CITY OF BLOOMINGTON

BOARD OF ZONING APPEALS

NOVEMBER 17, 2016 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS
November 17, 2016 at 5:30 p.m. ***Council Chambers - Room #115**

ROLL CALL

MINUTES TO BE APPROVED: 10/20/16

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

· 2017 Meeting Schedule

PETITIONS:

· UV-31-16 **Secretly Canadian Distribution**
1461 W. Bloomfield Rd.
Request: Use variance to allow a warehouse in a Commercial Arterial (CA) zoning district.
Case Manager: Eric Greulich

· CU-35-16 **Joseph Anderson**
1008 S. Rogers Street
Request: Conditional use for an historic adaptive reuse to allow a fitness/center gym.
Case Manager: Jackie Scanlan

******Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.***

BLOOMINGTON BOARD OF ZONING APPEALS **CASE #: UV-31-16**
STAFF REPORT **DATE: November 17, 2016**
Location: 1461 W. Bloomfield Rd

PETITIONER: **Secretly Canadian**
213 S. Rogers Street

CONSULTANT: **Smith Brehob and Associates.**
453 S. Clarizz Blvd

REQUEST: The petitioner is requesting is a use variance to allow a warehouse in a Commercial Arterial (CA) zoning district.

STAFF REPORT: This 2.21 acre property is located at 1461 W. Bloomfield Rd. and is zoned Commercial Arterial (CA). The property is currently being used as an outdoor storage yard that was approved under use variance #UV-59-95. Surrounding land uses include single family residences and multi-family dwelling units to the north, business offices and single family residences to the east, industrial and single family residences to the south, and business/professional offices to the west. There are no significant environmental features on this site. There are two existing buildings on the site, one is a manufactured home that will be used for offices and the other is a 6,000 sq. ft. enclosed storage building that will still be used for storage or possibly rented out for another permitted use.

The petitioner operates a recording studio, office, and warehouse on the property to the west and would like to construct an addition to an existing building to allow for more storage capacity. The proposed 15,000 sq. ft. addition would be constructed on the east side of the main building and would expand onto this property. The addition would be used for the warehousing of vinyl records and other material used by the business. The building addition would be predominantly on already disturbed areas of the site.

The petitioner is requesting a use variance to allow a warehouse in the Commercial Arterial district. If approved, the petitioner would construct a 15,000 sq. ft. addition to an existing building that would be used as a warehouse. No variances from any development standards are requested.

With this petition there would be new landscaping planted throughout the property to meet code requirements. A 5' wide concrete sidewalk is already in place along the street frontage and is in good condition. There will be some slight modifications to the entrance drive on Bloomfield Rd. to narrow the width and the existing sidewalk ramps will be adjusted to bring them into compliance with current requirements. A rain garden will be built to meet stormwater detention and water quality requirements and is shown on the east side of the new building. Since the properties to the south and east are zoned Residential Single Family (RS), a Type 2 landscaped buffer yard is required and has been shown on the site plan.

PLAN COMMISSION RECOMMENDATION: The Plan Commission reviewed the site plan and the use variance request at their November 7, 2016 meeting. The Plan

Commission voted 7-0 to forward the use variance request to the BZA with a positive recommendation and found that the proposed use variance does not interfere with the Growth Policies Plan. The Plan Commission approved the site plan for this petition under SP/UV-33-16 contingent upon approval of this use variance.

SITE PLAN ISSUES:

Parking: No parking is required for this use. The petitioner is proposing to provide 8 parking spaces, including one van accessible space, for the new warehouse and office building to be used by the employees. There will also be 3 parking spaces, including a van accessible space, adjacent to the existing storage building that will also be used for those employees. The site does not exceed the maximum number of parking spaces allowed; one space per employee on the largest shift for the warehouse and 1 space per 300 square feet for the office building.

Environmental: There are no environmental features on this property that are subject to any protection standards. There is a small clump of trees along the south property line that will be preserved, but are not considered a wooded area for tree preservation standards.

Architecture: The addition to the building for the new warehouse is not subject to the architectural standards of the UDO since it is an "addition" and not stand-alone "new construction". The building will be one story. There will be two entrances to the building with one entrance on the north side and the other on the south side.

Pedestrian Facilities: There is an existing 5' wide concrete sidewalk along the entire property frontage and is in good condition. The petitioner will be adjusting the sidewalk ramps along the entrance drive to move them further back from the street and put in the required ramps. A sidewalk connection has also been shown from the street to the front of the warehouse to connect those two components. A determinate sidewalk variance was approved in 2010 under case #V-17-10 for the portion of the property along Peachtree Lane.

Bike Parking: A parking area for 4 bicycles has been shown adjacent to the front of the building as required.

Bus Transit: As part of this petition Bloomington Transit indicated that it would like to move the current bus stop that is west of this location to a more ideal location in front of this property. The petitioner has shown a new 10'x15' bus stop in front of this site to facilitate transit service in this area.

GROWTH POLICIES PLAN: The GPP designates this property as Community Activity Center (CAC). The CAC designation "is designed to provide community-serving commercial opportunities in the context of a high density, mixed-use development."

20.09.140 CRITERIA AND FINDINGS FOR USE VARIANCE:

Findings of Fact: 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 with the use variance request for warehouse at this location. This site is directly accessed from 2nd Street, which is classified as a primary arterial road. The warehouse building will be removing an outdoor storage yard for a landscaping business and will have less impacts then the current use.

(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 adverse impacts associated with the proposed use variance. Again, the property is currently being used as an outdoor storage yard for a landscaping business that has a large amount of deliveries and equipment that is used outdoors that impacts adjacent properties. The warehouse use will locate all of activity inside of a building rather than occurring outdoors which will substantially reduce impacts to adjacent properties.

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

Staff Finding: Staff finds peculiar condition in that this property has several uses on it, besides a proposed warehouse, and this use only serves as an accessory use to the main buildings. The location of this property along a primary arterial road provides a unique location that will allow the redevelopment of an underutilized commercial property. The site currently has a heavy commercial use with lots of delivery and loading truck traffic.

(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 the strict application of the Unified Development Ordinance will place an unnecessary hardship in that it would not allow this additional use to be located on the property. The proposed use is not the primary use on the site and is meant to supplement the main uses which are offices and distribution. However, due to the size of the proposed warehouse Staff can not truly call the warehouse an accessory use.

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

Staff Finding: The Plan Commission found that this proposal does not substantially interfere with the Growth Policies Plan. The GPP designates this property as Community Activity Center (CAC). The CAC designation "is designed to provide community-serving commercial opportunities in the context of a high density, mixed-use development and should incorporate a balance of land uses to take advantage

of the proximity to goods and services. This site provides a mixture of land uses and is on a primary arterial road, which is appropriate for vehicular traffic and delivery trucks. This petition furthers many goals of the City and the GPP by directing commercial development to existing commercially zoned land and will allow the redevelopment of an under-utilized site. In addition, this petition allows a local business to expand and increase its employment workforce which increases tax revenue while also providing local jobs. While a warehouse does not typically employ a high number of employees, the direct use that it supplements does increase the business's ability to expand its workforce. The GPP offers the following guidance:

- *The primary land use in the CAC should be medium scaled commercial retail and and service uses.*
- *Public transit access should be a major component of the urban services provided for any Community Activity Center.*
- *Street cuts should be limited as much as possible to reduce interruptions of the streetscape.*

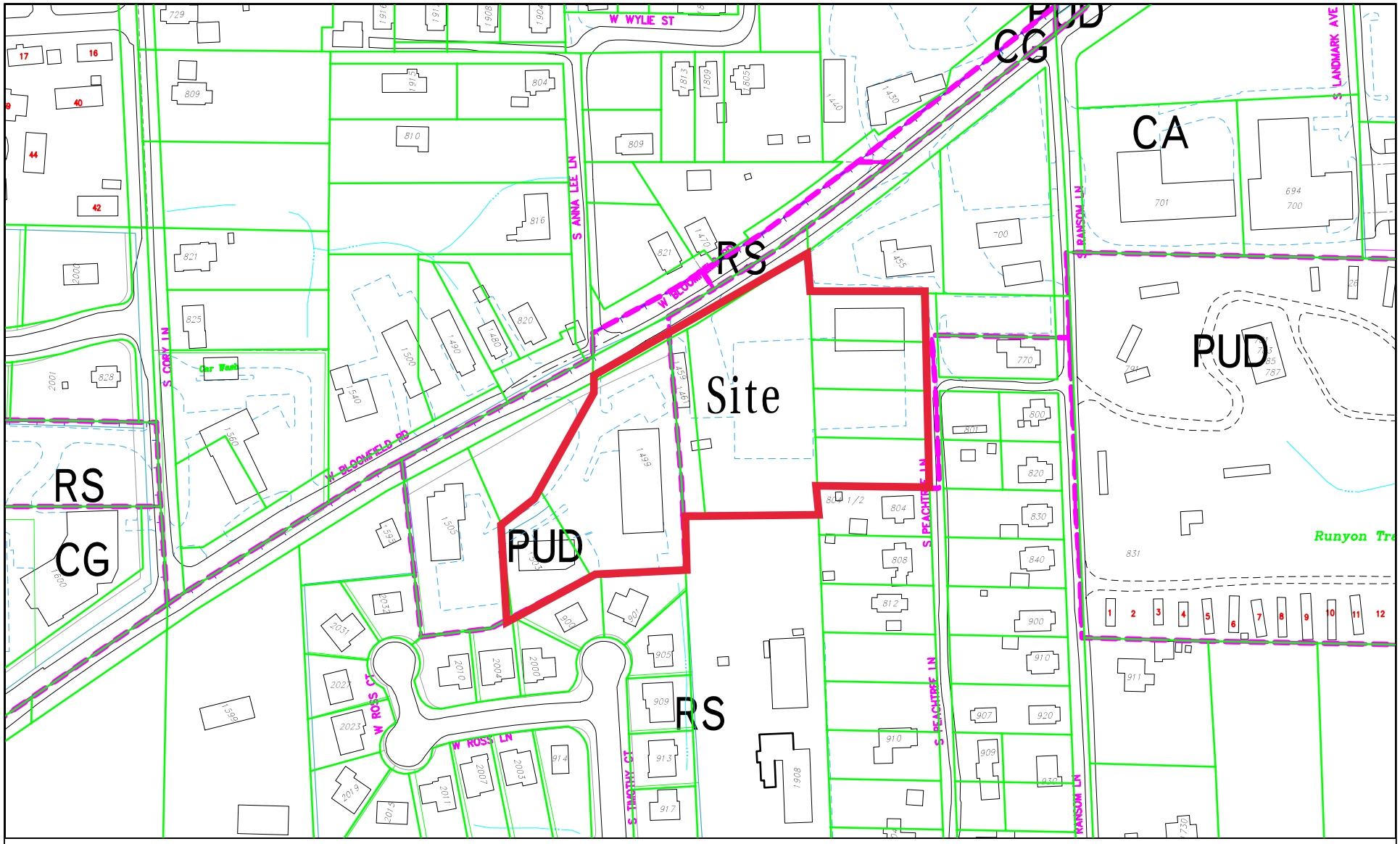
In addition to the policies of the CAC, the GPP's guiding principles have several policy recommendations that relate to this petition. The "Sustain Economic and Cultural Vibrancy" guiding principle states:

- *…the redevelopment of under-utilized parcels should not be neglected in favor of open land outside of the City.*
- *Within Bloomington, there are significant numbers of properties within downtown, along arterial roadways, and even in core neighborhoods that could be better utilized through redevelopment strategies.*

CONCLUSIONS: The Plan Commission found that this petition provides an ideal reuse of an underdeveloped property and it does not interfere with the Growth Policies Plan. The proposed site plan meets all of the requirements of the Unified Development Ordinance. The granting of this use variance will allow a small business to expand and continue its presence in Bloomington and increase its workforce, while also intensifying the use of an underdeveloped commercial property. The petitioner has worked to screen the property from the residences to the south both through landscaping and a privacy fence.

RECOMMENDATION: Based upon the written report, staff recommends approval of the use variance with the following conditions:

1. Approved per terms and conditions of SP/UV-33-16.
2. All terms and conditions of the determinate sidewalk variance #V-17-10.
3. This approval does not approve any ground floor residential dwelling untis.
4.



UV-31-16 Secretly Canadian
Site Location, Zoning, Parcels

By: greulice
26 Sep 16

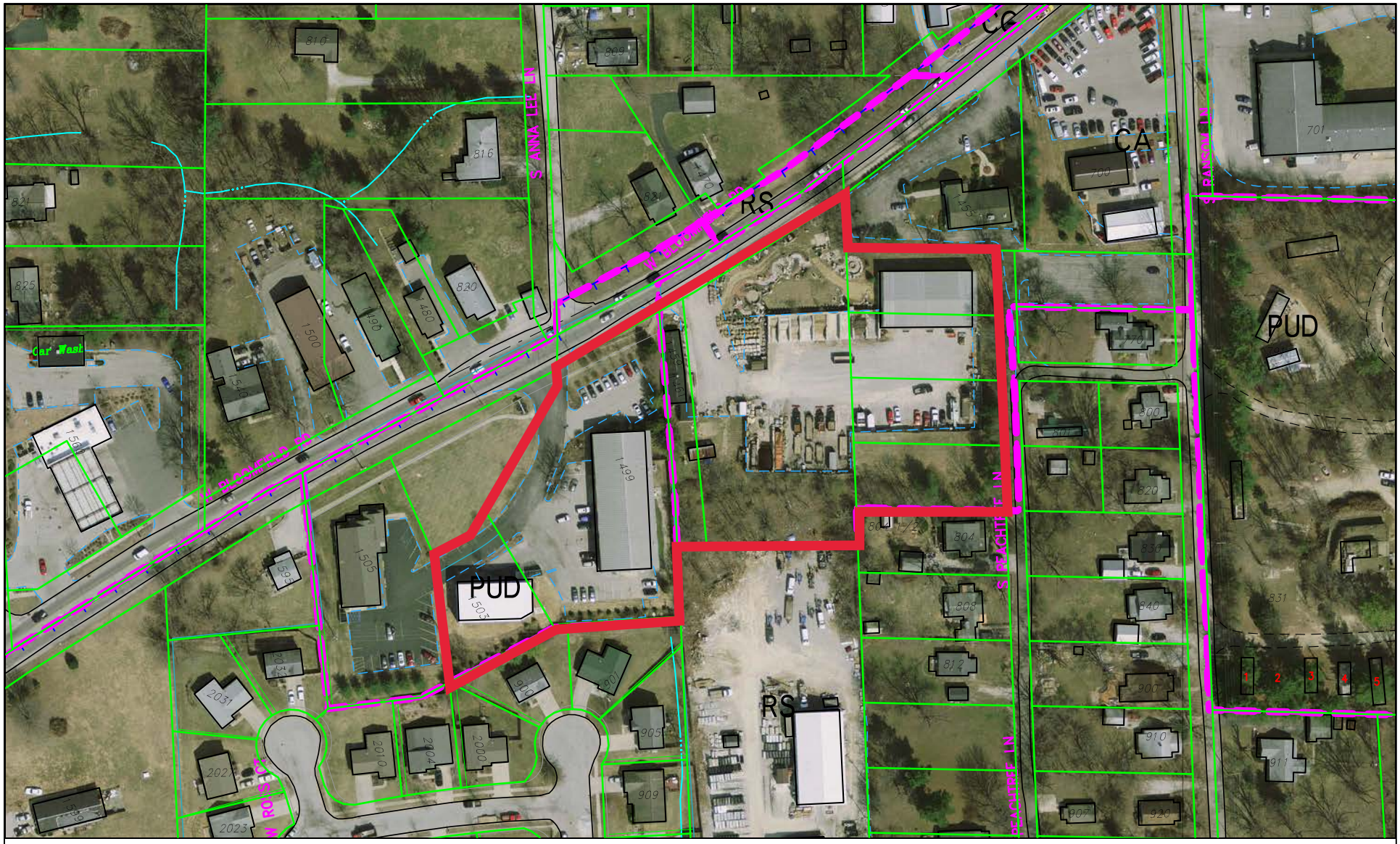
200 0 200 400 600 800

For reference only; map information NOT warranted.

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'



UV-31-16 Secretly Canadian
2014 Aerial Photograph

By: greulice
26 Sep 16

150 0 150 300 450 600

For reference only; map information NOT warranted.

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'

Smith Brehob & Associates, Inc.

Providing professional land planning, design, surveying and approval processing for a sustainable environment.

Stephen L. Smith P.E., P.L.S.
Steven A. Brehob, B.S.Cn.T.
Todd M. Borgman, P.L.S.

October 3, 2016

City of Bloomington Plan Commission
C/o Eric Greulich
Planning and Transportation Department
401 N. Morton Street
Bloomington, Indiana 47404

Re; Secretly Canadian Distribution
Use Variance for Warehouse in CA zone

Dear Eric and the Plan Commission,

We are seeking a use variance to allow warehouse and distribution facility in a CA zone. The property is located at 1461 W. Bloomfield Rd and currently the property is owned by Gerald Sowders and is the site of Sowders Landscape Company.

Secretly Canadian is a local record label founded in 1996 wants to add on to their existing distribution building located at 1499 W. Bloomfield Rd, directly west of this property. Their existing facility includes a warehouse, offices and other associated uses.

Their existing facility approximately 1.2 acres with 2 existing buildings and is zoned PUD. The existing warehouse building that will be is 8200 SF 2 stories. The new site is 2.21 acres with 3 existing buildings; a modular home type structure, an existing warehouse and a small block building. The block building located on the west side of the site will be removed. The modular home type structure located on the North West part of the property is 1507 sf and is used as an office or residence. The existing building on the east part of the site is metal warehouse building and will be used for storage.

Surrounding land uses include residential, warehouse & distribution, concrete manufacturing and office. To the southeast and east are single family residential lots. Directly south of the warehouse addition is a precast concrete manufacturing facility and delivery facility. To the northeast is a physician's office. On the west side of the site is Secretly Canadian's existing warehouse facility.
Access to the site will be at the current location of Sowders Landscape on Bloomfield Rd. The existing entrance will be improved by narrowing and

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www.smithbrehob.com

UV-31-16
Petitioner Statement

Smith Brehob & Associates, Inc.

Providing professional land planning, design, surveying and approval processing for a sustainable environment.

Stephen L. Smith P.E., P.L.S.
Steven A. Brehob, B.S.Cn.T.
Todd M. Borgman, P.L.S.

adding concrete pavement and curbs. The existing sidewalk crossing at the entrance will also be improved.

The new facility will include a 14,880 SF warehouse addition onto the existing warehouse to the west. There will be 11 total new parking spaces, a loading dock and a truck maneuvering area. A stormwater basin for water storage and treatment will be located on the south side of the site, to the east of the proposed building. Runoff from pavement and roof drains will be directed to the basin. Buffer yards are required along the south and east sides of the property. There are mature trees existing along both these sides. These existing trees will remain for buffer, and additional trees will be added in some areas where trees are being removed or lacking.

The following items are being submitted with this application;

- Petitioners Statement
- Application Form
- Check
- Owner Consent Form
- Site Plans
- Floor Plans
- Elevations

Thank you for your assistance as we move this project towards final approvals and construction.

Sincerely,

Don Kocarek
Smith Brehob and Associates

cc; file

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LEGEND

- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED SPOT ELEVATION ×780.08
- SILT FENCE
- GRADING LIMITS
- YARD INLET
- FLOW ARROW
- DOMESTIC COLD WATER
- FIRE PROTECTION SERVICE
- SETBACK LINE
- SANITARY LATERAL
- ROCK CHECK DAM
- STORZ CONNECTION
- BENCH MARK
- MAG NAIL
- UTILITY POLE
- EX. WATER LINE
- EX. COMMUNICATIONS LINE
- EX. UNDERGROUND ELEC.
- EX. UNDERGROUND GAS
- EX. OVERHEAD WIRES
- EX. SANITARY MAIN
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. ELEC. TRANSFORMER
- EX. SANITARY MANHOLE

SCALE: 1"=20'

SITE PLAN NOTES

1) SEE SMITH BREHOB STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.

2) TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS:
A) MANHOLES: RIM ELEVATION
B) INLETS: SEE DETAIL PACKET
3) LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

3) SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST ADA AND CITY OF BLOOMINGTON REQUIREMENTS. CONTRACTOR SHALL COORDINATE WORK WITH CITY ENGINEERING PRIOR TO COMMENCEMENT.

4) PAVEMENT MARKINGS, IF SHOWN, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 808 & 912.14 OF THE 1988 INDOT STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS.

5) CONTRACTOR IS RESPONSIBLE FOR OBTAINING A R/W EXCAVATION PERMIT IF WORK WITHIN THE PUBLIC R/W IS NECESSARY FOR THE PROJECT COMPLETION.

(6) FIELD WORK COMPLETED SEPTEMBER 2016.

(7) SANITARY AND WATER SIZES BASED ON CITY OF BLOOMINGTON UTILITIES GIS MAP.

MATERIALS LEGEND

- (C1) CONCRETE SIDEWALK
  4" THICK 3,500 PSI CONCRETE
  4" COMPACTED AGGREGATE BASE NO 53
- (C2) CONCRETE PAVEMENT
  8" THICK 3,500 PSI CONCRETE
  8" COMPACTED AGGREGATE BASE NO 53
- (C3) WHEEL STOPS
- (C4) 6" STANDING CURB
- (P1) 1.0" HMA SURFACE
  3.0" HMA BASE
  7" COMPACTED AGGREGATE BASE NO 53 TYPE "O"
- (R1) PERPENDICULAR CURB RAMP
- (R2) PARALLEL CURB RAMP
- (L1) LINE, PAINT, SOILD, WHITE, 4"
- (L2) LINE, PAINT, SOILD, BLUE, ADA SYMBOL
- (L3) LINE, PAINT, SOILD, BLUE, 6"
- (W1) POURED CONCRETE RETAINING WALLS
- (S1) HANDICAP PARKING SIGN
- (F1) 8' HIGH WOOD SCREEN FENCE
- (BP) BIKE PARKING

PARKING SUMMARY

MAXIMUM OF 1 SPACE PER 250 SF GFA

BUILDINGS	AREA	STORYS	GFA
A	3293	1	3293
B	8200	2	16400
C	1507	1	1507
D	6030	1	6030
	EXISTING GFA		27,230
E	WAREHOUSE ADDITION		14,880
	TOTAL PROPOSED GFA		42,110

MAXIMUM PARKING PERMITTED=168

EXISTING PARKING = 32 SPACES
PROPOSED PARKING = 11 SPACES

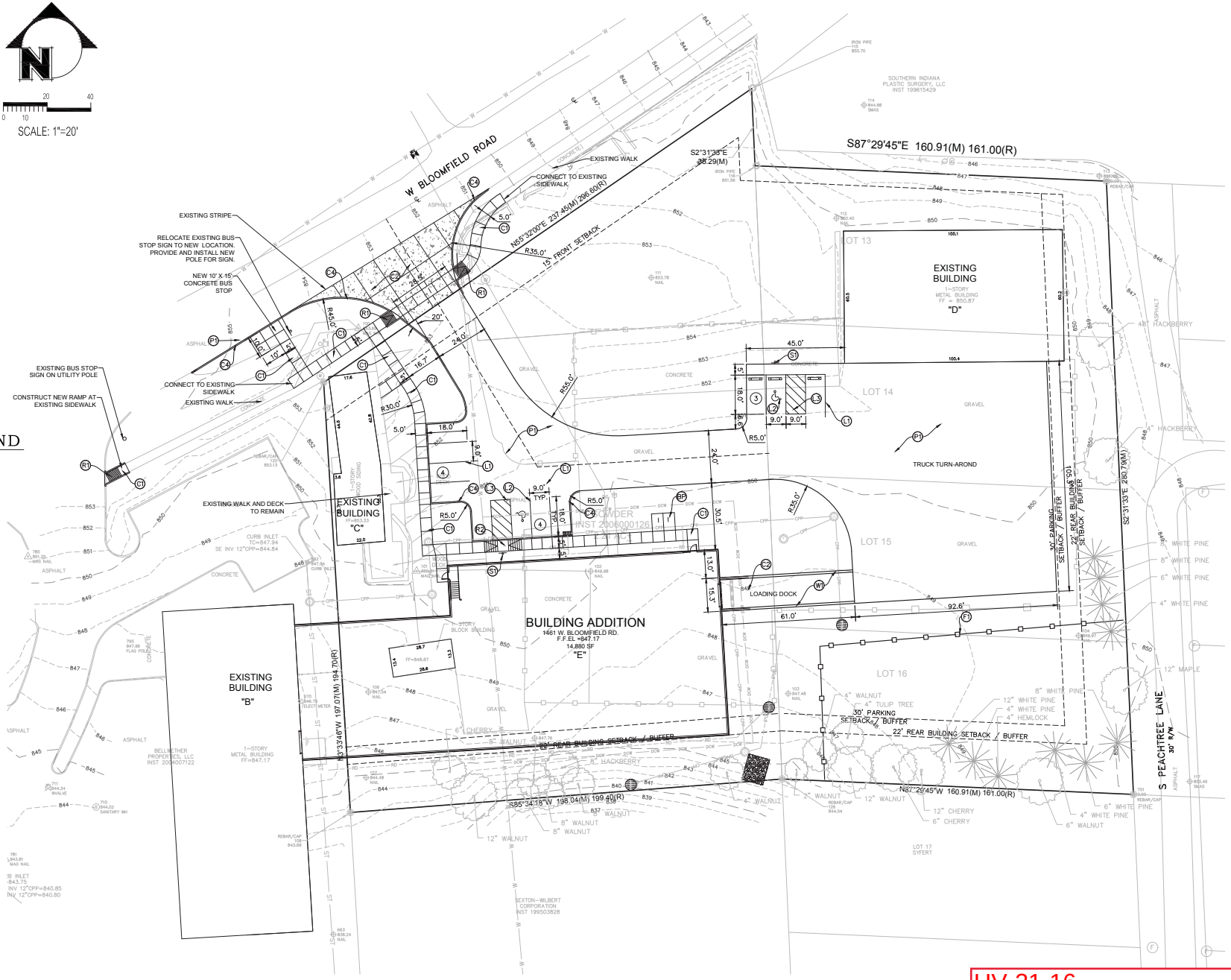
TOTAL PARKING = 43 SPACES

MAXIMUM IMPERVIOUS AREA PERMITTED = 60%

TOTAL SITE =96,365.2 SF (2.21 AC)

IIMPERVIOUS AREA =45,330 SF (1.04 AC) = 47%

SOIL BORING LOCATION



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certified

project title

ADDITION FOR BW PROPERTIES

1461 WEST BLOOMFIELD ROAD BLOOMINGTON, INDIANA

project information

PROJECT NUMBER: 16-39
ISSUE DATE: 11.4.16
REVISION DATE:

DRAWN BY: DK
CHECKED BY: SLS

sheet title

SITE PLAN

sheet number

C-201

UV-31-16
Site Plan

LEGEND

PROPOSED 1' CONTOUR	850
PROPOSED 5' CONTOUR	870
PROPOSED SPOT ELEVATION	×780.08
SILT FENCE	SF
GRADING LIMITS	G
YARD INLET	
FLOW ARROW	
DOMESTIC COLD WATER	
FIRE PROTECTION SERVICE	
SETBACK LINE	
SANITARY LATERAL	L
ROCK CHECK DAM	
STORZ CONNECTION	
BENCH MARK	
MAG NAIL	
UTILITY POLE	
EX. WATER LINE	W
EX. COMMUNICATIONS LINE	C
EX. UNDERGROUND ELEC.	E
EX. UNDERGROUND GAS	G
EX. OVERHEAD WIRES	
EX. SANITARY MAIN	S
EX. WATER VALVE	
EX. FIRE HYDRANT	
EX. ELEC. TRANSFORMER	TR
EX. SANITARY MANHOLE	S

N

0 10 20 40

SCALE: 1"=20'

GRADING NOTES

1) FF.=: IF SHOWN ON THE PLANS, = RECOMMENDED FINISH FLOOR ELEVATION.

2) BF.=: IF SHOWN ON THE PLANS, = RECOMMENDED BASEMENT FLOOR ELEVATION.

3) GF.=: IF SHOWN ON THE PLANS, = RECOMMENDED GARAGE FLOOR ELEVATION.

4) PP.=: IF SHOWN ON THE PLANS, = RECOMMENDED PERMANENT POND ELEVATION.

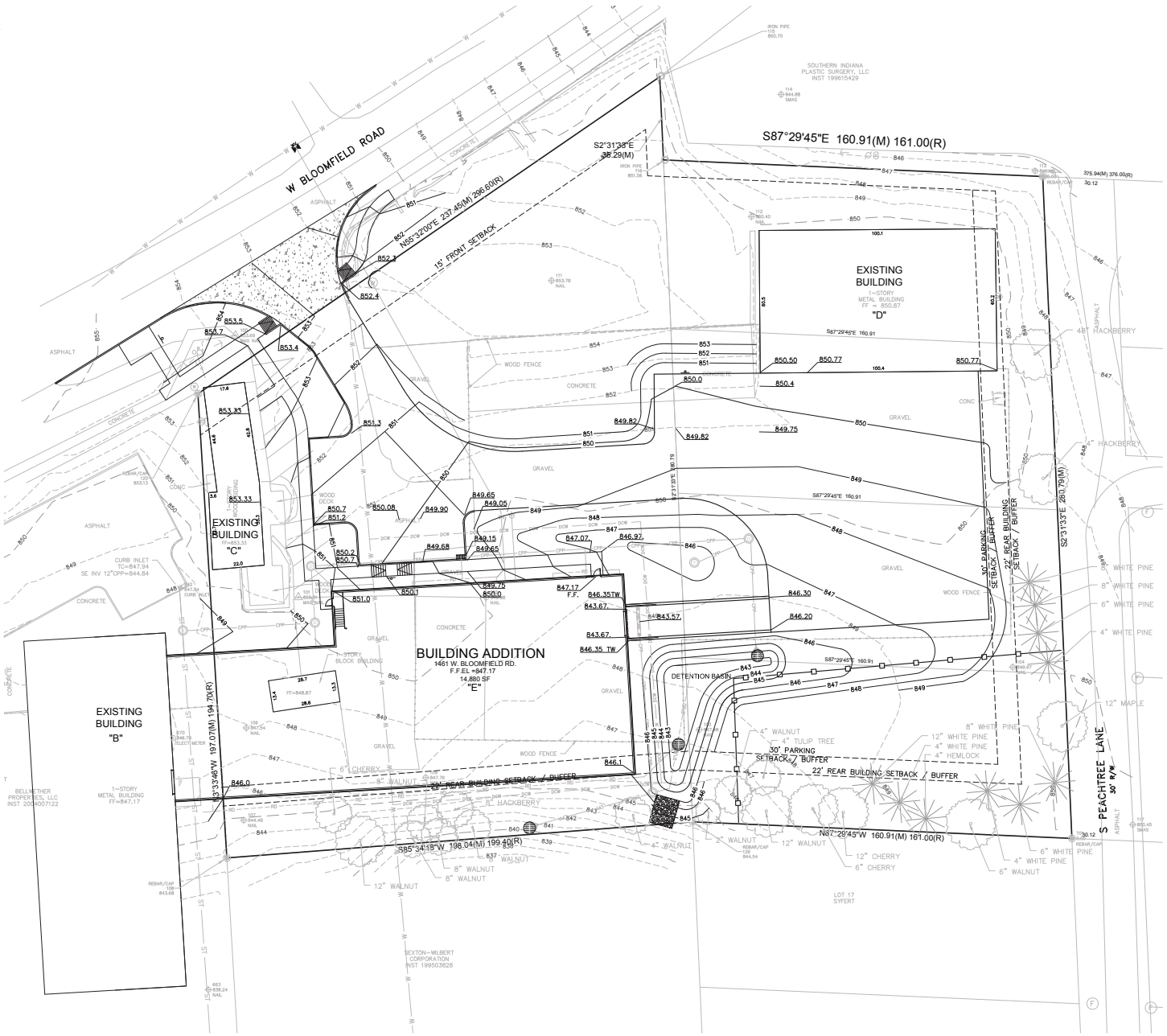
5) 100YR.F.EL.=: IF SHOWN ON THE PLANS, = 100YR. FLOOD ELEV.

6) MS.=: IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION. SEE UTILITY NOTES AND SPECIFICATIONS FOR MORE DETAIL.

7) MF.=: IF SHOWN ON THE PLANS, = MINIMUM FLOOD ELEVATION. THIS INDICATES THE LOWEST FLOOR ELEVATION THAT MAINTAINS A MINIMUM 2 FT. CLEARANCE ABOVE THE 100 YR FLOOD ELEVATION.

8) GRADING LIMITS: IF SHOWN ON THE PLANS, INDICATE THE LINE AT WHICH THE PROPOSED GRADING MEETS THE EXISTING GRADE AND THE EDGE OF THE AREA THAT SHOULD BE DISTURBED DURING THE CONSTRUCTION PROCESS.

9) PROPOSED SPOT ELEVATIONS, IF SHOWN, ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS



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project title

ADDITION FOR
BW PROPERTIES

1461 WEST BLOOMFIELD ROAD BLOOMINGTON, INDIANA

project information

PROJECT NUMBER:	16-39
ISSUE DATE:	10.24.16
REVISION DATE:	
DRAWN BY:	DK
CHECKED BY:	SLS

sheet title

GRADING PLAN

sheet number

C-301

UV-31-16
Grading Plan

LEGEND

PROPOSED 1' CONTOUR	850
PROPOSED 5' CONTOUR	845
PROPOSED SPOT ELEVATION	×780.08
SILT FENCE	SF
GRADING LIMITS	GL
YARD INLET	
FLOW ARROW	
DOMESTIC COLD WATER	
FIRE PROTECTION SERVICE	
SETBACK LINE	
SANITARY LATERAL	L
ROCK CHECK DAM	
STORZ CONNECTION	
BENCH MARK	
MAG NAIL	
UTILITY POLE	
EX. WATER LINE	W
EX. COMMUNICATIONS LINE	C
EX. UNDERGROUND ELEC.	E
EX. UNDERGROUND GAS	G
EX. OVERHEAD WIRES	
EX. SANITARY MAIN	S
EX. WATER VALVE	
EX. FIRE HYDRANT	
EX. ELEC. TRANSFORMER	TR
EX. SANITARY MANHOLE	S

STORM DRAIN DATA TABLE

INLET NO	CASTING	DESCRIPTION	LENGTH (ft)	SIZE (in)	TYPE	RIM INV (ft)	IN INV (ft)	OUT INV (ft)	CONNECTION
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

UTILITY NOTES

1) EFFECTIVE MARCH 1, 2010, ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT UTILITIES TECHNICIAN AT (812) 349-3633 TO SCHEDULE THE MEETING.

2) CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROFER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660

3) SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.

4) MS.= IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 409(A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.

5) ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSOM AT (812) 349-3689 FOR MORE INFORMATION.

6) WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL 1 OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.

7) IN ACCORDANCE WITH SECTION 4.5.2.1.5.1. OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WEATHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19".

8) WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.

9) ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTO 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.

10) SDR 21 PR 200 PVC PRESSURE PIPE MAY BE USED FOR 2" WATER MAINS. A #10 INSULATED SOLID COPPER WIRE SHALL BE WRAPPED AROUND THE PIPE SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE AT LEAST EVERY 500 FEET TO A VALVE BOX.

11)DUCTILE IRON PIPE WILL REQUIRE POLYETHYLENE ENCASEMENT AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL), POLYETHYLENE ENCASEMENT MATERIAL. INCLUSIVE OF VALVES AND FITTINGS THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH AWWA C-105, ANSI A21.5.

12) PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY AXSOM (812) 349-3689 FOR ADDITIONAL INFORMATION.

UTILITY CONTACTS

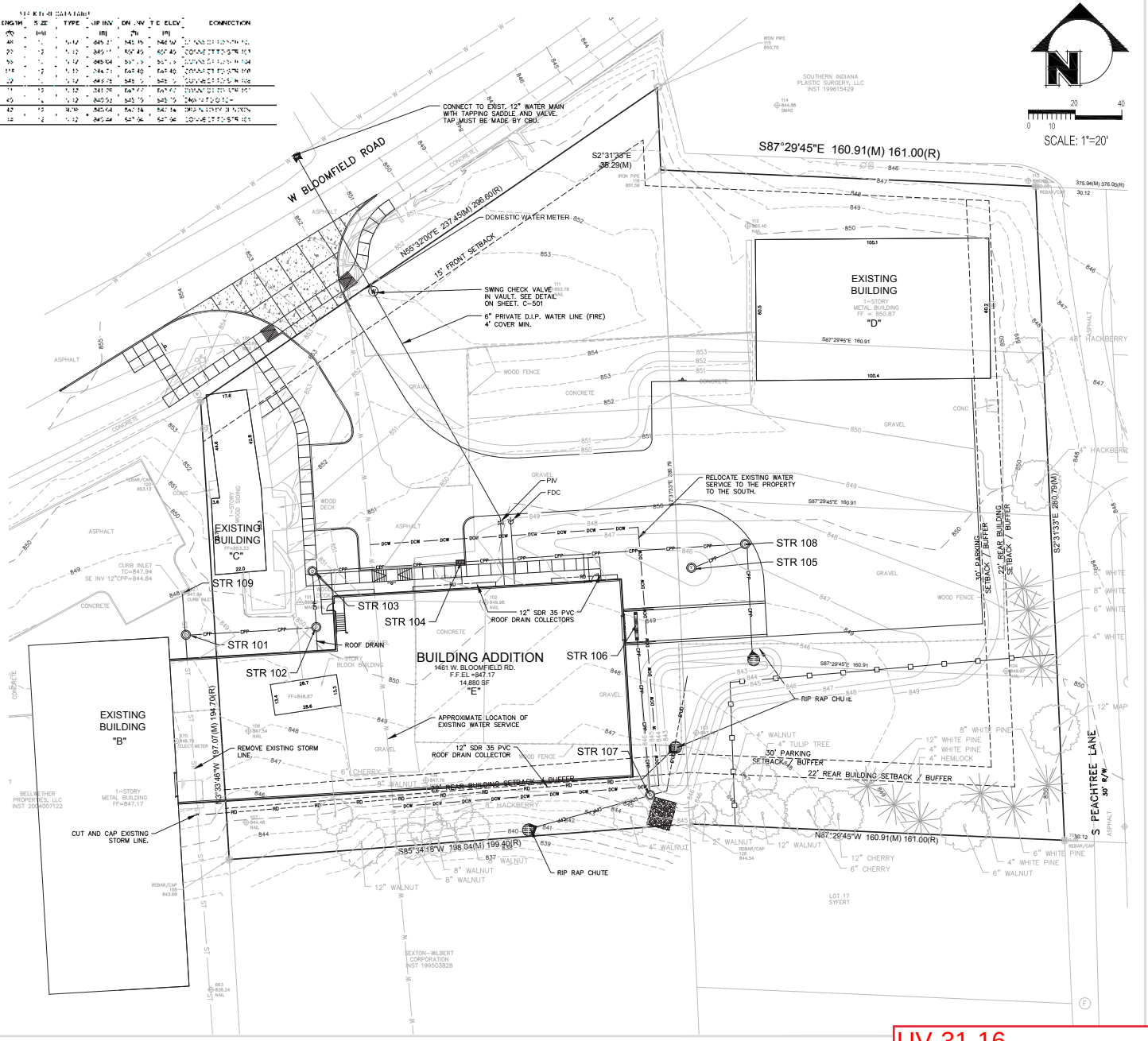
AT&T (Phone)
Brent McCabe (812) 334-4521
4517 E. Indiana Bell Ct.
P.O. Box 56 Bloomington,
Indiana 47408
(812) 334-4594 Fax

CITY OF BLOOMINGTON
UTILITIES (Water/Sewer)
Nancy Axsom (812) 349-3689
600 E. Miller Dr.
Bloomington, IN 47402
(812) 349-3683 Fax

DUKE ENERGY (Electric)
Kerry Ducker (812) 337-3035
1100 W. 2nd St.
Bloomington, IN 47403
(812) 337-3000 Fax

VECTREN (Gas)
Doug Anderson (812) 330-4031
205 S. Madison St.
Bloomington, IN 47404
(812) 330-4057 Fax

COMCAST (Phone)
Scott Templeton (812) 355-7822
2450 S. Henderson St.
Bloomington, IN 47401
(812) 336-4242 Fax



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project title

ADDITION FOR BW PROPERTIES

1461 WEST BLOOMFIELD ROAD BLOOMINGTON, INDIANA

project information

PROJECT NUMBER: 16-39
ISSUE DATE: 10.24.16
REVISION DATE:

DRAWN BY: DK
CHECKED BY: SLS

sheet title

UTILITY PLAN

sheet number

C-401

UV-31-16
Utility Plan

LEGEND

- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED SPOT ELEVATION
- SILT FENCE
- GRADING LIMITS
- YARD INLET
- FLOW ARROW
- DOMESTIC COLD WATER
- FIRE PROTECTION SERVICE
- SETBACK LINE
- SANITARY LATERAL
- ROCK CHECK DAM
- STORZ CONNECTION
- BENCH MARK
- MAG NAIL
- UTILITY POLE
- EX. WATER LINE
- EX. COMMUNICATIONS LINE
- EX. UNDERGROUND ELEC.
- EX. UNDERGROUND GAS
- EX. OVERHEAD WIRES
- EX. SANITARY MAIN
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. ELEC. TRANSFORMER
- EX. SANITARY MANHOLE

SCALE: 1"=20'

LANDSCAPE PLANT TABLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		TREES			
CF	2	CORNUS florida	Flowering Dogwood	2" Caliper	
Cp	3	CRATAEGUS phaenopyrum	Washington Hawthorn	2" Caliper	
GT	5	GLEDITSIA triacanthos inermis	Thornless_Honeylocust	2" Caliper	
LS	4	LIQUIDAMBAR styraciflura	Sweet Gum	2" Caliper	
NS	4	NYSSA sylvatica	Black Gum	2" Caliper	
PS	15	PINUS strobus	White Pine	6' Hgt.	
PV	16	PINUS virginiana	Virginia Pine	6' Hgt.	
QB	6	QUERCUS macrocarpa	Bur Oak	2" Caliper	
QR	6	QUERCUS rubra	Red Oak	2" Caliper	
TC	14	TSUGA canadensis	Canadian Hemlock	6' Hgt.	
		SHRUBS			
BW	36	BUXUS "Green Mountain"	Green_Mountain_Boxwood	3 Gallon	
HQ	8	HYDRANGEA quercifolia	Oakleaf_Hydrangea	3 Gallon	
IG	18	ILEX glabra 'Densa'	Dense Inkberry	3 Gallon	
VA	0	VIBURNUM acerifolium	Mapleleaf viburnum	3 Gallon	

SC Distribution Landscape Requirements Zone CA

Street Trees Required
1 tree required for every 40 lf of property that abuts R/W,
W. Bloomfield R.-315 lf of R/W abutment; 8 trees required, 8 trees provided. 238 lf of R/W abutment along Bloomfield Rd. 6 trees required, 6 trees provided.

Buffer Yard South Property Line
Type 2 (15') required on the south side of the site, CA / RS
Length = 385.95'
1 Deciduous canopy tree, 2 evergreen trees, planted for every 25' of boundary
16 deciduous canopy trees required, and 32 evergreen trees required. 5 evergreen trees preserved and 15 deciduous trees preserved. 1 new deciduous canopy tree provided and 27 evergreen trees provided.

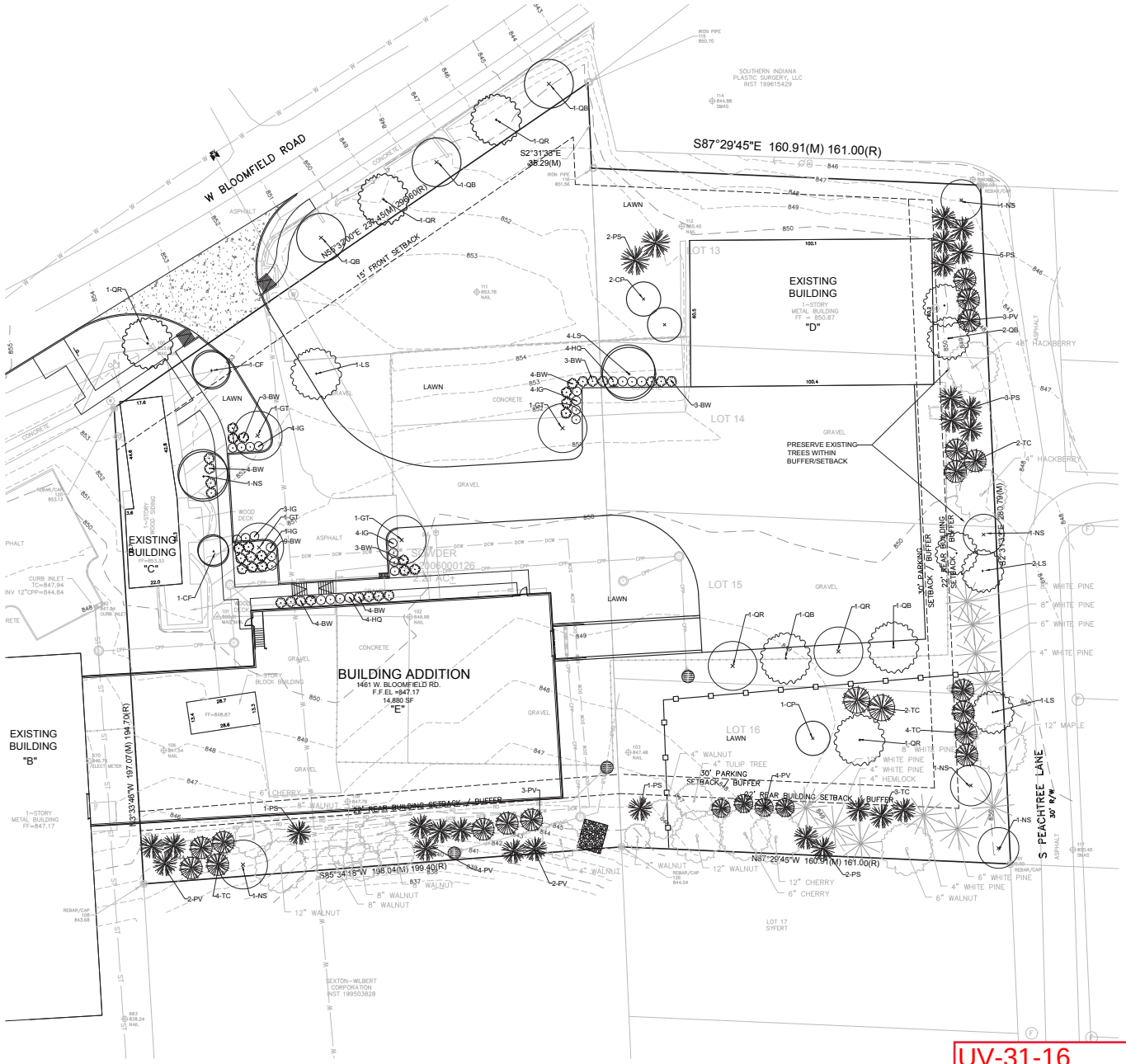
Buffer Yard East Property Line
Type 2 (15') required on the east side of the site, CA / RS
Length = 280.79'
1 Deciduous canopy tree, 2 evergreen trees, planted for every 25' of boundary.
12 deciduous canopy trees required, and 24 evergreen trees required. 5 evergreen trees preserved and 3 deciduous trees preserved. 9 new deciduous canopy trees provided and 19 evergreen trees provided.

Parking lot Requirements: 11 Total Parking Spaces,
One large canopy tree required for every 4 spaces required,
3 new large canopy trees required; 3 new large canopy trees provided.
3 Shrubs required for every parking space, 33 shrubs required, 33 shrubs provided, 60% evergreen.
Some parking lot perimeter shrubs were used within the islands and bumpouts because of lack of space around the parking lot perimeter.

Landscape Bumpout and Islands
No Bumpout Islands required

Interior plantings
Total area = 2.23 ac; Parking and buildings and buffer = 1.18 ac
Area not covered by building or parking lot = 1.03 ac.
9 large canopy trees, 3 evergreen trees, 3 medium or small trees, and 27 shrubs required per acre of site not covered by parking lot, structure or buffer yards. 10 large canopy trees required, 10 large canopy trees provided, 4 evergreen trees required, 4 new evergreen trees provided.
4 medium or small trees required, 4 medium or small trees provided
29 Shrubs required, 50% evergreen. 29 shrubs provided, 100% evergreen.
Interior shrubs planted within parking lot islands.

Species Diversity
Maximum of one species of tree provided is 17%.



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ADDITION FOR BW PROPERTIES

1461 WEST BLOOMFIELD ROAD BLOOMINGTON, INDIANA

project information

PROJECT NUMBER: 16-39
ISSUE DATE: 10.24.16
REVISION DATE:

DRAWN BY: DK
CHECKED BY: SLS

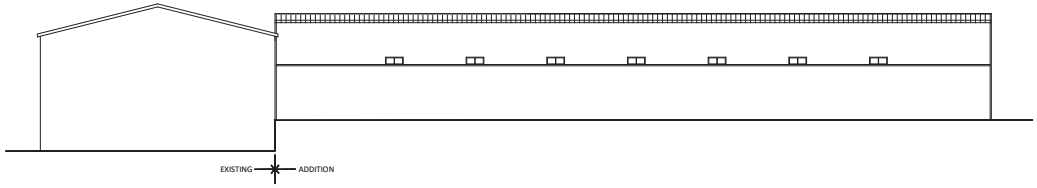
sheet title

LANDSCAPE PLAN

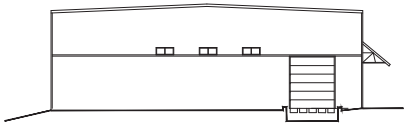
sheet number

L-101

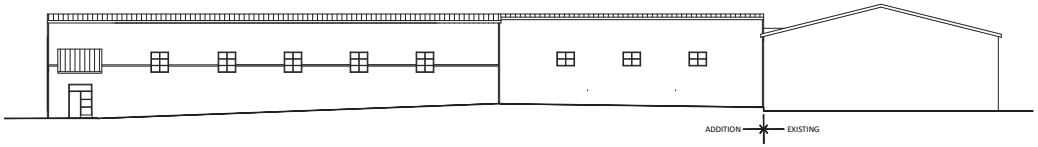
UV-31-16
Landscape Plan



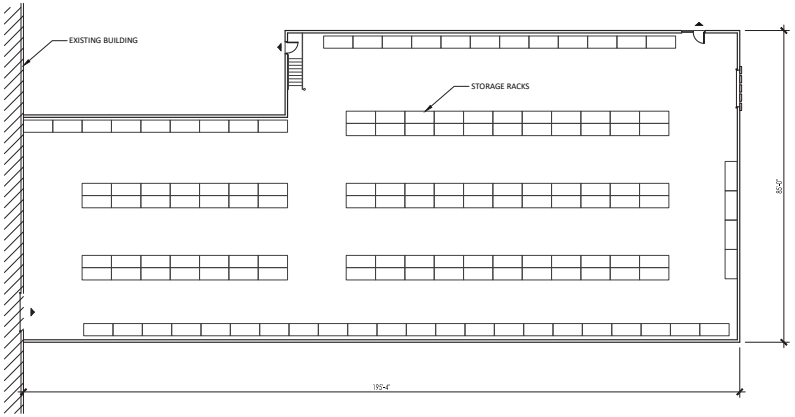
D REAR ELEVATION
SCALE: 1/16" = 1'-0"



C SIDE ELEVATION
SCALE: 1/16" = 1'-0"



B FRONT/NORTH ELEVATION
SCALE: 1/16" = 1'-0"



A FLOOR PLAN
SCALE: 1/16" = 1'-0"

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project title

ADDITION FOR
BW PROPERTIES

1461 WEST BLOOMFIELD ROAD
BLOOMINGTON, INDIANA

project information

PROJECT NUMBER:	16-39
ISSUE DATE:	10.24.16
REVISION DATE:	
DRAWN BY:	JY
CHECKED BY:	JY

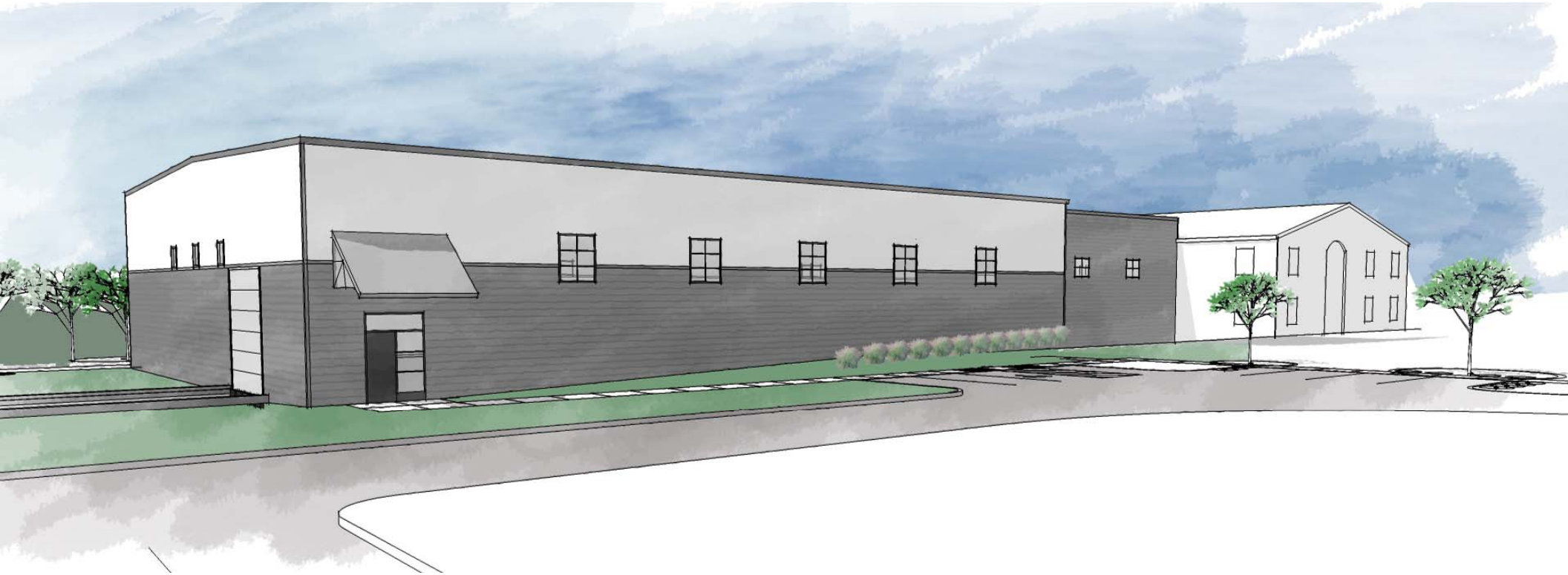
sheet title

FLOOR PLAN
& ELEVATIONS

sheet number

A1

UV-31-16
Exterior Elevations



UV-31-16
Exterior Rendering

BLOOMINGTON BOARD OF ZONING APPEALS **CASE #: CU-35-16**
STAFF REPORT **DATE: November 17, 2016**
Location: 1008 S. Rogers Street

PETITIONER: **Joseph Anderson**
5100 S. Rogers Street, Bloomington

REQUEST: The petitioner is requesting conditional use approval to allow a historic adaptive reuse to allow for a fitness center/gym.

REPORT: This 0.9 acre site is located on the west side of S. Rogers Street, between West Dixie Street and West Allen Street. The property is zoned Residential Core (RC). The site currently contains the historic McDoel Baptist Church and associated parking area. The church was originally built in 1925 with an addition added in the 1960s. The structure is currently used as a place of worship by a small congregation. The site is part of the McDoel Gardens Local Historic District. McDoel Gardens elevated from a Conservation District to a Historic District in 2004. The petitioner intends to purchase the property and is requesting a historic adaptive reuse approval to use the site as a fitness center/gym. The user would be Hoosier Heights Climbing Gym, a local Bloomington business.

In order to be able to use the site, the petitioner would remodel the interior of the church facility, and build a 4,500 square foot addition on the west side of the property. The addition would be built almost entirely in areas of existing impervious surface. Any permeable surface lost would be added in another location on the site. The addition would be 7 feet from the western property line and would be connected to the existing structure by a walkway attached to an existing basement door. The ground floor of the proposed addition is designed to be at the same level as the basement of the existing church. The petitioner plans no exterior changes to the historic structure, other than the addition. The parking lot will be reconfigured because of the addition and new UDO-compliant landscaping will be added to the site.

The petitioner met with the Executive Committee of the McDoel Gardens Neighborhood Association. They have no objection to the plan and are glad to see reuse of the building. The petitioner also received a Certificate of Appropriateness from the Bloomington Historic Preservation Commission for the proposed addition. Staff finds that approval of the historic adaptive reuse would allow for continued use of the historic site, with a more intense, but still appropriate use. The use will allow further protection and preservation of the historic resource on the site.

SITE PLAN ISSUES:
The petitioner is not requesting any development standards variances at this time, and will meet Limited Compliance Non-Residential site plan standards, as found in 20.08.060(b).

Building Setbacks: The addition will be built seven (7) feet from the western property line. Staff utilized the Commercial Limited (CL) setback standards to determine an appropriate setback for the non-residential development in a residential zoning district.

Impervious Surface/Parking: At a minimum, permeable surface square footage will remain the same on the lot, but likely increase. Approximately 490 feet of permeable space in existing islands will be relocated because of the addition. Additional permeable space may be created when the final landscaping plan is designed. The maximum allowable parking for the use is 46 parking spaces. The existing parking spaces on the site are not over the maximum allowable parking for the fitness center/gym use. Approximately 13 parking spaces of the 43 existing spaces will be removed for the addition, according to the site plan. No additional parking is proposed. The petitioner's statement indicates a need for less parking than the remaining 30 spaces, and the existing striping could be reconfigured.

Landscaping: The site will be landscaped, including parking lot landscaping and interior landscaping. Landscaping is also planned on the western side of the addition, adjacent to the residential neighbors. A landscape plan meeting the requirements of the UDO will be finalized with future permitting.

Height: The proposed addition will be 32 feet tall at its highest point. Space for the climbing wall in the proposed addition will be accommodated by lowering the ground floor to the basement level of the existing church. The height of the addition meets the CL height maximum of 40 feet. The maximum height allowed in RC is 35 feet. The height of the structure also meets that requirement, allowing the addition to relate more closely to its surrounding residential zone, though its use is non-residential.

Criteria and Findings for Conditional Use Permits

20.05.023 Standards for Conditional Use Permits

No Conditional Use approval shall be granted 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 Plan;

Staff's Finding: This site is designated as Core Residential in the Growth Policies Plan. The GPP envisions some neighborhood-serving commercial in the Core Residential areas, with the main focus of the district being protection of existing single-family housing stock. Staff finds that the proposal does not interfere with the goals and objectives of the GPP. This project involves reuse of an existing non-residential structure, does not permit the conversion of a single family home to multi-family or commercial, and it is located along an arterial roadway. Continued preservation of this structure is consistent with GPP goals.

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

Staff's Finding: The proposed use will not create a nuisance. The use on the site will take place completely indoors. Hours of operation will be within those hours

designated in the Bloomington Noise Control Ordinance. No smoke, odors, vibrations, or objectionable lights are expected with this use.

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's Finding: Staff finds no adverse impacts to the adjacent properties or character of the area as a result of this petition. The use on the property will take place within the structure on the site. The addition will have a ground floor at basement level to allow the overall height to fit within the UDO requirements and the character of the lot, and landscaping will be used along the western edge of the site to create a buffer for the residential neighbors.

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's Finding: The site is adequately served by all public utilities.

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

   Staff's Finding: Access to the site will be from Rogers Street, a secondary arterial street. No significant amounts of traffic are expected 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's Finding: Staff finds that there will not be any excessive loss. Conversely, staff finds that this petition will increase the ability of the petitioner to continue to preserve and maintain this locally historic structure.

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

   Staff's Finding: Staff finds that the hours of operation, outside lighting, and trash and waste collection do not pose a hazard, hardship, or nuisance to the neighborhood.

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

   Staff's Finding: No signage application has been filed with this request. Future signage is planned in the location of the existing signage only. No additional signage is planned.

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

ADDITIONAL HISTORIC ADAPTIVE REUSE STANDARDS: BMC 20.05.025 lays out the following four specific operations standards for historic adaptive reuse:

a) *The property shall have been designated historic at the local level, or have had a petition filed for such designation, at the time of the application for a Conditional Use approval.*

Staff Finding: This property is part of the McDoel Gardens Local Historic District.

b) *The proposed use shall not diminish the historic character of the property or, if it is located within an historic district, the historic character of said historic district.*

Staff Finding: No exterior changes to the historic structure are proposed. The proposed use does not diminish the historic character of the property, or the historic district. Any changes would require a Certificate of Appropriateness from the Historic Preservation Commission. A Certificate of Appropriateness for the planned addition has been issued by the Historic Preservation Commission, case# COA-16-66.

c) *The proposed use shall enhance the ability to restore and/or preserve the property.*

Staff Finding: Staff finds that the proposed use will provide an active commercial use on the site, allowing for the continued maintenance and preservation of the historic structure.

d) *The granting of the Conditional Use approval shall be contingent upon any required Certificate of Appropriateness and upon granting of a local historic designation or the presence of such designation being in place.*

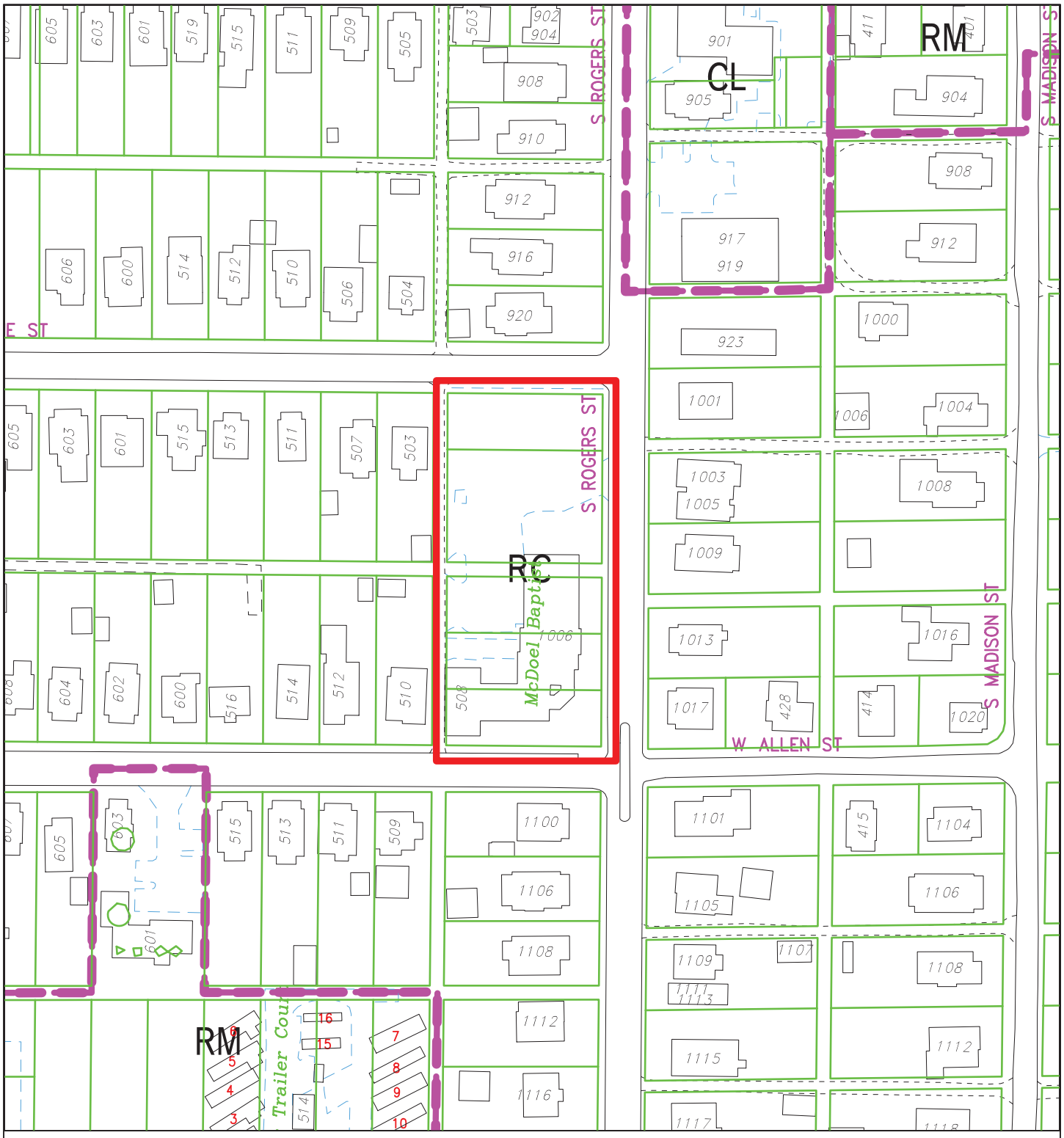
Staff Finding: This site has been locally designated and any changes to the property will require a Certificate of Appropriateness.

RECOMMENDATION: Based on the written findings in this report, staff recommends approval of CU-35-16 with the following conditions:

1. A complete site plan detailing UDO-required landscaping shall be submitted before any permits are issued.

2. Locations for the bike parking discussed in the petitioner's statement must be identified on the site plan.

3. The addition must be consistent with COA-16-66.



By: scanlanj
10 Nov 16

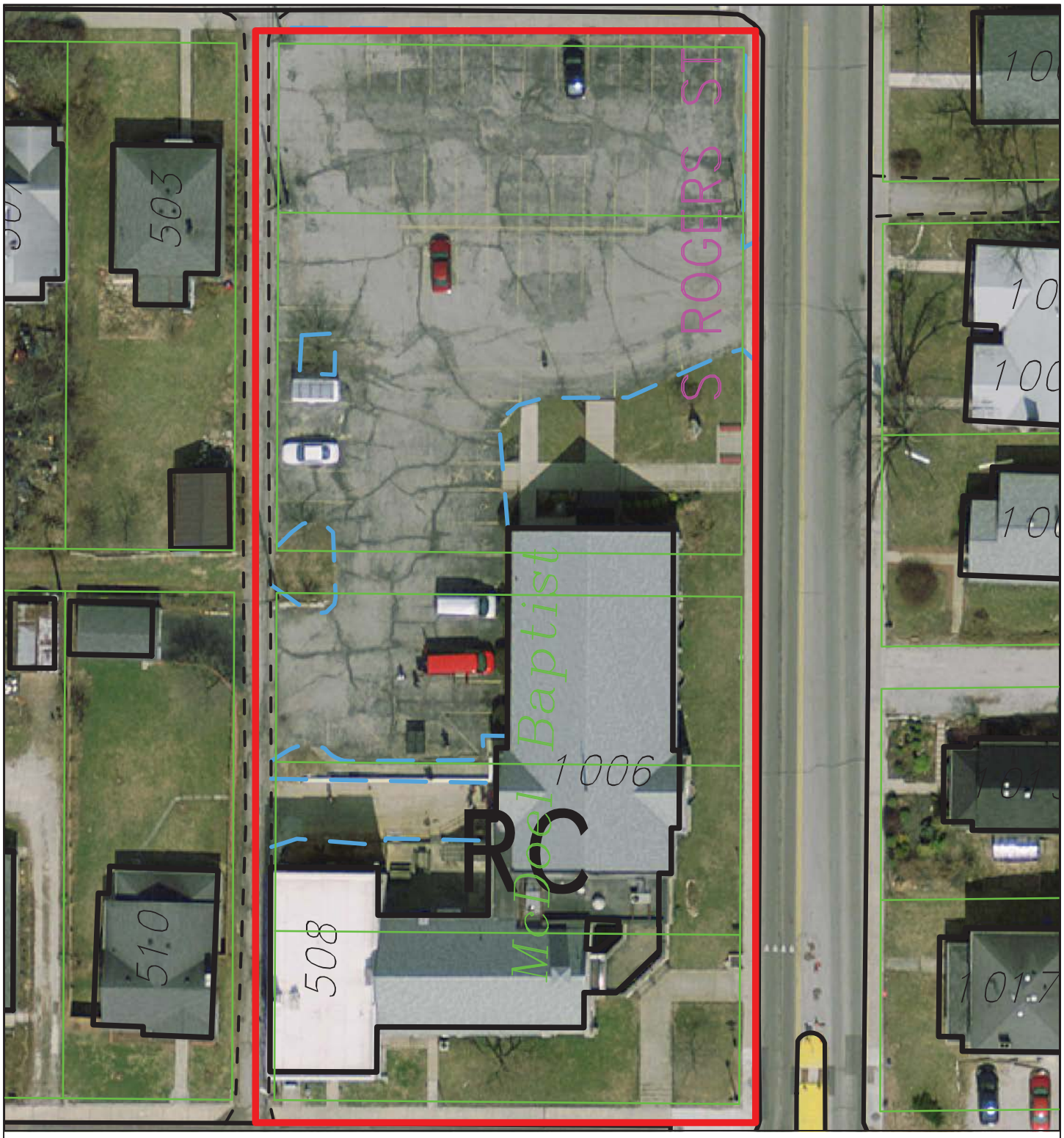
120 0 120 240 360

N

City of Bloomington
Planning & Transportation

Scale: 1" = 120'

For reference only; map information NOT warranted.



By: scanlanj
10 Nov 16

40 0 40 80 120

N

City of Bloomington
Planning & Transportation

Scale: 1" = 40'

For reference only; map information NOT warranted.

Petitioner's Statement

CU-35-16
Petitioner's Statement

I am petitioning to be allowed to perform a historic adaptive reuse of the McDoel Baptist Church located at 1008 S Rogers Street. This site would be reused as an indoor rock climbing and fitness facility operated by Hoosier Heights Indoor Climbing Facility in Bloomington. This petition asks for no use or development standards variance, only conditional use approval. The reuse would preserve the historic church exterior in it's current condition and require an addition of a new construction building to the West which would house the roped climbing portion of the facility. My goal is to incorporate contemporary, financially feasible building design with callbacks to the elements and materials that make the McDoel Church and McDoel Gardens neighborhood historically significant. This means combining locally-relevant concepts such as limestone cladding and a living green-wall system with angled, colored insulated metal panel and a sweeping single pitch roof. I feel this captures the different eras of architecture on the site from the original 20's classical church to the very 60s addition to a 21st century, contemporary building. My goal is to construct a functional new addition that will serve as a beautiful backdrop to the 60s church from the Rogers St viewpoint.

I feel that this petition fits squarely within Bloomington's Growth Policies Plan because it maintains the historic beauty and character of the McDoel Baptist Church while bringing a thriving local business, Hoosier Heights, closer to the city center where it is more accessible to the local community via bicycle and public transportation options. For nearly 20 years, Hoosier Heights has helped build a thriving local climbing community on the outskirts of Bloomington that is not currently at home in a core mixed-use neighborhood. Granting this petition would allow us to move our operations closer to the city center so that our employees and customers can live much closer to one of their core social and fitness activities while adding value to the thriving, important McDoel Gardens neighborhood. This adaptive reuse project would also ensure that there is a future for McDoel Baptist Church as a community hub of the McDoel Gardens neighborhood.

To further this end, I have pledged to allow the McDoel Gardens Neighborhood Association the ability to use some of our renovated social space for community meetings free of charge.

In order to reuse this site, I must construct an addition building that will be approximately 90' long (north-south) by 50' wide (east-west). Therefore, it will have a 4,500 square foot footprint. The floor of the building will be at the same grade as the basement of the existing church. The roof design is a single, 2/12 pitch the begins at the height of the existing church roof peak and drops more than 9' in elevation as you move west. This provides us interior clear heights from around 45' to 36' 8" inside the new addition while limiting the impact of shadowing on the backyard of our neighbor to the west. It will be connected to the basement of the 60s chapel via an exterior hallway connected at the existing basement double doors. This connection should require little to no alteration of the church facade. The building will be constructed 10' from the existing church and 7' from the north-south alley to the west. The 7' setback will allow us to create a landscape buffer between us and our residential neighbors to the west. The building will be constructed where there is currently a parking lot and will not increase or decrease the permeable surface of the parcel. With landscaping, the total permeable surface of the parcel will likely increase as it is currently nearly completely covered with asphalt parking. All landscaping choices will meet Bloomington's landscaping standards. Other than excavation of the building footprint to match the depth of the existing church basement, the construction of the new building should require no changes to the existing property grade.

I anticipate maintaining at least 24 surface parking spots which would adequately serve our average weekday peak usage of between 15 and 25 cars. Furthermore, we will provide at least two dedicated bicycle parking zones (one covered) in anticipation of greatly increased bicycle commuting. Our proximity to the Rogers and Dixie bus stop will also reduce our customer's reliance on car transportation. Our peak car traffic occurs between 5:30-7pm on weekdays and 12:30 - 2pm on weekends. I feel this short period of potential overflow parking on side streets would have a temporary, low impact on neighborhood street traffic and would not occur at

disruptive or quiet hours. Entrance to our parking will be from Rogers' street and not from residential streets. Our facility closes by 10pm with usage reducing sharply by 9pm. No excessive lighting, noise, or customer traffic is expected or existing at our current facility particularly after closing. I will not create outdoor "hangout" space that would encourage customers or employees to hang around the exterior of our facility to create noise or nuisance. I will reuse the signage location of existing church signage and will not add any signage to the facade of the existing church or the new construction building.

Ultimately, I recognize that I am petitioning for Hoosier Heights to join a predominantly residential neighborhood. I am totally committed to enhancing the community feel and function of the McDoel Gardens neighborhood while enhancing it's attractiveness as a place to live and work. I feel strongly that climbing facilities such as Hoosier Heights can serve as positive, attractive, and community-centered neighborhood amenities.

AFFIDAVIT

I, Jeannie Beyers certify that I am a Trustee of the property located at:

1008 S Rogers Street, Bloomington IN and do hereby designate authority to act on my behalf for the matter pending before the City of Bloomington Planning and Transportation Department to Joseph Anderson as my authorized agent.

Signed,

Jeannie A. Beyers

Notarized,

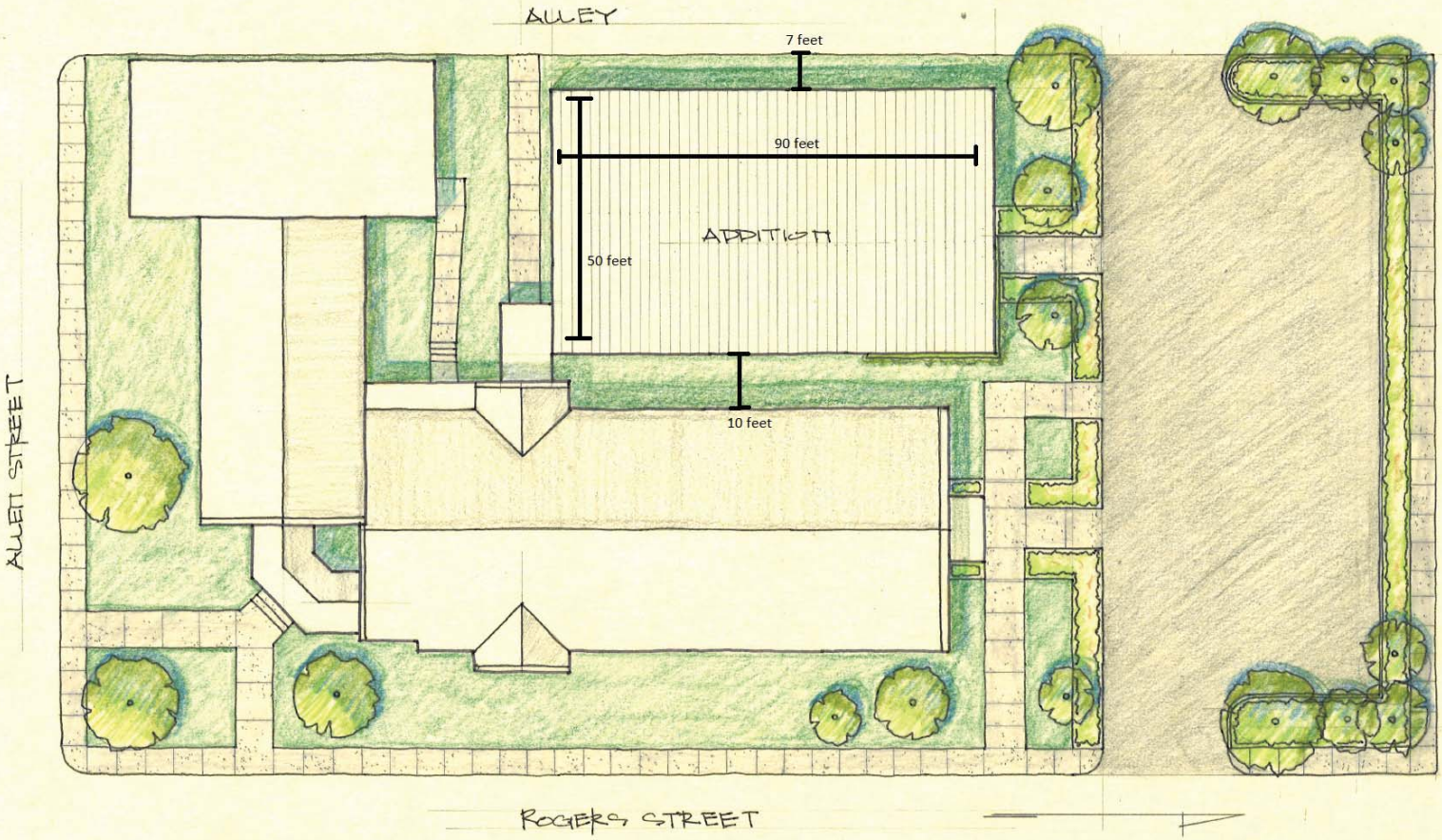
Laurie Kay Miller

Date: 10/19/16

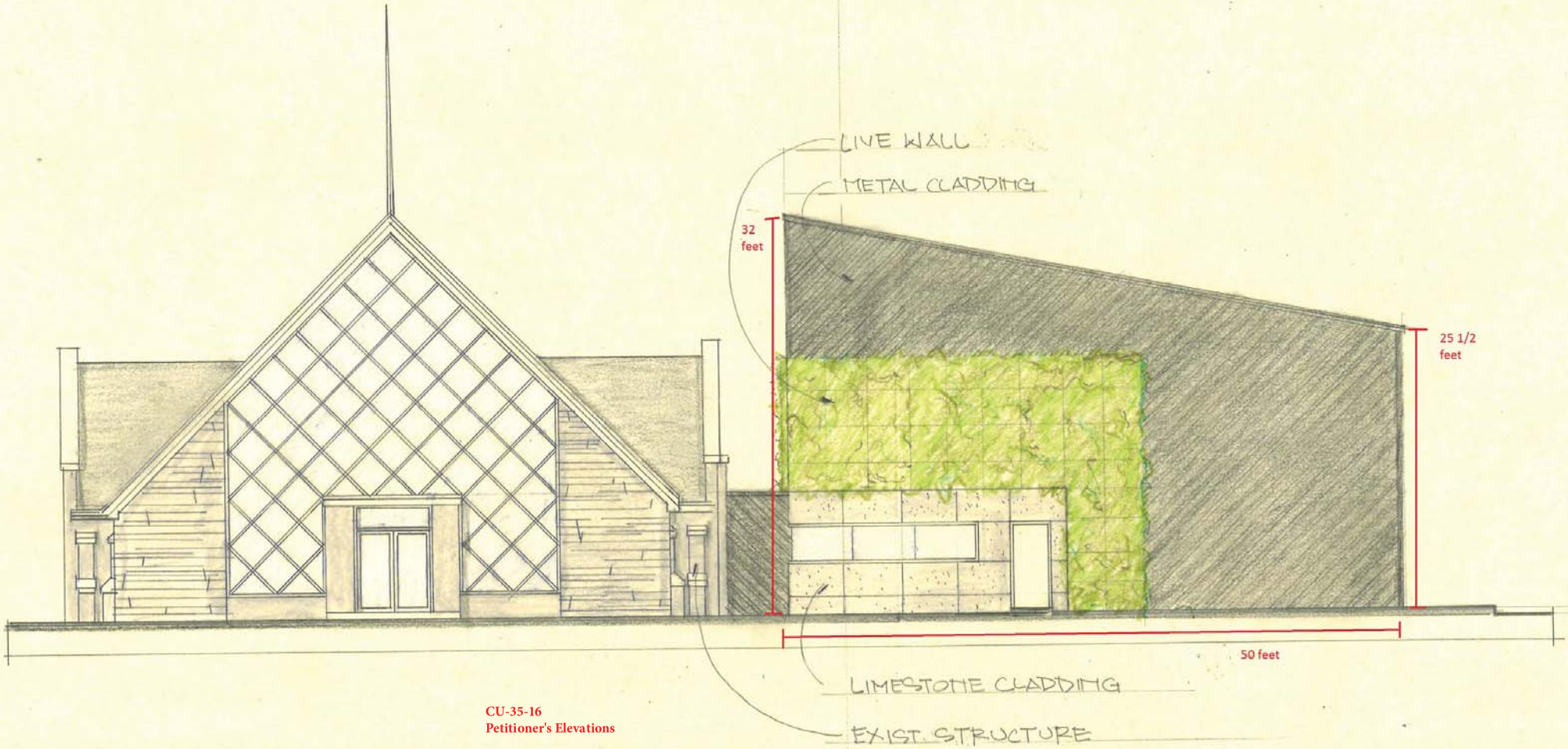
Seal:

LAURIE KAY MILLER
Seal
Notary Public - State of Indiana
Monroe County
My Commission Expires Sep 15, 2024

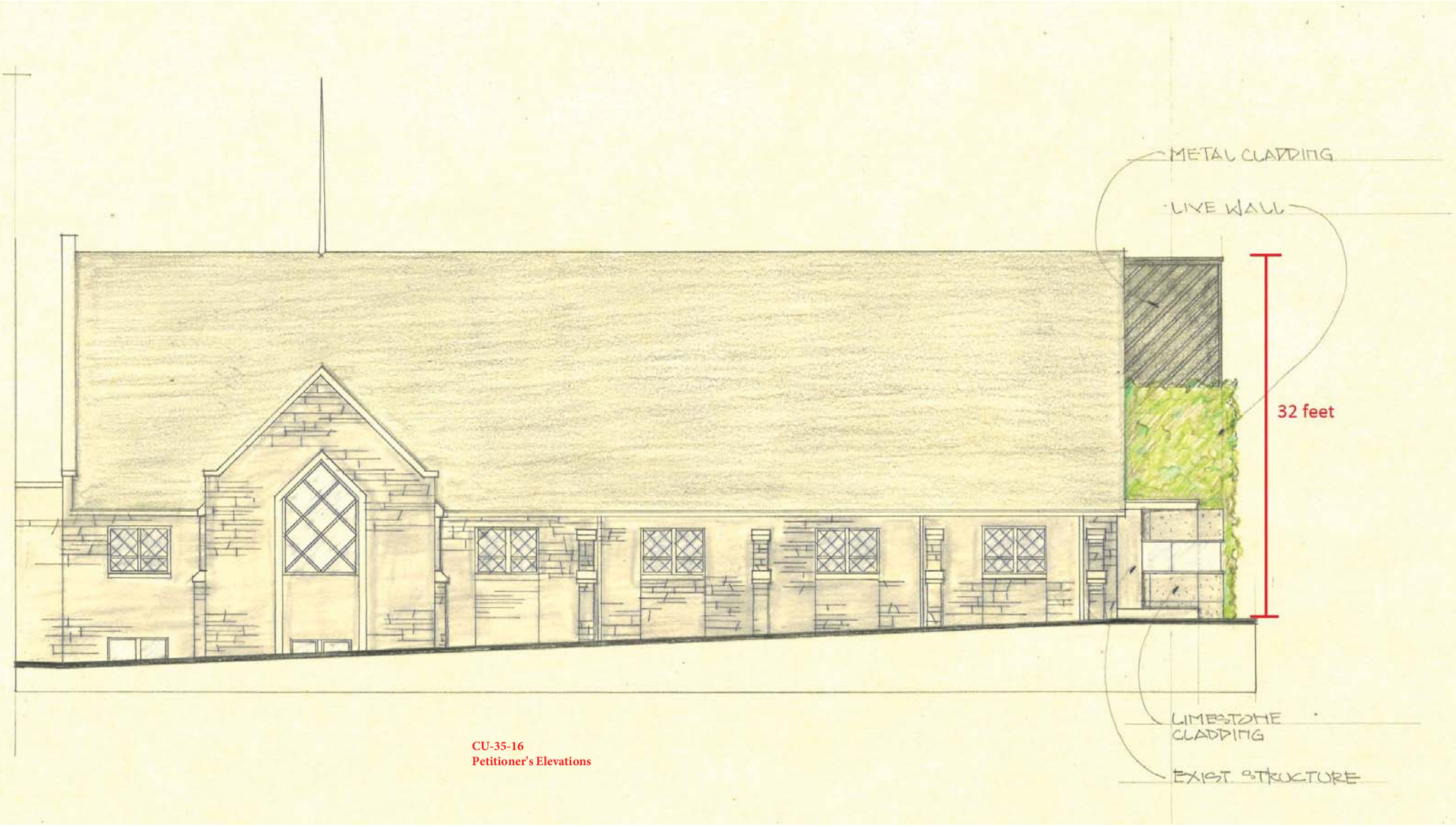
CU-35-16
Petitioner's Statement



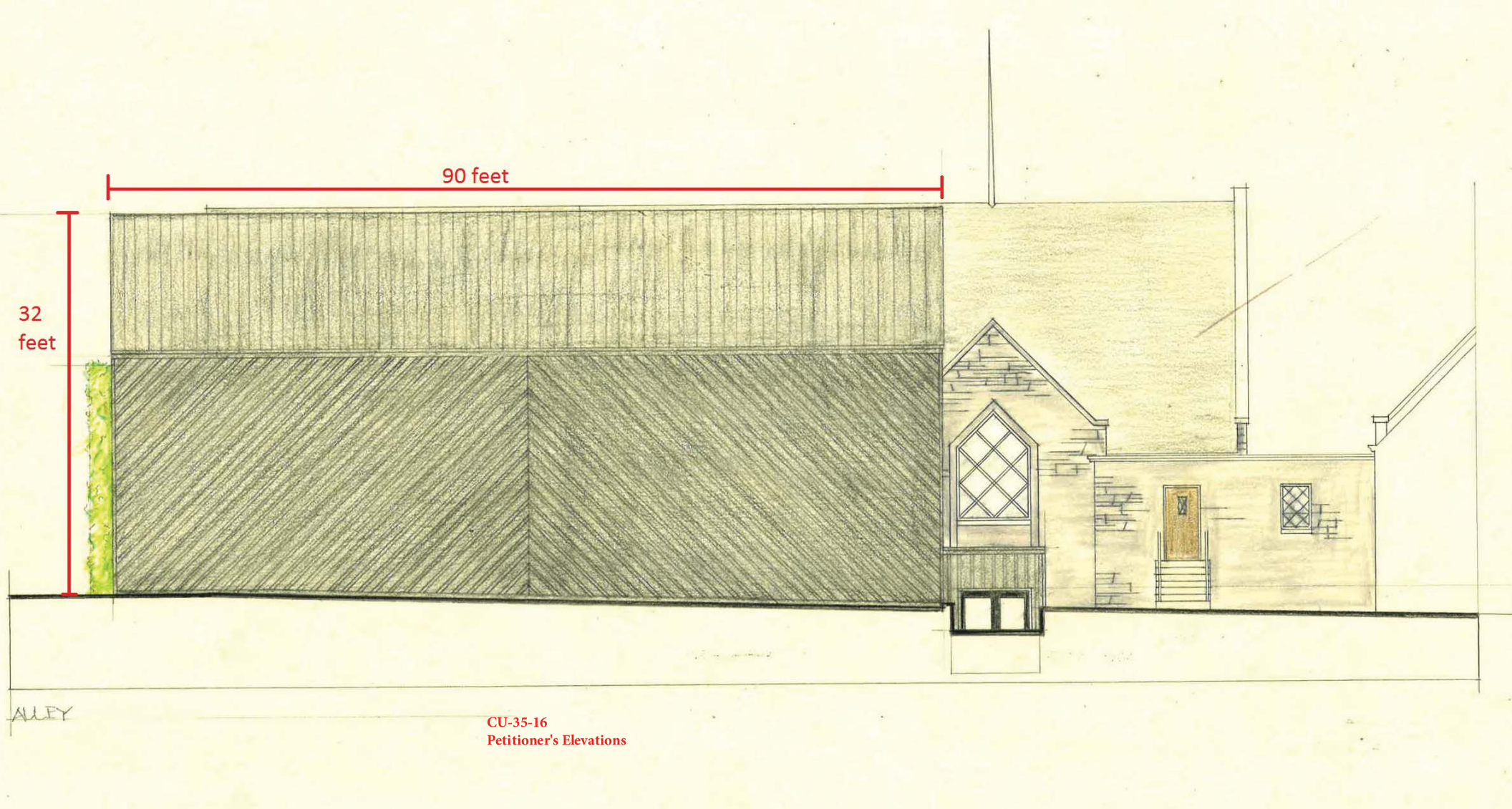
CU-35-16
Petitioner's Site Plan
****Note: Parking Lot NOT Drawn to Scale****



CU-35-16
Petitioner's Elevations



CU-35-16
Petitioner's Elevations



CU-35-16
Petitioner's Elevations