

# CITY OF BLOOMINGTON



JUNE 1, 2016 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON  
HEARING OFFICER  
June 1, 2016 at 2:00 p.m.

\*Kelly Conference Room #155

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**PETITIONS:**

- V-18-16      **Sigma Delta Tau**  
1410 N. Jordan Ave.  
Request: Variance from maximum number of parking spaces to allow 44 parking spaces for a sorority.  
*Case Manager: Eric Greulich*

HEARING OFFICER

June 1, 2016

**Next Meeting Date: June 15, 2016**

Filename: I:\common\developmentreview\hearingofficer\agendas\HO-agenda

\*\*\*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or E-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).

**BLOOMINGTON HEARING OFFICER**  
**STAFF REPORT**  
**LOCATION: 1410 N. Jordan Ave.**

**CASE #: V-18-16**  
**DATE: June 1, 2016**

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**PETITIONER:**       **Sigma Delta Tau (Upsilon Chapter, Inc.)**  
                              **1410 N. Jordan Avenue**

**COUNSEL:**           **Doug Bruce**  
                              **1101 S. Walnut Street**

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**REQUEST:** The petitioner is requesting a variance from maximum parking requirements to allow 44 parking spaces for a sorority.

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**STAFF REPORT:** This approximately 1.5 acre property is located on the east side of N. Jordan Avenue, just north of 17<sup>th</sup> Street and is zoned Institutional (IN). Surrounding land uses to the north and south are fraternities/sororities and the properties to the east and west are vacant land owned by Indiana University. The property has been developed with a 3-story sorority house for the Sigma Delta Tau sorority.

The sorority is currently designing an expansion to the front of the chapter house. This expansion will include new bedrooms and several common rooms. The proposed changes are designed to increase the number of occupants sleeping in the facility from 70 to 110 members. Existing on the property are 34 parking spaces with 10 additional spaces proposed for a total of 44 parking spaces for 110 members.

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, not the number of occupants. The maximum parking is 0.8 spaces per bedroom. This is less than that applied to apartments (1:1). In many greek houses (including this one), rooms are often occupied by 2-4 people. While the petitioner estimates occupancy of 110 members, there will only be 25 bedrooms. Since the UDO bases the maximum number of parking spaces on the number of bedrooms, a maximum of 20 parking spaces would be allowed for the 110 members that would be living here.

The petitioners are requesting a variance from maximum parking requirements to allow 44 parking spaces.

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## **CRITERIA AND FINDINGS**

### **20.09.130 (e) Standards for Granting Variances from Development Standards:**

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

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

**Staff's Finding:** Staff finds no injury to the general welfare. Similar variances have

been approved for other fraternities and sororities in this area with no known negative impacts. The property will still meet all other UDO standards including landscaping and 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.

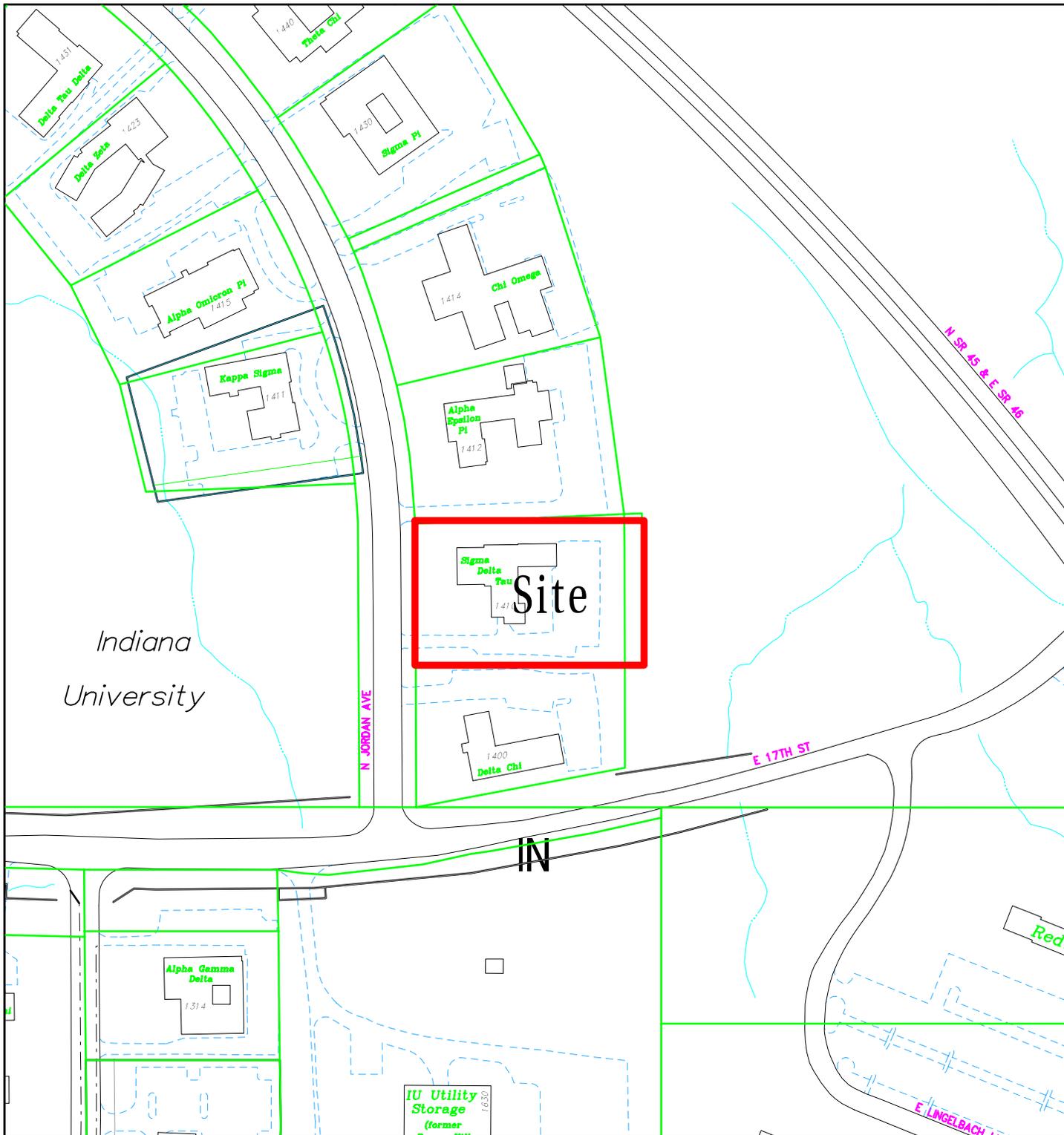
3. *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the variance will relieve practical difficulties.*

**Staff's Finding:** Staff finds peculiar conditions for the parking variance in the nature of the living and sleeping arrangements of this sorority. While other fraternities and sororities may have one member per bedroom, this sorority 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 not be allowed to provide parking to meet the needs of the members and could require 90 drivers to find parking elsewhere.

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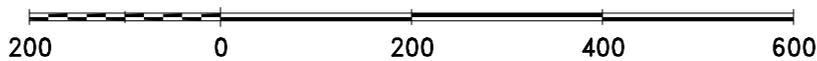
**RECOMMENDATION:** Based on the written findings, staff recommends approval of the variance with the following condition:

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.



V-18-16 Sigma Delta Tau  
 1410 N Jordan Ave  
 Hearing Officer  
 Site Location, Zoning, Land Use, Parcels

By: greulice  
 26 May 16



City of Bloomington  
 Planning & Transportation

Scale: 1" = 200'



Approval is requested from the Hearing Officer for Site Plan Approval for the construction of a renovation and addition to the Sigma Delta Tau Sorority located at 1410 North Jordan Avenue on the Bloomington campus.

An extensive feasibility study was undertaken in July of 2015 that focused on life safety, security, plumbing, mechanical and electrical systems for the existing structure and cost effective ways to expand the capacity of the number of members, an addition has been planned to increase the numbers from 70 live in members to approximately 110 members.

The design of the addition includes a total of 8,852 sf on the three floors. The total of the existing structure is an additional 20,610 sf on three floors, including a 1,345 sf partial basement. The total area of the completed structure with the proposed addition is 29,462 sf

The renovation to the existing portions of the house will address numerous issues and updates. These will include updated and expanding the sprinkler system to protect the entire chapter house, the removal of the study room window air conditioning units, new energy efficient lighting and updated life safety signage, and finally, the creation of a new accessible bedroom suite on the main level of the house. All of the existing windows will be replaced with new thermally efficient window units. The addition will add new study rooms and a larger, dedicated chapter room on the main level off of a more formal entrance that will face the street. Currently, the chapter house main entry does not face Jordan Ave, nor is there a sidewalk from the entry to the street; this addition will provide a new formal entry facing Jordan Ave and a new sidewalk that is accessible from the new front plaza connecting it to the street. Additional bathing rooms will be added to compliment the recently renovated existing rooms. Existing kitchen areas will be maintained as these spaces are already in excellent condition. The HVAC and electrical services will be upgraded to include cooling services, efficient heating services as well as electrical service upgrades.

The design of the exterior of the addition is to compliment the existing California modern style, using matching limestone veneer and cedar colored siding and replacing tired and neglected existing wood siding. The addition will be a combination of low slope roofs and a cross gable roof, matching the existing roof pitch and the creation of a small interior court.

Site work will add an additional 10 parking spaces to the current lot that contains 34 spaces currently, for a total of 44 spaces. Additional features will include additional landscaping around the site as well as along the north edge of the parking to provide a buffer zone and a dumpster enclosure, landscaped focal areas near the new walk and along the base of the addition. The parking lot as it exists is not efficient nor does it have the capacity for the growth in membership. The sorority is investing in it's long term future and needs the additional parking as part of the growth. Fraternity and sorority members tend to all have cars and while they walk to campus or ride the bus on a daily basis, they store their car at their chapter house. This site improvement will include plenty of improvements such as a trash enclosure, bicycle parking spaces, and landscaping. The site will meet requirements for maximum impervious surface and landscaping as required by the City of Bloomington Planning Department.

Respectively submitted,

Doug Bruce-LEED Ap-NCARB

President-Architect

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V-18-16  
Petitioner Statement













V-18-16  
Front Rendering



Front Rendering



Rear rendering