

CITY OF BLOOMINGTON



FEBRUARY 24, 2016 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
February 24, 2016 at 2:00 p.m.

***Kelly Conference Room #155**

PETITIONS:

- V-1-16 **Omega Properties**
335 S. College Ave.
Request: Variance from maximum parking requirements.
Case Manager: James Roach

- CU-4-16 **Rebecca Holtzman**
904 W. 2nd St.
Request: Conditional use approval to allow a therapy studio as a home
occupation.
Case Manager: Eric Greulich

BLOOMINGTON HEARING OFFICER
STAFF REPORT
LOCATION: 335 S. College Avenue

CASE #: V-1-16
DATE: February 24, 2016

PETITIONER: **Omega Properties, Rob Friedman**
 115 E. 6th Street, Suite 1A, Bloomington

CONSULTANT: **Studio 3 Design, Tim Cover**
 8604 Allisonville Road, #330, Indianapolis

REQUEST: The petitioner is requesting a variance from the maximum number of parking spaces for a multifamily use.

REPORT: This 0.28 acre property is on the east side of S. College Ave., between W. 3rd St. and W. Smith Ave. The property is zoned Commercial Downtown (CD) and within the Downtown Core Overlay (DCO). There is an existing residential style building on this property that has been utilized for various uses in the past, including most recently as the Democratic Party Headquarters. Currently, the building is vacant, and the Plan Commission approved SP-5-16 a site plan, which included a small addition to the south of the building and to convert the entire building into 4 apartments. The change in use requires the site to come into compliance with the UDO. With this petition they will be installing street trees, a street light, landscaping, and bicycle racks as well as removing some existing parking.

There is an underground culvert and 30' corresponding utility easement along the north and east portions of this property that prevents any structures from being constructed in these areas. The existing parking lot is located over a large portion of the easement, and the parking area will be redesigned to include landscaping. There are two existing driveways on College Ave. The driveway and drive cut on the south side of the property will be removed. The property is listed as Contributing in the 2015 survey of historic properties.

The property will have 6 bedrooms within 4 apartments, and has a permitted maximum parking of 6 parking spaces. The parking area is existing on the lot, and the number of spaces is being reduced from approximately 15 to the proposed 12. The parking lot corresponds with the location of a utility easement and the underground culvert.

The petitioner also owns two adjacent properties with apartments and plans to use the parking area on this property as a shared parking lot. Between the three properties owned by the petitioner, there will be a total of 54 beds and 23 parking spaces, which includes the 12 parking spaces in this proposal.

Due to the existing utility easement and underground culvert, there are unique limitations on this property. Furthermore, when viewed in aggregate, the three properties are well under the maximum permitted parking of 1 space per bedroom.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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

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

STAFF FINDING: Staff finds no injury with this request to maintain 12 existing on-site parking spaces over the utility easement and share parking with adjacent properties. The parking lot has existed for many years with no known problems.

- 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.*

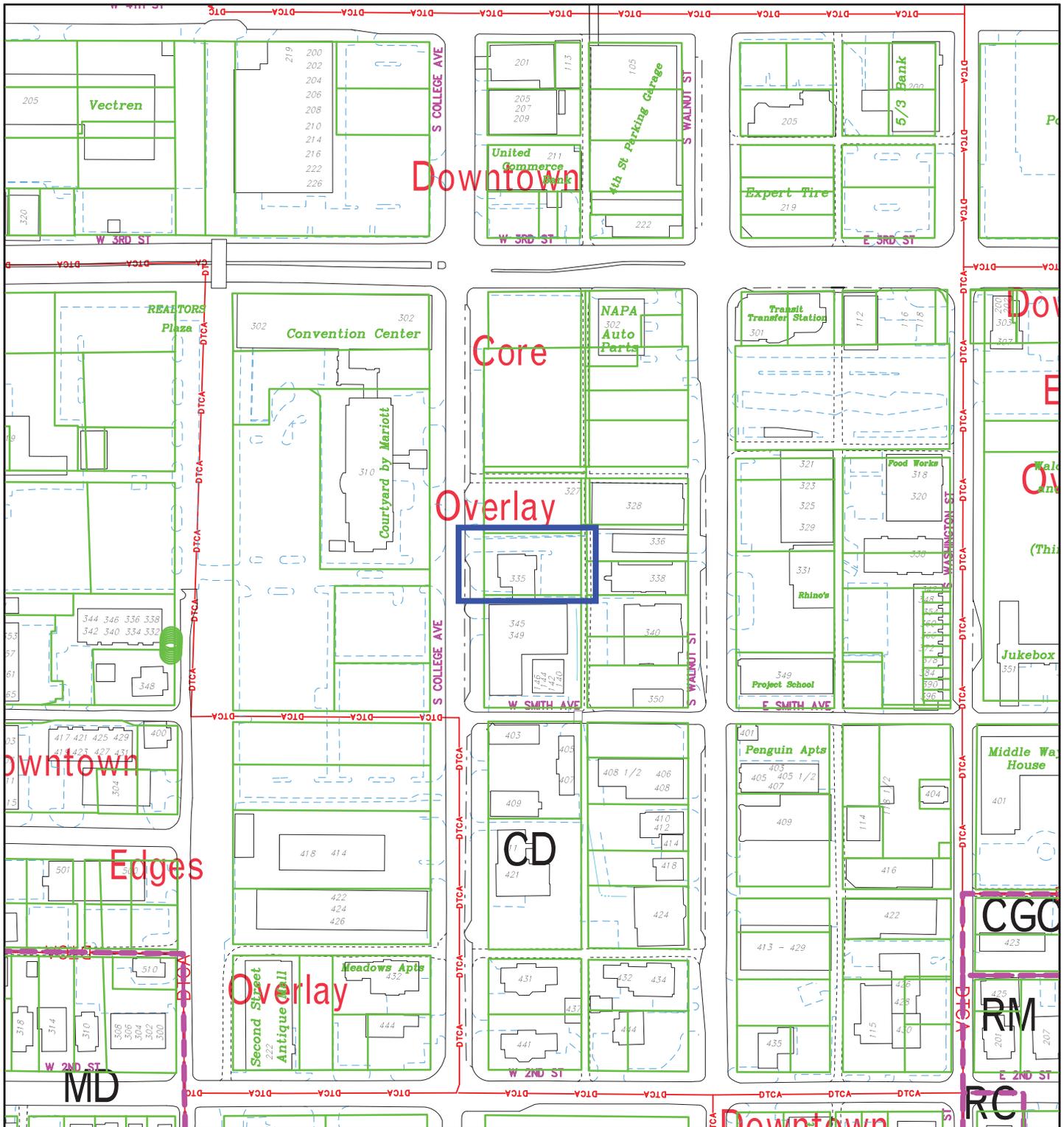
STAFF FINDING: Staff finds no adverse impacts with this request. The proposed changes will not negatively impact the use and value of the adjoining properties. This building has been vacant and the use and site plan received approval from the Plan Commission contingent on the approval of this variance. Again, the existing parking lot has existed for 30 years with no negative impacts.

- 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 with the large size of the utility easement and the restrictions it creates for the property. No structures can be built or trees planted over the utility easement, which corresponds with the parking area. Further, the parking area will be shared with adjacent properties, which results in aggregate of fewer spaces than permitted per the maximum for three properties. However, despite accommodating additional parking, the site plan still screens the parking area with landscaping and provides a principal use on the property, not merely a parking lot to serve adjacent properties. Staff finds the proposal to be a reasonable request that can fit on the property and still meet all other development standards.

RECOMMENDATION: Based on the written findings above, staff recommends approval of V-1-16 with the following condition:

1. A Certificate of Zoning Compliance is required prior to any construction or land disturbance.
2. Any change of use as defined by the UDO may require compliance with the parking standards.
3. The dwelling units must be registered with HAND.



SP-5-16 / V-1-16

335 S. College Ave.

Location, Zoning, Land Use Map

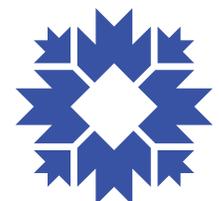
By: rosenbab

4 Feb 16

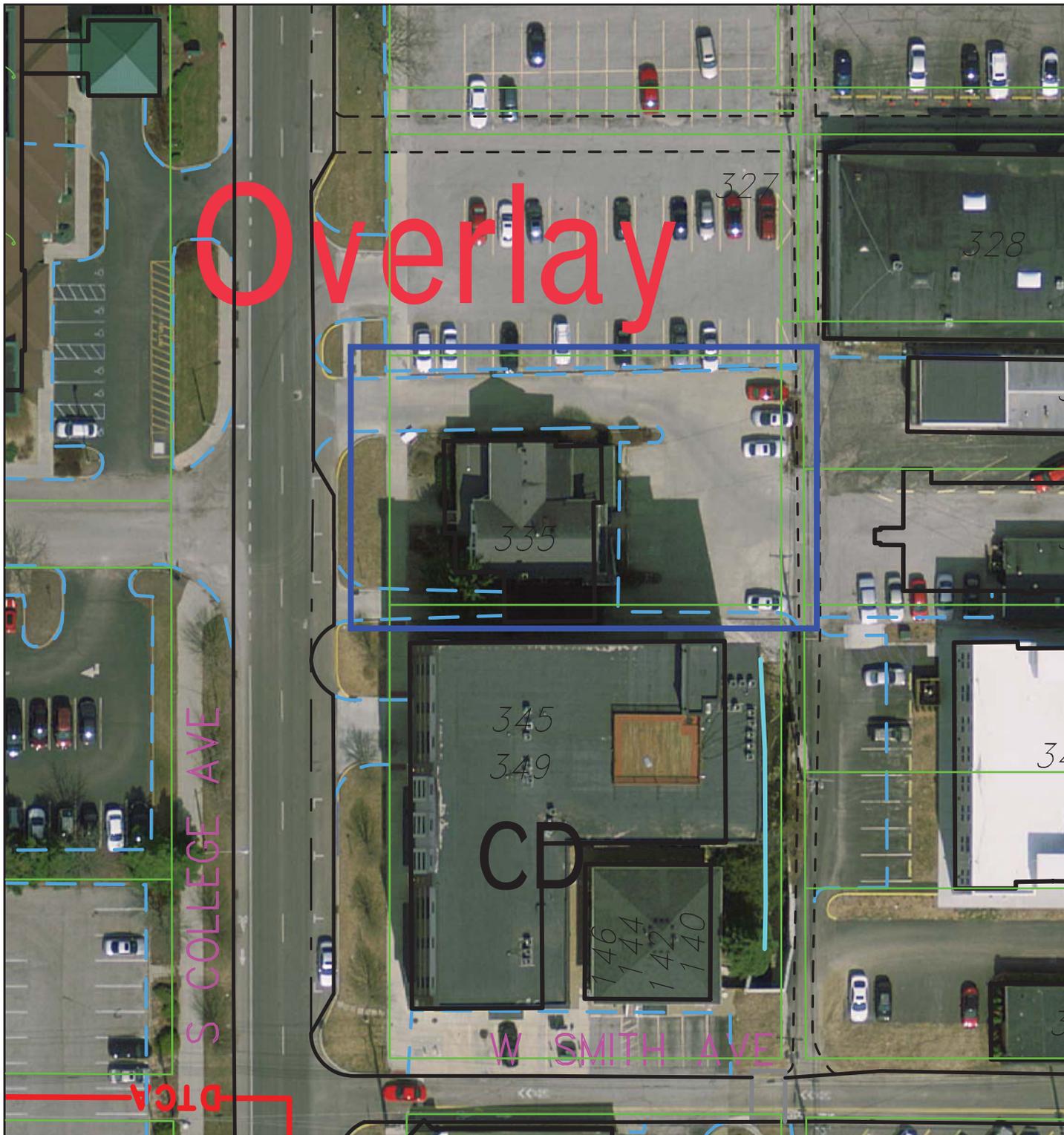


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation

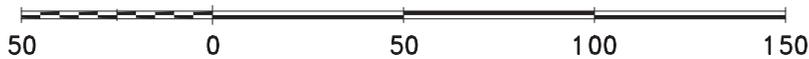


Scale: 1" = 200'



SP-5-16 / V-1-16
 335 S. College Ave.
 2014 Aerial Photography

By: rosenbab
 4 Feb 16



For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 50'





SP-5-16
V-1-16
Petitioner's
Statement

December 30, 2015
Revised 1-21-2016

City of Bloomington Planning Department
P.O. Box 100
Bloomington, IN 47402

Attn: Mr. James Roach

RE: 335 S. College Apartments

PETITIONERS STATEMENT

Dear Mr. Roach

Studio 3 Design is pleased to submit the attached project at 335 S. College Ave. for Plan Commission review. The following document outlines the project scope and addresses comments received to date regarding the project. Please take time to review and contact us with any additional questions.

<u>Apartment Types</u>	<u>Count</u>	<u>Beds</u>
Studio Apartment	1 Unit	1 Bed
1 Bed room apartment	1 Unit	1 Bed
2 bedroom apartment	<u>2 Unit</u>	<u>4 Beds</u>
	4 Units	6 Beds

Property density:

Site: 88' x 138' = **.28 acres**
60 apartments/ acre = **16.7 DUE's allowed**

Studio	.20 DUE x 1 =	.20 DUE's
1 bed	.25 DUE x 1 =	.25 DUE's
<u>2 bed</u>	<u>.66 DUE x 2 =</u>	<u>1.32 DUE's</u>

1.77 DUE's provided (16.7 DUE's allowed)

HPC meeting – 1/14/2016

Historic Preservation Commission voted in favor of saving the structure, the building addition and the proposed renovations to the building exterior.

Project Location

The project is located on College Ave. just south of 4th street in the Downtown Core Overlay. The surrounding land use includes apartment buildings to the South and East, College Ave to the West and a vacant lot to the North. The lot currently has a two story home set back from the street. The home is currently vacant. There is an underground culvert that runs under the rear parking lot and then turns west and runs the length of the property on the North side. The culvert does not make expansion of the project to the rear (East) or to the north side feasible.

Project Concept

The project scope involves the renovation of a currently vacant two story home into (4) apartment units. The plan includes a small 400 sf addition on the (south) side of the home. Two apartments will be created on level 1 and two apartments will be created on level 2. The exterior of the home will be cleaned up and refreshed with new siding, new roofing, the removal of the unused (South) driveway and improved landscaping around the perimeter and parking lot. The site currently has parking for 14 cars which exist over the top of the culvert. Parking will be reduced to 12 spaces with pavement in the northeast corner of the site removed to provide additional landscaping in a zone not limited by the existence of the culvert. The interior of the home will be renovated with systems brought up to code and a sprinkler system added to improve the safety and future longevity of the structure.

Non-Residential space - Retail

Retail space is required in the Downtown Core Overlay district for 50% of the ground floor footprint or 1,342 sf of retail space. Due to the small scale of the home, the fact that the structure sits back from the road, the viability of retail and the historic use of the structure as a residential structure, we will be **requesting a waiver to not provide retail at this location.**

Parking Counts

Required parking	0 spaces
Max parking allowed (1 space per bed)	6 spaces
Total on-site provided	12 spaces

We will be requesting a variance to allow for more parking than is permitted and to the standards for setbacks and landscaping around parking lots.

Window detailing

Windows are existing and will remain. Any new windows will be single units with a similar styling and proportion as the existing units.

Streetscape

A simple rhythm of (2) trees and a single pole mounted acorn style street lamp are set in the existing green space adjacent to the existing sidewalk to enhance the curb appeal and charm of the development. Additional landscaping around the building and rear parking lot has been provided as well as additional grass area in place of old driveway on the (south) side of the house. Two bike racks have also been added at the front of the house. Walkways to the front and rear of the house will be repaired/ replaced as part of the project scope.

Site Accessibility

Pedestrians can enter the site at grade off of College Ave. and from the rear parking lot. The homes front entrance is located facing College Avenue. The homes rear entrance is located off of the parking lot on the East side of the house. An internal central hallway connects the two entrances. The front entrance will remain with steps only as it has been historically. The rear entrance will have an accessible ramp and new steps added to provide an accessible route from parking lot to the first floor of the building.

Building Façade modules

The home is an existing structure. The single addition on the (South) face will set back from the front elevation approximately 12' and 16' from the front facade. The home as it exist, contains several setbacks and variations in height as part of the two story structure across the 44' front façade, the first level steps back 4' at the front door and approximately 10' at the second floor creating the modules.

Building Height

The over lay zone allows for up to 50' in building height. The existing homes max roof peak elevation is 31' placing it well within the limits of the area.

Building Materials

The home is currently clad in aluminum siding. The intent of the project is to reface the home with a 6" exposed profile fiber cement siding. Fiber cement products are classified as a secondary material. As such, **we will be requesting a waiver** form the standards to allow the home to be cleaned up and refaced with new fiber cement siding. The roof is currently asphalt shingles and rolled roofing on low rise sections of the roof. We are proposing to replace the main roof with dimensional asphalt shingles and provide TPO membrane roofing on the low rise zones as asphalt shingles are not intended to be installed on pitches less than a 4/12 to assure proper drainage. We are also proposing an alternate to change out the existing single pane aluminum windows with energy efficient vinyl insulated windows to match existing single hung window appearance.

Void to Solid Percentages

The UDO asks for a building in this overlay district to have a 60% void to solid ratio on the ground floor and 20% void to solid ratio on the upper floors.

The home is existing with minimal changes to the window openings being suggested. **We will be requesting a waiver** from the standards to allow the current character of the home to remain as is.

Current Level 1 Void to solid along College ave is: **18%** based on floor to floor calculation

Current Level 2 Void to Solid along College Ave. is: **17%** based on floor to roof peak calculation

Bike Parking

An effort has been made to make the facility "bike friendly" through the incorporation of bike parking focused around the College Ave entry point. 2 Visitor bike spaces are provided.

Environmental Considerations

The developer is interested in providing a building that is sensitive to the concerns of today's built environment. As such, we are reviewing the incorporation of the following into the project:

- "Green friendly" building materials – This includes both materials with recycled content as well as building materials that have been harvested and manufactured within a 500 mile radius. Examples of these materials include cementitious siding/panels, CMU blocks, and cast concrete.
- Energy efficient "Energy Star" appliances.
- Energy efficient windows with low-E glazing for any new windows.
- White reflective roofing membrane for energy conservation and reduced heat island effect at all low rise / flat roof zones.
- Energy efficient lighting fixtures
- Building shell and demising wall insulation.

Build to Line

The existing home sits approx. 15' back from the property line. Due to the historic nature of the structure we can't add to the front of the home.

Building Entrances

The building has (1) resident entrance off of College Avenue, and (1) pedestrian entrance from the parking lot. Additionally, there is a vehicular route into the site accessed from College Ave and from the rear alley. Each building entrance is covered by the roof structure and is accented with a light at the door. Building signage is limited to the street address located above the door at the front entrance.

Encroachments:

The project will require the following encroachments with the city:

- (2) Street trees along College Ave.
- (1) Street Light along College ave.

Stormwater Detention

Addition of storm water detention is not required as part of this project.

Trash Removal

Due to the small scale of the project, 4 units, 6 beds - Trash removal will be handled through the use of totes / rolling trash cans that can be set out on trash day along the alley to the east side of the parking lot.

Water Service & Meter Pit

The existing water line connects off of College Ave. We will be adding a water connection for a sprinkler system to the house. New CBU requirements dictate the creation of a riser room in lieu of a meter pit. The room will be part of the new construction on the South side of the building.

Sewer Service

The existing sanitary line connects off of College Ave. It is not anticipated that a new lateral will be needed.

Private Utilities

Duke Energy and a cable/phone/internet provider to be determined will provide for the service needs of the development. We anticipate the existing pole-mounted transformer in the alley to the east will work for the project.

Anticipated variance request:

1. We will be requesting a variance for the existing parking lot to remain with modifications to help support the request. The concrete lot and drive sit over the top of the existing culvert. The top of the culvert is just below the parking lot making the planting of trees / shrubs not viable. The lot has existed with 14 spots and has served as additional parking for the neighboring properties owned by Omega Properties. The lot currently runs all the way to the alley on the east with no setback and no curb or bumpers. There is no landscaping on the north, east or west sides of the lot.
2. What we are doing to make it better:
The parking lot is being re-stripped and reduced to 12 spaces. The east line of the lot is being pulled in 3.47' from the alley (5' is the code setback) with parking bumpers added to define spaces.

At the NE corner of the parking lot, where the culvert turns, the concrete pavement is being removed to create a landscape island and a dedicated entry/exit point to the alley.

Additional landscaping is being provided along the south and west lines of the current parking lot – see site landscaping plan.

The drive / pavement running along the south side of the house is being removed and grass area added at the front of the home where pavement once existed.

3. Parking standards also present a max amount of allowable parking – in this case, 6 would be the max based on 6 beds. The structure has existed up to now with 14 spaces that not only serve this building but also act as additional parking for Omega properties currently underserved developments. We are decreasing the current count from 14 to 12 but would request a variance to maintain 12 as the allowed parking count at this location. Please consider the fact that the culvert makes development of the rear of the property non-viable, the parking lot exist today and is being improved as part of the project and that the continued use of the excess spaces by Omega properties to serve neighboring sites helps to relieve parking congestion in other areas.

Anticipated Waivers

We will be asking for 3 waivers for the development:

1. Non-residential space: A waiver is being requested to not provide non-residential space on the project- UDO requires 50% of ground floor. The existing house is currently 2,274 sf with a proposed 409 sf addition.
Total required retail would be 1,342 sf.
The home was built as a residential structure and historically has served as such with a more recent attempt to use it for non-residential. This attempt yielded well under market rates and the tenant has since left. The creation of non-residential space on the first floor makes the renovation of the vacant historic structure non-viable. The structure sits back approximate 15 feet from the street and is shadowed on the south by a 4 story structure and will be hidden from the north once the now vacant site is developed to the build-to line. The end result will be no visibility for the home making non-residential even less viable.
The creation of the 4 residential units makes renovation and salvation of the current historic structure viable.
2. Use of fiber cement board as a primary material: A waiver is being requested to allow the building to have greater than 20% secondary building materials used. The home is currently clad in aluminum siding that is pulling away in multiple locations. The home was historically clad in lap siding that was at some point removed and replaced with aluminum. There is no foundation ledge around the building that would support the addition of brick veneer. We are requesting to replace the current aluminum siding with a 6" exposed profile of fiber cement siding along with new trim boards around windows and at building corners and transitions. The renovation will enhance the current appearance and protect the structure from further damage from water infiltration.

City of Bloomington Planning Department (*Revised*)
December 30, 2015
Revised 1-21-2016
Page 7

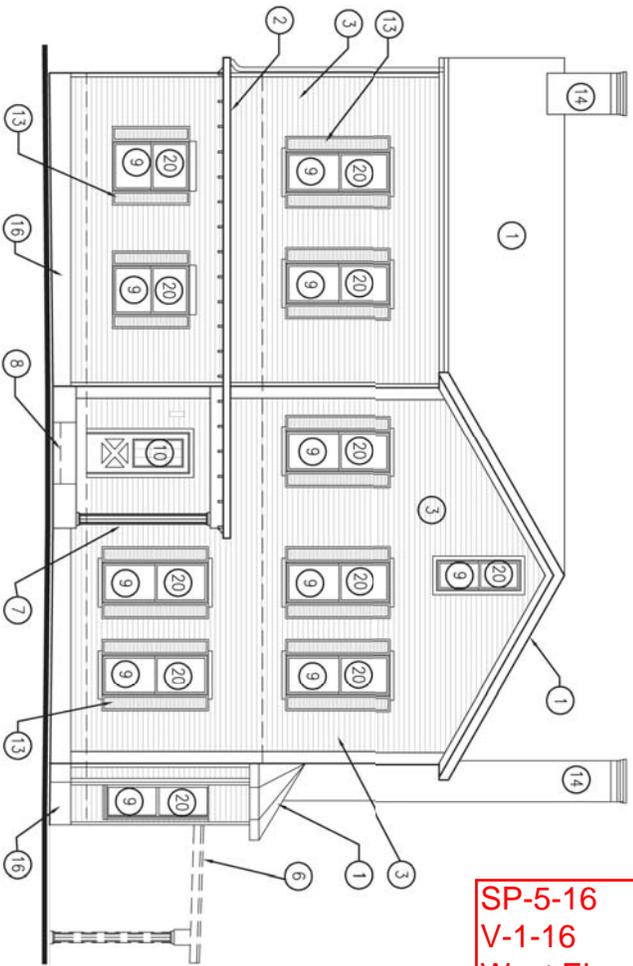
SP-5-16
V-1-16
Petitioner's
Statement

3. Void to Solid: A waiver is being requested to allow the existing being to not meet void to solid ratio.
The home is existing and modifications to the existing windows to meet 60% void to solid on level 1 and 20% void to solid on level 2 would require significant modification to the historic nature / character. We are requesting that a waiver be granted to allow the homes windows to remain as they are.

Respectfully submitted,

STUDIO 3 DESIGN, INC

Timothy W. Cover

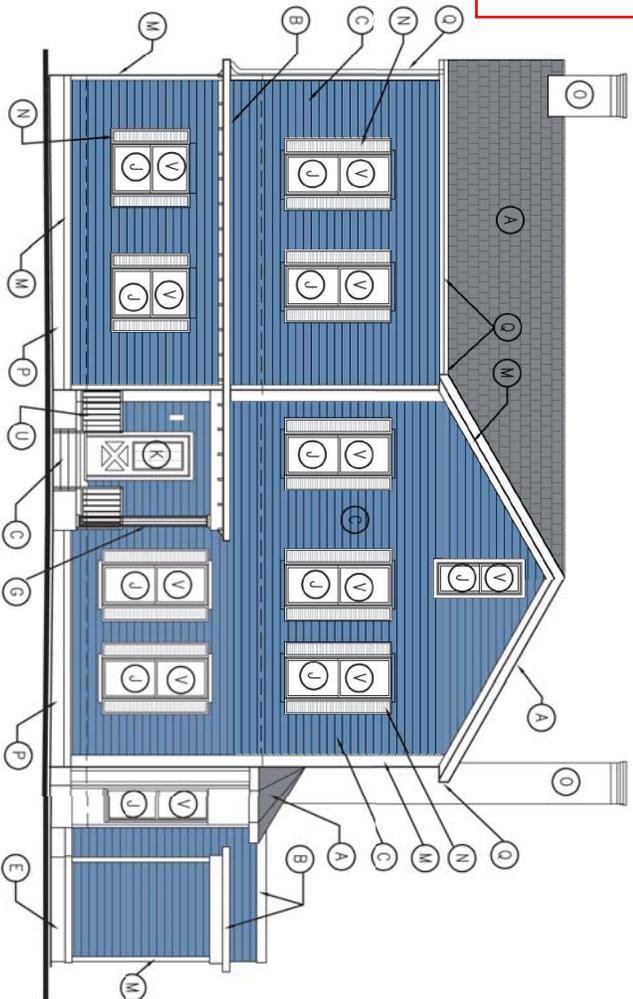


SP-5-16
V-1-16
West Elevation

EXISTING WEST ELEVATION

1/8" = 1'-0"

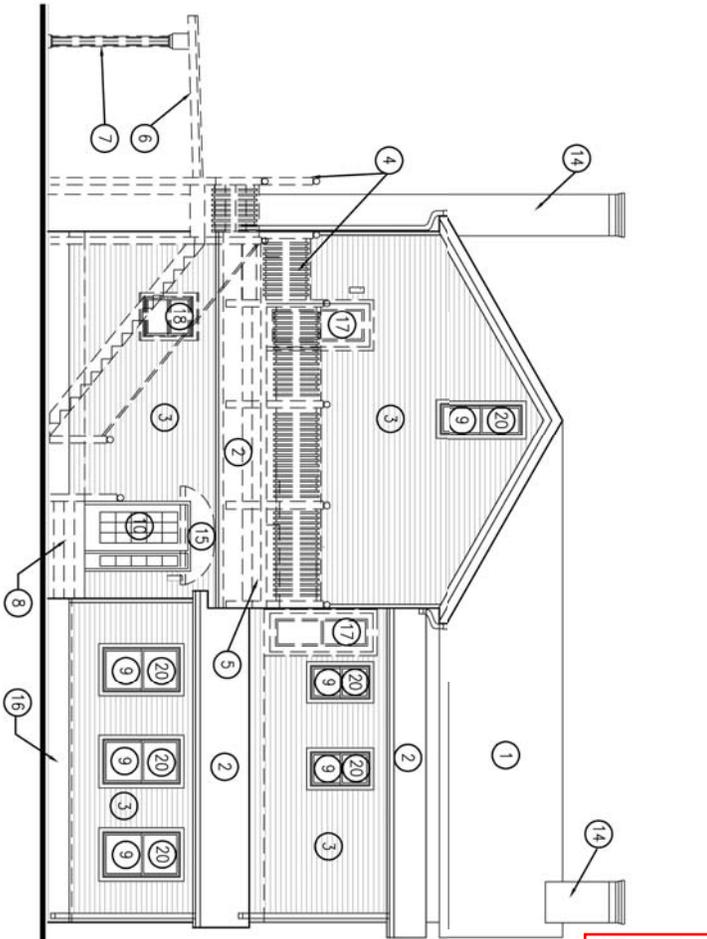
- EXISTING ELEVATION - KEYNOTES**
- 1 EXISTING ASPHALT SHINGLE ROOFING (DARK GRAY COLOR) TO BE REMOVED
 - 2 EXISTING ROLLED ASPHALT ROOFING (DARK GRAY) TO BE REMOVED
 - 3 EXISTING 4" PROFILE ALUMINUM SIDING TO EXISTING SHEATHING
 - 4 EXISTING WOOD STAIR AND RAILING (PAINTED WHITE) TO BE REMOVED
 - 5 EXISTING WOOD LANDING AND RAILING BUILT ON ROOF (PAINTED WHITE) TO BE REMOVED
 - 6 EXISTING WOOD FRAMED CARPORT (PAINTED WHITE) TO BE REMOVED
 - 7 EXISTING WOOD COLUMNS (PAINTED WHITE) TO BE REMOVED
 - 8 EXISTING STONE & CONCRETE STEPS - NOT TO CODE - TO BE REMOVED
 - 9 EXISTING ALUMINUM WINDOWS
 - 10 EXISTING DOOR AND STORM DOOR TO BE REMOVED
 - 11 EXISTING WOOD RAMP TO BE REMOVED
 - 12 EXISTING STAIR TO BASEMENT - OPEN AIR - TO BE REMOVED AND REBUILT
 - 13 EXISTING SHUTTERS - TO BE REMOVED AND SALVAGED OR REPLACED
 - 14 EXISTING BRICK CHIMNEY - PAINTED WHITE
 - 15 EXISTING FABRIC AWNING TO BE REMOVED
 - 16 EXISTING EXPOSED CMU FOUNDATION WALL
 - 17 EXISTING DOOR AND FRAME TO BE REMOVED
 - 18 EXISTING WINDOW TO BE REMOVED
 - 19 EXISTING HVAC UNIT TO BE REMOVED AND RELOCATED



NEW WEST ELEVATION

1/8" = 1'-0"

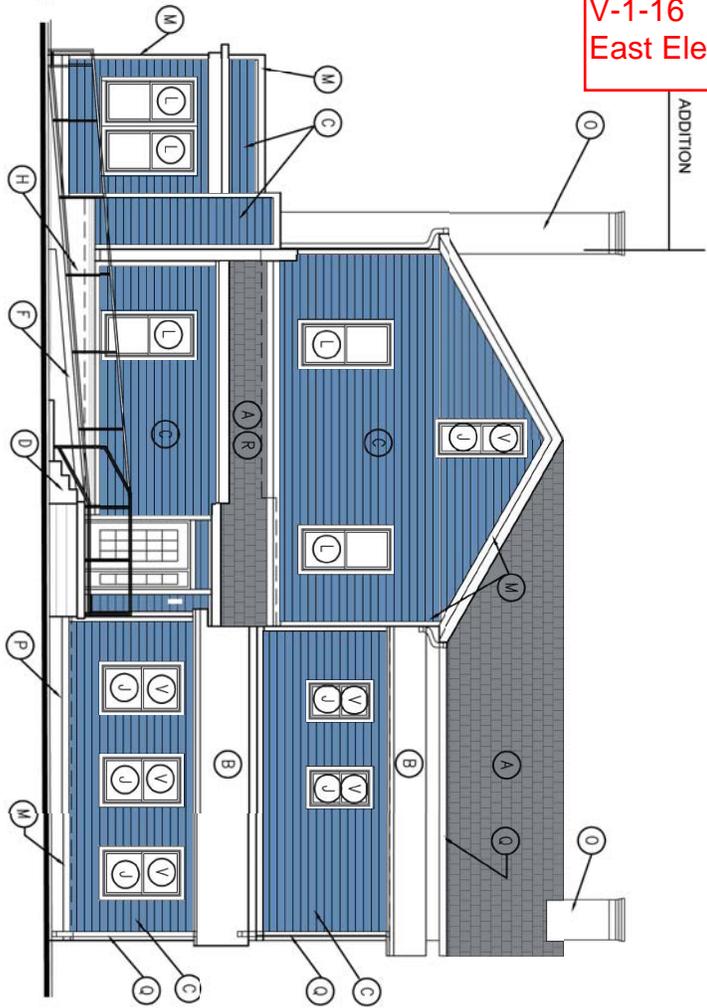
- NEW ELEVATION - KEYNOTES**
- A NEW DIMENSIONAL ASPHALT SHINGLE ROOFING (SLATE GRAY)
 - B NEW TPO MEMBRANE ROOFING - COLOR WHITE, MECHANICALLY ANCHORED
 - C NEW 6" EXPOSED PROFILE, CEMENT BOARD LAP SIDING - FIELD PAINTED
 - D NEW CONCRETE STEPS AND LANDING
 - E NEW CMU FOUNDATION WALL
 - F NEW CONCRETE RAMP AND STEEL RAILING SYSTEM
 - G EXISTING WOOD COLUMNS (PAINTED WHITE)
 - H NEW CMU BASE WITH CAST STONE CAP
 - J EXISTING ALUMINUM WINDOWS
 - K EXISTING DOOR AND STORM DOOR
 - L NEW SINGLE HUNG WINDOW
 - M CEMENT BOARD- TRIM BOARDS, FIELD PAINTED.
 - N SHUTTERS - EITHER NEW OR REINSTALLED SALVAGED SHUTTERS
 - O EXISTING BRICK CHIMNEY - PAINTED WHITE
 - P EXISTING CMU FOUNDATION WALL
 - Q NEW ALUMINUM GUTTERS AND DOWNSPOUTS - COLOR: WHITE
 - R NEW ROOF FRAMING BUILT OVER EXISTING TO INCREASE SLOPE FOR DRAINAGE
 - S NEW HOLLOW METAL DOOR AND FRAME- PAINTED
 - T NEW ALUMINUM SCUPPER AND DOWNSPOUT, COLOR: WHITE
 - U NEW WOOD RAILING SYSTEM, PAINTED WHITE.
 - V ALTERNATE PRICE TO REPLACE ALL EXISTING WINDOWS WITH NEW SINGLE HUNG VINYL WINDOW.



EXISTING EAST ELEVATION
1/8" = 1'-0"

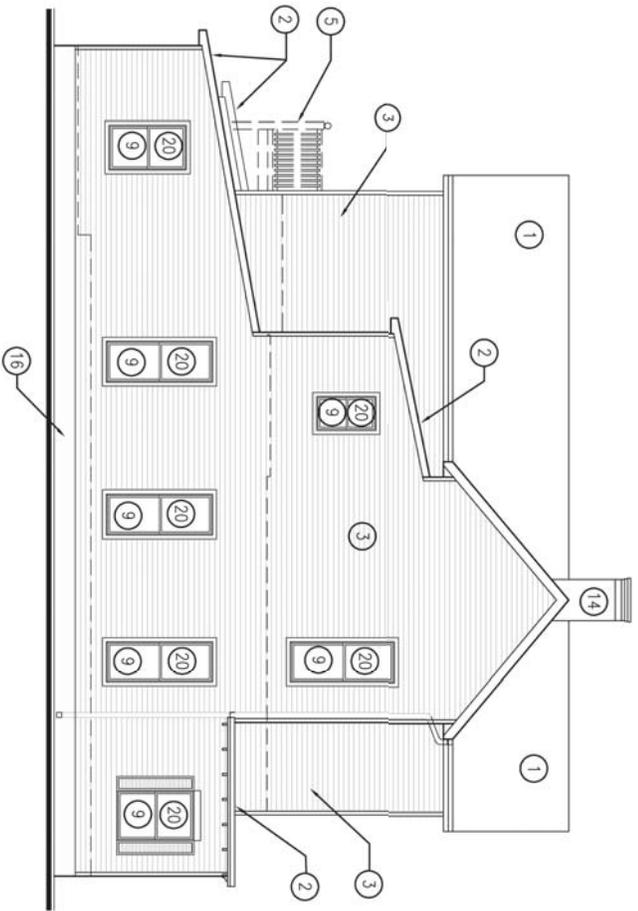
- EXISTING ELEVATION - KEYNOTES**
- ① EXISTING ASPHALT SHINGLE ROOFING (DARK GRAY COLOR) TO BE REMOVED
 - ② EXISTING ROLLED ASPHALT ROOFING (DARK GRAY) TO BE REMOVED
 - ③ EXISTING WOOD SHEATHING TO EXISTING ALUMINUM SIDING (COLOR: WHITE) TO BE REMOVED BACK TO EXISTING SHEATHING
 - ④ EXISTING WOOD STAIR AND RAILING (PAINTED WHITE) TO BE REMOVED
 - ⑤ EXISTING WOOD LANDING AND RAILING BUILT ON ROOF (PAINTED WHITE) TO BE REMOVED
 - ⑥ EXISTING WOOD FRAMED CARPORT (PAINTED WHITE) TO BE REMOVED
 - ⑦ EXISTING WOOD COLUMNS (PAINTED WHITE) TO BE REMOVED
 - ⑧ EXISTING STONE & CONCRETE STEPS - NOT TO CODE - TO BE REMOVED
 - ⑨ EXISTING ALUMINUM WINDOWS
 - ⑩ EXISTING DOOR AND STORM DOOR TO BE REMOVED
 - ⑪ EXISTING WOOD RAMP TO BE REMOVED
 - ⑫ EXISTING STAIR TO RAMP - OPEN AIR - TO BE REMOVED AND REBUILT
 - ⑬ EXISTING SHUTTERS - TO BE REMOVED AND SALVAGED OR REPLACED
 - ⑭ EXISTING BRICK CHIMNEY - PAINTED WHITE
 - ⑮ EXISTING FABRIC AWNING TO BE REMOVED
 - ⑯ EXISTING EXPOSED CMU FOUNDATION WALL
 - ⑰ EXISTING DOOR AND FRAME TO BE REMOVED
 - ⑱ EXISTING WINDOW TO BE REMOVED
 - ⑲ EXISTING HWC UNIT TO BE REMOVED AND RELOCATED
 - ⑳ ALTERNATE TO REMOVE AND REPLACE EXISTING ALUM. WINDOWS.

SP-5-16
V-1-16
East Elevation



NEW EAST ELEVATION
1/8" = 1'-0"

- NEW ELEVATION - KEYNOTES**
- A NEW DIMENSIONAL ASPHALT SHINGLE ROOFING (SLATE GRAY)
 - B NEW TPO MEMBRANE ROOFING - COLOR WHITE, MECHANICALLY ANCHORED
 - C NEW 6" EXPOSED PROFILE, CEMENT BOARD LAP SIDING - FIELD PAINTED
 - D NEW CONCRETE STEPS AND LANDING
 - E NEW CMU FOUNDATION WALL
 - F NEW CONCRETE RAMP AND STEEL RAILING SYSTEM
 - G EXISTING WOOD COLUMNS (PAINTED WHITE)
 - H NEW CMU BASE WITH CAST STONE CAP
 - I EXISTING ALUMINUM WINDOWS
 - J EXISTING DOOR AND STORM DOOR
 - K NEW SINGLE HUNG WINDOW
 - L NEW WOOD RAILING SYSTEM, PAINTED.
 - M GEMENT BOARD- TRIM BOARDS, FIELD PAINTED.
 - N SHUTTERS - EITHER NEW OR REINSTALLED SALVAGED SHUTTERS
 - O EXISTING BRICK CHIMNEY - PAINTED WHITE
 - P EXISTING CMU FOUNDATION WALL
 - Q NEW ALUMINUM GUTTERS AND DOWNSPOUTS - COLOR: WHITE
 - R NEW ROOF FRAMING BUILT OVER EXISTING TO INCREASE SLOPE FOR DRAINAGE
 - S NEW HOLLOW METAL DOOR AND FRAME - PAINTED
 - T NEW ALUMINUM SCUPPER AND DOWNSPOUT, COLOR: WHITE
 - U NEW WOOD RAILING SYSTEM, PAINTED WHITE.
 - V ALTERNATE PRICE TO REPLACE ALL EXISTING WINDOWS WITH NEW SINGLE HUNG VINYL WINDOW.

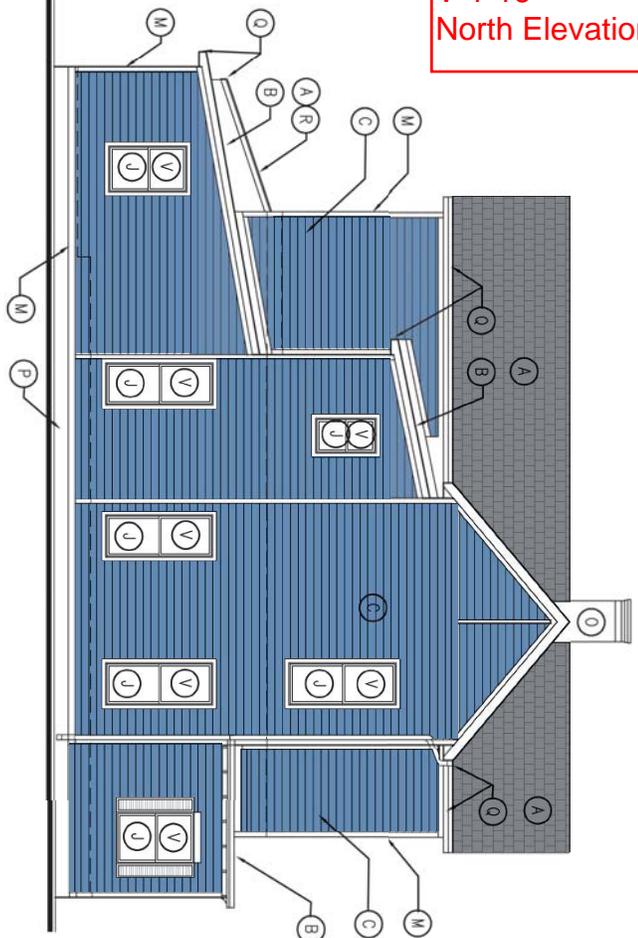


SP-5-16
V-1-16
North Elevation

EXISTING NORTH ELEVATION

1/8" = 1'-0"

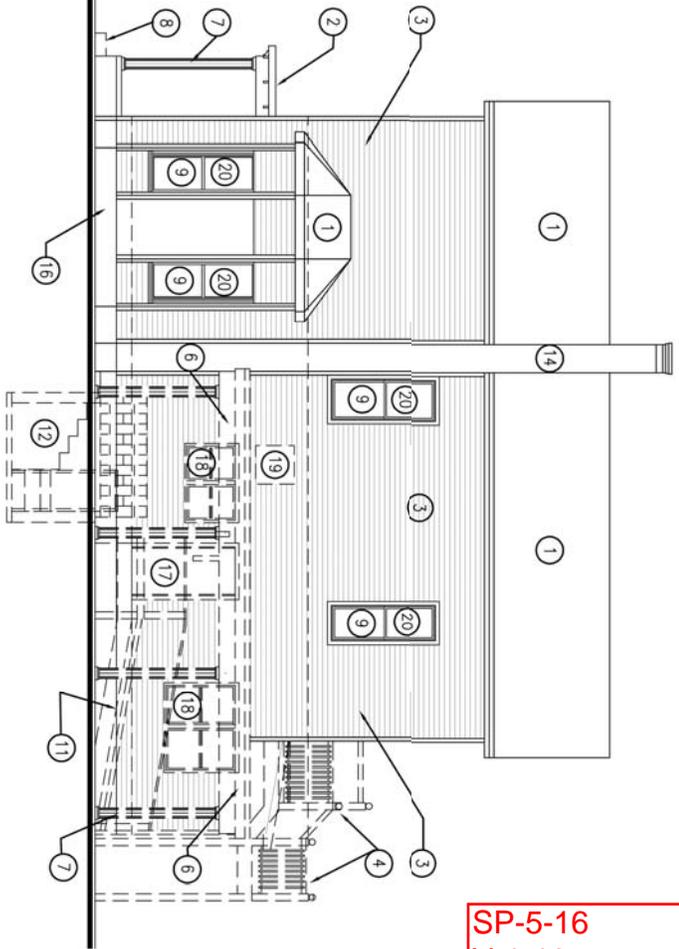
- EXISTING ELEVATION - KEYNOTES**
- 1 EXISTING ASPHALT SHINGLE ROOFING (DARK GRAY COLOR) TO BE REMOVED
 - 2 EXISTING ROLLED ASPHALT ROOFING (DARK GRAY) TO BE REMOVED
 - 3 EXISTING 4" PROFILE ALUMINUM SIDING TO EXISTING SHEATHING
 - 4 EXISTING WOOD STAIR AND RAILING (PAINTED WHITE) TO BE REMOVED
 - 5 EXISTING WOOD LANDING AND RAILING BUILT ON ROOF (PAINTED WHITE) TO BE REMOVED
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 - 16 EXISTING EXPOSED CMU FOUNDATION WALL.
 - 17 EXISTING DOOR AND FRAME TO BE REMOVED
 - 18 EXISTING WINDOW TO BE REMOVED
 - 19 EXISTING HVAC UNIT TO BE REMOVED AND RELOCATED
 - 20 ALTERNATE TO REMOVE AND REPLACE EXISTING ALUM. WINDOWS.



NEW NORTH ELEVATION

1/8" = 1'-0"

- NEW ELEVATION - KEYNOTES**
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 - B NEW TPO MEMBRANE ROOFING - COLOR WHITE, MECHANICALLY ANCHORED
 - C NEW 6" EXPOSED PROFILE, CEMENT BOARD LAP SIDING - FIELD PAINTED
 - D NEW CONCRETE STEPS AND LANDING
 - E NEW CMU FOUNDATION WALL
 - F NEW CONCRETE RAMP AND STEEL RAILING SYSTEM
 - G EXISTING WOOD COLUMNS (PAINTED WHITE)
 - H NEW CMU BASE WITH CAST STONE CAP
 - J EXISTING ALUMINUM WINDOWS
 - K EXISTING DOOR AND STORM DOOR
 - L NEW SINGLE HUNG WINDOW
 - M CEMENT BOARD- TRIM BOARDS, FIELD PAINTED.
 - N SHUTTERS - EITHER NEW OR REINSTALLED SALVAGED SHUTTERS
 - O EXISTING BRICK CHIMNEY - PAINTED WHITE
 - P EXISTING CMU FOUNDATION WALL
 - Q NEW ALUMINUM GUTTERS AND DOWNSPOUTS - COLOR: WHITE.
 - R NEW ROOF FRAMING BUILT OVER EXISTING TO INCREASE SLOPE FOR DRAINAGE
 - S NEW HOLLOW MET. DOOR AND FRAME- PAINTED
 - T NEW ALUMINUM SCUPPER AND DOWNSPOUT, COLOR: WHITE
 - U NEW WOOD RAILING SYSTEM, PAINTED WHITE.
 - V ALTERNATE PRICE TO REPLACE ALL EXISTING WINDOWS WITH NEW SINGLE HUNG VINYL WINDOW.

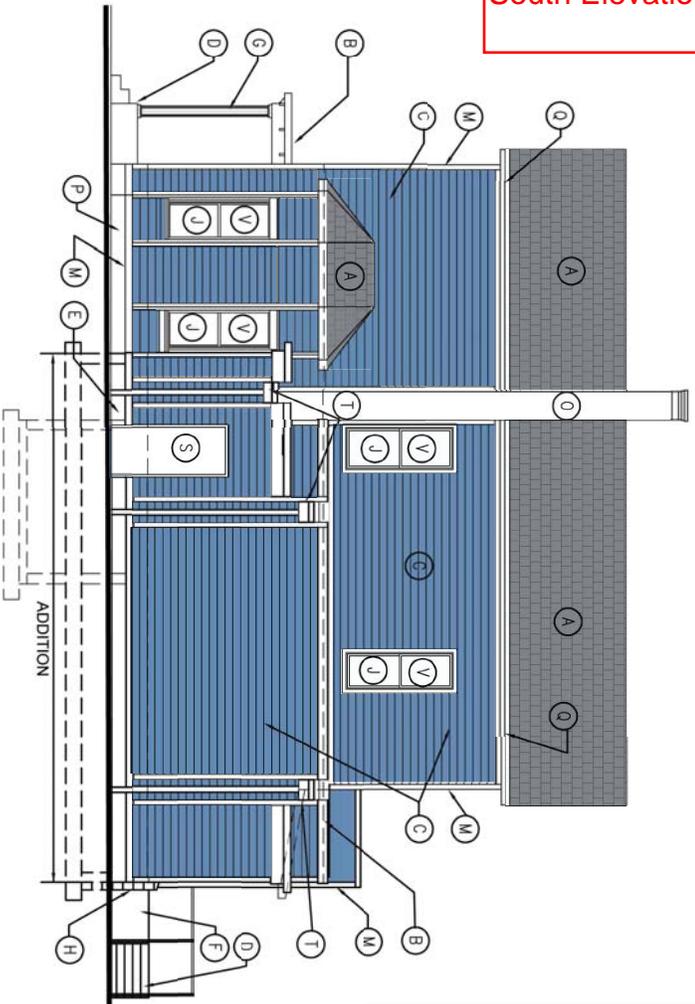


SP-5-16
V-1-16
South Elevation

EXISTING SOUTH ELEVATION

1/8" = 1'-0"

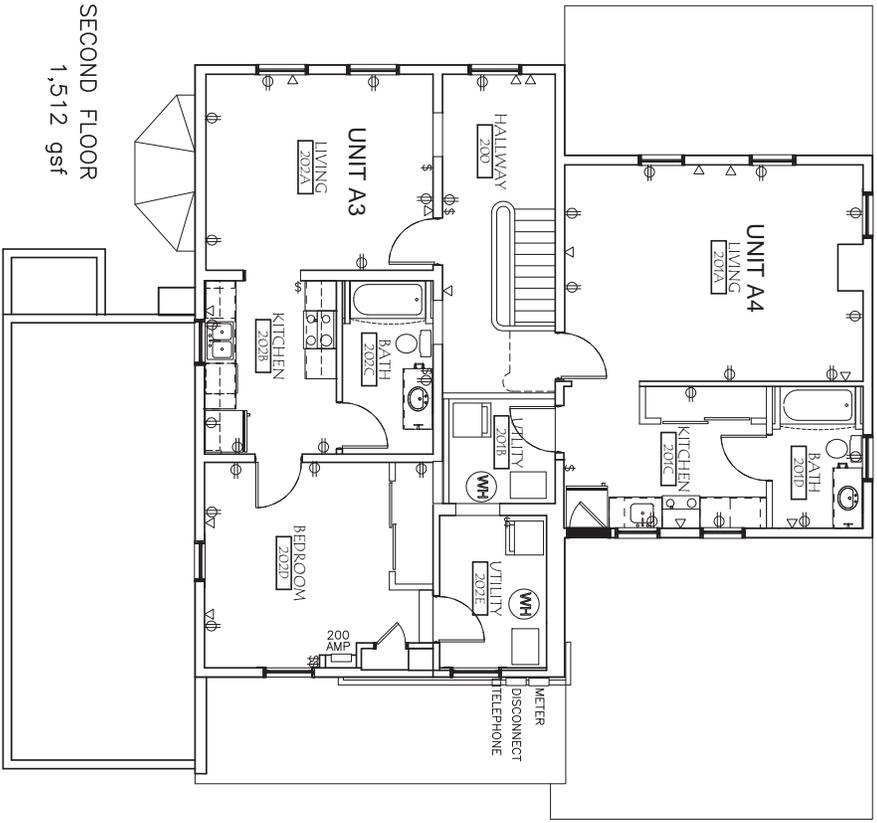
- EXISTING ELEVATION - KEYNOTES**
- ① EXISTING ASPHALT SHINGLE ROOFING (DARK GRAY COLOR) TO BE REMOVED
 - ② EXISTING ROLLED ASPHALT ROOFING (DARK GRAY) TO BE REMOVED
 - ③ EXISTING 4" PROFILE ALUMINUM SIDING TO EXISTING SHEATHING
 - ④ EXISTING WOOD STAIR AND RAILING (PAINTED WHITE) TO BE REMOVED
 - ⑤ EXISTING WOOD LANDING AND RAILING BUILT ON ROOF (PAINTED WHITE) TO BE REMOVED
 - ⑥ EXISTING WOOD FRAMED CARPORT (PAINTED WHITE) TO BE REMOVED
 - ⑦ EXISTING WOOD COLUMNS (PAINTED WHITE) TO BE REMOVED
 - ⑧ EXISTING STONE & CONCRETE STEPS - NOT TO CODE - TO BE REMOVED
 - ⑨ EXISTING ALUMINUM WINDOWS
 - ⑩ EXISTING DOOR AND STORM DOOR TO BE REMOVED
 - ⑪ EXISTING WOOD RAMP TO BE REMOVED
 - ⑫ EXISTING STAIR TO BASEMENT - OPEN AIR - TO BE REMOVED AND REBUILT
 - ⑬ EXISTING SHUTTERS - TO BE REMOVED AND SALVAGED OR REPLACED
 - ⑭ EXISTING BRICK CHIMNEY - PAINTED WHITE
 - ⑮ EXISTING FABRIC AWNING TO BE REMOVED
 - ⑯ EXISTING EXPOSED CMU FOUNDATION WALL
 - ⑰ EXISTING DOOR AND FRAME TO BE REMOVED
 - ⑱ EXISTING WINDOW TO BE REMOVED
 - ⑳ EXISTING HVAC UNIT TO BE REMOVED AND RELOCATED
 - ㉑ ALTERNATE TO REMOVE AND REPLACE EXISTING ALUM.



NEW SOUTH ELEVATION

1/8" = 1'-0"

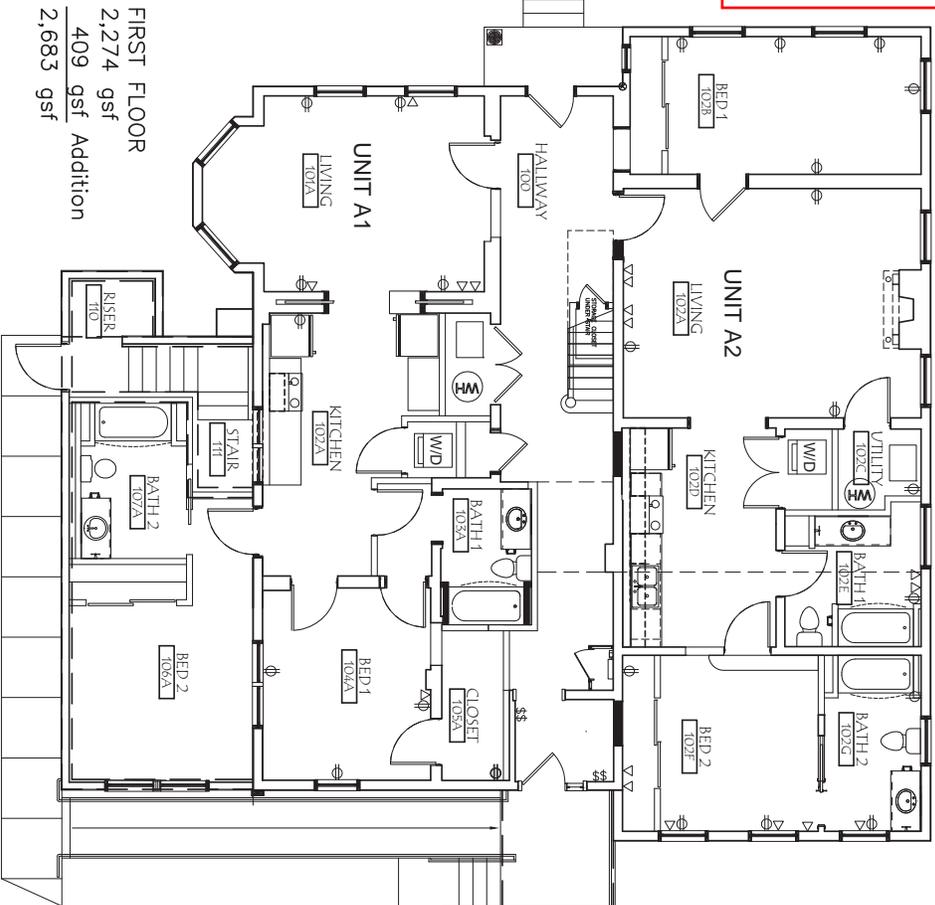
- NEW ELEVATION - KEYNOTES**
- A NEW DIMENSIONAL ASPHALT SHINGLE ROOFING (SLATE GRAY)
 - B NEW TPO MEMBRANE ROOFING - COLOR WHITE, MECHANICALLY ANCHORED
 - C NEW 6" EXPOSED PROFILE, CEMENT BOARD LAP SIDING - FIELD PAINTED
 - D NEW CONCRETE STEPS AND LANDING
 - E NEW CMU FOUNDATION WALL
 - F NEW CONCRETE RAMP AND STEEL RAILING SYSTEM
 - G EXISTING WOOD COLUMNS (PAINTED WHITE)
 - H NEW CMU BASE WITH CAST STONE CAP
 - J EXISTING ALUMINUM WINDOWS
 - K EXISTING DOOR AND STORM DOOR
 - L NEW SINGLE HUNG WINDOW
 - M GEMENT BOARD- TRIM BOARDS, FIELD PAINTED.
 - N SHUTTERS - EITHER NEW OR REINSTALLED SALVAGED SHUTTERS
 - O EXISTING BRICK CHIMNEY - PAINTED WHITE
 - P EXISTING CMU FOUNDATION WALL
 - Q NEW ALUMINUM GUTTERS AND DOWNSPOUTS - COLOR: WHITE
 - R NEW ROOF FRAMING BUILT OVER EXISTING TO INCREASE SLOPE FOR DRAINAGE
 - S NEW HOLLOW METAL DOOR AND FRAME- PAINTED
 - T NEW ALUMINUM SCUPPER AND DOWNSPOUT, COLOR: WHITE
 - U NEW WOOD RAILING SYSTEM, PAINTED WHITE.
 - V ALTERNATE PRICE TO REPLACE EXISTING SHUTTERS WITH NEW SINGLE HUNG WIND. WINDOW.



SECOND FLOOR
1,512 gsf

LEVEL 2 FLOOR PLAN - NEW
1/8" = 1'-0"

SP-5-16
V-1-16
Floor Plan



FIRST FLOOR
2,274 gsf
409 gsf Addition
2,683 gsf

LEVEL 1 FLOOR PLAN - NEW
1/8" = 1'-0"

335 S. COLLEGE AVE

STUDIO 3 DESIGN

BLOOMINGTON HEARING OFFICER
STAFF REPORT
LOCATION: 904 W. 2nd Street

CASE#: CU-04-16
DATE: February 24, 2016

PETITIONER: Becky Holtzman
904 W. 2nd Street

REQUEST: The petitioner is requesting conditional use approval to allow a stress relief therapy studio as a home occupation.

REPORT SUMMARY: The property is located on the north side of W. 2nd Street and is zoned Residential Core (RC). The property has been developed with a single family residence and is surrounded by single family residential uses to the west, north, and south with medical offices to the south. The petitioner lives in the home and wishes to conduct a stress relief therapy studio as a home business.

There would not be any changes to the exterior of the building as part of this proposal. The petitioner would use approximately 135 sq. ft. of the 1,360 sq. ft. interior for the business. The lessons would be conducted on Monday, Wednesday, Friday from 9:00 AM-6:00 PM and on Saturday and Sunday from noon-4:00 PM. Each session would involve one customer at a time. There is an existing paved garage and driveway on the rear of the residence that will be used for customers and can park at least 3 vehicles. On-street parking is also allowed nearby along the east side of Euclid Avenue to the east of this site. There is a metal railing along the front porch that will allow for a bicycles to be securely locked. A sidewalk is currently in place along 2nd Street.

The petitioner attended the monthly meeting of the Prospect Hill Neighborhood Association to present this petition and it was supported by the Neighborhood Association.

OPERATIONS STANDARDS: BMC 20.05.051(e) lays out thirteen specific operations standards for home occupations.

1. Operator Residency Required: The petitioner lives in the home.
2. Maximum Number of Nonresident Employees: The petitioner is aware that only one (1) employee who does not reside in the house is permitted.
3. Maximum Floor Area: The house is approximately 1,300 square feet. The petitioner plans to use 130 square feet for the home occupation which is 10% of the interior. This meets the restriction that no more than 15% of the interior square footage will be used for the home occupation.
4. Multiple Home Occupations: Only one home occupation is planned.
5. Residential Character: The petitioner will not be making any changes to the exterior of the residence for this request.
6. Location and Entrance: The home occupation will take place entirely within the house.
7. Outdoor Display and Storage: No outdoor display is planned.
8. Sales: No direct sales are planned.
9. Signage: The petitioner is aware of the signage requirements. A single, 2 square

foot sign is permitted on the wall of the house and a permit must be approved prior to the placement of any signage.

10. Off-street Parking and Loading: No additional driveway is planned. There is adequate parking on the existing driveway.
11. Hours of Operation: The petitioner is aware of the limitation on the hours of operation of 8:00 AM to 8:00 PM.
12. Commercially Licensed Vehicles: No commercial vehicles are proposed.
13. Deliveries: The petitioner is aware of limitations on deliveries being conducted by typical residential delivery services. No deliveries are anticipated with this use.

Criteria and Findings for Conditional Use Permits

20.05.023(b) Conditional Use; General Standards

No Conditional Use approval shall be granted pursuant to *Chapter 20.09: Processes, Permits, and Fees* unless the petitioner shall establish that the standards for the specific Conditional Use are met and that the following general standards are met:

- 1) *The proposed use and development must be consistent with the Growth Policies Plan and may not interfere with the achievement of the goals and objectives of the Growth Policies;*

STAFF FINDING: The Growth Policies Plan identifies this area as “Urban Residential” and lists single family residential development as the primary land use with some additional uses, including home occupations.

- 2) *The proposed use and development will not create nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights;*

STAFF FINDING: No additional lighting will be required for this proposed home occupation. Staff finds no concerns regarding noise, smoke, odors, vibrations, or lighting. The petitioner is aware that the lessons must occur within the residence.

- 3) *The proposed use and development will not have an undue adverse impact upon the adjacent property, the character of the area, or the public health, safety and general welfare;*

STAFF FINDING: Staff finds no adverse impact from this use. The house will continue to function as a single family home and will not change in appearance. There is adequate parking on the driveway and the nearby on-street parking to provide parking needs for the residence and customers. The Neighborhood Association also supported this petition and found no adverse impacts.

- 4) *The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, stormwater management structures, and other services, or that the applicant will provide adequately for such*

services;

STAFF FINDING: This use requires no additional infrastructure service improvements.

- 5) *The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;*

STAFF FINDING: The use is a low traffic generator and will not draw significant amounts of traffic through residential streets.

- 6) *The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance;*

STAFF FINDING: No exterior changes are being proposed with this home occupation.

- 7) *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*

STAFF FINDING: No special lighting or unusual hours of operation are proposed with this request. The business will not operate before 8:00 AM or after 8:00 PM.

- 8) *Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage which is out of character, in the Board's determination, shall not be approved.*

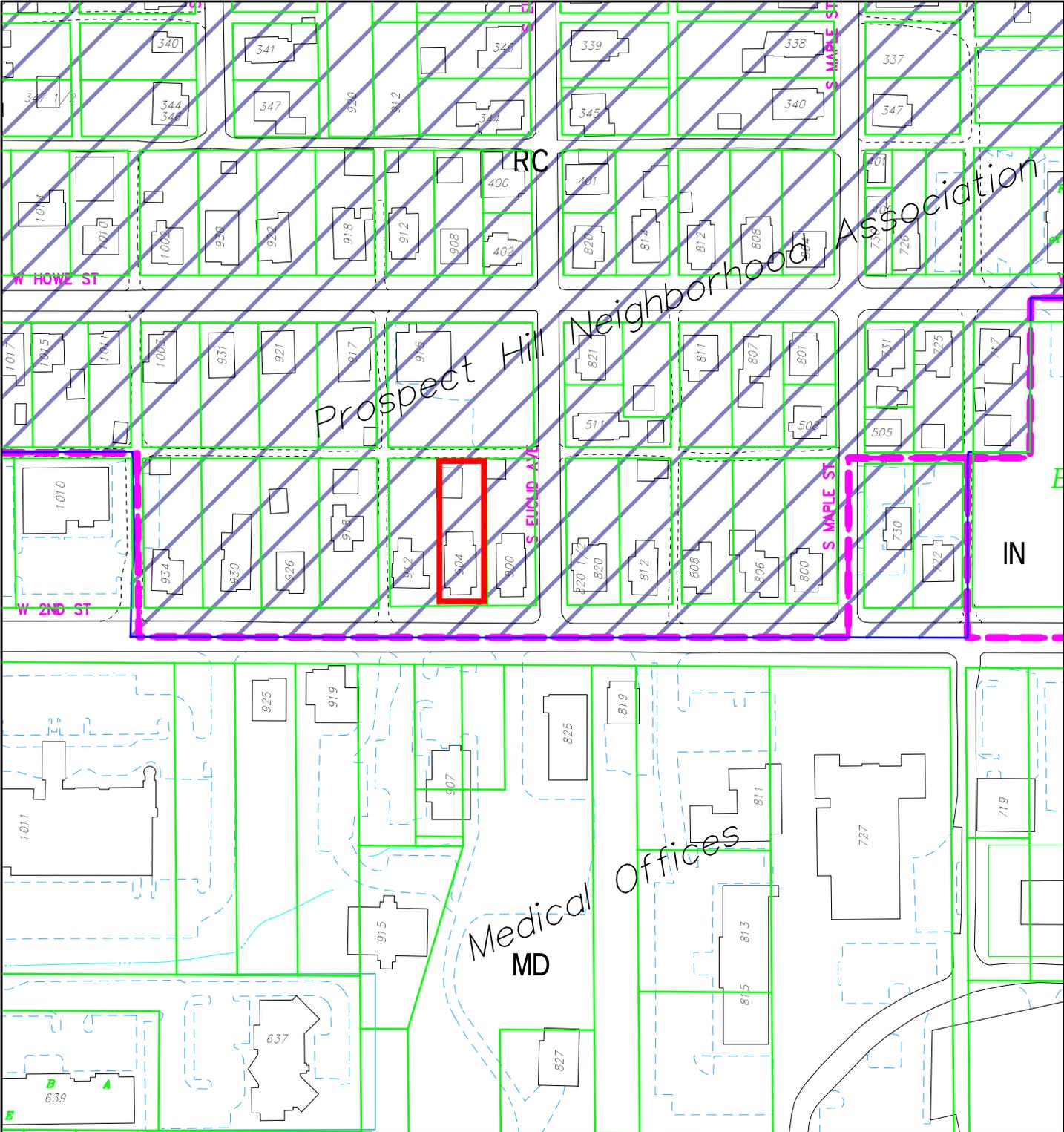
STAFF FINDING: Signage for a home occupation is limited to a maximum of two square feet [BMC 20.05.051(e)(9)] which is in keeping with the residential character. A Certificate of Appropriateness may be required for any exterior signage.

- 9) *The proposed use and development complies with any additional standards imposed upon the particular use by Chapter 20.05; §CU: Conditional Use Standards.*

STAFF FINDING: There are no additional conditions for home occupations.

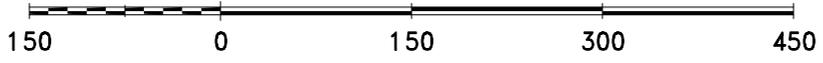
RECOMMENDATION: Based on the written findings above, staff recommends approval of this petition with the following condition:

1. Any future signage must receive a sign permit and may also required a Certificate of Appropriateness.



CU-04-16 Becky Holtzman
 904 W 2nd Street
 Hearing Officer
 Site Location, Zoning, Land Use, Parcels

By: greulice
 17 Feb 16

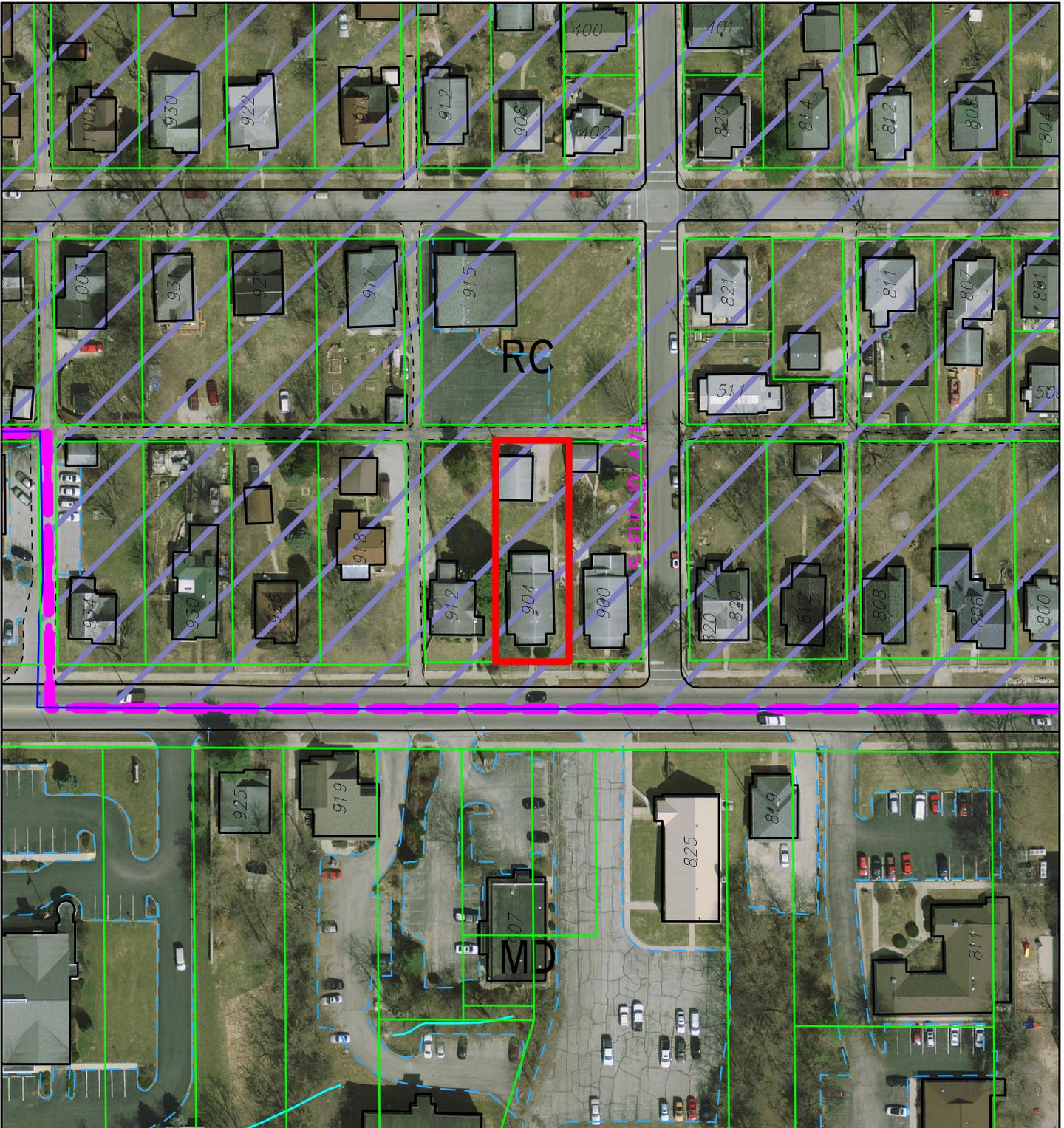


City of Bloomington
 Planning & Transportation

N

Scale: 1" = 150'

For reference only; map information NOT warranted.



CU-04-06 Becky Holtzman

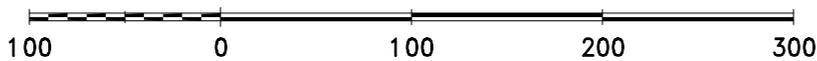
904 W 2nd Street

Hearing Officer

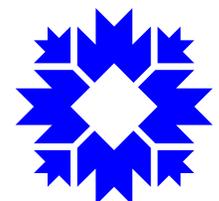
2014 Aerial Photograph

By: greulice

17 Feb 16



City of Bloomington
Planning & Transportation



Scale: 1" = 100'

For reference only; map information NOT warranted.

Becky Holtzman
904 W Second Street
Bloomington IN 47403
Cell: 503.799.8794
Email: orangeflowerhealing@gmail.com

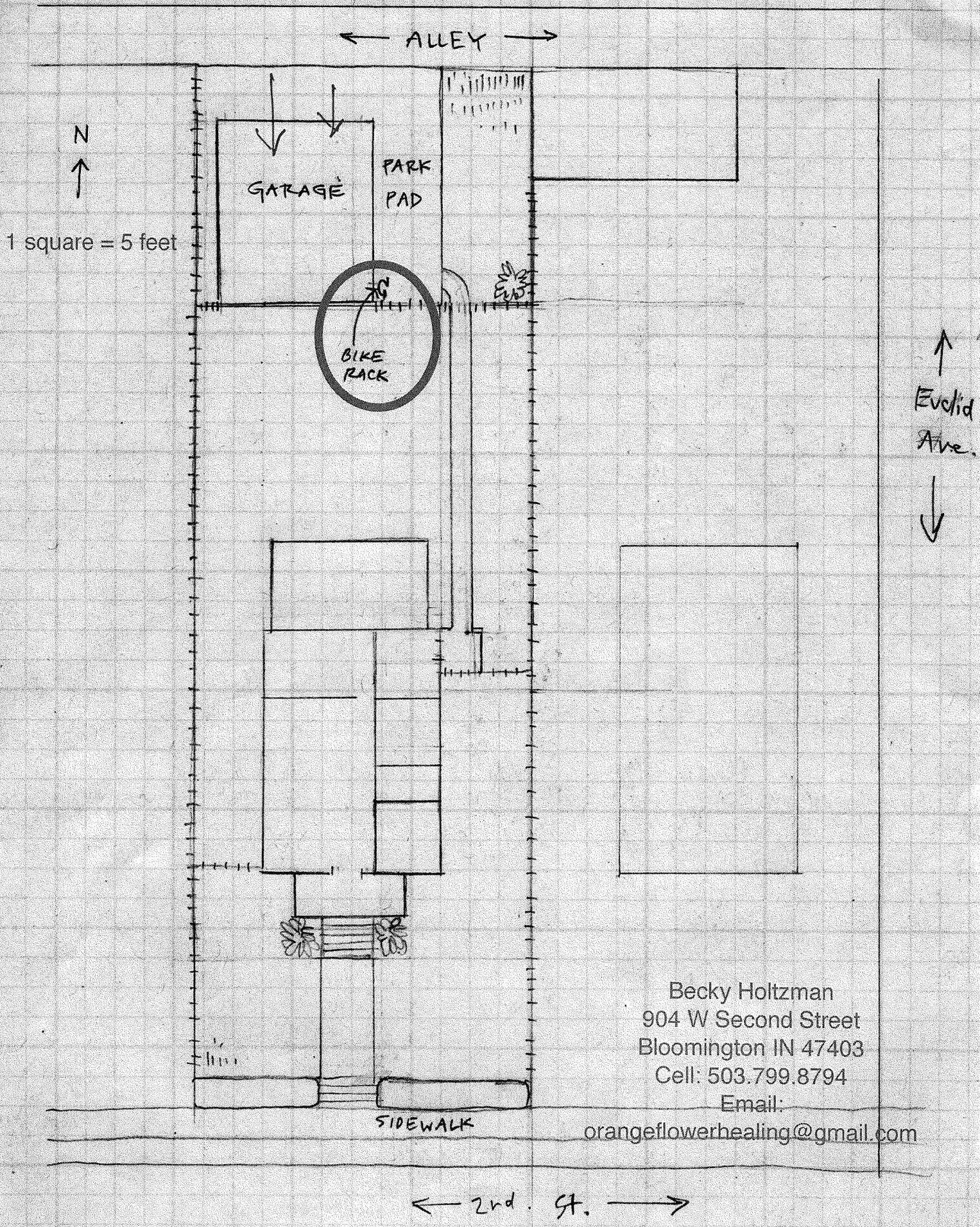
This is a request for conditional use approval to allow a home occupation for the business Orange Flower Healing, at 904 W Second Street, Bloomington, Indiana, 47403. Orange Flower is a service-based business offering Reiki, a Japanese practice to assist in stress reduction and promote overall wellness. It is not a massage technique; there is no muscular manipulation; treatments are received fully clothed.

The business will be located in what is currently the front bedroom of the house, a space approximately 135 square feet in size. Use will be consistent with the Bloomington Growth Policies Plan. As a meditative healing practice, there will be no noise or odors associated with the business, and there will be no physical changes to the property, or to its primary function as a residence. Business hours are anticipated to be Monday, Wednesday, and Friday, from 9am-6pm, and Saturday and Sunday from 12noon-4pm, with 3-5 clients a day visiting the property. The business is not expected to impact traffic in the area.

There are currently no plans for signage to be installed, but any future signage will be unobtrusive and appropriate to the surrounding area. There will be no employees aside from myself, the business owner, and there are no commercially licensed vehicles associated with the business.

A detached two-car garage and single-car concrete parking pad, both accessible from the north side of the property via an alley, will serve for parking. A bicycle rack is being installed on the concrete parking pad east of the garage, as indicated in the attached site plan.

On February 1, 2016, the Prospect Hill Neighborhood Association unanimously voted to approve Orange Flower Healing's request to establish a home-based business. Minutes from that meeting can be made available.



Becky Holtzman
 904 W Second Street
 Bloomington IN 47403
 Cell: 503.799.8794
 Email:
orangeflowerhealing@gmail.com