

CITY OF BLOOMINGTON



September 7, 2011 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

PETITIONS:

- V-35-11 **Habitat for Humanity of Monroe Co.**
1001 E. Thornton Dr.
Request: Front building setback variance to allow construction of a single-family home.
Case Manager: Jim Roach

- V-36-11 **City of Bloomington Parks & Recreation**
281 W. Country Club Dr.
Request: Variance from front yard parking setback standards to construct a parking lot.
Case Manager: Patrick Shay

PETITIONER: Habitat for Humanity of Monroe County
213 E. Kirkwood Ave, Bloomington

REQUEST: The petitioner is requesting a variance from the required front building setback in order to construct a single family house.

SUMMARY: The property is located at the northeast corner of E. Thornton Drive and S. Huntington Drive. The property is vacant and is zoned Residential Single Family (RS). Surrounding uses include single family houses to the north and east, vacant single family lots to the south and a limestone mill to the west.

The petitioner proposes to build a 1-story house on the lot. The lot is 66.5 feet wide. An 8 foot sideyard setback is required to the east. Based on the location of the existing homes on the block, a 60 foot setback is required from the centerline of Huntington Dr. With these two setbacks, the lot is left with a buildable area of only 13 feet.

The petitioner is requesting a setback variance to allow the house to be 40 feet from the centerline of Huntington Dr. This provides a 33 foot wide buildable area while keeping the house out of the future right-of-way for Huntington Dr, 25 feet from centerline. This would also keep in the house more in line with the houses on the next block to the south, which average 47 feet from centerline. If there were no other houses on this block, a 40 foot setback from centerline would be the requirement.

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. This lot will contain a single family home per the zoning and will be compatible in size and design to the other home in the area. The house will also be out of the future right-of-way of Huntington Drive.

- 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.*

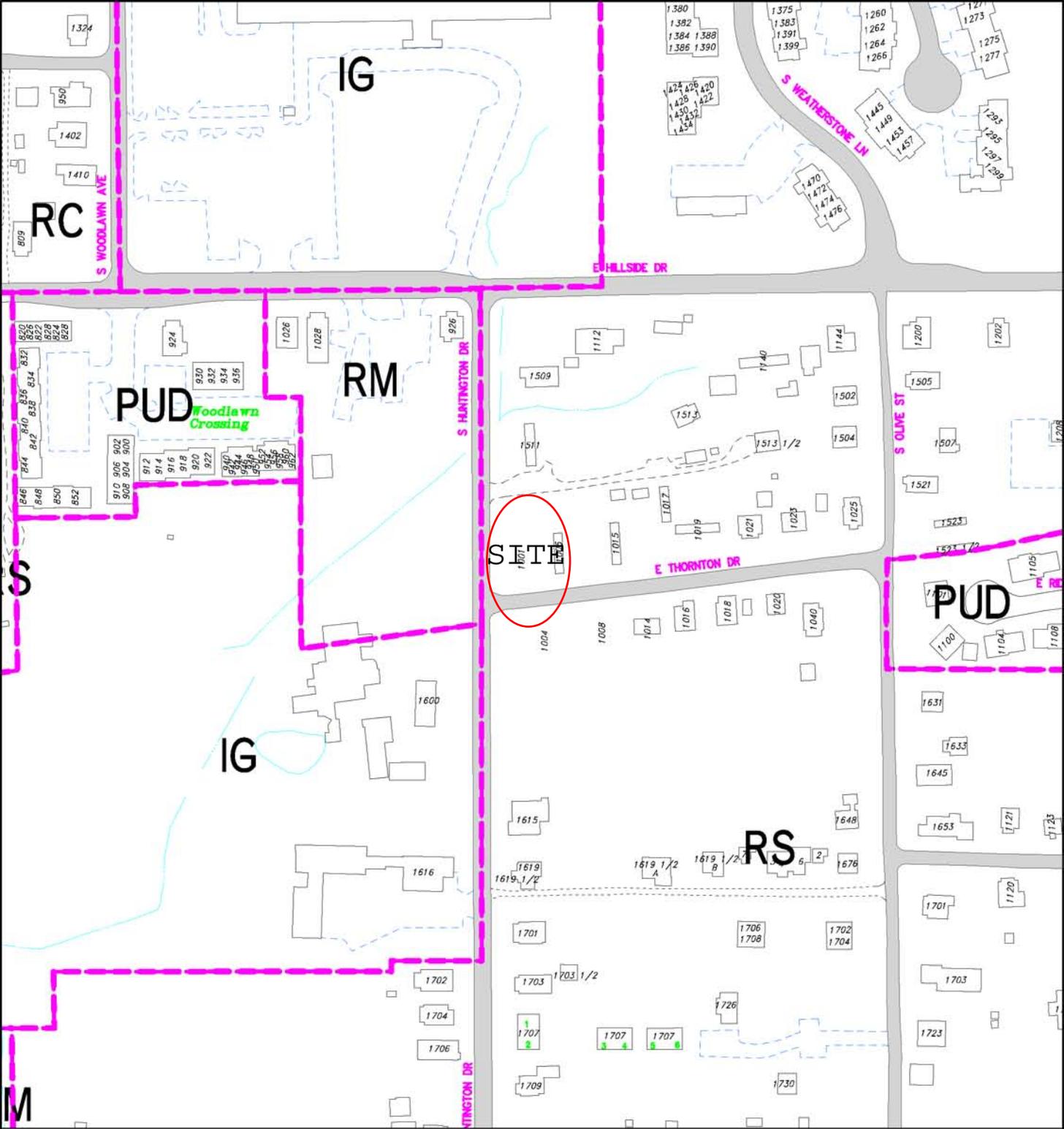
STAFF FINDING: Staff finds no negative effects from this proposal on the areas adjacent to the property. All adjacent properties, except the mill property to the west, also contain single family uses.

- 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 width of the property and the very large setbacks of the houses to the north. These conditions create a 13 foot wide building area. Practical difficulty is found in that 13 feet is typically too narrow an area to build a single family house.

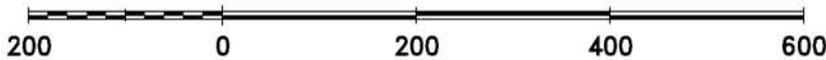
RECOMMENDATION: Based upon the written findings above, staff recommends approval of the variance request with the following condition:

1. A five foot wide sidewalk, separated from the street by a 5 foot wide tree plot, is required along Thornton Drive.
2. Street trees are required along both Huntington Dr. and Thornton Dr.
3. Prior to release of a building permit, the petitioner record commitment with the Monroe County Recorder which states that they shall agree to forgo any damages during the acquisition of any needed property for any future widening of S. Huntington Drive that would be incurred due to the approval of this variance.



V-35-11
Location Map

By: roachja
30 Aug 11



City of Bloomington
Planning



3
Scale: 1" = 200'



Date: August 17, 2011

BZA/Hearing Officer

This petition is for a variance of the setback line off the center line of Huntington Drive for the property at 1001 Thornton Drive. This property is a corner lot with dimensions of 66.5 ft along Thornton Drive and 120.0 ft. along Huntington Drive. The present set back from the center line of Huntington Drive is at approximately 60 ft. and the side yard setback between 1001 Thornton and 1005 Thornton property line is 8 ft. only allowing a home with a width of thirteen feet.

Habitat for Humanity would like to build a home on this property with a width of 26 to 27 feet. We therefore ask for a variance of setback line to be 40 feet from center line of Huntington Drive thus allowing room for the home and vehicle off street parking as per submitted print. We thank you for your consideration of this variance.

Yours truly,

A handwritten signature in black ink that reads "Tom Boudreau".

Tom Boudreau

Director of Construction

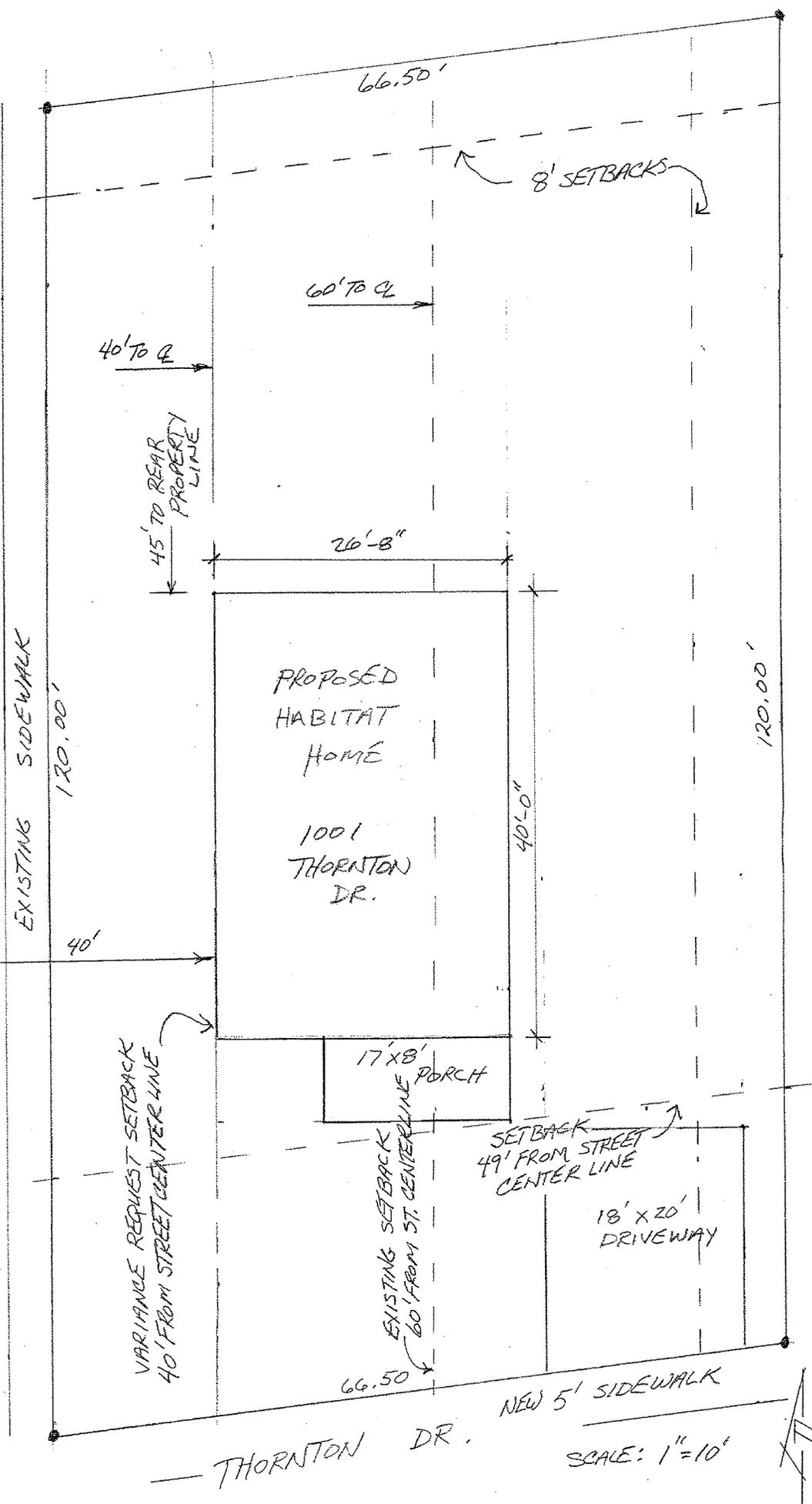
Habitat for Humanity of Monroe County

V-35-11
Petitioner's Statement

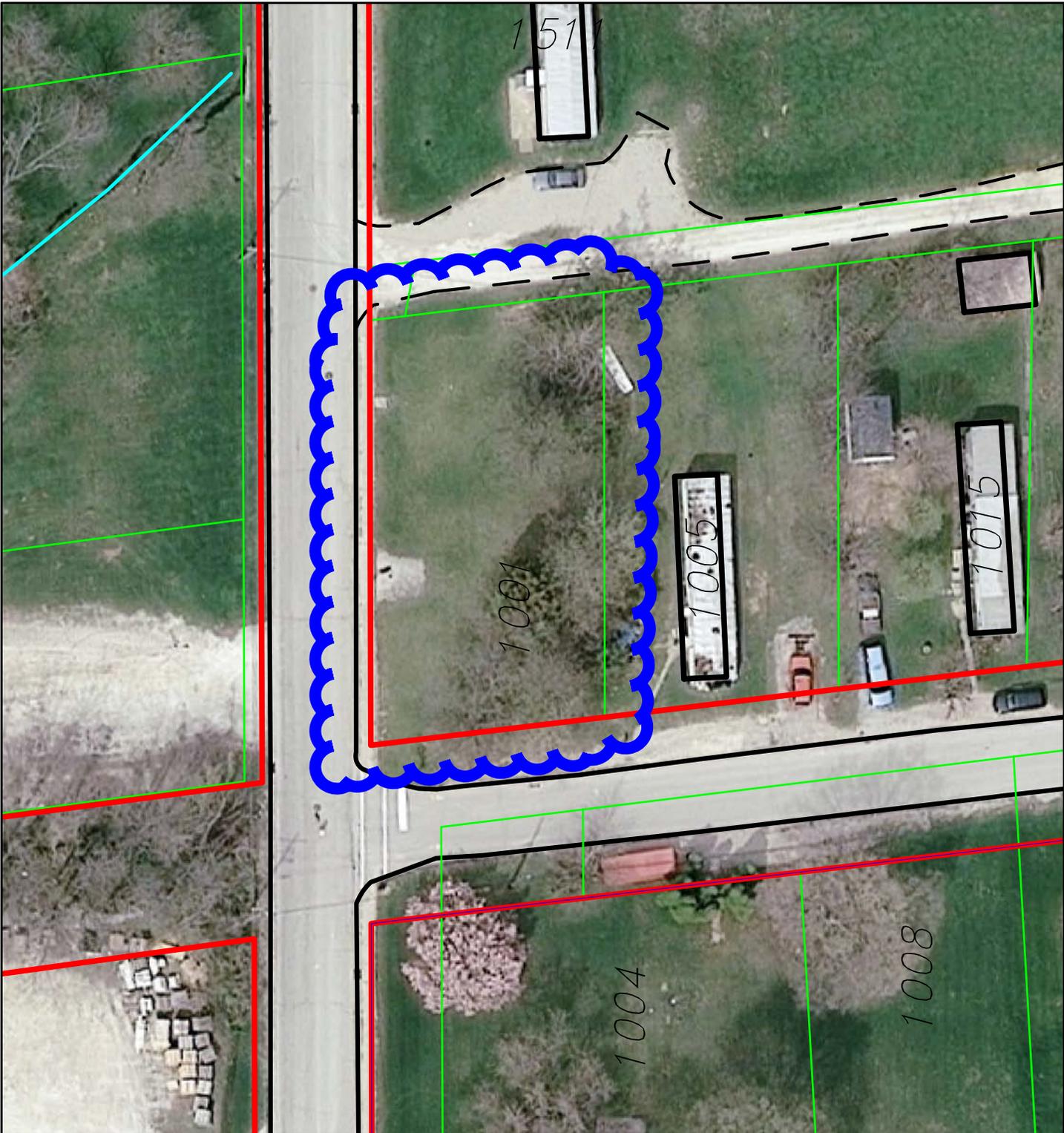
213 E. Kirkwood Avenue, Bloomington, IN 47408-3532 USA

Phone: (812) 331-4069 Fax: (812) 336-6022 www.monroecountyhabitat.org habitat@monroecountyhabitat.org

HUNTINGTON DR.

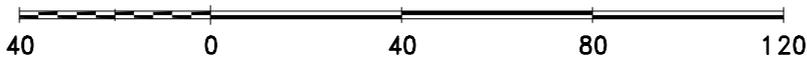


V-35-11
Site Plan



V-35-11
2010 Aerial Photo

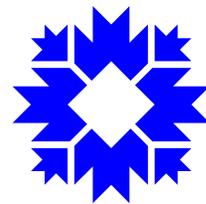
By: roachja
30 Aug 11



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 40'

PETITIONER: City of Bloomington, Parks and Recreation Department
401 N. Morton Street, Suite 250, Bloomington, IN

REQUEST: The petitioner is requesting a frontyard parking setback variance to allow the construction of a parking lot.

SUMMARY: The petitioner currently manages an existing gravel parking lot that serves as trailhead parking for a bicycle and pedestrian pathway. The parking lot is located on the south side of W. Country Club Drive, midblock between S. Walnut Street and S. Rogers Street and lies within a Residential Multifamily zoning district (RM). The petitioner is seeking a frontyard setback variance to allow an expansion of an existing parking lot servicing this park area.

The existing parking lot is a single-bay, gravel lot with approximately 6 parking spaces. To serve the anticipated increase in activity for the adjacent trail as well as the newly constructed phase of the B-Line Trail, the petitioner plans to expand the parking lot to include a double bay of parking and a turnaround area with a total of 19 parking spaces. The petitioner also plans to bring the parking lot into compliance with drive width, paving (permeable pavers), striping and landscaping requirements of the Unified Development Ordinance (UDO) as well as installation of a new sidewalk.

The new parking lot meets all requirements of the UDO with the exception of the frontyard setback. The parking setback for this area states that any new parking lots be located a minimum of 20 feet behind the front wall of the primary structure. Due to the nature of this use, there is no primary structure on the site. Therefore, a variance is necessary to install any parking lot on this property.

The existing parking lot currently has no setback and extends to the roadway with an open drive cut of approximately 55 feet. The proposed parking lot will create an approximate 15-foot setback from the edge of Country Club Dr. and will be narrowed in compliance with UDO standards. This setback will allow for some greenspace and a new sidewalk along Country Club Dr.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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

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

STAFF FINDING: Staff finds no injury with this petition. The proposed changes will create a parking lot to serve the general public and will increase the public safety by narrowing the existing drivecut and adding sidewalk to street frontage.

2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

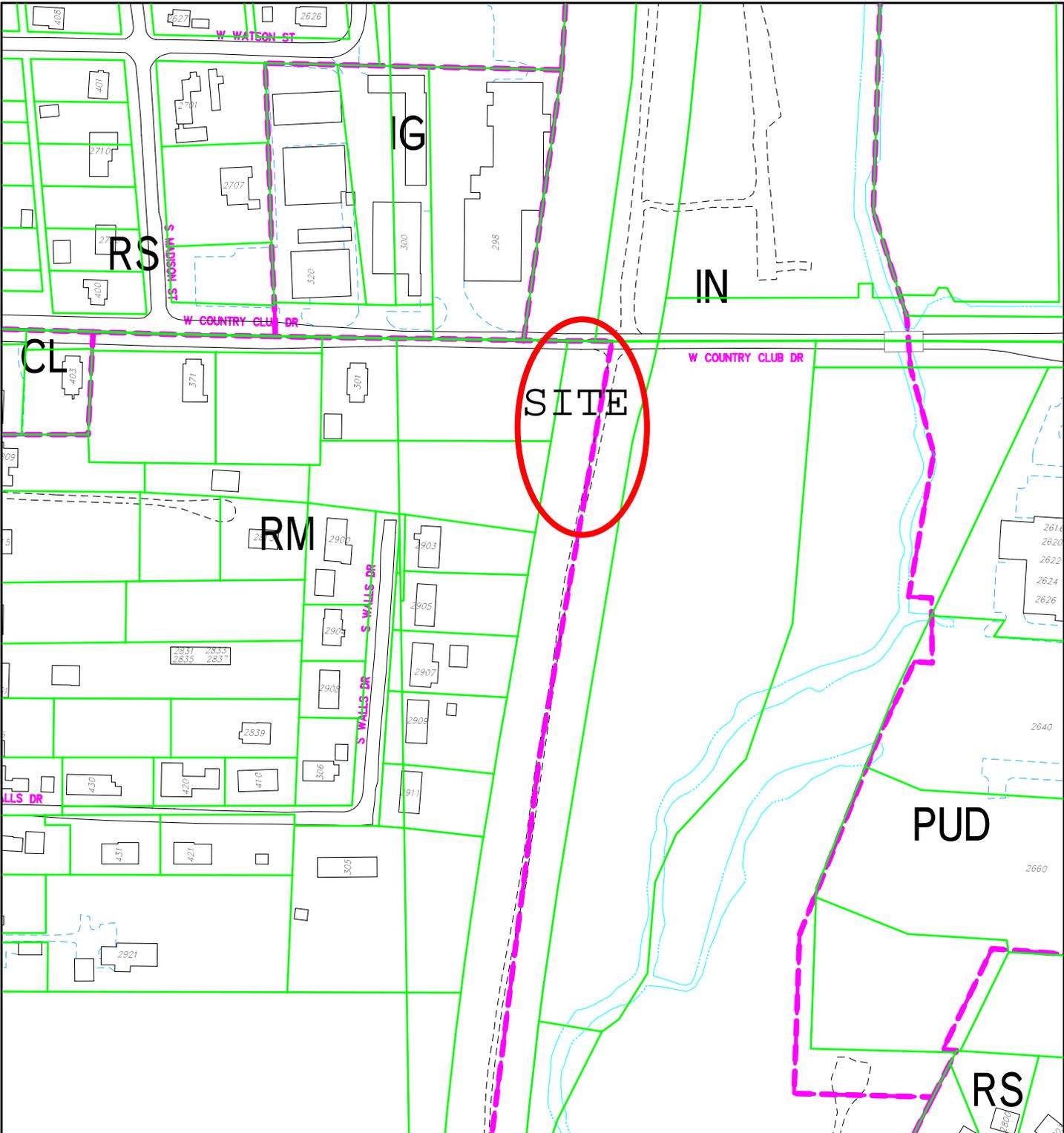
STAFF FINDING: Staff finds no adverse impacts associated with this request. The use and value of adjacent properties should only be impacted in a positive manner with the improvements being proposed.

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 that this use has no primary structure and therefore no parking lot would be able to be created without a variance. This results in practical difficulty in the use of the property as a park. Staff finds the new arrangement to be a significant improvement, both functionally and aesthetically, to the existing parking lot and is fully supportive of this request.

RECOMMENDATION: Based upon the written findings above, staff recommends approval of V-36-11 with the following condition:

1. A 5-foot sidewalk shall be constructed along the W. Country Club Drive.



V-36-11 CITY OF BLOOMINGTON PARKS AND RECREATION

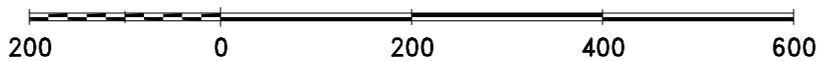
281 W. COUNTRY CLUB DRIVE

LOCATION/ZONING/LAND USE MAP

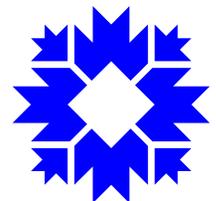
HEARING OFFICER

By: shayp

2 Sep 11



City of Bloomington
Planning



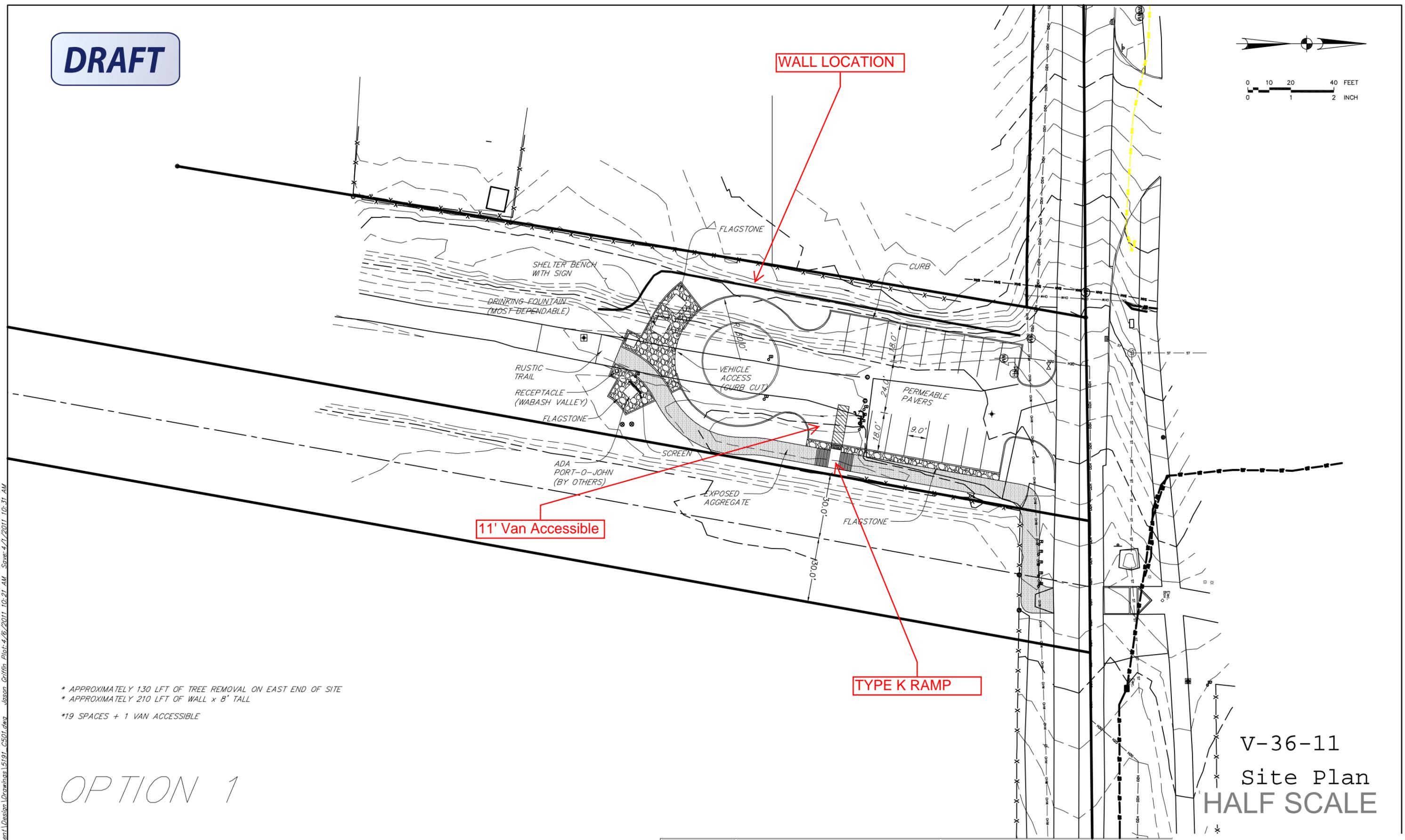
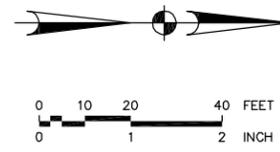
Scale: 1" = 200'

For reference only; map information NOT warranted.

Petitioners Statement for V-36-11 City of Bloomington Parks and Recreation

The proposed Bloomington Rail Trail Parking Lot project involves the rehabilitation and expansion of the existing six car crushed stone parking lot located on the south side of Country Club Dr. The parking lot has been used for trail access since the mid 1980's. With the completion of the B-Line Trail, 7.4 miles of multi-use trail will now be connected consisting of the B-Line (3.1 miles), Bloomington Rail Trail (2 miles) and Clear Creek Trail (2.3 miles). This trail connectivity will result in substantially increased trail use by the public and the need to reconstruct and expand the parking lot as well as comply with accessibility and City design requirements. The capacity of the parking lot would increase from 6 to 19 cars. The parking lot would be constructed with interlocking pervious concrete paver blocks similar to the parking lots at Lower Cascades Park. Amenities included in the project are lighting, shaded seating, a drinking fountain, porta-jon toilet, landscaping and a limestone retaining wall. Per City Ordinance, tree removal notice placards were posted and no appeals received within the seven day time period.

DRAFT



* APPROXIMATELY 130 LFT OF TREE REMOVAL ON EAST END OF SITE
* APPROXIMATELY 210 LFT OF WALL x 8' TALL
*19 SPACES + 1 VAN ACCESSIBLE

OPTION 1

V-36-11
Site Plan
HALF SCALE

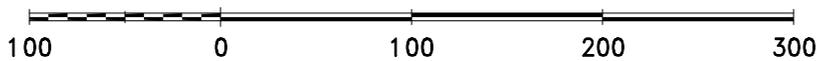
RECOMMENDED FOR APPROVAL:		4/1/11		COUNTRY CLUB TRAILHEAD PRELIMINARY LAYOUT BLOOMINGTON — INDIANAPOLIS	
DESIGNED: SMD		DRAWN: SMD			
CHECKED: JGG		CHECKED: JGG		Headquarters 6450 WESTFIELD BLVD., SUITE 300 INDIANAPOLIS, IN 46240-8302 TEL 317-713-4615 FAX 317-713-4616 www.BFSEngr.com	
				Branch Locations FORT WAYNE 260-459-1111 JEFFERSONVILLE 812-285-0111 LAFAYETTE 765-423-5111 MERRILLVILLE 219-788-2111 PLAINFIELD 317-839-3111	

D:\15191\PreDevelopment\Design\Drawings\15191_C501.dwg Jason Griffin Plot: 4/6/2011 10:21 AM Save: 4/1/2011 10:31 AM



V-36-11 CITY OF BLOOMINGTON PARKS AND RECREATION
AERIAL PHOTO

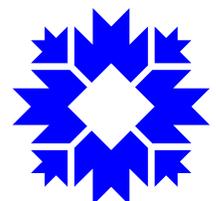
By: shayp
2 Sep 11



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 100'