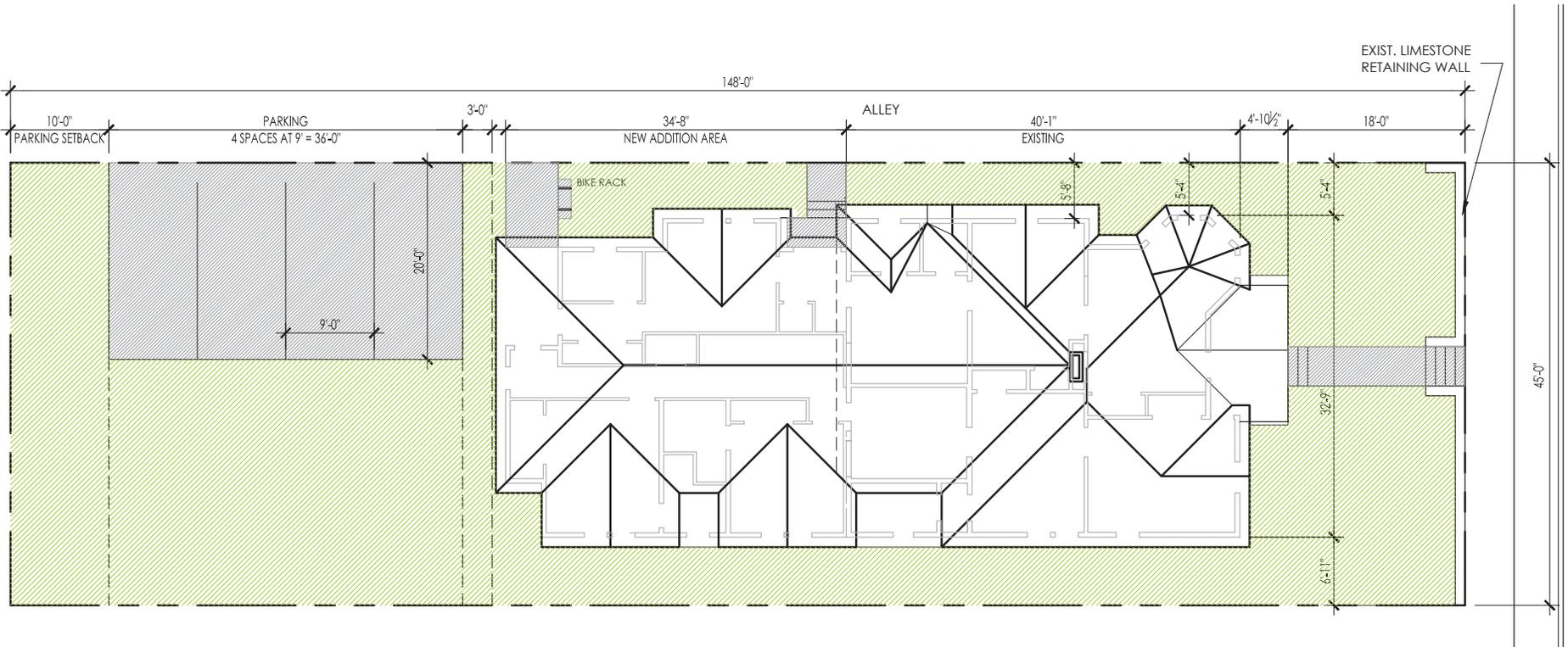
Mary J. Krupinski, AIA, President

C: Michael Bram, James Roach with Site Plan, Floor plans , Elevations, Photos

113 east 6th street
 bloomington, in 47408
 812.331.0255 ph
 812.331.0755 fax
 www.kdsarchitects.com

ARCHITECTURE + PLANNING

V-35-05
 512/514 S. Fess Ave.
 Petitioner's Statement



S. FESS AVE.

DRAWING NO.:
PROJECT NO.: 2014-40
DATE: 10/12/2015

512-514 SOUTH FESS ST. HOUSING

512-514 SOUTH FESS AVE.

TOTAL SITE:	□□□□0 SF
ALLOWABLE LOT COVER. □ =	50□
ALLOWABLE LOT COVER.	3/330 SF
EXIST. HOUSE:	1,344 SF
NEW ADDITION:	1,03□ SF
EXIST. SIDEWALK:	□2 SF
NEW SIDEWALK:(REAR)	51 SF
NEW SIDEWALK:(MIDDLE)	42 SF
NEW PARKING	□20 SF
SUB TOTAL:	3,2□□ SF
GREEN SPACE:	3,3□4 SF
TOTAL:	□□□□0 SF

PROPOSED
SITE PLAN
SCALE: 3/32" = 1'-0"

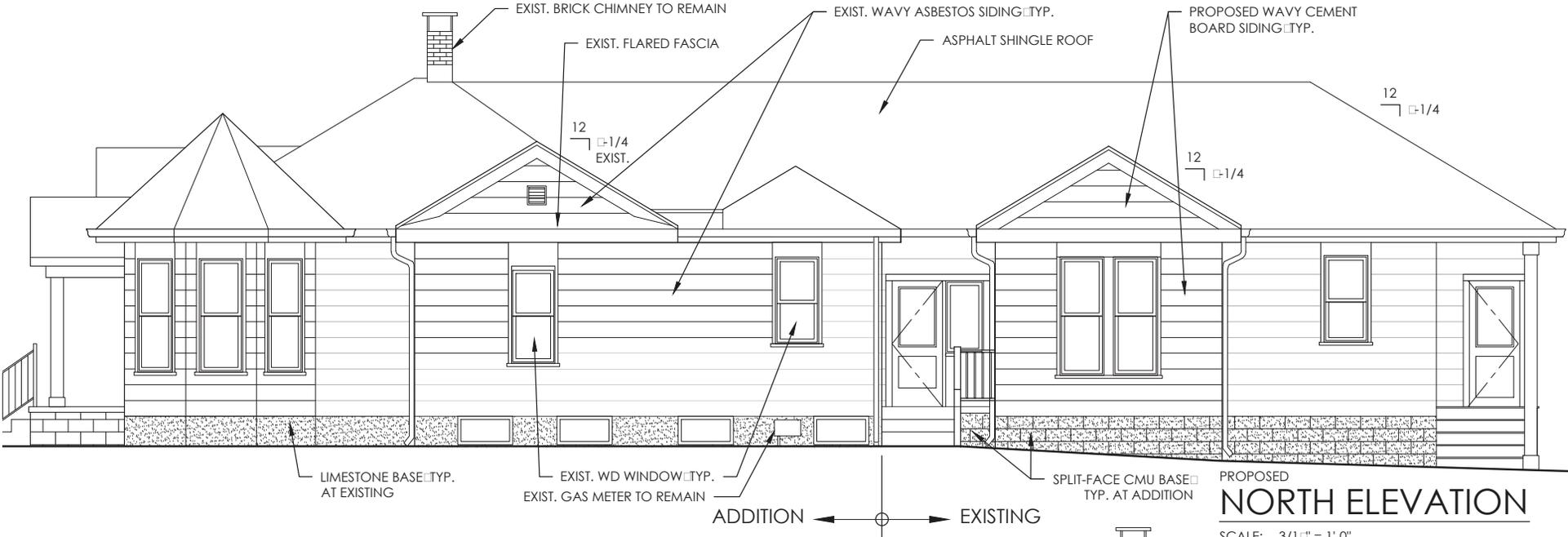


V-35-05
512/514 S. Fess Ave.
Site Plan

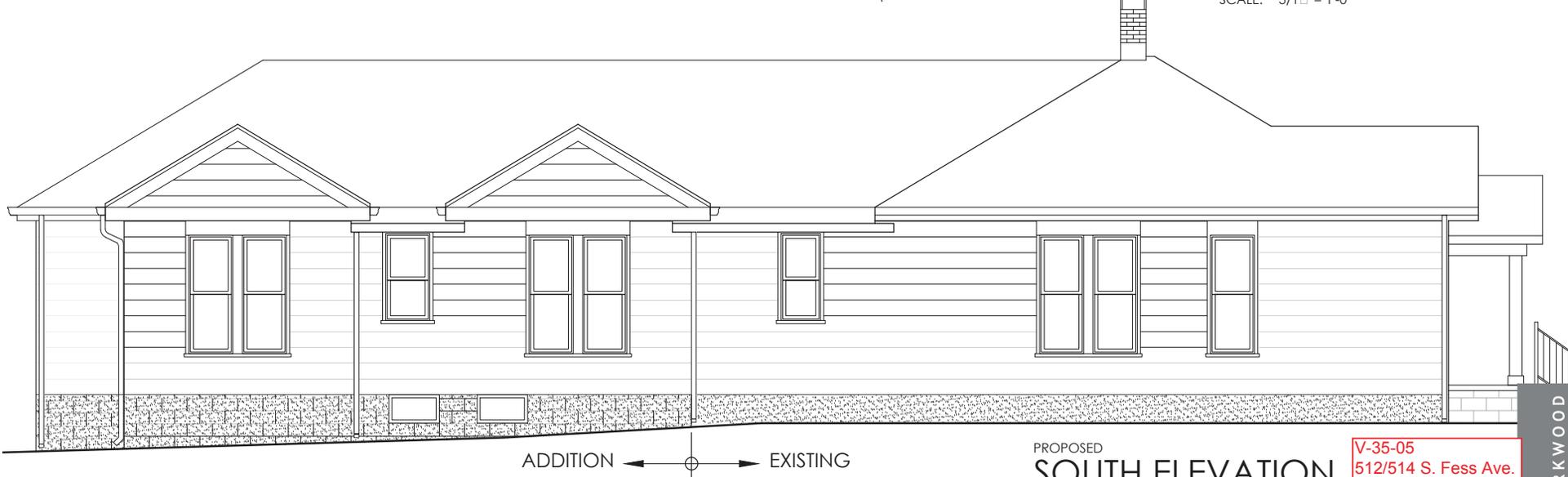
KIRKWOOD
designstudio
pc
ARCHITECTURE+PLANNING

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www.ksarchitects.com

DRAWING NO.:
PROJECT NO.: 2014-40
DATE: 07/15/2015



PROPOSED
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



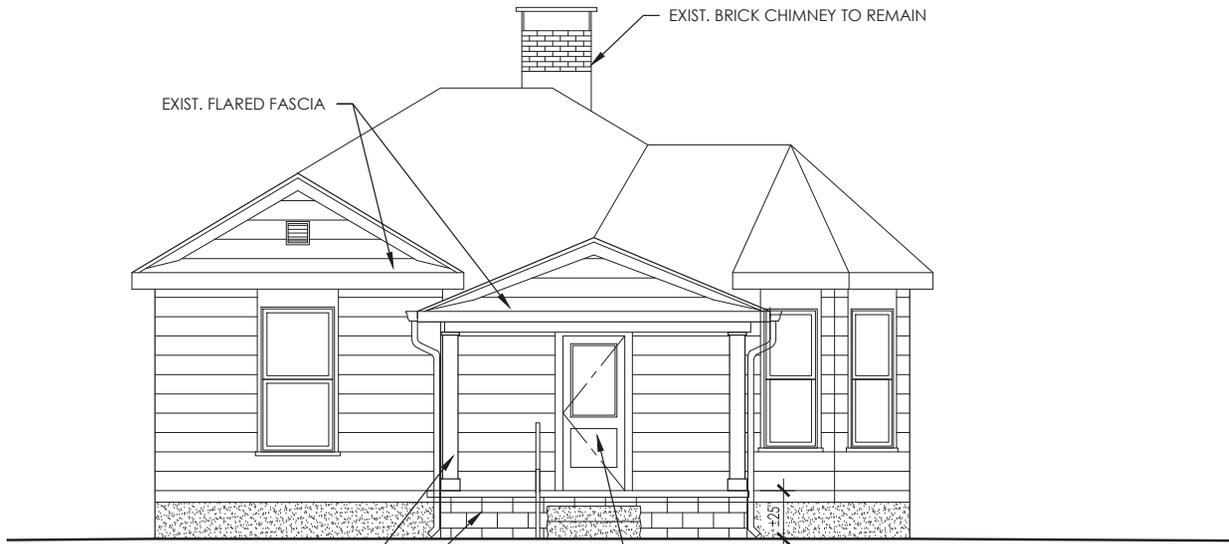
PROPOSED
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

V-35-05
512/514 S. Fess Ave.
Elevations

KIRKWOOD
designstudio
ps

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ARCHITECTURE+PLANNING



EXIST. BRICK CHIMNEY TO REMAIN

EXIST. FLARED FASCIA

NEW WD PORCH COLUMNS
 EXIST. CMU PORCH AND LIMESTONE
 STEPS TO REMAIN

EXIST. PANELED DOOR

PROPOSED
EAST ELEVATION
 SCALE: 3/16" = 1'-0"



NEW WD PORCH COLUMNS

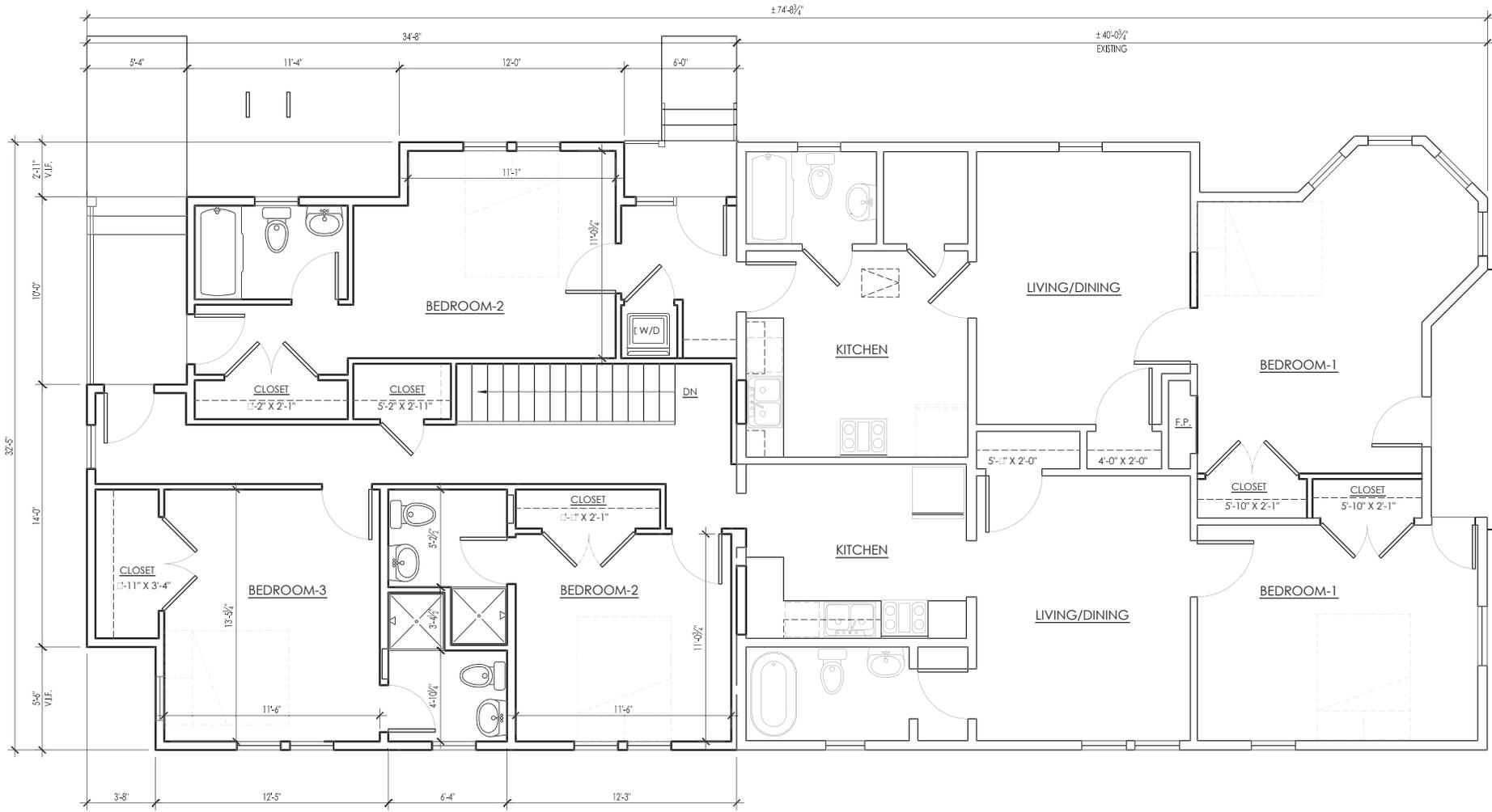
NEW WD GUARDRAIL

NEW WD DECK

V-35-05
 512/514 S. Fess Ave.
 Elevations

PROPOSED
WEST ELEVATION
 SCALE: 3/16" = 1'-0"

512-514 SOUTH FESS ST. HOUSING



SQUARE FOOTAGE OF EACH UNIT:

2BR UNIT □ 1ST FLOOR: □5□ SF

3BR UNIT □ 1ST FLOOR: □12□ SF

3BR UNIT □ BASEMENT (ADDITION): □3 SF

3BR UNIT □ BASEMENT (EXISTING): 400 SF

PROPOSED
FIRST FLOOR PLAN

SCALE: 3/11" = 1'-0"



V-35-05
 512/514 S. Fess Ave.
 Floor Plan

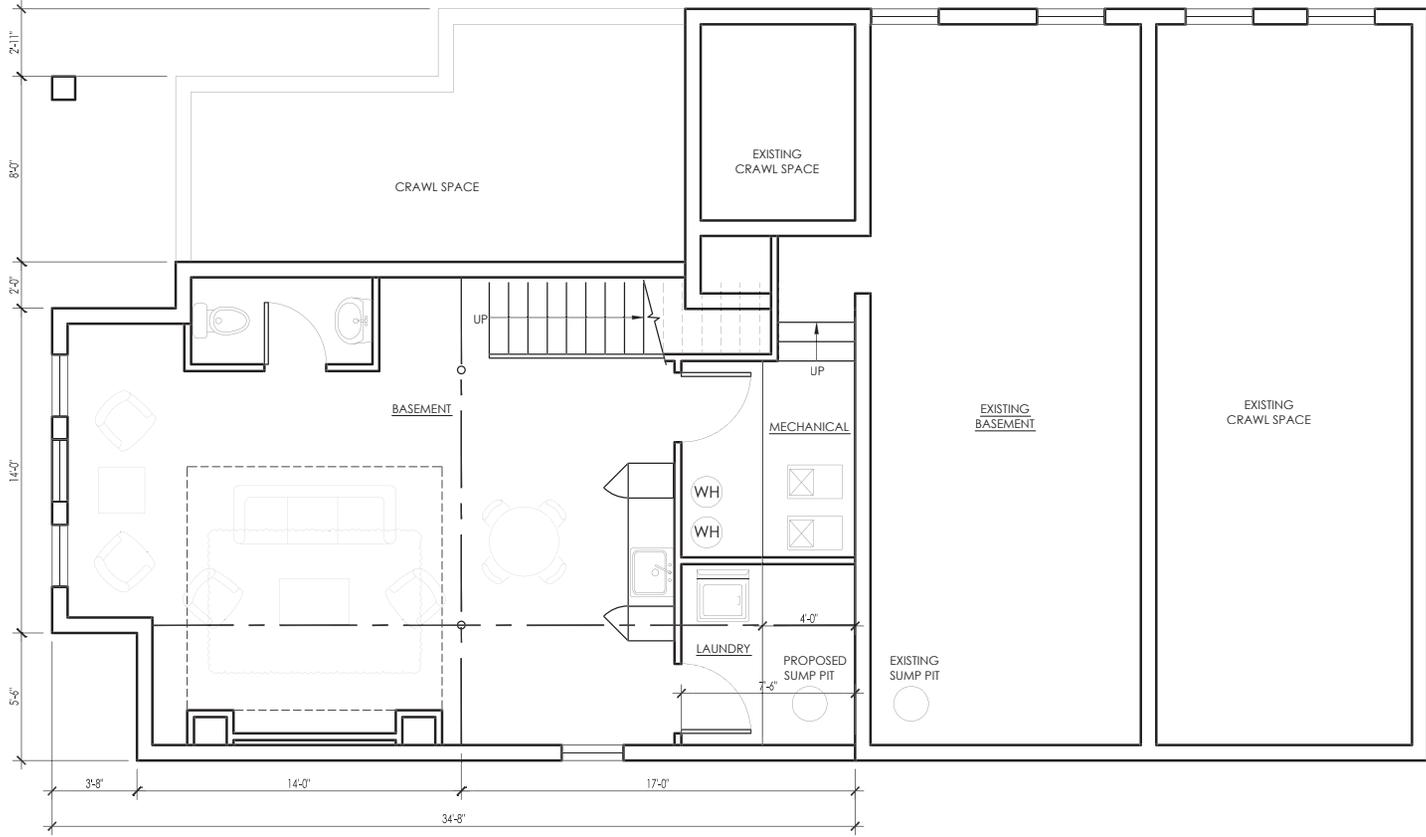
512-514 SOUTH FESS ST. HOUSING

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 designstudio
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DRAWING NO.:
 PROJECT NO.: 2014-40
 DATE: 07/17/2015

V-35-15
512/514 S. Fess Ave.
Floor Plan



PROPOSED
BASEMENT FLOOR PLAN

SCALE: 3/11" = 1'-0"



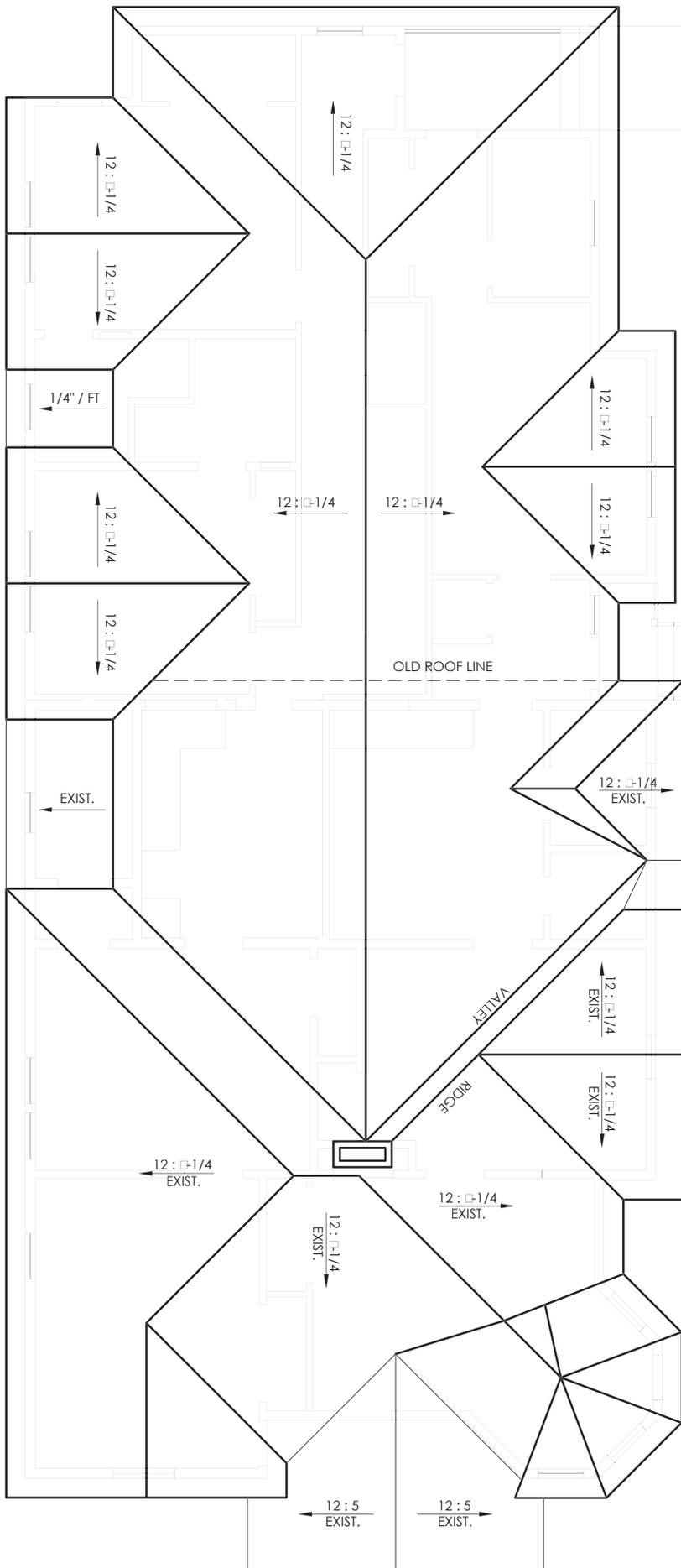
DRAWING NO.:
PROJECT NO.: 2014-40
DATE: 07/10/2015

512-514 SOUTH FESS ST. HOUSING

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ARCHITECTURE+PLANNING





V-35-05
 512/514 S. Fess Ave.
 Roof Plan

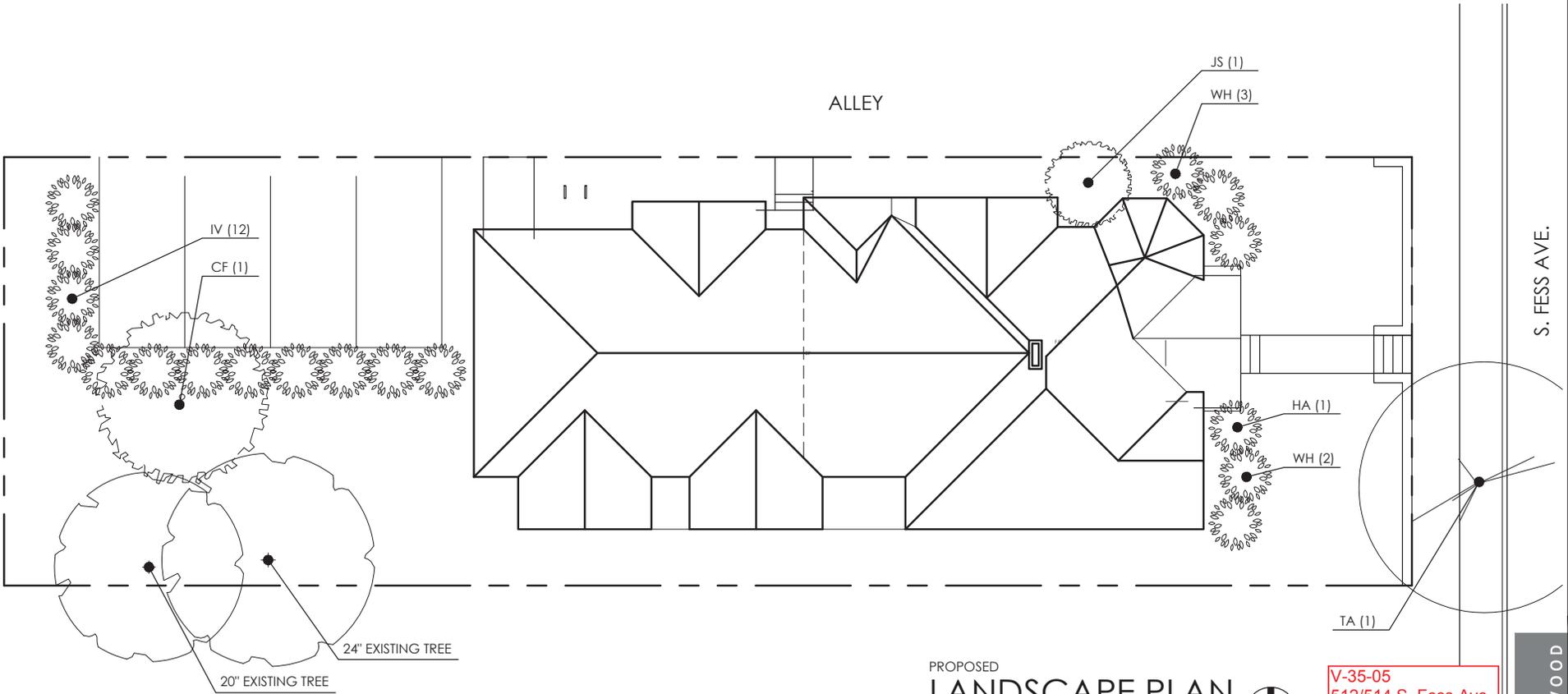
PROPOSED
ROOF PLAN
 SCALE: 3/16" = 1'-0"



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DRAWING NO.:
 PROJECT NO.: 2014-40
 DATE: 01/11/2015

PLANT SCHEDULE				
KEY	QUAN.	SCIENTIFIC NAME	COMMON NAME	REMARKS
EVERGREEN AND DECIDUOUS TREES				
CF	1	CORNUS FLORIDA	FLOWERING DOGWOOD	
JS	1	JUNIPER SPECIES	JUNIPER	
TA	1	TILIA AMERICANA	AMERICAN LINDEN	
SHURUBS				
HA	1	HYDRANGEA ARBORESCENS	WILD HYDRANGEA	
IV	12	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	
WH	5	ILEX VERTICILLATA	WINTER HOLLYVERRY	



DRAWING NO.: L-1
 PROJECT NO.: 2014-40
 DATE: 10/12/2015

512-514 SOUTH FESS ST. HOUSING

S. FESS AVE.

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PROPOSED
LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"



V-35-05
 512/514 S. Fess Ave.
 Landscape Plan

KIRKWOOD
 designstudio
 pc
 ARCHITECTURE+PLANNING