

CITY OF BLOOMINGTON



JULY 28, 2011 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

ROLL CALL

MINUTES TO BE APPROVED: May 26, 2011

PETITIONS CONTINUED TO: August 25, 2011

- V-17-11 **Debby Herbenick**
528 S. Highland Ave.
Request: Variance from maximum fence height standards.
Case Manager: Jim Roach

- V-26-11 **Dan Hendricks**
2442 S. Maston Ct.
Request: Variance from maximum driveway width standards.
Case Manager: Jim Roach

- V-10-11 **Anita Sciscoe** (Bread of Life Soup for the Soul)
1300 S. Walnut St.
Request: Variance from sign standards to allow a projecting sign.
Case Manager: Eric Greulich
(The petitioner is requesting a 4th continuance. This will require BZA action.)

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

- V-22-11 **David Friedel** (Forwarded from the Hearing Officer)
911 and 913 N. Maple St.
Request: Variances from residential parking, maximum impervious surface coverage and build-to-line standards to allow construction of two single-family houses on two platted lots.
Case Manager: Patrick Shay

- UV/V-23-11 **Dan and Chrisy Gornall**
3001 S. Walnut St.
Request: Use variance to allow a warehouse with a recycling salvage and scrap yard in a Commercial Arterial (CA) zoning district. Also requested are variances from maximum parking, maximum impervious surface coverage and landscaping standards.
Case Manager: Jim Roach

PETITIONER: David Friedel
3752 Dunn Road, Freedom, IN

REQUEST: The petitioner is requesting variances from residential parking, maximum impervious surface and build-to line standards to allow construction of two single family houses on two platted lots.

SUMMARY: The property is located on the west side of N. Maple Street between W. 13th Street and W. 15th Street and is zoned Residential Core (RC). The site includes two vacant single family lots and is adjacent to another single family house and lot owned by the petitioner.

The petitioner proposes to build a 1-story, 2-bedroom house on each of the 2 lots. The western or rear lot does not access an improved public street. The lots are bordered to the north by the right-of-way for an unbuilt portion of W. 14th Street. A public pedestrian path was constructed in this right-of-way with past approvals for Monroe County United Ministries (MCUM) located to the west of this site.

In order to access the rear lot, the petitioner proposes to build a shared driveway along the north side of the eastern lot. To maintain access to the western lot, the petitioner proposes to build parking pads off of the driveway for cars on the 2 lots. BMC 20.05.072(a)(3) only permits parking in RC districts on driveways or parking pads off of an alley and no driveway. The petitioner is requesting a variance to allow for both a driveway and a parking pad.

The proposed shared driveway and parking pad also require more impervious surfaces than if the eastern lot only contained a driveway to serve its needs. The UDO allows for a maximum of 45% impervious surfaces in the RC district. The eastern lot is proposed at 52% impervious. A variance is requested for this standard.

Based on the location of the other houses on the block, the eastern lot is required to be built at a built-to-line of 40 feet from centerline of Maple St. The petitioner has requested to build the house at 47 feet from centerline. This would place the house at the top of a rise in grade on the lot minimizing the amount of grading required. A variance is requested from the build-to-line.

This petition was originally heard by the Hearing officer at a meeting held on June 29, 2011. Several neighbors were in attendance at the meeting. They expressed concern about parking and loss of greenspace. Parking concerns were based on the fact that on-street parking is prohibited on Maple Street, however both proposed houses will meet the UDO requirement of 2 parking spaces. Greenspace loss was also raised however both lot are legal lots of record. Single family homes are a permitted use on legal lots of record in the RC zoning district. The Hearing Officer ultimately decided to forward this petition to the Board of Zoning Appeals. Prior to forwarding the case, the petitioner agreed to two conditions concerning the site plan. These are included in the staff recommendation as conditions 4 & 5.

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. These lots will contain single family homes per the zoning and will be compatible in size and design to the other homes in the area.

- 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.*

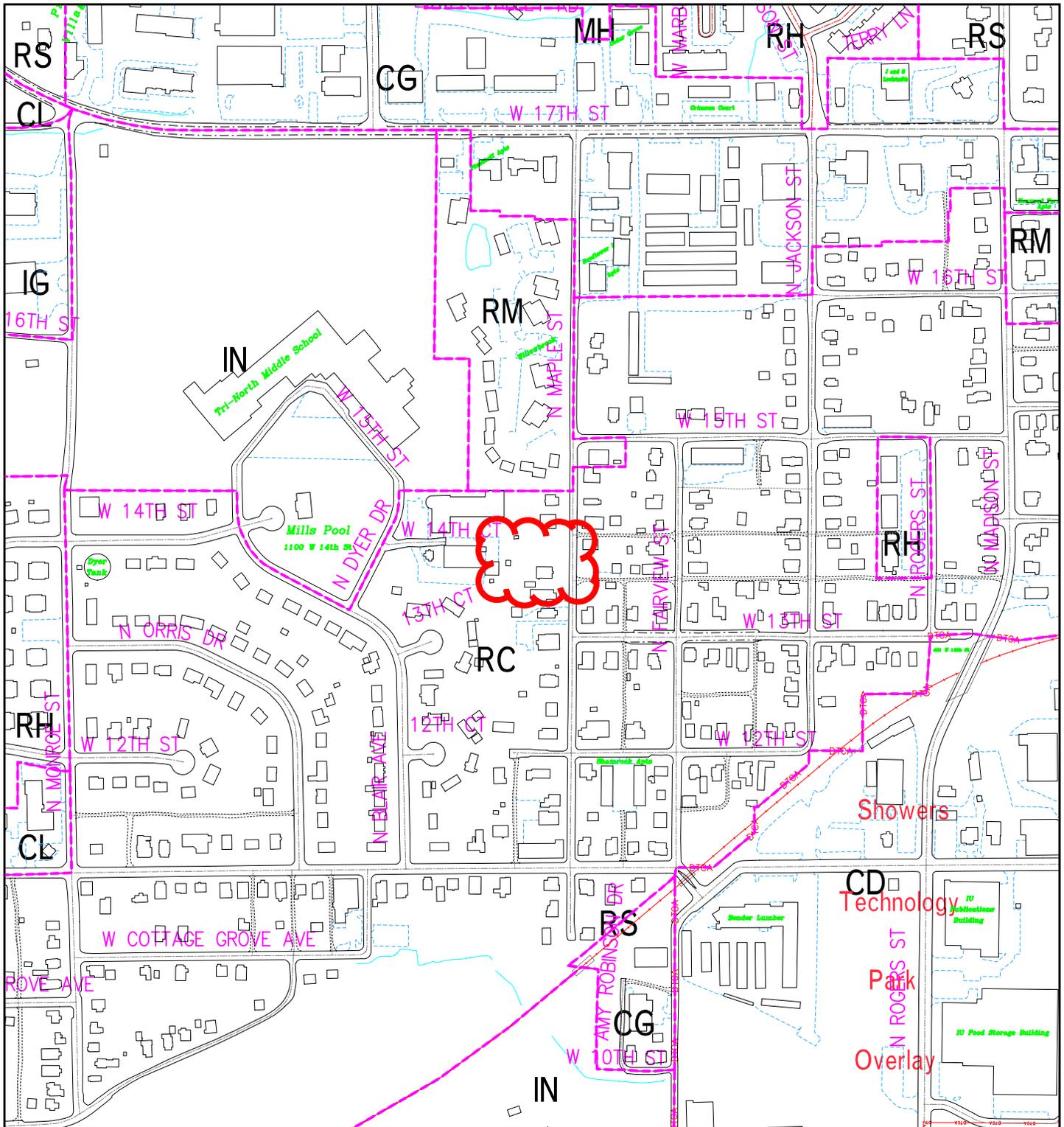
STAFF FINDING: Staff finds no negative effects from this proposal on the areas adjacent to the property. All adjacent properties, except the MCUM property to the west, also contain single family uses.

- 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 in the grade of the eastern lot and the fact that 14th Street was never constructed. If 14th St. had been built, it would not be necessary to construct a shared drive. The need for the shared drive to access the west lot constitutes practical difficulties in meeting impervious surface and driveway standards. Practical difficulty is also found in that the existing grade of the east lot creates a natural building pad for the house. Building the house closer to the street would sit it closer to the street than the house to the north (42 feet) and even closer to the street than the house to the south (54 feet).

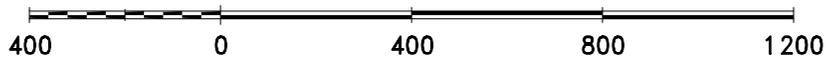
RECOMMENDATION: Based upon the written findings above, staff recommends approval of the variance request with the following condition:

1. If crushed stone is used for the driveway, it must be contained and include a concrete apron per BMC 20.05.072 (b).
2. An access easement must be recorded along the shared drive prior to release of a building permit.
3. A street tree is required along N. Maple Street.
4. The driveway shall be concrete or asphalt up to at least the top of the hill.
5. Homes must be built as depicted in terms of design and the number of bedrooms.

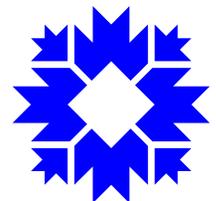


V-22-11
 Friedel
 Location map

By: roachja
 21 Jun 11



City of Bloomington
 Planning



Scale: 1" = 400'

For reference only; map information NOT warranted.

To: City of Bloomington Planning Department
Hearing Officer

June 2, 2011

From: David Friedel

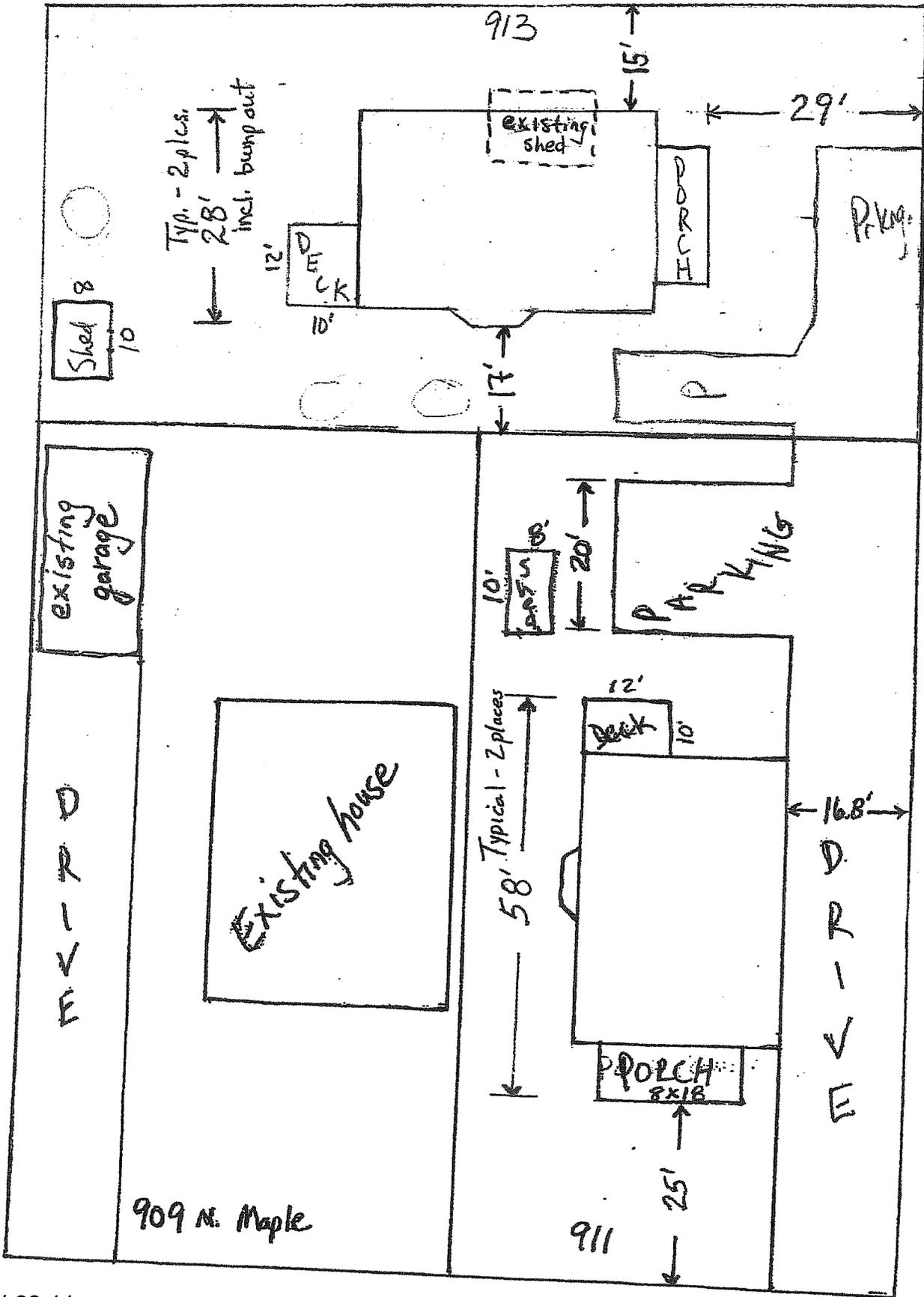
My wife (Ann C. Mahrtdt) and I bought 909 N. Maple in May, 2010. The property consisted of a 1200 square foot, two bedroom, one bath house with a detached garage, a storage shed, and two additional lots of approximately 60' X 120'. We were issued three separate deeds at closing and then had the property surveyed and recorded. The existing house was remodeled and is now leased to a young couple with their baby. The husband is employed as a visiting professor at IU and the wife is a substitute teacher.

We want to build two (total), two bedroom, two bath, single story bungalows on the empty lots. I have met and discussed the project with James Roach, Senior Zoning Planner, several times. The biggest challenge of this project is gaining access to the west lot (now 913 N. Maple). An exclusive use driveway thru the 911 lot is the best way. 14th Street does not go through this far west to provide access to the lot from the north, plus the grade north of the lots is very steep. A dedicated driveway that serves both lots should work well, but causes additional parking spaces to be provided on the lots. The results create the need to vary from residential parking design standards, as well as impervious surface requirements on the 911 lot. A slight variation from the front build to line is also sought, as the sidewalk/street frontage of the 911 lot has a pretty steep grade and we want to keep the parking behind the house.

We currently have 10 rental houses and one duplex in Bloomington. I have noticed a strong demand from graduate students for two bedroom, reasonably priced houses with modern amenities. While I plan to rent the houses for the near future, I believe the design of the house does make it attractive as a single family, owner occupied home.

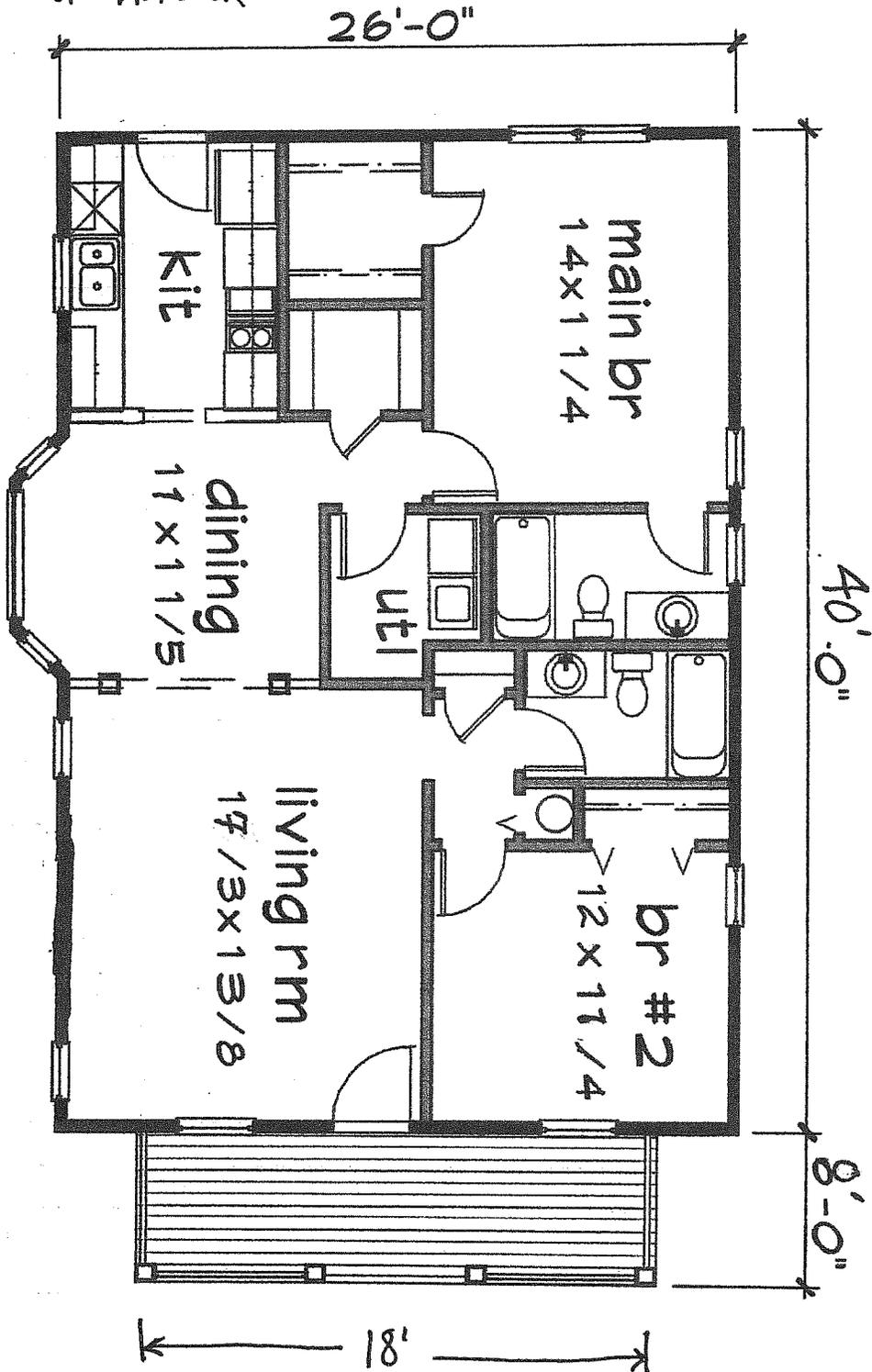
As a reference for the quality of home that will be built, one can check out the house at 1407 S. Grant Street that we built in 2009. Interior and exterior pictures of this place can be seen at www.rentbloomingtononline.com.

Thank you for your consideration.

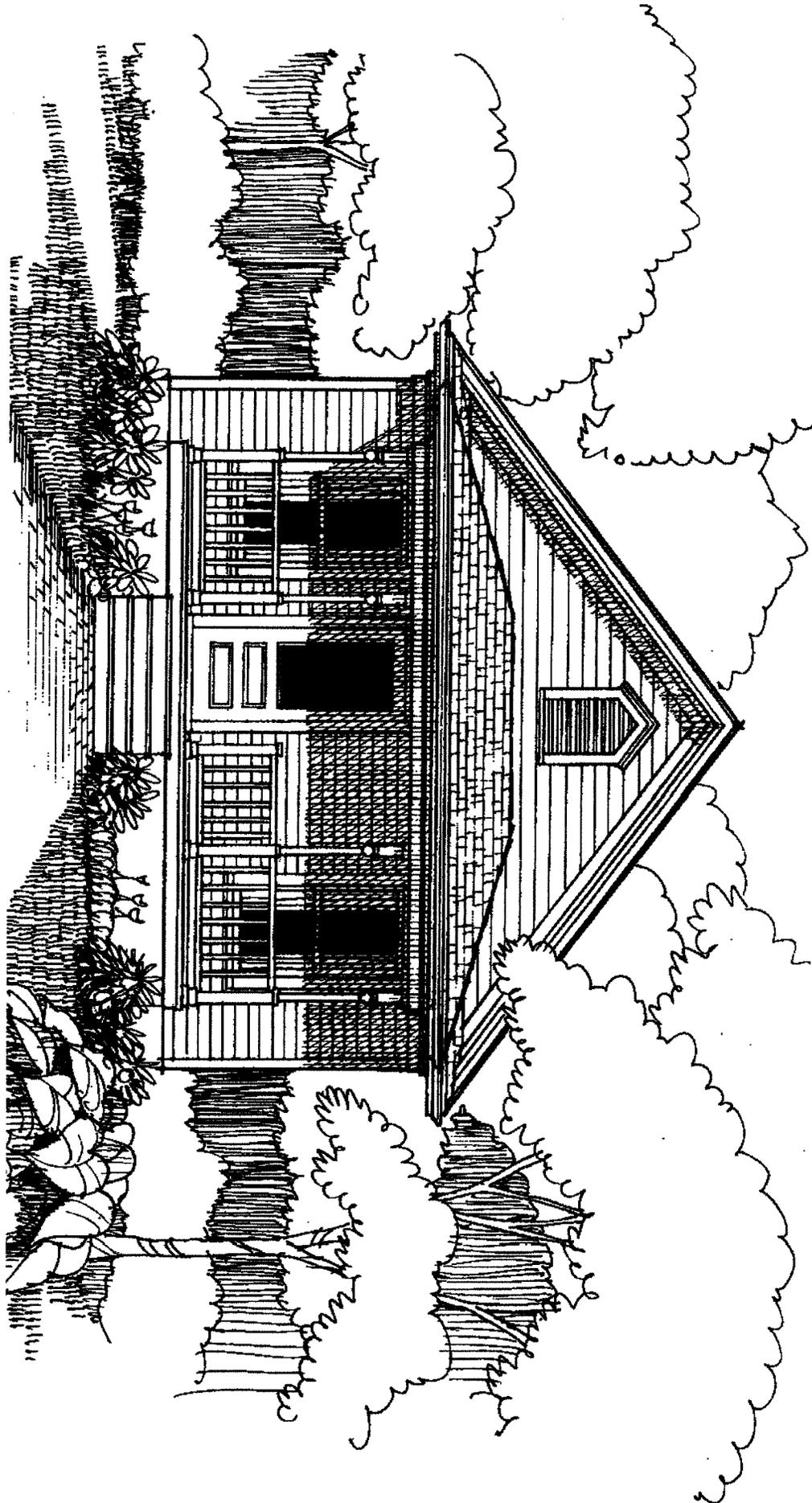


V-22-11
 Freidel
 Site Plan

Back Deck - 10x12'
off kitchen

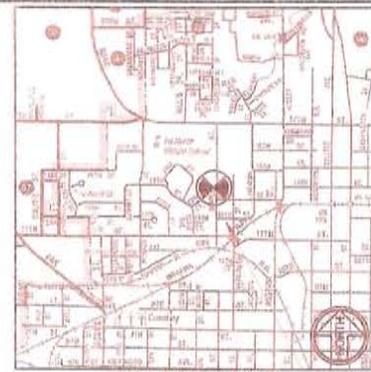


V-22-11
Freidel
Floor plan



V-22-11
Freidel
Elevation

A PART OF THE NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 9 NORTH, RANGE 1 WEST
MONROE COUNTY, INDIANA



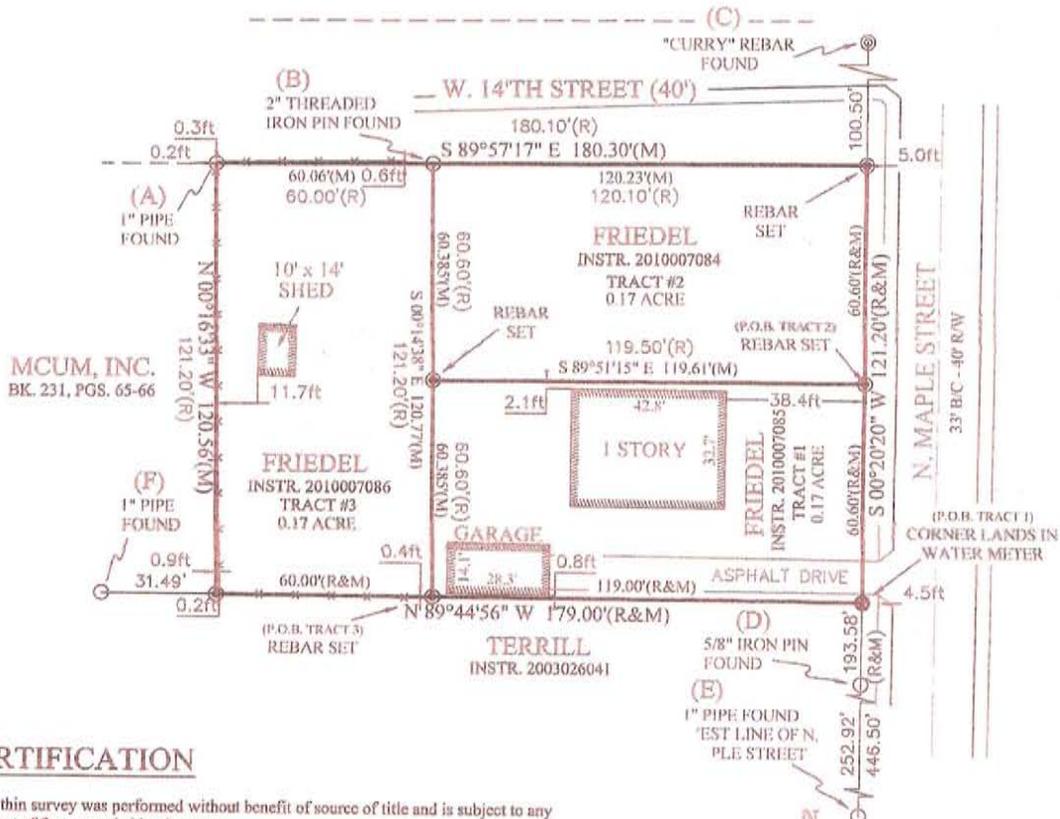
LOCATION MAP
PROJECT LOCATION

NOTES:

- 1) 5/8" Rebar will be set at all property corners.
- 2) Fieldwork completed May 2010.
- 3) Basis of Bearing (Assumed).
- 4) Source of title Now or Formerly owned by David L. Friedel and Ann C. Mahrt as found in Instrument numbers 2010007084, 2010007085, 2010007086 in the office of the Monroe County Recorder.
- 5) I affirm, under penalty for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law.
-ERIC L. DECKARD

LEGEND

- STONE FOUND
- ⊙ UTILITY POLE
- ⊙ REBAR FOUND
- ⊗ CHISELD "X" IN CONCRETE
- ⊙ PK NAIL SET
- ⊙ PK NAIL FOUND
- ⊙ PIPE FOUND
- ⊗ FENCE
- ⊙ WATER METER
- (R) RECORD
- (M) MEASURED



CERTIFICATION

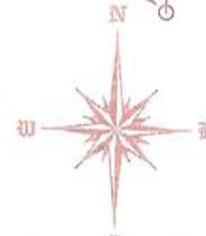
The within survey was performed without benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

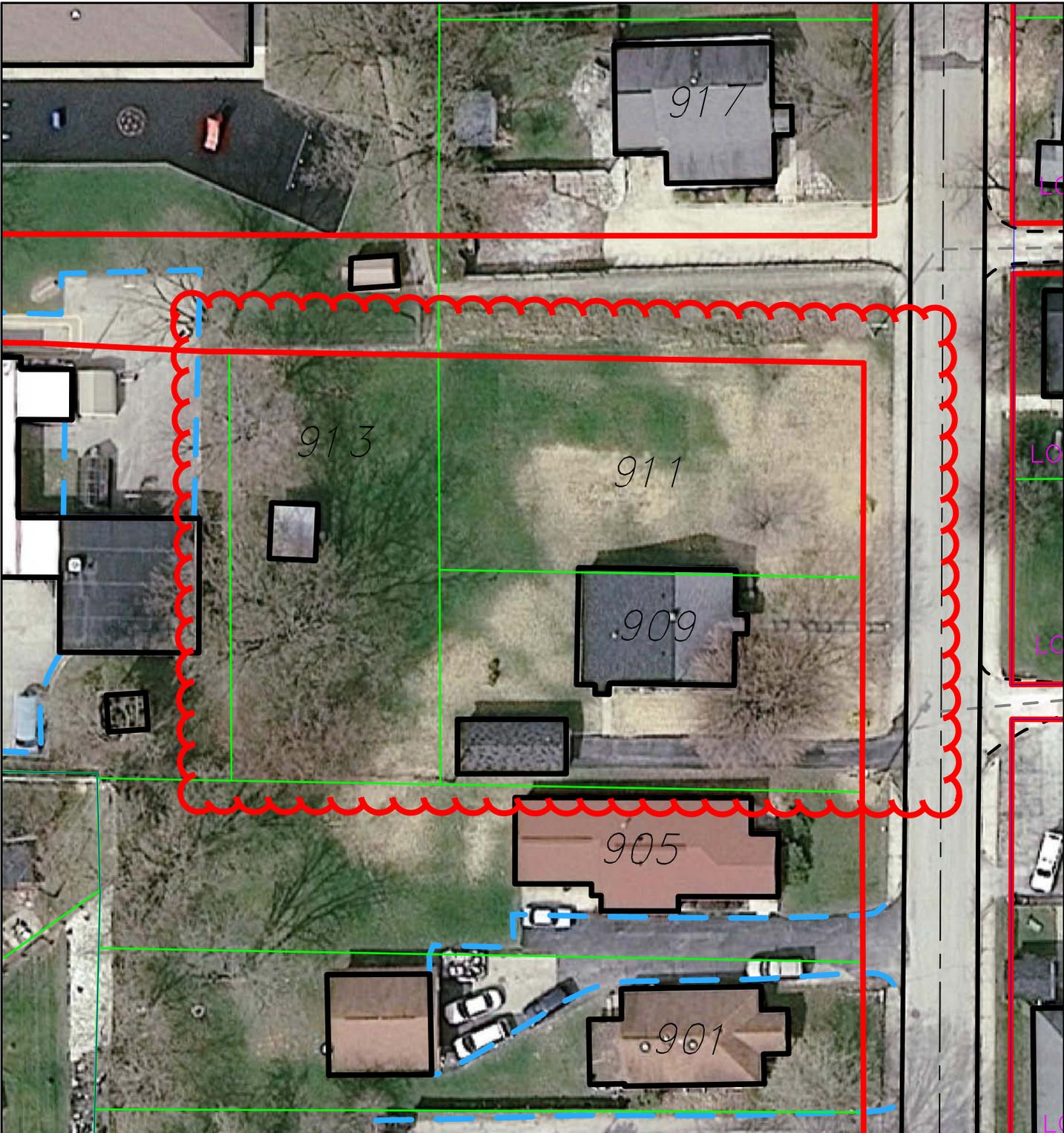
Certified this 1 day of June, 2010.

Eric L. Deckard
Registered Surveyor LS29900012
State of Indiana



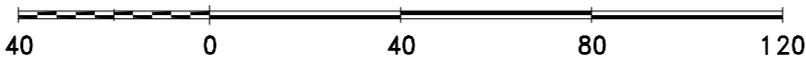
SCALE 1" = 40'

DAVID FRIEDEL			DECKARD LAND SURVEYING 1604 S. HENDERSON ST. BLOOMINGTON IN. 47401 (812)961-0235
BOUNDARY SURVEY			SHEET 1 OF 3
DRAWN BY: AEW DATED:06/01/2010	CHECKED BY: ELD	SCALE 1"=40'	PROJECT NO.10-61

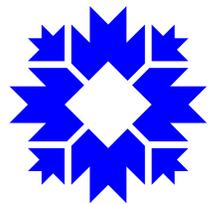


V-22-11
Freidel
2010 Aerial Photo

By: roachja
21 Jun 11



City of Bloomington
Planning



Scale: 1" = 40'

For reference only; map information NOT warranted.

To the Hearing Officer,

06/29/11

First of all I'd like to say that I believe the petitioner, David Friedel, to be a conscientious landlord. We've had numerous conversations and I appreciate his concern and commitment to his tenants and the neighborhood. He did an excellent job of renovation on the house just north of mine at 909 N. Maple St. and I applaud his practice of always choosing mature tenets for his properties. In this regard he fits in well with the laid back atmosphere of the Maple Heights neighborhood. I have never been under the assumption that he would not eventually build on the vacant part of his newly acquired property.

That being said, I have to disagree with his decision to build a second house on the third, back yard lot. To me, the logic of trying to cram another, two bedroom house into that vacant area is flawed. In my opinion the smaller back lot was probably designated as such during a time when the city had plans to extend 14th St. to the West. Had the street construction continued a direct access to that lot would have been available. For reasons unknown to me the city abandoned that plan and the partial section of the paved street was relinquished to the property directly north of it at 917 N. Maple. It is now used as that property's driveway. It's my opinion that at the time of said decision the inaccessible lot should have been merged with the one in front of it, 911 N. Maple. For Mr. Friedel to build on that back lot, 913 N. Maple, he will have to provide his own access driveway to accommodate both lots and further install a parking lot with room for 4 cars. On top of this already occupied space he will have to crowd two houses onto the lots as well. It is my sincere feeling that this will greatly reduce the comfortable living density of our block.

What originally attracted me to Maple Heights was the ample space between the houses and the large green-space yards. As a first time homeowner those amenities were very appealing. During the years before I purchased my home I had been uncomfortably renting on the east side of town in a near campus neighborhood where the houses were packed together like sardines. Deciding that I finally wanted to settle into an owner occupied living situation made the spaciousness of Maple Heights seem like the right decision. With the insertion of a third house on the back lot of the adjacent property I fear the openness of my own property will be sorely compromised. For all practical purposes, with the house put in as planned and extruding into the lot directly next to mine, its visible back yard will essentially be my back yard. This overcrowding of the adjacent land will surely devalue my own property and in my opinion greatly lower the density standards for the neighborhood as a whole. Therefore I cannot support Mr. Friedel's decision to build on that back lot. This is an old and established neighborhood not an over-crowded newly-zoned housing division. Had I foreseen developments such as these I might have reconsidered my decision to purchase. For someone like me who wants to continue living in their own home, and with some remaining resemblance to the property I originally purchased, I'm gravely concerned by this intrusion. I have to disagree with Mr. Friedel's assertion that these new properties may at one time be open to purchase by future homeowners. Who realistically would want to own and occupy a house that has basically no yard in a neighborhood full of big yards? The most likely scenario is that these new homes will start out as rentals and remain so.

In conclusion, I want to emphasize that this is not an overall attack on landlords and rentals and I have absolutely no problem with Mr. Friedel building on the 911 N. Maple lot. But I have to openly disagree with the crowding of a third house at 913 N. Maple, onto the space provided by that small back lot, and therefore I oppose his request for variances.

Sincerely,



John Terrill

Homeowner, 905 N. Maple St., Bloomington, IN

V-22-11

Friedel

Letter from neighbor

**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
Location: 3001 S. Walnut Street**

**CASE #: UV/V-23-11
DATE: July 28, 2011**

PETITIONER: Dan and Crisy Gornall
9100 S. Chapel Hill Rd., Heltonville, IN

REQUEST: The petitioners are requesting use variance approval to allow a warehouse use with an indoor recycling and scrap use in a Commercial Arterial (CA) zoning district. Also requested are variances from maximum parking and landscaping standards.

SUMMARY: The property is located on the east side of S. Walnut Street, between E. Ridgeview Drive and E. Burks Drive, and is zoned Commercial Arterial. The property contains a 19,000 square foot commercial building that is currently used by The Tronix Store. Surrounding uses include mini-warehouses to the south, vacant commercial land to the north, auto sales and a night club to the west and multi-family to the east.

The building's current use is retail in nature. The Tronix store sells refurbished televisions from a showroom on site and sells extensively over the internet. The majority of the building is a large storage room for televisions awaiting sale. The Tronix Store plans to relocate the store to elsewhere in the county. The petitioners propose to use the site mainly as a warehouse for secured document storage. They also propose to use about 25% of the building area for indoor cardboard baling and recycling. Other uses in the building would include on-site and off-site confidential document destruction, offices for the adjacent mini-warehouses, digital document scanning and equipment storage for IU Health-Bloomington Hospital. While initially there would be 5 employees, plus the employees of the mini-warehouses, the petitioners estimate that at full growth of the company they might have 24 employees working from the site.

Warehouse uses are only permitted in the Industrial General (IG) zoning district. The UDO defines this use as "A use which is engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, but not involved in manufacturing or production." The proposed indoor cardboard recycling and baling is a small component of the use in the building. The UDO defines this as a "salvage and scrap yard" with a definition of "A facility, usually outdoors, where waste or scrap materials are bought, sold, exchanged, collected, salvaged, stored, baled, packed, disassembled, or handled, including, but not limited to, motor vehicles or parts thereof, used lumber, household garbage, inoperable machinery or appliances, scrap iron and other metals, paper, plastics, glass, rags or tires." The petitioners are requesting a Use Variance to allow these uses on the subject property.

Sidewalks, bicycle parking, handicap accessible parking and street trees will be added, the site will be landscaped and impervious surface coverage significantly reduced. While the site will be brought closer to compliance with maximum parking and landscaping, variances from these standards are also requested.

OTHER VARIANCES

Parking: The property currently contains approximately 48 parking spaces. The UDO permits a maximum of 1 parking space per employee on the largest shift for warehouse uses. The petitioners currently have only 5 employees. They anticipate that employees on site could expand to around 24 at full capacity. They propose reducing the parking on site from 48 spaces to 23 spaces. If full compliance with maximum parking standards is required, the petitioners would have to remove an additional 18 spaces, have no parking available for customer parking, and then add a parking space with every new employee they hire or position they create. Given the future anticipated parking needs, the large size of the building and fact that the site will be bought nearly into compliance with the maximum impervious surface standard (62%), staff recommends approval of this variance.

Landscaping: The proposed site plan meets UDO requirements for the number of trees and shrubs. It does not meet UDO requirements for the placement of parking lot landscaping. The UDO requires that parking lot shrubs be located within 5 feet and parking lot trees be located within 10 feet of the parking lot. Because there is very little planting area on the south side of the building, required plantings for these spaces have been pushed to the east and west sides of the property. Because of the existing nature of the building and parking, staff recommends approval of this variance.

PLAN COMMISSION RECOMMENDATION: The Plan Commission reviewed the plan and the use variance request at their July 11, 2011 meeting. The Plan Commission voted 7:0 to forward the use variance request to the BZA with a positive recommendation. The Plan Commission did discuss a design to limit the size and scope of the salvage and scrap yard part of the business to limit negative impacts on surrounding properties. Staff has included condition #1 to address these concerns.

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 that the warehouse and interior salvage/scrap yard uses as proposed will not be injurious. No safety issues have been identified with this petition. Impacts of the salvage/scrap yard use are limited by the scale and the fact it is entirely within the building.

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

Staff Finding: Staff finds no substantial adverse impacts to the adjacent properties from this request. The impacts of the uses are less than the impacts of some other uses permitted in the district. Only paper and cardboard will be collected at the site and no drop off of material will be accepted. All salvage and scrap uses will take place internally within the building.

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

Staff Finding: Staff finds the peculiar condition in the size and configuration of the building. The building is nearly 20,000 square feet, with little frontage along the road and have been laid out with a loading bay, overhead doors and large warehouse areas. The most likely reuse of this building is for industrial and semi-industrial uses.

- (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 UDO will constitute an unnecessary hardship. The building is laid out to be used as warehouse or semi-industrial uses. If this use variance is not approved, the property could be used as a different use or broken into several uses, but the building is oriented with its short end toward the street, making conversion to multiple retail uses difficult and impractical.

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

Staff Finding: The GPP designates this property as “Community Activity Center”. The CAC designation is designed to “provide community-serving commercial opportunities in the context of a high density, mixed use development” and that CAC “incorporate[s] a balance of land uses to take advantage of the proximity to goods and services.” The GPP also states that the “primary land use in the CAC should be medium scaled commercial retail and service uses.” The Plan Commission found that while this petition may not further some of the goals of the GPP, it did not substantially interfere with the GPP.

CRITERIA AND FINDINGS: All other variances

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 with the petition.

- (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 does not anticipate any substantially adverse impacts of the proposed variances. The site plan increases the amount of greenspace and landscaping on the property, while reducing the amount of unnecessary parking spaces.

- (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.*

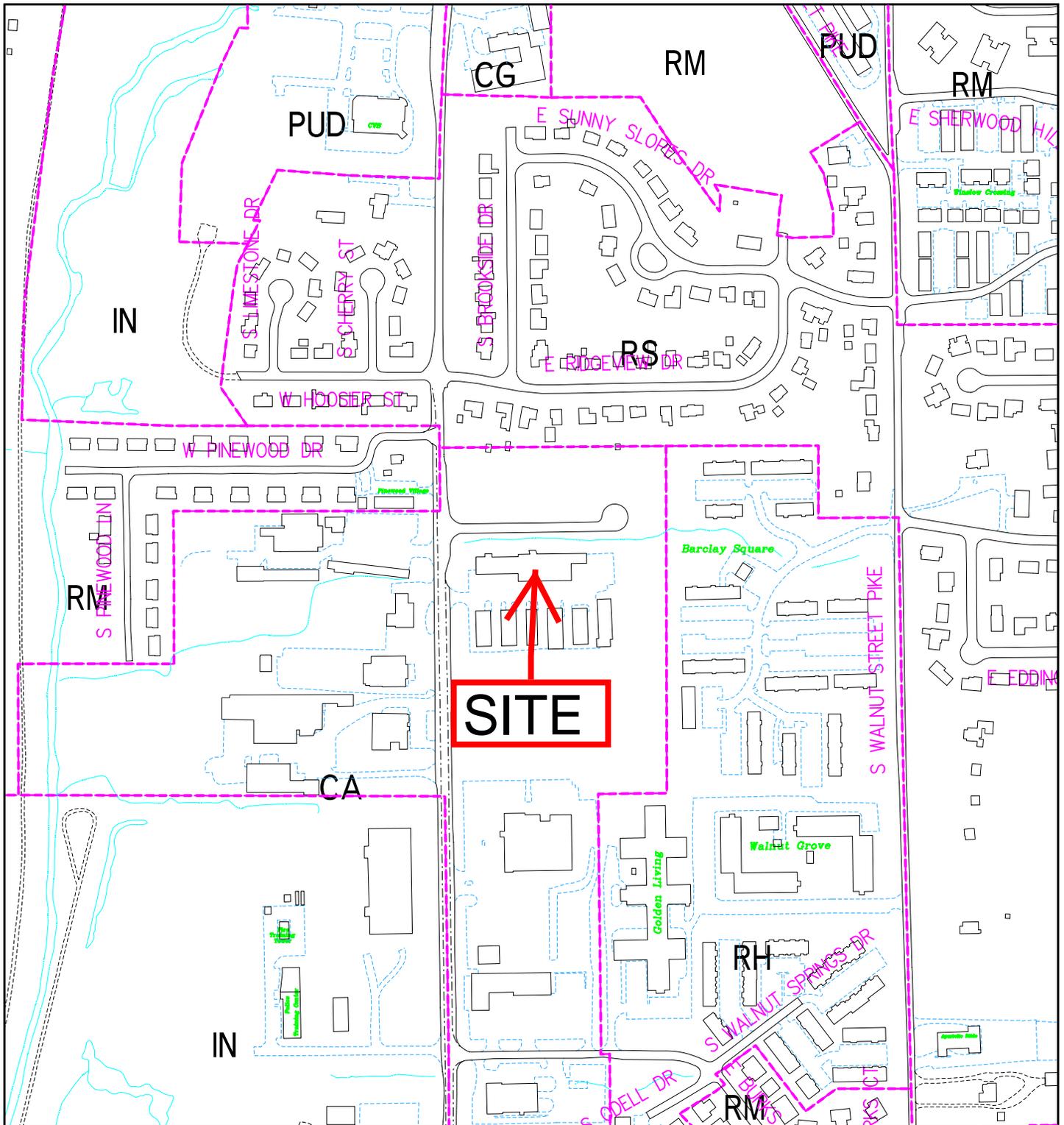
Staff's Finding: Peculiar condition is found in the anticipated growth of the company and existing state of the property. The proposed uses only permit a maximum parking based on the current number of employees. While the petitioners currently have five employees, they anticipate growing in the coming years. In addition, the existing parking arrangement provides little room for landscaping immediately adjacent to the parking area given the location of the building and the access easement.

Practical difficulty for the parking variance is found in that if compliance is required, the petitioners would have to add parking spaces where parking spaces were just removed every time the business expands the number of employees. Practical difficulty is found in that there no locations on the south of the building to place parking lot landscaping.

CONCLUSION: Staff finds that this property is an ideal location for this use with good access to an arterial road and buffering from surrounding residences. While the CA district is mainly designed for retail and service uses, this building was not designed for retail uses and is adjacent to the similar mini-warehouse use.

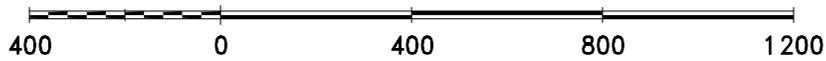
RECOMMENDATION: Staff recommends approval of UV/V-23-11 with the following conditions:

1. Salvage and scrap yard use shall be limited to paper and cardboard only, shall be entirely located inside of the building and shall not account for more than 25% of the building's gross floor area.
2. A grading permit is required and work must be completed prior to final occupancy of the building.

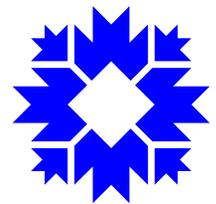


UV/V-23-11 Location Map

By: roachja
6 Jul 11



City of Bloomington
Planning



Scale: 1" = 400'

For reference only; map information NOT warranted.

June 14, 2011

James Roach
City of Bloomington Plan Commission
P.O. Box 100
Bloomington, IN 47402-0100

Dear James,

We are respectfully requesting a use variance for the property located at 3001 S. Walnut Street (Eubanks Property, Tract 1). The existing site is 1.38 acres zoned CA and is currently a developed lot. All of the surrounding property is also zoned CA. The property also has direct access to Walnut Street.

The current site is composed of one large building with a mixture of asphalt and concrete drives, covering 78% of the lot. There are 41 parking spaces on the current site. The proposed site plan will eliminate much of the parking (down to 21 spaces) in order to reach the 60% maximum impervious requirement. We are requesting a parking variance, a landscape variance and an impervious surface variance.

The following is a brief history of the property and the storage unlimited/shredding unlimited business.

In 1976 both 3001 and 3095 S. Walnut Street were purchased by Gary Eubanks for the purpose of constructing a self storage complex. A series of 6 buildings were constructed on the south portion of the lot with the last building constructed in 1988. In 2002 the business became Storage Unlimited, LLC, a partnership between Diane Eubanks, Christina Gornall and Gary Eubanks. In 1984 the property was subdivided into two lots, with the north lot sold to Gerald Dazey. He built D & S Tire Store on the west portion. The property was then sold to Online Plastics in 1989, and the remainder of the building was built at that time. Online Plastics went out of business and the property was purchased at an auction in 1996 by Jeff Hamilton. During the time Jeff Hamilton owned PTS Electronics, the building was used for repairing electronics, and then recently PTS converted the building to a refurbished flat screen TV resale location. Jeff Hamilton sold PTS but retained ownership of this property, and the new owner of PTS is moving the TV resale operation to one of its other local facilities. The property then became available.

The proposed new occupants, Storage Unlimited Document Center and Shredding Unlimited, are an off shoot of Storage Unlimited, LLC located at 3095 S Walnut. Storage Unlimited Document Center, a full service document management service, signed its first contract in June 1996. SUDC now provides services to ten Indiana counties and has two locations. SUDC is currently headquartered at 4315 S State Road 446 in Bloomington with another 10,000 square foot location in Bedford at 1615 J St.

Currently, our Bloomington location is 100% full and has been since 2005, and our Bedford location purchased in 2007 is 90% full. SUDC's anchor customer is IU Health – Bloomington Hospital. Since 1997, we have been providing services in addition to document storage management and shredding to IU Health – Bloomington such as in-house moving services and storage of extra equipment such as hospital beds. We are currently helping them implement a cardboard recycling program.

In 2007 Storage Unlimited Document Center created the need for a shredding service. We had been using a commercial size plant based shredder for our storage customers but were no longer able to keep up with the work load. In June of 2007 we took delivery of a state of the art mobile shred truck. Since that time our shredding business (Shredding Unlimited, LLC) has grown to include over 400 customers including IU Health - Bloomington and all of their outlying facilities, Monroe County Government, MCCSC, just to name a few. We serve a 20 county area with regular routed customers in all of those counties.

Currently SUDC and Shredding Unlimited, LLC employ five people full time and Storage Unlimited, LLC has one owner / on-site manager. All employees have company provided health insurance available to them. All employees are paid better than the living wage of \$10 per hour. Significantly, two employees live within a mile of the proposed facility and are looking forward to riding their bikes to work.

With the move to 3001 S. Walnut, we will be able to expand our business and be able to offer regular hours for drop off shredding service to our residential customers and small businesses. This will allow our clients to witness the process. Currently, we are by appointment only and store the documents in locked bins until the shred truck returns from the daily route which is also off the beaten path for most.

Shredding Unlimited has been teaming up with local businesses several times a year to have free community shred days not only in Bloomington but also in Bedford and Brown County. Shredding Unlimited also provides free regularly scheduled shredding service for Volunteers in Medicine.

Additional space will be used for our ever expanding record storage business, which we currently are not even marketing due to lack of space. This site will become the principle document storage site for frequently accessed files from Bloomington customers. We will be able to offer a new service to our clients: scanning and copying, a service we are often asked about and one that nicely fits our existing and potential clients.

Also, an area of the building will be used to house our client computer back up tapes in a secure vault. We will use another portion of the building to store our trucks inside. A baler will be installed to bale the material the shred truck and drop off service produce. The same baler will be used to process our cardboard programs implemented at IU Health and Smithville Telephone Company as well as the cardboard produced in the destruction process. We will be moving our IU Health department storage program from the self storage building at 3095 S Walnut to the new location. With close proximity to IU Health – Bloomington Hospital, we will be able to create more opportunities due to their limited space.

Potential employee growth:

STORAGE UNLIMITED DOCUMENT CENTER

- General Manager
- Accounts Receivable / Payable
- Receptionist, office clerk, walk-in counter assistance
- File retrieval and delivery
- Phones: taking orders, sales
- Outside sales
- Moving foreman
- Moving helper
- Scanning and Copy Supervisor
- Copy tech
- Scanners (3)
- Truck driver – box pick up

SHREDDING UNLIMITED, LLC

- General Manager
- Phone sales and order taking
- Outside sales
- Truck driver (3)
- Warehouse baler and loading paper for shipment
- Truck driver – box pick up

STORAGE UNLIMITED, LLC

- On-site manager
- Maintenance

Intended use of the space:

- 8% Office Administration and onsite shredder
- 7% Scanning area (2nd floor)
- 46% Record Storage (pallet rack system)
- 23.5% Truck Storage, Baler & Baled material storage (shredded paper and cardboard)
- 5.5% Department Storage (hospital beds and equipment)
- 8 % Dock area
- 2% Warehouse restroom

We thank you for the consideration of this request. Please do not hesitate to contact Chrisy Gornall at 812.332.5568 or Ben Bledsoe at 812.336.8277 with any questions or concerns.

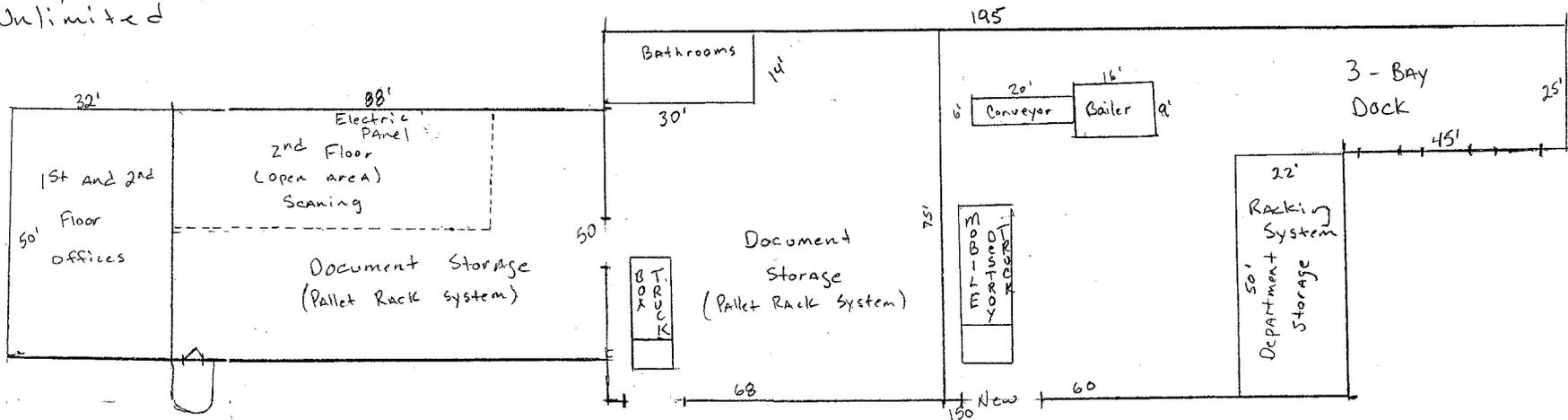
Sincerely,



Chrisy Gornall, Storage Unlimited LLC
c/o Ben Bledsoe, Bledsoe Riggert Guerrettaz, Inc.

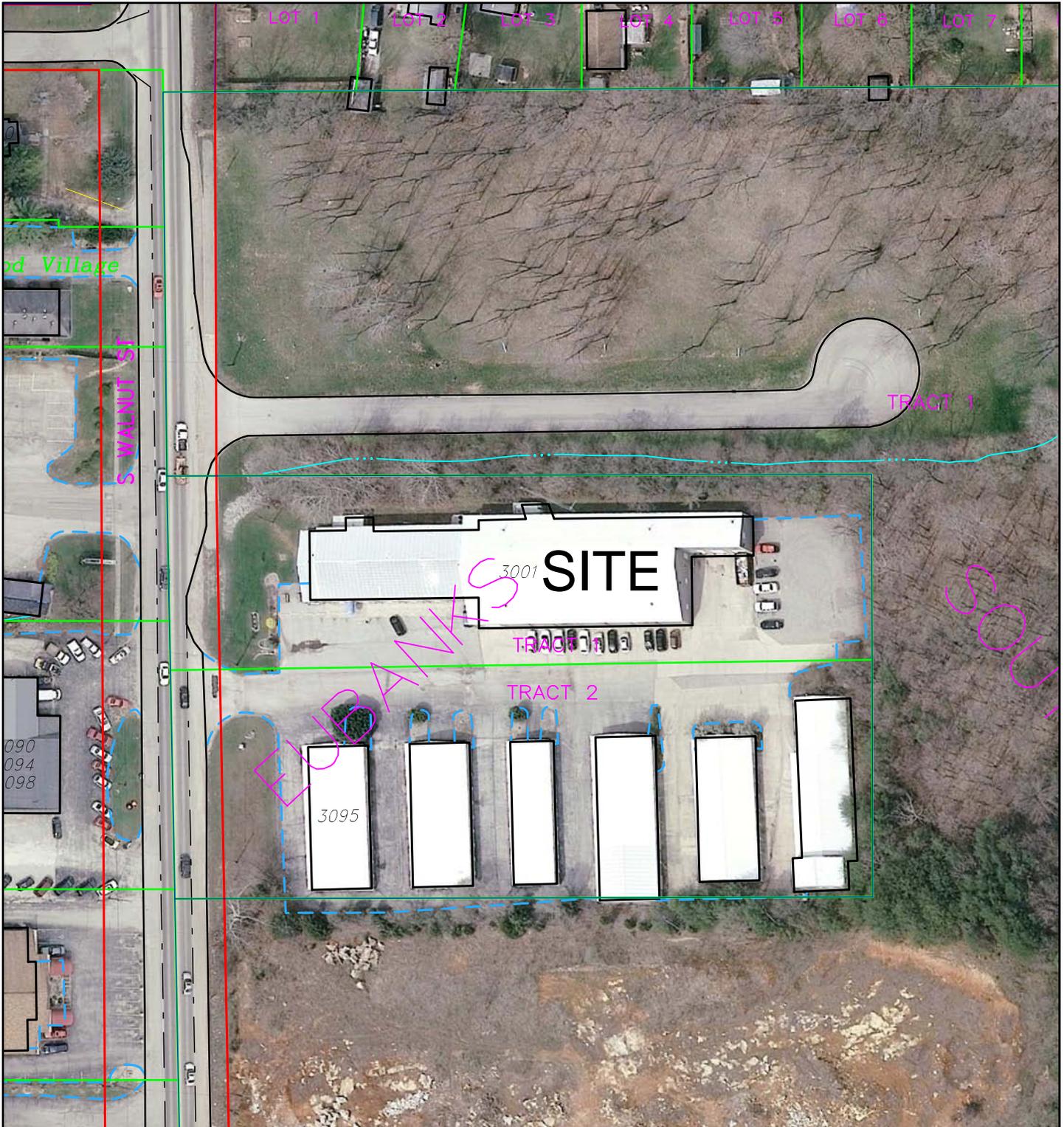
Storage Unlimited
 Document Center
 and
 Shredding
 Unlimited

3001 S WALNUT



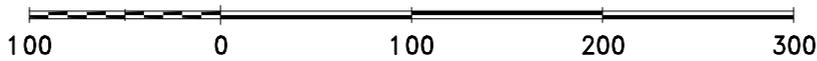
1st and 2nd Floor Offices	1600	SF.	8%
2nd Floor Scanning Area	1512	SF	7.5%
Eastend Warehouse Doc Storage	4400	SF	22%
Warehouse Bathrooms	420	SF	2.1%
Middle warehouse Doc Storage	4680	SF	23.4%
Westend Paper Recycle and Truck Storage	4900	SF	24.5%
Department Storage	1100	SF	5.5%
Dock area	1675	SF.	8.4%
	<u>20,000</u>	SF	+/-

UV/V-23-11
 Floor Plan



UV/V-23-11
2010 Aerial Photo

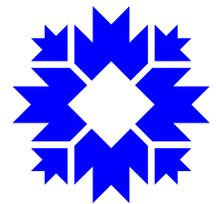
By: roachja
6 Jul 11



For reference only; map information NOT warranted.

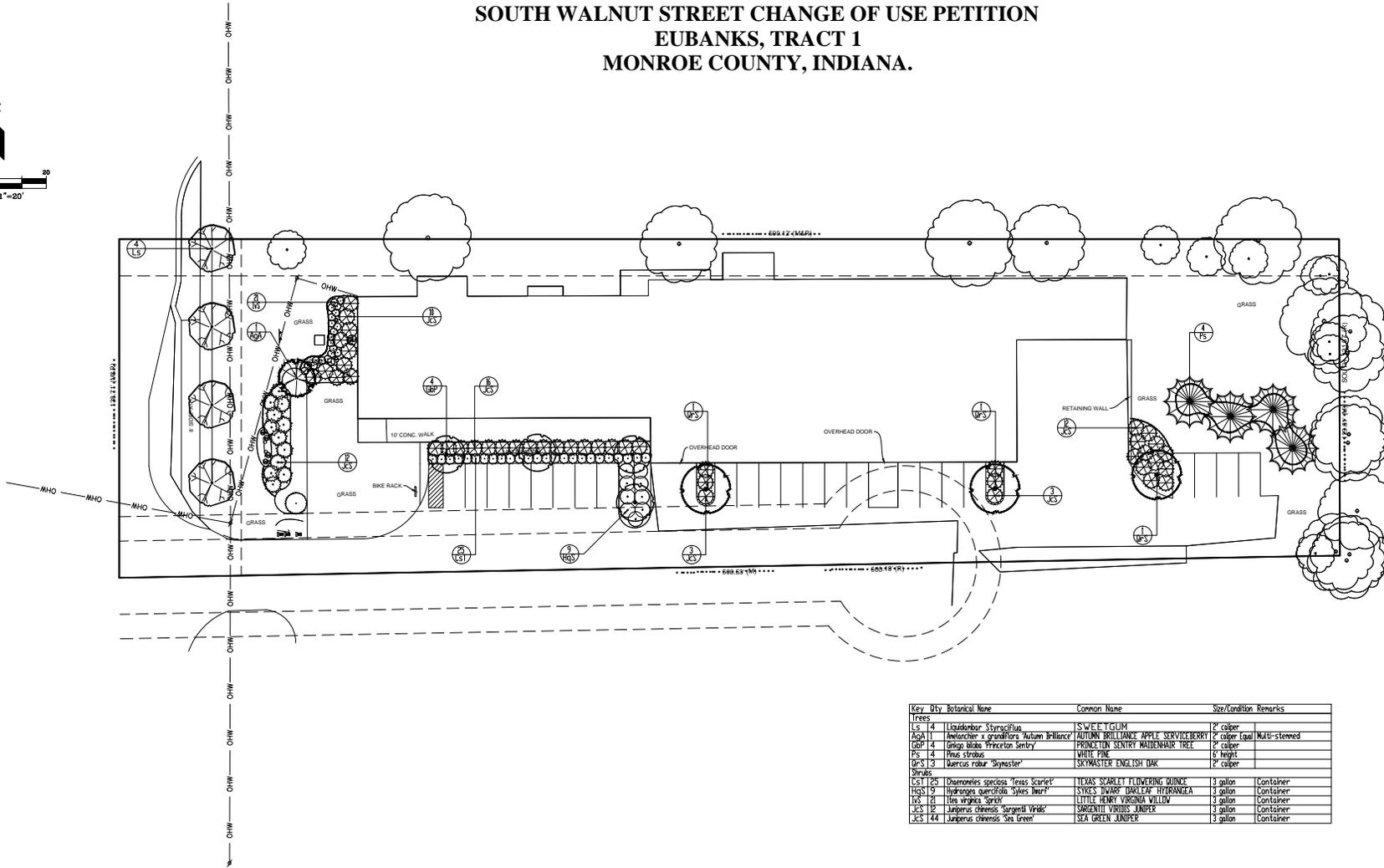
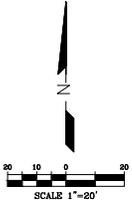


City of Bloomington
Planning



Scale: 1" = 100'

**SOUTH WALNUT STREET CHANGE OF USE PETITION
EUBANKS, TRACT 1
MONROE COUNTY, INDIANA.**



Key Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees				
LS 14	Liquidambar styraciflua	SWEET GUM	2' caliper	
AGA 1	Aelanthus x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2' caliper	Equal Multi-stemmed
GDP 4	Ginkgo biloba 'Princeton Sentry'	PRINCETON SENTRY MAIDENHAIR TREE	2' caliper	
PS 4	Pinus strobus	WHITE PINE	6' height	
QFS 3	Quercus robur 'Skymaster'	SKYMASTER ENGLISH OAK	2' caliper	
Shrubs				
CST 125	Chamaecyparis obtusa 'Texas Scarlet'	TEXAS SCARLET FLOWERING QUINC	3 gallon	Container
HQS 9	Hydrangea quercifolia 'Sykes Beauty'	SYKES BEAUTY DARTLET HYDRANGEA	3 gallon	Container
LV 21	Lila virginica 'Sonic'	LITTLE HENRY VIRGINIA WILLOW	3 gallon	Container
JCS 12	Juniperus chinensis 'Sargentii Viridis'	SARGENTII VIRIDIS JUNIPER	3 gallon	Container
JCS 24	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	3 gallon	Container

Date	
By	
Revised	

James W. Gornall & Associates, Inc.
 1000 North Main Street
 Bloomington, Indiana 47403
 P: 812-336-8277
 F: 812-336-8117

**3001 S. WALNUT ST.
BLOOMINGTON, IN**
 FOR
DAN & CHRIS GORNALL

SURVEYED BY: A.B.S.S.
 DRAWN BY: D.L.N.
 CHECKED BY: B.E.R.
 DATE: 8.1.2011

SITE PLAN
 SHEET **1** OF **1**
 PROJECT NO. **7196**