

CITY OF BLOOMINGTON



February 20, 2025 @ 5:30 p.m.
City Hall, 401 N. Morton Street
Common Council Chambers, Room #115

<https://bloomington.zoom.us/j/82448983657?pwd=enJxcnArK1pLVDI nWGROTU43dEpXdz09>

Meeting ID: 824 4898 3657
Passcode: 319455

**CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS (Hybrid Meeting)
February 20, 2025 at 5:30 p.m.**

**City Hall, 401 N. Morton Street
Common Council Chambers, Room #115 and via Zoom**

❖Virtual Meeting: <https://bton.in/Zoom>

Meeting ID: 824 4898 3657 Passcode: 319455

Petition Map: <https://bton.in/G6BiA>

ROLL CALL

APPROVAL OF MINUTES: January 23, 2025

PETITIONS CONTINUED TO: March 27, 2025

- | | |
|---------------------------|---|
| AA-17-22 | <p>Joe Kemp Construction, LLC & Blackwell Construction, Inc.
Summit Woods (Sudbury Farm Parcel O) W. Ezekiel Dr.
Parcel(s): 53-08-07-400-008.002-009, 53-08-07-400-008.004-009...
Request: Administrative Appeal of the Notice of Violation (NOV) issued March 25, 2022. <u>Case Manager: Jackie Scanlan</u></p> |
| V-27-22 | <p>Cutters Kirkwood 123, LLC
113 E. Kirkwood Ave.
Parcel: 53-05-33-310-062.000-005
Request: Variances from Downtown Character Overlay standards to allow less non-residential area and less large display windows; and a variance from the requirement to align with the front setback of an adjacent historic structure in the Mixed-Use Downtown zoning district with the Courthouse Square Character Overlay (MD-CS). <u>Case Manager: Jackie Scanlan</u></p> |
| CU-33-24/ USE2024-11-0068 | <p>Hat Rentals, LLC
202 N. Walnut Street
Parcel: 53-05-33-310-028.000-005
Request: Request for conditional use approval of "student housing or dormitory" to allow one four-bedroom unit in the Mixed-Use Downtown (MD) zoning district.
<u>Case Manager: Jackie Scanlan</u></p> |

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

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact Melissa Hirtzel at hirtzelm@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

PETITIONS:

V-36-24/ VAR2024-12-0053

Tariq Khan

1314 N Lincoln Street

Parcel: 53-05-28-300-065.000-005

Request: Variance from side and rear setback standards and a determinate sidewalk variance to allow the conversion of an existing accessory structure to a primary structure by adding a dwelling unit in the structure without changing the existing setbacks and without constructing a new sidewalk in the Mixed-Use Student Housing (MS) zoning district. Case Manager: Gabriel Holbrow

V-38-24/ VAR2024-12-005

Justin Fox

1419 S. Sare Road

Parcel: 53-01-55-315-000.000-009

Request: Variance from front setback standards and riparian buffer standards to allow construction of a new detached accessory structure containing a garage and an accessory dwelling unit (ADU) in the Residential Medium Lot (R2) zoning district. Case Manager: Gabriel Holbrow

V-01-25/ VAR2025-01-0058

Paul and Jeanette Smedberg

517 N. Colony Court

Parcel: 53-05-36-302-064.000-005

Request: Variance from front setback standards for an attached front-loading carport in the Residential Medium Lot (R2) zoning district. Case Manager: Gabriel Holbrow

V-02-25/ VAR2025-01-0059

Patrick Riggs

2415 W. Fountain Drive

Parcel: 53-05-31-100-018.000-005

Request: Variances from accessory dwelling unit (ADU) front setback standard and karst geology standards to allow construction of a new single-family dwelling and conversion of an existing residential structure to an ADU in the Mixed-Use Employment (ME) zoning district.

Case Manager: Gabriel Holbrow

V-03-25/ VAR2025-01-0060

David Parsch

1200 N. Lincoln Street

Parcel: 53-05-33-201-008.000-005

Request: Variance from side and rear setback standards to allow a vertical addition to an existing detached single-family dwelling structure by adding a second floor with the same setbacks as the existing first floor in the Mixed-Use Student Housing (MS) zoning district.

Case Manager: Gabriel Holbrow

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V-04-25/ VAR2025-01-0061

CRMR 2, LLC

3333 E. 3rd Street

Parcel: 53-05-35-300-053.000-005

Request: Variance from landscaping standards and front, side, and rear parking setback standards to allow for a 2,403 square foot addition for a "vehicle sales or rental" use in the Mixed-Use Corridor (MC) zoning district.

Case Manager: Eric Greulich

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BLOOMINGTON BOARD OF ZONING APPEALS**STAFF REPORT****Location: 1314 North Lincoln Street****CASE #: V-36-24****/ VAR2024-12-0053****DATE: February 20, 2025**

PETITIONER/OWNER: Tariq Khan
201 South College Avenue
Bloomington, IN

CONSULTANT: Dave Kerber, Bloomington Property Services
301 South Cozy Lane
Bloomington, IN

REQUEST: The petitioner is requesting a variance from side and rear setback standards and a determinate sidewalk variance to allow the conversion of an existing accessory structure to a primary structure by adding a dwelling unit in the structure without changing the existing setbacks and without constructing a new sidewalk in the Mixed-Use Student Housing (MS) zoning district.

REPORT: The property is located on the east side of North Lincoln Street, between East 17th Street and East 18th Street. The property and all surrounding properties are located in the Mixed-Use Student Housing (MS) zoning district. The petition property and the abutting property to the north (under the same ownership) currently each contain a detached single-family dwelling. All other surrounding properties contain, or soon will contain, residential apartment buildings classified as either multifamily dwellings or student housing or dormitory, including Evolve to the east, the Northern to the south, and Hub II to the west across Lincoln Street (expected to begin construction in the next two or three month).

The property contains an existing accessory structure in the rear yard east of the existing primary structure. The petitioner proposes to remodel the existing accessory structure to convert it into a five-bedroom dwelling unit. After the conversion, the use of the property will be classified as student housing or dormitory, which is an allowed use in this zoning district. However, adding the dwelling unit in the structure changes it from an accessory structure into a primary structure and subjects the structure to all of the standards in the Unified Development Ordinance (UDO) for primary structures.

The existing structure does not meet the side and rear setback standards for primary structures. The minimum side and rear setback is 15 feet in the MS zoning district; the existing structure is set back four and a half feet from the south side property line and five and a half feet from the east rear property line. The petitioner is requesting a variance to keep the existing side and rear setbacks.

Establishing a new primary structure on the property also triggers the requirement in UDO section 20.04.050(d)(2) to provide pedestrian facilities along all street frontages of the property, and the requirement in UDO section 20.04.050(d)(5) that the type of pedestrian facility shall be as indicated in the Transportation Plan. There is currently no sidewalk along the east side of Lincoln Street abutting the property. There is an existing sidewalk immediately to the south of the property; this sidewalk runs along the east side of Lincoln Street from 17th Street but ends at the south

property line of the petition property, approximately 125 feet south of 18th Street. With the establishment of the dwelling in the existing structure, the UDO requires construction of a new sidewalk on the Lincoln Street frontage of the property. The petitioner is requesting a variance to not construct the sidewalk at this time.

As you will see in the proposed findings below, staff recommends that the Board deny both variances. However, if the Board chose to adopt alternate findings and grant the side and rear setback variance, in that case staff would recommend that the Board add a version of the usual condition for variances from dimensional standards:

- The side and rear setback variance is approved only for the existing structure as shown on the submitted site plan.

Additionally, if the Board chose to adopt alternate findings and grant the determinate sidewalk variance, in that case staff would recommend that the Board add the usual condition for determinate sidewalk variances:

- A zoning commitment for the determinate sidewalk variance must be recorded and submitted prior to approval of a building permit.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(E)(i) 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.*

PROPOSED FINDINGS:

Side and rear setbacks: Keeping existing side and rear setbacks when the structure is converted into a dwelling unit will not be injurious. Using the existing setbacks will provide less ventilation, less fire separation, and less aesthetic visual separation between buildings than desirable for this location, based on the setback standards for this zoning district. However, the remodel will comply with all minimum standards for building construction and fire protection, and the overall impact on public health, safety, morals, and general welfare will be minimal.

Determinate sidewalk variance: Not constructing a sidewalk along the Lincoln Street frontage of the property at this time will be injurious to the public health, safety, morals, and general welfare of the community. The medium-low volume of vehicle traffic, combined with the continuation of noticeable traffic into the night, indicate that sidewalks on Lincoln Street are necessary for pedestrian safety (determinate sidewalk variance consideration [b]). The new sidewalk would connect to the existing pedestrian network continuing to the south. Even though the sidewalk would not connect to other sidewalks to the north, it would likely not remain disconnected to the north for long because it is likely that the property to the north will undergo some degree of redevelopment in the near future which would trigger the UDO requirement to provide a sidewalk (determinate sidewalk variance consideration [c]).

- 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.*

PROPOSED FINDINGS:

Side and rear setbacks: Keeping existing side and rear setbacks when the structure is converted into a dwelling unit will not substantially affect the use and value of neighboring properties. Adding more neighbors and potential noise within close proximity may affect the desirability of the dwelling units in the apartments to the east and south, but any effect will not be significant and is a normal, expected aspect of life and development within the context of this neighborhood.

Determinate sidewalk variance: Lack of a sidewalk along the Lincoln Street frontage of the property will limit access to and from adjacent properties to the north, which currently lack a connection to the sidewalk network.

- 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.*

PROPOSED FINDINGS:

Side and rear setbacks: No practical difficulty is found in the use of the property. The property has contained one dwelling unit for many years and could continue with one dwelling unit into the future. For a property owner who desires to add a second dwelling unit on the property, moving the existing structure or demolishing it to construct a new dwelling structure or an addition to the house would be more costly than converting the existing structure, but would be feasible and does not create a practical difficulty in the use of the property. There is nothing peculiar about the property related to the available space for side and rear setbacks.

Determinate sidewalk variance: No practical difficulty is found in the use of the property. There are several existing features along the property's frontage which add complications to the design construction of a sidewalk (determinate sidewalk variance consideration [a]). However, the complications do not prevent or otherwise make it impractical to construct a sidewalk.

20.06.080(b)(3)(E)(i)(3) Determinate Sidewalk Variance Approval Criteria:

While not to be included as separate findings of fact, items to consider when determining the practical difficulties or peculiar conditions associated with a determinate sidewalk variance include, but are not limited to:

- [a] That the topography of the lot or tract together with the topography of the adjacent lots or tract and the nature of the street right-of-way make it impractical for construction of a sidewalk; or*
- [b] That the pedestrian traffic reasonably to be anticipated over and along the street adjoining such lot or tract upon which new construction is to be erected is not and will not be such as to require sidewalks to be provided for the safety of pedestrians; or*
- [c] The adjacent lot or tracts are at present developed without sidewalks and there is no reasonable expectation of additional sidewalk connections on the block in the near future; or*
- [d] The location of the lot or tract is such that a complete pedestrian network is present on the other of the street on the same block; or*
- [e] Uniformity of development of the area would best be served by deferring sidewalk construction on the lot or tract until some future date.*

Review of Determinate Sidewalk Criteria:

- [a] There are several existing features along the property's frontage which add complications to the design construction of a sidewalk, including a water meter, two mature trees (tentatively identified as a silver maple and a Siberian elm), a grade change of approximately three feet between the property's front yard and the front yard of the abutting property to the north, and an open drainage channel / open gutter at the edge of the roadway just north of the property. Although these existing features add complications, they do not appear to prevent or otherwise make it impractical to construct a sidewalk.
- [b] The most recent nearby traffic counts are from for the block of Lincoln Street just to the north between 18th and 19th Streets, counted in April 2010. These counts showed an estimated annual average daily traffic (AADT) of 1,132 vehicles, with daily peaks of more than 80 vehicles, combined northbound and southbound, in the one hour from 5 to 6 pm. As may be expected from the concentration of student housing in the neighborhood, noticeable traffic continues into the late night when the street is dark and pedestrians less visible, with more than 20 vehicles each hour, combined northbound and southbound, until 3 am or later. More than 95 percent of vehicles at all times traveled at speeds of 20 miles per hour or less. To put the traffic volume in context, best practices for street design indicate that shared streets—meaning streets where motor vehicles, bicycles, and pedestrians all share the same road space without curbs or other physical separation—are generally only appropriate for corridors with a low traffic volume of fewer than 1,000 vehicles per day. To put the traffic speeds in context, vehicle speeds greater than 20 miles per hour are considered lethal speeds for pedestrian safety. The 2010 traffic counts showed that the adjacent segment of Lincoln Street experienced a medium-low volume of vehicle traffic with low vehicle speeds. When considering the development of additional housing units in the neighborhood that has occurred since 2010, and anticipated further development in the future, it is reasonable to expect that traffic volumes have increased somewhat since 2010 and will continue to increase, while traffic speeds likely continue to be low. The medium-

low volume of vehicle traffic, combined with the continuation of noticeable traffic into the night, indicate that sidewalks on Lincoln Street are necessary for pedestrian safety.

- [c] The abutting property to the north, also owned by the petitioner, does not currently have a sidewalk along its Lincoln Street frontage. It is likely that the property to the north will undergo some degree of redevelopment in the near future which would trigger the UDO requirement to provide a sidewalk. The properties to the west across Lincoln Street received site plan approval late last year for redevelopment that involves construction of new sidewalks along the west side of Lincoln Street.
- [d] As part of the redevelopment of the properties to the west across Lincoln Street, the developers of that project will provide a new sidewalk from 17th Street through to 19th Street on the west side of Lincoln Street.
- [e] On the one hand, construction of a sidewalk on this property's frontage at this time could serve uniformity of development of the area by coordinating with the construction of new sidewalk on the west side of Lincoln Street, and by continuing the sidewalk that exists to the south. On the other hand, deferral of sidewalk construction on this property's frontage until the abutting property to the north is also required to provide a sidewalk could better implement a connected pedestrian network.

RECOMMENDATION: Based upon the written findings above, the Department recommends that the Board adopt the proposed findings for V-36-24 / VAR2024-12-0053 and deny both requested variances.



Map Legend

Parcels

Rating

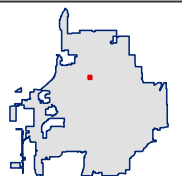
Contributing

Pavement

Paved Parking Lot

Neighborhood Residential

Mixed-Use Student Housing



2/4/25

To the members of the Bloomington Zoning Board,

Please accept this written petition regarding variance requests concerning the property located at 1314 N Lincoln St. The variances pertain to the setback for an existing structure and the addition of a sidewalk.

1. **Setback Variance:**

Bringing the current side setback into compliance would necessitate the demolition of a majority of the existing building to accommodate, which would create an unreasonable financial hardship. The cost of demolition and reconstruction would be prohibitive. The existing building is structurally sound and functional. Maintaining the existing setback has minimal impact on neighboring properties, which are significantly taller and currently share the same setback as the existing structure.

2. **Sidewalk Variance:**

Installing the requested sidewalk presents significant challenges:

- The city water meter is directly in the sidewalk's path and may require costly relocation/accommodation.
- A mature tree stands in the sidewalk's path and would have to be removed.
- The topography would create a 3-foot drop-off at the end of the sidewalk, with no connecting sidewalk, posing a serious safety hazard.

Please refer to the attached photos for reference.

These factors create a substantial hardship. Compliance would involve significant expense, environmental damage, and the creation of a safety hazard. I believe that granting both variances is justified due to the unique site conditions and the substantial hardships involved. The existing building remains functional, and the proposed sidewalk would be problematic. Granting these variances would not be detrimental to public health, safety, or welfare.

I respectfully request that the Bloomington Zoning Board grant both variance requests. Thank you for your time and consideration.

Sincerely,
Tariq Khan

V-36-24 / VAR2024-12-0053, 1314 North Lincoln Street

Photograph submitted by petitioner, 1 of 3



V-36-24 / VAR2024-12-0053, 1314 North Lincoln Street

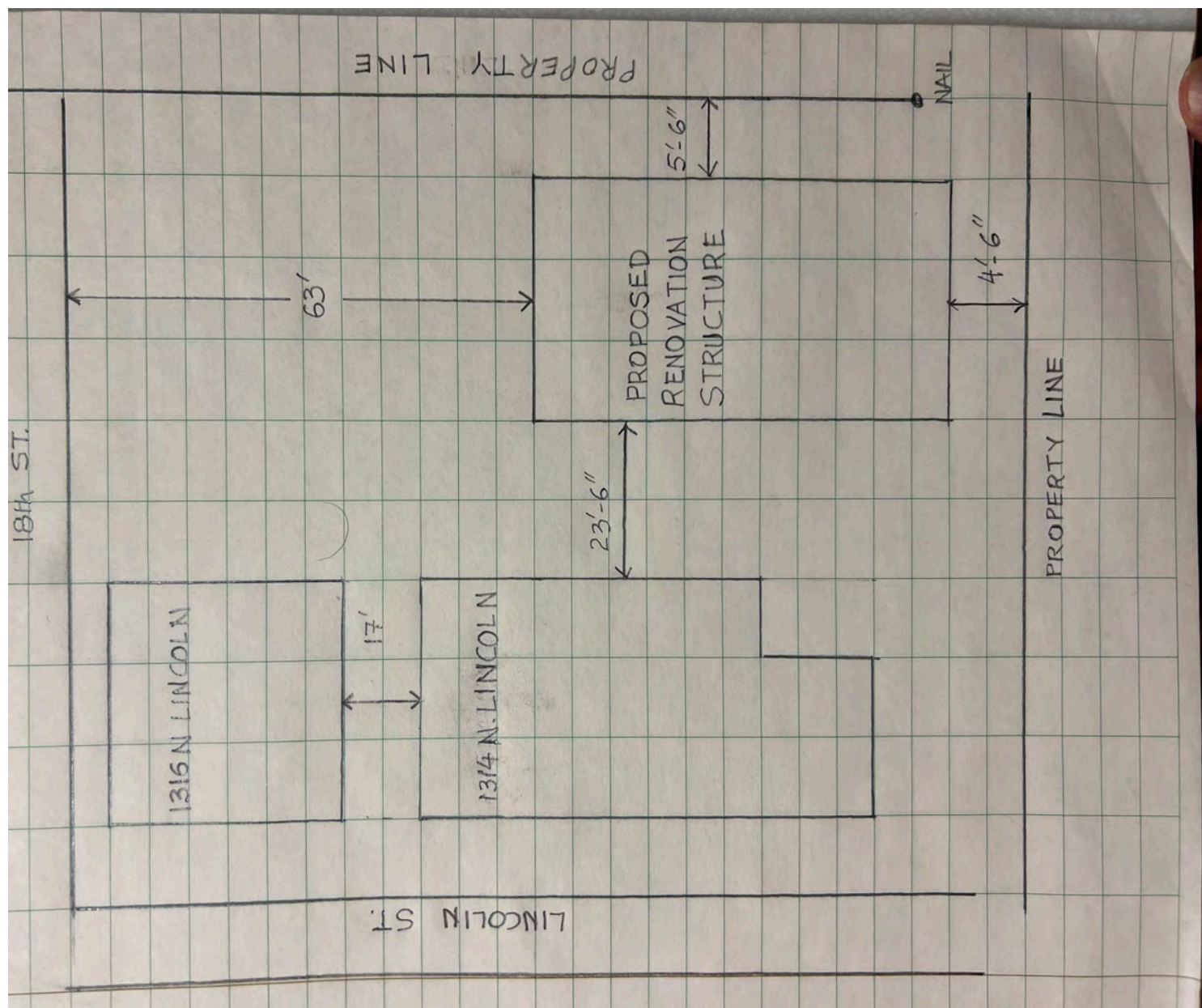
Photograph submitted by petitioner, 2 of 3



V-36-24 / VAR2024-12-0053, 1314 North Lincoln Street

Photograph submitted by petitioner, 3 of 3





For: Multi-way Stop Request
 Counted By: PK
 Weather: Warm, sunny

City of Bloomington
 Engineering Department
 401 N. Morton St., Suite 130
 Bloomington, IN 47404
 812-349-3417

Site Code: q4826
 Station ID:
 N. Lincoln St.
 E. 18th St. to E. 19th St.
 Latitude: 0' 0.000 Undefined

Northbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
4/28/10	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	21	12	1	0	0	0	0	0	0	0	0	0	0	0	34	11-20	17
13:00	24	15	2	0	0	0	0	0	0	0	0	0	0	0	41	11-20	20
14:00	21	10	1	0	0	0	0	0	0	0	0	0	0	0	32	1-10	16
15:00	30	13	1	0	0	0	0	0	0	0	0	0	0	0	44	9-18	23
16:00	15	13	0	0	0	0	0	0	0	0	0	0	0	0	28	11-20	18
17:00	32	15	1	0	0	0	0	0	0	0	0	0	0	0	48	11-20	25
18:00	26	14	1	0	0	0	0	0	0	0	0	0	0	0	41	1-10	20
19:00	21	15	0	0	0	0	0	0	0	0	0	0	0	0	36	11-20	20
20:00	37	5	0	0	0	0	0	0	0	0	0	0	0	0	42	1-10	27
21:00	27	7	0	0	0	0	0	0	0	0	0	0	0	0	34	1-10	20
22:00	28	17	0	0	0	0	0	0	0	0	0	0	0	0	45	11-20	25
23:00	22	7	0	0	0	0	0	0	0	0	0	0	0	0	29	1-10	17
Total	304	143	7	0	0	0	0	0	0	0	0	0	0	0	454		
Percent	67.0%	31.5%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak Vol.																	
PM Peak Vol.	20:00 37	22:00 17	13:00 2												17:00 48		

Site Code: q4826
Station ID:
N. Lincoln St.
E. 18th St. to E. 19th St.
Latitude: 0' 0.000 Undefined

[illegible]

City of Bloomington
Engineering Department
401 N. Morton St., Suite 130
Bloomington, IN 47404
812-349-3417

For: Multi-way Stop Request
Counted By: PK
Weather: Warm, sunny

Site Code: q4826
Station ID:
N. Lincoln St.
E. 18th St. to E. 19th St.
Latitude: 0' 0.000 Undefined

Northbound

Start Time	15	16	21	26	31	36	41	46	51	56	61	66	71	76	999	Total	Pace Speed	Number in Pace
4/30/10	13	6	0	0	0	0	0	0	0	0	0	0	0	0	0	19	1-10	10
01:00	12	4	0	0	0	0	0	0	0	0	0	0	0	0	0	16	1-10	10
02:00	14	5	0	0	0	0	0	0	0	0	0	0	0	0	0	19	1-10	10
03:00	7	4	1	0	0	0	0	0	0	0	0	0	0	0	0	12	*	7
04:00	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	10-19	4
05:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	2
06:00	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*	4
07:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*	6
08:00	9	2	0	0	0	0	0	0	0	0	0	0	0	0	0	11	*	9
09:00	17	5	0	0	0	0	0	0	0	0	0	0	0	0	0	22	1-10	12
10:00	8	5	0	0	0	0	0	0	0	0	0	0	0	0	0	13	*	8
11:00	17	4	0	0	0	0	0	0	0	0	0	0	0	0	0	21	1-10	12
12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	107	43	1	0	0	0	0	0	0	0	0	0	0	0	0	151		
Percent	70.9%	28.5%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	09:00	00:00	03:00														09:00	
Vol.	17	6	1														22	
PM Peak																		
Vol.																		
Total	807	368	10	0	0	0	0	0	0	0	0	0	0	0	0	1185		
Percent	68.1%	31.1%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			

15th Percentile : 4 MPH
50th Percentile : 11 MPH
85th Percentile : 18 MPH
95th Percentile : 20 MPH

Stats
10 MPH Pace Speed : 11-20 MPH
Number in Pace : 635
Percent in Pace : 53.6%
Number of Vehicles > 30 MPH : 0
Percent of Vehicles > 30 MPH : 0.0%
Mean Speed(Average) : 11 MPH

City of Bloomington
Engineering Department
401 N. Morton St., Suite 130
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812-349-3417

For: Multi-way Stop Request
Counted By: PK
Weather: Warm, sunny

Site Code: q4826
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Southbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
4/28/10	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	8	10	4	0	0	0	0	0	0	0	0	0	0	0	22	11-20	15
13:00	3	26	2	1	0	0	0	0	0	0	0	0	0	0	32	13-22	31
14:00	3	15	8	0	0	0	0	0	0	0	0	0	0	0	26	14-23	23
15:00	6	20	4	0	0	0	0	0	0	0	0	0	0	0	30	11-20	25
16:00	8	21	2	0	0	0	0	0	0	0	0	0	0	0	31	11-20	26
17:00	7	30	6	0	0	0	0	0	0	0	0	0	0	0	43	12-21	36
18:00	10	20	6	0	0	0	0	0	0	0	0	0	0	0	36	12-21	26
19:00	5	30	5	0	0	0	0	0	0	0	0	0	0	0	40	11-20	35
20:00	5	19	5	0	0	0	0	0	0	0	0	0	0	0	29	11-20	24
21:00	5	30	5	0	0	0	0	0	0	0	0	0	0	0	40	11-20	35
22:00	6	17	2	0	0	0	0	0	0	0	0	0	0	0	25	11-20	22
23:00	7	15	3	0	0	0	0	0	0	0	0	0	0	0	25	11-20	20
Total	73	253	52	1	0	0	0	0	0	0	0	0	0	0	379		
Percent	19.3%	66.8%	13.7%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak Vol.																	
PM Peak Vol.	18:00 10	17:00 30	14:00 8	13:00 1											17:00 43		

City of Bloomington
Engineering Department
401 N. Morton St., Suite 130
Bloomington, IN 47404
812-349-3417

For: Multi-way Stop Request
Counted By: PK
Weather: Warm, sunny

Site Code: q4826
Station ID:
N. Lincoln St.
E. 18th St. to E. 19th St.
Latitude: 0' 0.000 Undefined

Southbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
4/29/10	3	9	4	0	0	0	0	0	0	0	0	0	0	0	16	13-22	14
01:00	1	10	1	0	0	0	0	0	0	0	0	0	0	0	12	12-21	12
02:00	0	9	2	0	0	0	0	0	0	0	0	0	0	0	11	13-22	11
03:00	2	1	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
04:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
05:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	7-16	1
06:00	3	1	0	0	0	0	0	0	0	0	0	0	0	0	4	*	3
07:00	4	4	1	0	0	0	0	0	0	0	0	0	0	0	9	12-21	9
08:00	5	12	1	0	0	0	0	0	0	0	0	0	0	0	18	11-20	17
09:00	5	10	3	0	0	0	0	0	0	0	0	0	0	0	18	11-20	15
10:00	7	9	1	0	0	0	0	0	0	0	0	0	0	0	17	10-19	14
11:00	10	20	4	0	0	0	0	0	0	0	0	0	0	0	34	11-20	25
12 PM	7	19	6	0	0	0	0	0	0	0	0	0	0	0	32	12-21	25
13:00	6	18	3	0	0	0	0	0	0	0	0	0	0	0	27	11-20	23
14:00	8	29	6	0	0	0	0	0	0	0	0	0	0	0	43	12-21	35
15:00	15	12	3	1	0	0	0	0	0	0	0	0	0	0	31	11-20	17
16:00	5	23	3	0	0	0	0	0	0	0	0	0	0	0	31	11-20	28
17:00	16	31	4	0	0	0	0	0	0	0	0	0	0	0	51	11-20	37
18:00	5	28	1	0	0	0	0	0	0	0	0	0	0	0	34	11-20	33
19:00	11	20	3	1	0	0	0	0	0	0	0	0	0	0	35	11-20	25
20:00	7	20	1	0	0	0	0	0	0	0	0	0	0	0	28	11-20	25
21:00	10	19	7	0	0	0	0	0	0	0	0	0	0	0	36	13-22	26
22:00	12	17	4	0	0	0	0	0	0	0	0	0	0	0	33	11-20	22
23:00	11	13	3	0	0	0	0	0	0	0	0	0	0	0	27	11-20	18
Total	154	335	61	2	0	0	0	0	0	0	0	0	0	0	552		
Percent	27.9%	60.7%	11.1%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak Vol.	11:00 10	11:00 20	00:00 4												11:00 34		
PM Peak Vol.	17:00 16	17:00 31	21:00 7	15:00 1											17:00 51		

For: Multi-way Stop Request
 Counted By: PK
 Weather: Warm, sunny

City of Bloomington
 Engineering Department
 401 N. Morton St., Suite 130
 Bloomington, IN 47404
 812-349-3417

Site Code: q4826
 Station ID:
 N. Lincoln St.
 E. 18th St. to E. 19th St.
 Latitude: 0' 0.000 Undefined

Southbound

Start Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Total	Pace Speed	Number in Pace
4/30/10	7	15	6	0	0	0	0	0	0	0	0	0	0	0	28	12-21	21
01:00	3	8	3	0	0	0	0	0	0	0	0	0	0	0	14	13-22	13
02:00	1	6	2	0	0	0	0	0	0	0	0	0	0	0	9	13-22	9
03:00	5	8	3	0	0	0	0	0	0	0	0	0	0	0	16	11-20	13
04:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
05:00	1	6	0	0	0	0	0	0	0	0	0	0	0	0	7	11-20	7
06:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	7-16	1
07:00	1	7	1	0	0	0	0	0	0	0	0	0	0	0	9	12-21	9
08:00	7	10	0	0	0	0	0	0	0	0	0	0	0	0	17	11-20	15
09:00	7	11	1	0	0	0	0	0	0	0	0	0	0	0	19	11-20	16
10:00	2	18	4	0	0	0	0	0	0	0	0	0	0	0	24	14-23	23
11:00	10	12	2	0	0	0	0	0	0	0	0	0	0	0	24	11-20	17
12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	45	102	22	0	0	0	0	0	0	0	0	0	0	0	169		
Percent	26.6%	60.4%	13.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	11:00	10:00	00:00												00:00		
Vol.	10	18	6												28		
PM Peak																	
Vol.																	
Total	272	690	135	3	0	0	0	0	0	0	0	0	0	0	1100		
Percent	24.7%	62.7%	12.3%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
			15th Percentile :		10 MPH												
			50th Percentile :		18 MPH												
			85th Percentile :		20 MPH												
			95th Percentile :		24 MPH												

Stats

10 MPH Pace Speed :	16-25 MPH
Number in Pace :	825
Percent in Pace :	75.0%
Number of Vehicles > 30 MPH :	0
Percent of Vehicles > 30 MPH :	0.0%
Mean Speed(Average) :	16 MPH

City of Bloomington
Engineering Department
401 N. Morton St., Suite 130
Bloomington, IN 47404
812-349-3417

For: Multi-way Stop Request
Counted By: PK
Weather: Warm, sunny

Site Code: q4826
Station ID:
N. Lincoln St.
E. 18th St. to E. 19th St.
Latitude: 0' 0.000 Undefined

Northbound, Southbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
4/28/10	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	29	22	5	0	0	0	0	0	0	0	0	0	0	0	56	11-20	31
13:00	27	41	4	1	0	0	0	0	0	0	0	0	0	0	73	11-20	51
14:00	24	25	9	0	0	0	0	0	0	0	0	0	0	0	58	11-20	35
15:00	36	33	5	0	0	0	0	0	0	0	0	0	0	0	74	11-20	43
16:00	23	34	2	0	0	0	0	0	0	0	0	0	0	0	59	11-20	44
17:00	39	45	7	0	0	0	0	0	0	0	0	0	0	0	91	11-20	60
18:00	36	34	7	0	0	0	0	0	0	0	0	0	0	0	77	11-20	44
19:00	26	45	5	0	0	0	0	0	0	0	0	0	0	0	76	11-20	55
20:00	42	24	5	0	0	0	0	0	0	0	0	0	0	0	71	11-20	36
21:00	32	37	5	0	0	0	0	0	0	0	0	0	0	0	74	11-20	49
22:00	34	34	2	0	0	0	0	0	0	0	0	0	0	0	70	11-20	48
23:00	29	22	3	0	0	0	0	0	0	0	0	0	0	0	54	11-20	31
Total	377	396	59	1	0	0	0	0	0	0	0	0	0	0	833		
Percent	45.3%	47.5%	7.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak Vol.																	
PM Peak Vol.	20:00 42	17:00 45	14:00 9	13:00 1											17:00 91		

[illegible]

Site Code: q4826
Station ID:
N. Lincoln St.
E. 18th St. to E. 19th St.
Latitude: 0' 0.000 Undefined

[illegible]

**BLOOMINGTON HEARING OFFICER
STAFF REPORT**

Location: 1419 South Sare Road

**CASE #: V-38-24
/ VAR2024-12-0055
DATE: February 20, 2025**

PETITIONER/OWNER: Justin Fox
1419 South Sare Road
Bloomington, IN

REQUEST: Petitioner is requesting variances from front setback standards and riparian buffer standards to allow construction of a new detached accessory structure containing a garage and an accessory dwelling unit (ADU) in the Residential Medium Lot (R2) zoning district.

REPORT: The property is located at the northeast corner of East Moores Pike and the short cul-de-sac segment of South Sare Road, just to the west of the large intersection where East Moores Pike meets South College Mall Road and its continuation as South Sare Road to the south. The property is located in the Residential Medium Lot (R2) zoning district and contains a detached single-family dwelling. Surrounding properties to the north and west on the cul-de-sac segment of Sare Road are also in the R2 zoning district and also contain detached single-family dwellings. The abutting property to the east on College Mall Road is located in the Residential Multifamily (RM) zoning district and contains multifamily dwellings known as Gentry Quarters Condominiums. The adjacent property across Moores Pike to the south is located in the Renwick Planned Unit Development (PUD) and contains multifamily dwellings. A portion of the east side of the property is within the regulated floodplain along a headwaters stream of Jackson Creek.

The petitioner proposes to construct an accessory structure on the property. The new structure would contain a garage on the ground floor and an accessory dwelling unit (ADU) in an upper story. The Unified Development Ordinance (UDO) establishes a minimum front setback for a detached garage of ten feet behind the primary structure's front facade. Additionally, the minimum front setback for a detached ADU is no closer to any street than the existing primary dwelling structure. The proposed structure complies with both front setback standards from Sare Road to the west, but does not comply with either standard from Moores Pike to the south. The petitioner is requesting a variance from the front setback standards as they apply to this structure from the south front property line along Moores Pike.

The stream on the east side of the property means that development on the property must comply with riparian buffer standards in the UDO. Additionally, any development within the regulated floodplain adjacent to the stream must be approved by a floodplain development permit and comply with floodplain standards in the UDO. The petitioner has located the proposed accessory structure to stay fully out of the regulated floodplain and to avoid all land disturbance within 25 feet of the stream. However, the proposed location of the new structure as well as the location of the existing house are within 75 feet of the stream, which is the regulated riparian buffer distance.

The UDO's riparian buffer standards include a set a three graduated buffer zones, each 25 feet wide: streamside zone (zone 1), intermediate zone (zone 2), and fringe zone (zone 3). The streamside zone is the most restrictive of disturbance, but building construction is prohibited in all zones. All together, the buffer zones create a 75-foot buffer from the center of the street where building construction is not allowed. Applied strictly to this property, these buffer zones would prohibit the construction of a new accessory structure anywhere within 75 feet of the stream. Furthermore, strict application of the UDO would mean that construction of a new accessory structure anywhere on the property requires the property owner to establish a riparian buffer easement that overlaps with portions of the existing house. Even though there is nothing to trigger compliance for the existing house, it would not be possible to establish the required riparian easements without removing or relocating the existing house.

The riparian buffer standards include an exception for lots of record of less than one-half acre in size so that these lots only have to comply with the streamside zone and are exempt from the intermediate zone and fringe zone. In effect, these excepted lots have a 25-foot buffer instead of a 75-foot buffer. The exception does not apply to this property in part because at 1.1 acres it is more than one-half acre in size. The petitioner is requesting a variance from the intermediate zone and fringe zone riparian buffers in order to have buildable area for the proposed accessory structure. The petitioner intends to comply with the requirements of the 25-foot streamside zone riparian buffer.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(E)(i) 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.*

PROPOSED FINDINGS:

Front setback: The proposed location of the new accessory structure will not be injurious to the public health, safety, morals, and general welfare of the community. Although the south property line along Moores Pike is technically a frontage, the property gains access only from Sare Road to the west and is visually oriented only toward Sare Road. The proposed accessory structure complies with front setback standards from Sare Road. The proposed accessory structure is set back more than 50 feet from Moores Pike.

Riparian buffer: Relief from intermediate zone and fringe zone riparian buffers on the property will not be injurious to the public health, safety, morals, and general welfare of the community. Maintaining a 25-foot streamside zone riparian buffer and abiding by standards for development within the regulated floodplain will be adequate to preserve the natural absorption and drainage management capacity of the stream, prevent erosion, reduce flood risk, and maintain habitat and connectivity corridors for wildlife in the urban environment.

- 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.*

PROPOSED FINDINGS:

Front setback: The proposed location of the new accessory structure will not substantially affect adjacent properties. The proposed accessory structure complies with front setback standards from Sare Road and is set back more than 50 feet from Moores Pike.

Riparian buffer: Relief from intermediate zone and fringe zone riparian buffers on the property will not substantially affect adjacent properties. Maintaining a 25-foot streamside zone riparian buffer and abiding by standards for development within the regulated floodplain will be adequate to preserve the natural absorption and drainage management capacity of the stream, prevent erosion, and reduce flood risk for neighboring properties along the stream.

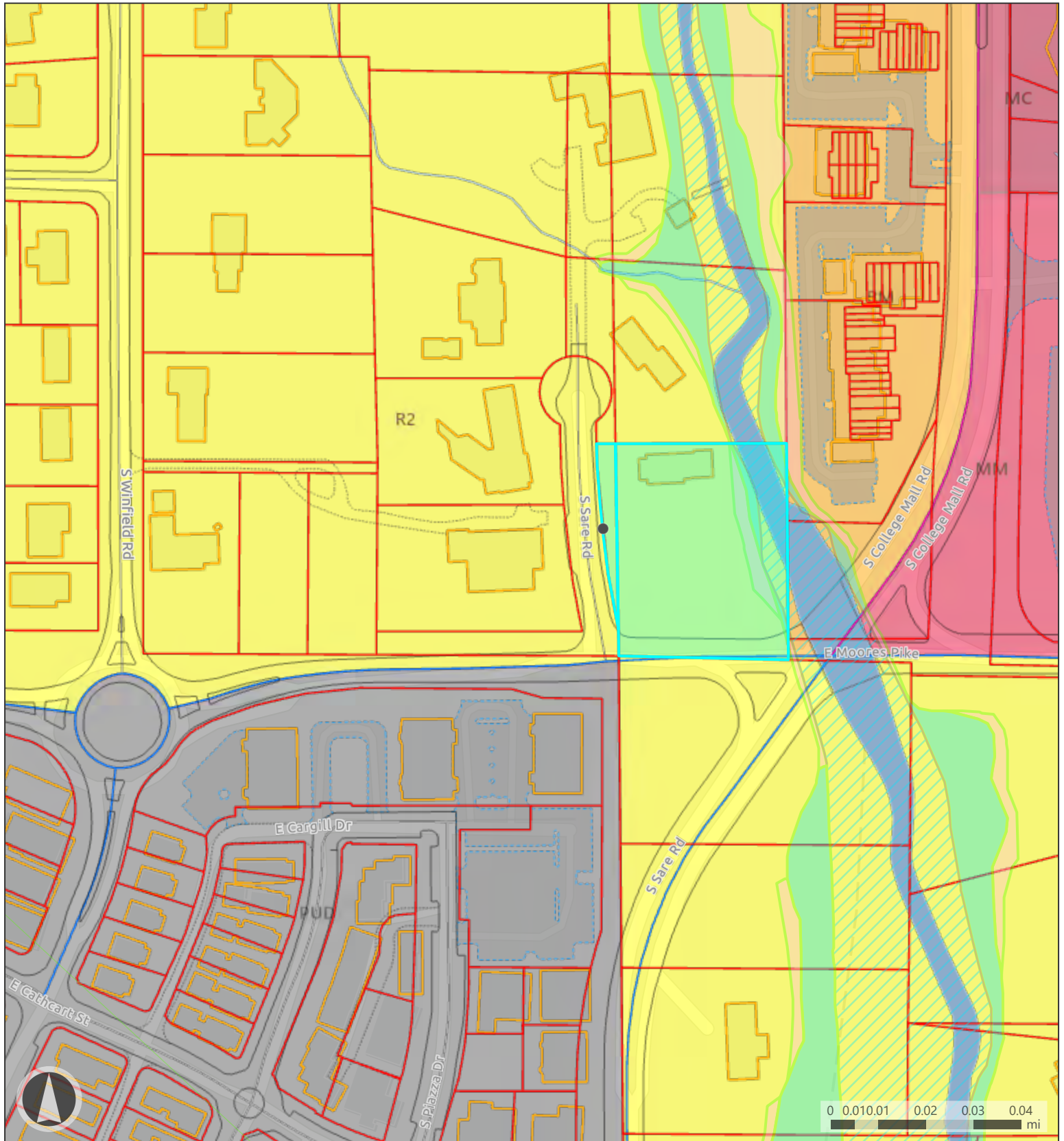
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

Front setback: Practical difficulty is found in the limited buildable area available for an accessory structure on the lot outside of required front yards, all required riparian buffer zones, and the regulated floodplain. Because of the existing location of the existing house, the only location for an accessory structure which fully complies with front setback standards is immediately east of the house, which is within required riparian buffers and close to the regulated floodplain.

Riparian buffer: Practical difficulty is found in the limited buildable area for any structure on the lot outside of all required riparian buffer zones and the regulated floodplain. The location of the stream along the longer north-south dimension of the property shape is a peculiar feature that maximizes the area encompassed by the riparian buffer zone compared to otherwise similar lots that may have a stream at a property corner or along a shorter dimension of the property shape. Relief from the intermediate zone and fringe zone riparian buffers on the west side of the stream is adequate to provide buildable area of similar size to other properties in the immediate neighborhood. Strict application of only the streamside zone riparian buffer would provide adequate buildable area and would not result in practical difficulties in the use of the property.

RECOMMENDATION: Based upon the written findings above, the Department recommends that the Board of Zoning Appeals adopt the proposed findings for V-38-24 / VAR2024-12-0055 and grant the requested variance with the following conditions:

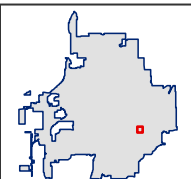
1. This variance approves the proposed location of the accessory structure as shown in the submitted site plan. Minor changes to the size, shape, and location of the structure that arise during architectural design review or actual construction shall be considered consistent with this variance approval so long as the structure complies with all size standards applicable to an accessory structure and a detached ADU, complies with front setback standards from Sare Road to the west, is completely outside the 25-foot streamside zone riparian buffer and regulated floodplain to the east, and is located at least 50 feet from Moores Pike to the south.
2. This variance grants relief from the requirements of the intermediate zone and fringe zone riparian buffers on the west side of the stream adjacent to the property. The property remains subject to all requirements related to the 25-foot streamside zone riparian buffer on both sides of the stream as well as the requirements of all riparian buffer zones on the east side of the stream in the case that any portions of the property extend more than 25 feet east of the stream. The property remains subject to all floodplain development standards.
3. Prior to issuance of a certificate of zoning compliance for any building construction on the property, the property owner shall record an easement in a form approved by the Planning and Transportation Department and in accordance with UDO section 20.04.030(f)(3) that covers all land on the lot within 25 feet west of the stream and within 75 feet east of the stream.



Map Legend

- | | | | |
|--|---|--|------------|
| | FEMA Zone AE Floodway; FEMA Administrative Floodway | | Not Mapped |
| | FEMA Zone AE | | Parcels |
| | Additional Floodplain Area; DNR .2 Percent Flood Hazard | | Buildings |

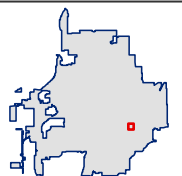
- | | |
|--|----------|
| | Pavement |
| | Drive |
| | Alley |





Map Legend

- Parcels
- Zoning District Boundary



February 5, 2025

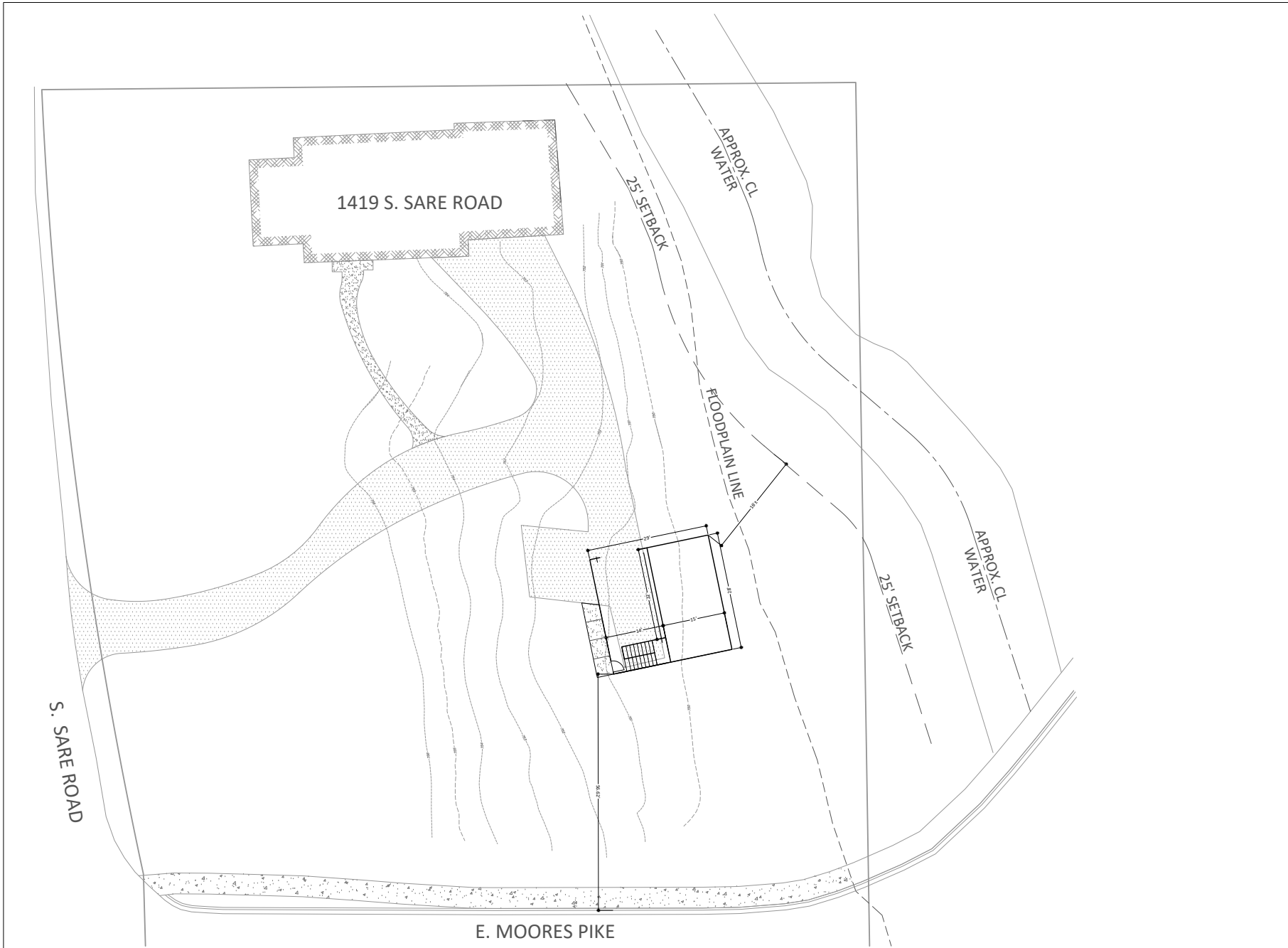
Justin Fox
Fox Property and Development LLC
1419 South Sare Road
Bloomington, IN 47401

To: Board of Zoning Appeals

Justin Fox is requesting a variance to build a garage/ADU at his home located at 1419 South Sare road. I have worked with Gabriel Holbrow with the city of Bloomington planning department and Dan Neubecker of BRCJ on this project to find a good suitable placement for the building. Due to the constraints of the property I'm asking for a variance to put the structure inside the 75 foot riparian buffer but outside the 25 foot buffer most lots are required to use and place the building in the front of my existing home seeming it can not go behind. Thank you for consideration

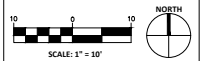
Sincerely yours,

Justin Fox



**FOX RESIDENCE
GARAGE ADDITION**
1419 S. SARE RD.
BLOOMINGTON, IN

SITE IMPROVEMENT PLAN



Date: 01-28-2025 Issue: NOT FOR CONSTRUCTION

REVISION SCHEDULE		
Rev. #	Rev. Description:	Issue Date

Drawn By: xxx
Designed By: xxx
Checked By: xxx

C401



Gabriel Holbrow <gabriel.holbrow@bloomington.in.gov>

Fwd: Sare Rd project

2 messages

Justin fox <foxtrading1@gmail.com>

Fri, Feb 14, 2025 at 11:13 AM

To: Gabriel Holbrow <gabriel.holbrow@bloomington.in.gov>

I think that you said that it was too late to add this to the packet although I still wanted to forward to you. Thank you

Justin O. Fox

773-454-9538

Fox Property and Development LLC

422Washington.com

FoxBloomington.com

Begin forwarded message:

From: "Bomba Sr., Chris" <CBomba@rwbaird.com>**Date:** February 14, 2025 at 11:09:40 AM EST**To:** Justin fox <foxtrading1@gmail.com>**Subject:** Sare Rd project

Justin,

Thank you for taking time to discuss what you are planning to build at your home on Sare rd. I am trustee over my father's house at 1333 Sare rd. as you know he still lives there and has since 1966. I have discussed your "ancillary dwelling unit" project with him, as well as all the beneficiaries of the trust, my brothers. We all support what you are building, and we all believe it will enhance the look and feel of your home and the neighborhood.

Since my parents were the original developers of that neighborhood, we know a lot of the history of your home. If you or anyone at the city have any questions, I would be happy to answer them. Good luck with your project.

Chris Bomba Sr., AAMS®,**Director**

Financial Advisor

Private Wealth Management

Baird

121 N. Pete Ellis Dr., Suite 101

Bloomington, IN 47408

(o) 812.332.6333 | 800.790.6333 | 812.323.3154 fax

cbomba@rwbaird.com | rwbaird.com | <https://www.bombastallsmithrabadi.com/>



The Bomba Stallsmith Rabadi Group : Yaz Rabadi, Rene Blubaugh, JR Stallsmith, Jenna Barker, Chris Bomba, Sr.



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Gabriel Holbrow <gabriel.holbrow@bloomington.in.gov>
To: Justin fox <foxtrading1@gmail.com>

Fri, Feb 14, 2025 at 1:44 PM

Dear Justin Fox,

We are compiling the packet for posting at this very moment, so there is time to include this letter. Today is well past the deadline to revise your petition, but if we had received a letter directly from a member of the public or other interested party with this timing (that is, before the packet was actually posted), we would include it in the packet. Therefore, treating this as a letter from the public, I will include it in the packet.

Gabriel



**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 517 North Colony Court**

**CASE #: V-01-25
/ VAR2025-01-0058
DATE: February 20, 2025**

PETITIONER/OWNER: Paul and Jeannette Smedberg
517 North Colony Court
Bloomington, IN

CONSULTANT: Russ Herndon, Russ Herndon Design
4413 Watson Road
Nashville, IN

REQUEST: Petitioner is requesting a variance from front setback standards for an attached front-loading carport in the Residential Medium Lot (R2) zoning district.

REPORT: The property is located on the cul-de-sac end of North Colony Court in the Park Ridge East neighborhood. The property is located in the Residential Medium Lot (R2) zoning district and contains a detached single-family dwelling. All surrounding properties are also in the R2 zoning district and also contain detached single-family dwellings.

The petitioner proposes to construct a carport canopy over the existing driveway in the front yard of the house. The canopy would be extend approximately 21 feet from the front wall of the house toward the cul-de-sac. The minimum front setback required for attached garages and carports in the R2 zoning district is 10 feet behind the primary structure's front building wall. The petitioner is requesting a variance from this requirement.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(E)(i) 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.*

PROPOSED FINDING: Approval of the requested variance will be injurious to the general welfare of the neighborhood and community by altering the aesthetics of the streetscape from one defined by features for people, including doors and windows, to one with more features for automobiles, such as this carport.

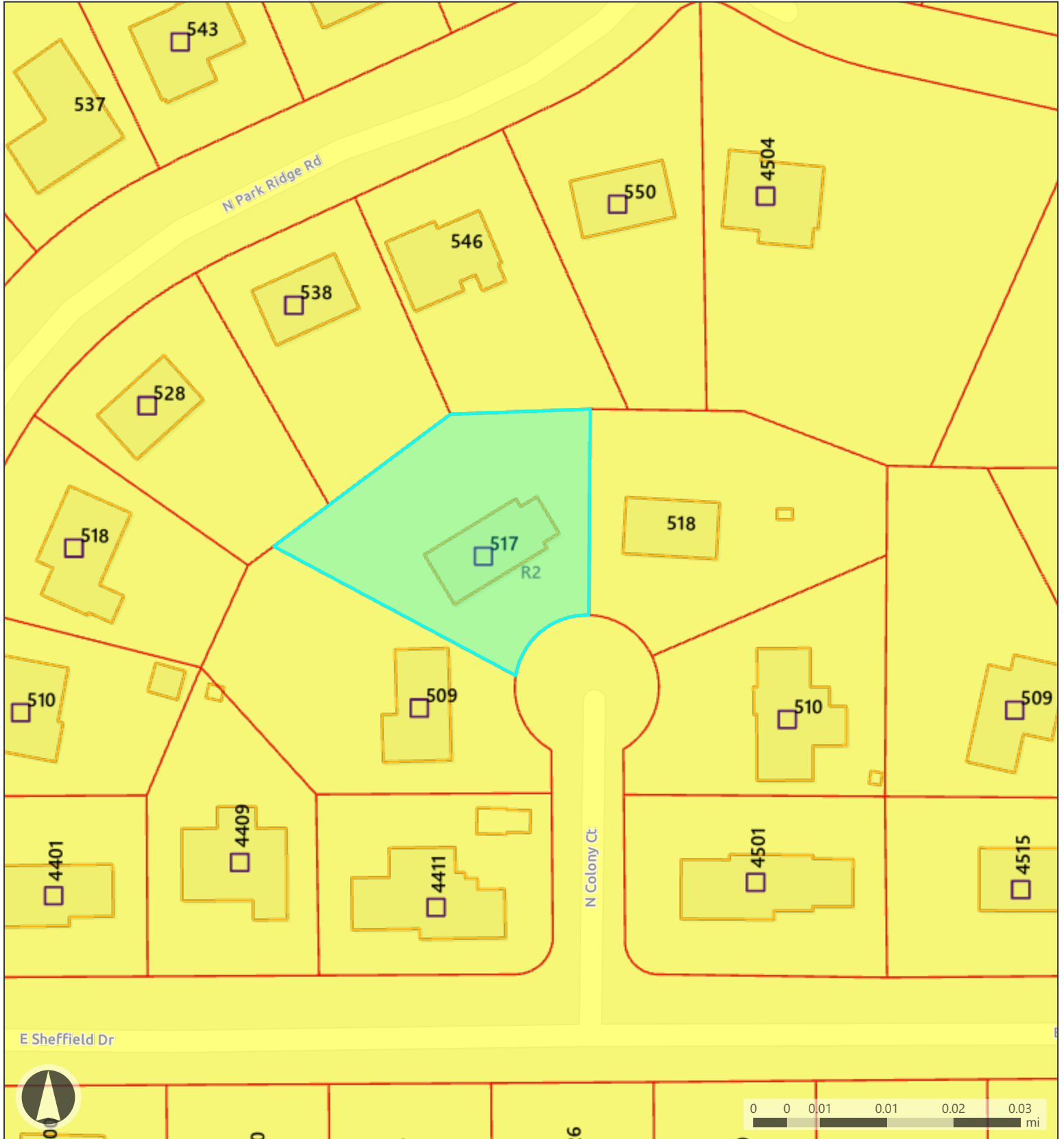
- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

PROPOSED FINDING: Approval of the requested variance will result in adverse impacts to the use and value of surrounding properties by reducing the aesthetic quality of the subject property's frontage when viewed from the public street.



- 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.*

PROPOSED FINDING: No practical difficult is found related to area for parking vehicles. Because the UDO does not have any minimum parking requirement for detached single-family dwellings or any requirement that vehicle parking be covered, the parking area available in the existing driveway is consistent with the expectations for this use. There is nothing peculiar about the property related to area for parking vehicles. The house was originally constructed with an attached garage, which the property owner has chosen not to use for vehicle parking. The existing large hemlock trees on the east side of the house do not prevent use of the existing driveway for parking, and also could lawfully be removed to make room for additional parking area if so desired.

RECOMMENDATION: Based upon the written findings above, the Department recommends that the Board of Zoning Appeals adopt the proposed findings for V-01-25 / VAR2025-01-0058 and deny the requested variance.




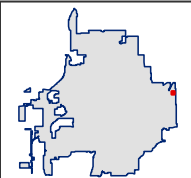
Map Legend

-  Parcels
-  Buildings

Rating

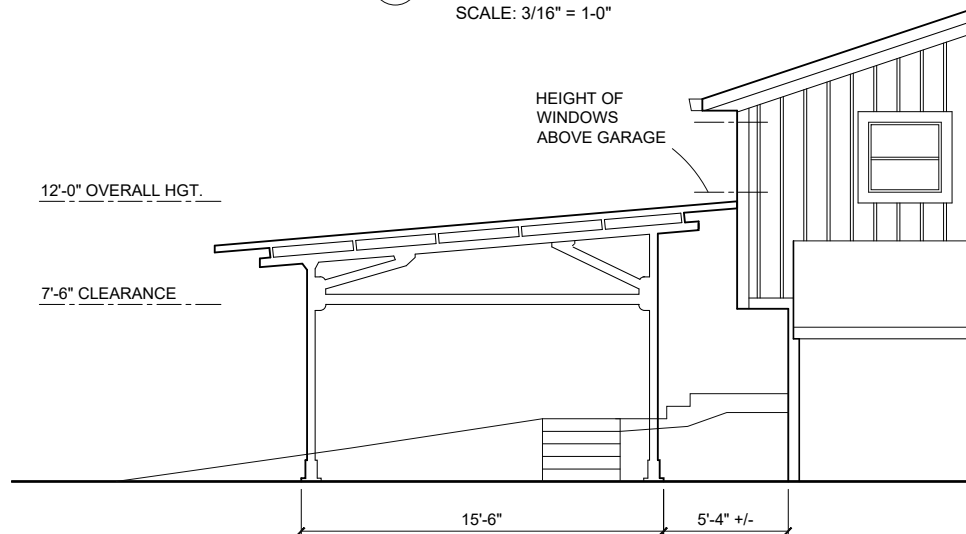
-  Contributing

-  Residential Medium Lot





① SOUTH FRONT ELEVATION
SCALE: 3/16" = 1'-0"

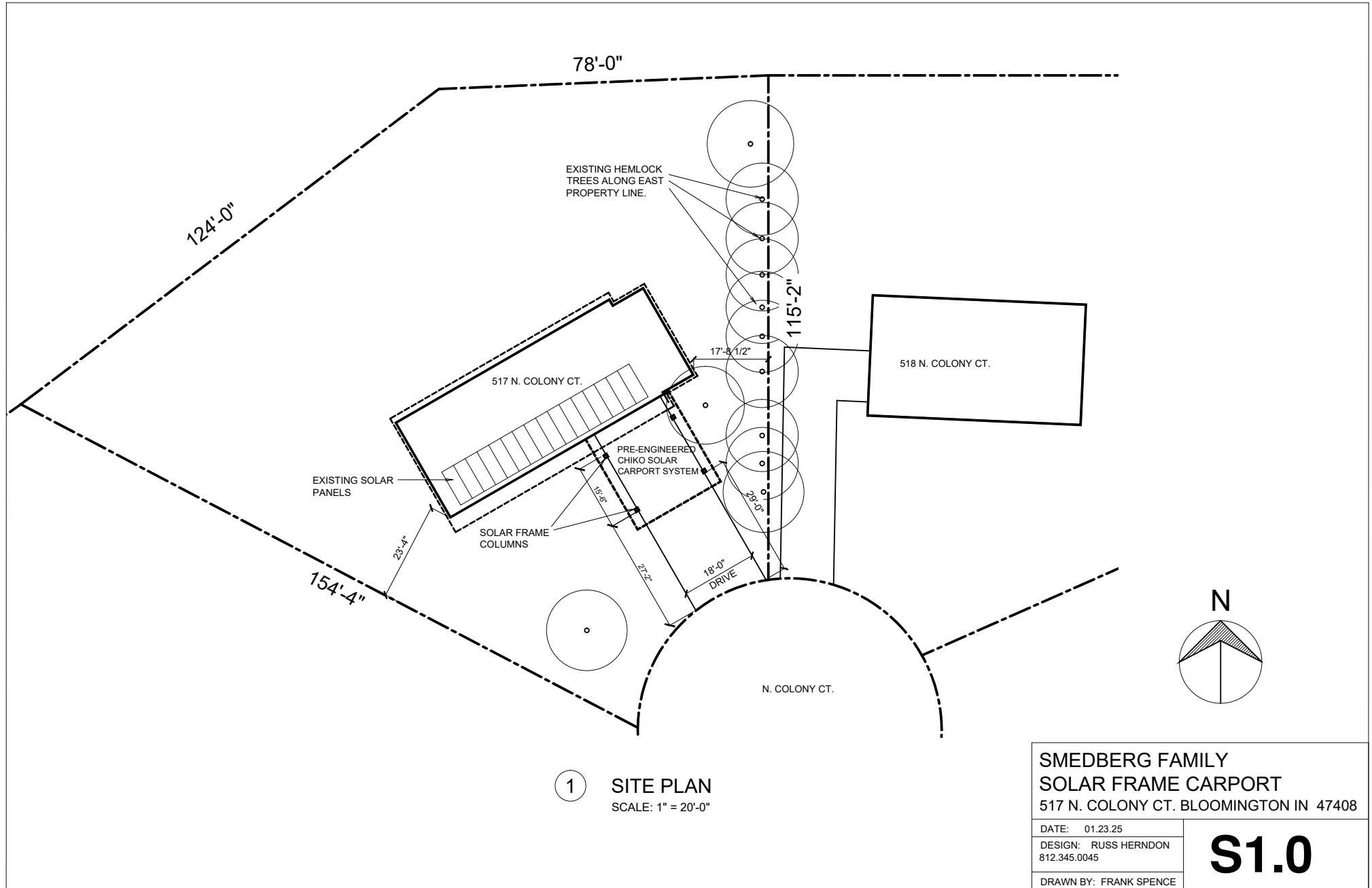


② PARTIAL EAST SIDE ELEVATION
SCALE: 3/16" = 1'-0"

SMEDBERG FAMILY
SOLAR FRAME CARPORT
517 N. COLONY CT. BLOOMINGTON IN 47408

DATE:	01.23.25
DESIGN:	RUSS HERNDON 812.345.0045
DRAWN BY:	FRANK SPENCE

A1.0



Petitioner's Statement

Paul & Jeannette Smedberg
517 N Colony Court, 47408

Case #V-01-25 / VAR2025-01-0058

The project that we've been hoping to start this year is adding a carport to the front of our house. We initially started thinking about this about a year ago, and our goal from the beginning has been to come up with a simple, clean, functional design that is integrated with the design of our house. As we worked further on the ideas, we also realized that having a carport with space to add more solar panels would help us achieve our longer-term goal of meeting all of our electric usage needs as we gradually switch all our large appliances (furnace, water heater, and stove) from gas to electric. We have no more room on our roof for more panels, and we are currently almost exactly matching our usage over the course of a year.

So that's the plan in a nutshell.

We want the carport to be in/over the existing driveway because there really is no location at the side of the house or access to the back of the house. The only side access is between an existing narrow shed and a row of large Eastern Hemlock trees that grow along the property line. There is no access on the other side of the house. Keeping the carport close to the house means it won't extend way out into the driveway.

To do this right, we really needed to hire an experienced architectural designer to come up with a way to integrate the carport with the existing house. We've seen many of Russ Herdon's mid-century-modern designs around town (including on a house similar to ours just one cul-de-sac over), and have hired him to not only design the carport, but also to look at the front of our house and make it all work together to improve the look of our house and keep it in line with the overall design of our neighborhood.

Our cul-de-sac is small, and we have already talked with many of our neighbors about our plans. We've gotten nothing but positive feedback. The neighbors immediately east of our house, who share ownership of the Hemlock trees, will be the ones most concerned with the health of those trees. They have no concerns about us adding a carport, and are happy for us.

Lastly, I have found examples throughout the neighborhood of garages and porches that extend out from the front of the house, into the driveway and towards the street. We would not be the first. We are striving to create a structure that will add the functionality of a carport, give us more solar panels, improve the look of our house, and will still follow the look and feel of other houses throughout our neighborhood.

Thank you for considering our request.



4029 E Providence Ct



4016 E Providence C



514 N Plymouth Rd



4510 E Sheffield Dr



237 N Sheffield Dr



1712 E Ruby Ln

Norman Arbor Care & Gardens

4943 South Shore Drive

Nashville, IN 47448

normanarborcare@gmail.comnormanarborandgardens.com

November 25, 2024

517 North Colony Court

Bloomington, IN 47408

Dear Homeowner,

I assessed the group of Eastern Hemlock trees located on the Northeast side of the property bordering the neighbor's driveway. Disturbance within the critical root zone (i.e. excavation, the use of heavy equipment over the root zone, etc.) is likely to be detrimental to the health and vitality of the trees. In this case, the critical root zone is 12 feet from the trunk of each tree in all directions.

Furthermore, I observed that two of the trees are in declining health and potentially suffering from an infestation of Conifer Bark Beetle. I recommend treating these trees for continued preservation. Please contact me via the ["contact" form](#) on my website if you are interested in discussing further.

Thank You,

Andrew Norman

ISA Certified Arborist IN-3474A

ISA Qualified Tree Risk Assessor

TCIA Qualified Plant Health Care Technician



Gabriel Holbrow <gabriel.holbrow@bloomington.in.gov>

Variance petition

1 message

Leah Sinn <leahbethsinn@hotmail.com>

Mon, Jan 27, 2025 at 1:31 PM

To: "gabriel.holbrow@bloomington.in.gov" <gabriel.holbrow@bloomington.in.gov>, Jeannette Brown Smedberg <jtbsmedberg@gmail.com>, "Peter Iversen (via Google Docs)" <peterjamesiversen@gmail.com>

Dear Mr. Holbrow,

My husband and I are writing to you in reference to Variance petition V-01-25 / VAR2025-01-0058, 517 N Colony Ct. We are neighbors directly to the west of the Smedburgs at 518 N Colony Ct. We are in favor of their request and have no issues with how it will affect the property.

Please let us know if you need any other information or have questions.

Sincerely,

Leah Sinn Iversen (812)320-2017

Peter Iversen (812)345-7486

Sent from [Outlook](#)



Support for variance of Brown/Smedburg

jan.skinner1@att.net <jan.skinner1@att.net>
To: gabriel.holbrow@bloomington.in.gov

Mon, Jan 27, 2025 at 2:45 PM

Mr. Holbrow

As a long-term neighbor of Jeannette and Paul I support their variance to add carport to their residence on Colony Court. Details are in her email to me seen be?ow.

Adding a solar roof to their home in the past year shows their concern for the environment. Both are intelligent and interesting neighbors and very supportive of community concerns. They would not ask for variance if not absolutely necessary. They are using an architect to define the best alternative and have the support of neighbors.

Please grant the variance at your first opportunity.

You may contact me at the above email address should you have concerns.

Thank you
Janice Skinner
510 N Colony Court

----- Forwarded Message -----

From: Jeannette Brown Smedberg <jtbsmedberg@gmail.com>
To: "jan.skinner1@att.net" <jan.skinner1@att.net>
Sent: Friday, January 24, 2025 at 10:32:57 AM EST
Subject: Re: Favor to ask!

Thank you!

I think email would probably be fine -- the guy we're working with at the planning department is Gabriel Holbrow <gabriel.holbrow@bloomington.in.gov>

You should probably use the following for reference so it gets attached to our file:

Variance petition V-01-25 / VAR2025-01-0058, 517 N Colony Ct

Or if you'd rather mail, you could just send it to me directly.

Thanks so much, Jan!
Jeannette

PS: we still have several inches of snow on the ground!

On Fri, Jan 24, 2025 at 10:26 AM <jan.skinner1@att.net> wrote:

Do you have email address or do I need to mail? If so what is address?
Yes I will send message

On Friday, January 24, 2025 at 10:19:53 AM EST, Jeannette Brown Smedberg <jtbsmedberg@gmail.com> wrote:

Hi Jan, and Maggie and Dan

I was wondering if I could ask you a favor of you. Our designer, Russ Herndon, thinks if we could get a short letter of support from our closest neighbors for our carport plan that it might just get us approval for our variance. I've separately written Leah and Peter, because they are the ones directly affected by the position of our planned structure, but having a letter from you would also help our case.

Just so you have the whole picture, the reason we need a variance is twofold: one is that the carport would extend forward from the house (duh) into the normal setback zone for our neighborhood. I've also sent the city pictures of other places in the neighborhood where that variance was granted.

The other is that because of the angle of our driveway, the structure would end up closer to the Iversen's shared property line than is normally allowed. Peter and Leah are aware of this, and are not concerned about the placement or the distance to their property/driveway. I'm also attaching a more accurate drawing showing where the new structure would be located.

If you have any questions, please let me know. We would be grateful for your help!

Thanks,
Jeannette and Paul

**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT**

Location: 2415 West Fountain Drive

**CASE #: V-02-25
/ VAR2025-01-0059
DATE: February 20, 2025**

PETITIONER/OWNER: Patrick Riggs
2415 West Fountain Drive
Bloomington, IN

REQUEST: The petitioner is requesting variances from the accessory dwelling unit (ADU) front setback standard and karst geology standards to allow construction of a new single-family dwelling and conversion of an existing residential structure to an ADU in the Mixed-Use Employment (ME) zoning district.

REPORT: The property is located on the west side of the intersection where North Lemon Lane meets West Fountain Drive. The property and all surrounding properties are located in the Mixed-Use Employment (ME) zoning district. Surrounding properties are characterized by a low density of development with a mix of residential and commercial uses. The area is also characterized by karst geology, including several sinkholes. There is a compound karst feature encompassing two sinkhole depressions to the west and southwest of the property.

The property contains an existing 760-square-foot detached house at the north end of the property on Fountain Drive. The petitioner proposes to construct a new detached single-family house on the east side of the property near Lemon Lane. The petitioner proposes to retain the existing dwelling structure without modification, but reclassify it as an detached accessory dwelling unit (ADU), accessory to the new main house. The petitioner is requesting two variances to allow the construction of the new main house.

First, the petitioner is requesting a variance from the front setback standard for an ADU. The existing residential structure is compliant with standards in the Unified Development Ordinance (UDO) for an ADU except for the required front setback. The UDO requires that an detached ADU not extend closer to any street than the primary dwelling structure. The existing structure (proposed ADU) is set back 8 feet from the front property line along Fountain Drive, while the new main house is proposed to be set back 40 feet from the front property line along Fountain Drive. Even if the new main house were relocated to the minimum front setback of 15 feet, the front setback of the ADU would be less. The Transportation Plan calls for a 60-foot right-of-way width for this segment of Fountain Drive, but the existing width of the public right-of-way is at least 16 feet less than that, estimated at 40 feet wide. If the Fountain Drive right-of-way were ever widened to the full 60 feet called for in the Transportation Plan, the existing structure (proposed ADU) would encroach at least slightly into the public right-of-way. However, there is no requirement that this property dedicate additional right-of-way width at this time, the City is not currently pursuing acquisition of additional right-of-way width on this street segment, and there is no expectation that the right-of-way will be widened in the near future. Furthermore, because Fountain Drive is classified as the neighborhood residential street typology, the front setback standard in the UDO is properly measured from the existing edge of right-of-way in this case, not the proposed right-of-way.

Second, the petitioner is requesting a variance from karst geology standards to construct the new main house and locate a septic field within the last closed contour of the compound karst feature. When building on a property subject to karst geology standards, the UDO requires that a karst conservancy easement be established for all area within 25 feet horizontally from the last closed contour around a karst feature. All land-disturbing activity is prohibited within the karst conservancy easement. Additionally, the UDO prohibits structures within 10 feet of the easement, effectively establishing a 35-foot building setback from the last closed contour. The petitioner has submitted documentation showing that the last closed contour which encompasses both sinkhole depressions in the compound karst feature is at the elevation of 866 feet. The proposed new main house and the septic field both overlap the 866-foot contour, with significant portions of each within the required buffer.

As you will see in the proposed findings below, staff recommends that the Board deny both variances. However, if the Board chose to adopt alternate findings and grant the karst geology variance, in that case staff would recommend that the Board add a condition that clarifies where exactly the required karst conservancy easement shall be located, if not 25 feet from the 866-foot contour.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(E)(i) 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.*

PROPOSED FINDINGS:

ADU front setback: Keeping the front setback of the existing structure will not be injurious to the public health, safety, morals, or general welfare of the community. The structure has stood in its current location for nearly a century with no known adverse effects. The structure encroaches slightly into the proposed right-of-way per the Transportation Plan, but there is no reasonable expectation that the existing right-of-way will be widened in the near future.

Karst geology: Locating a septic field and constructing a house within the required buffer from a karst feature will be injurious to the public health, safety, and general welfare by increasing the structural risk to the building, increasing the risk of water contamination, and increasing the potential drainage flow through the karst feature, potentially leading to accelerated soil piping and subsidence.

- 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.*

PROPOSED FINDINGS:

ADU front setback: Keeping existing the front setback of the existing structure will not substantially affect adjacent properties. The structure has stood in its current location for nearly a century with no known adverse effects.

Karst geology: Locating a septic field and constructing a house within the required buffer from a karst feature will adversely affect adjacent properties by increasing the structural risk to existing buildings near the karst feature, increasing the risk of water contamination, and increasing the potential drainage flow through the karst feature, potentially leading to accelerated soil piping and subsidence.

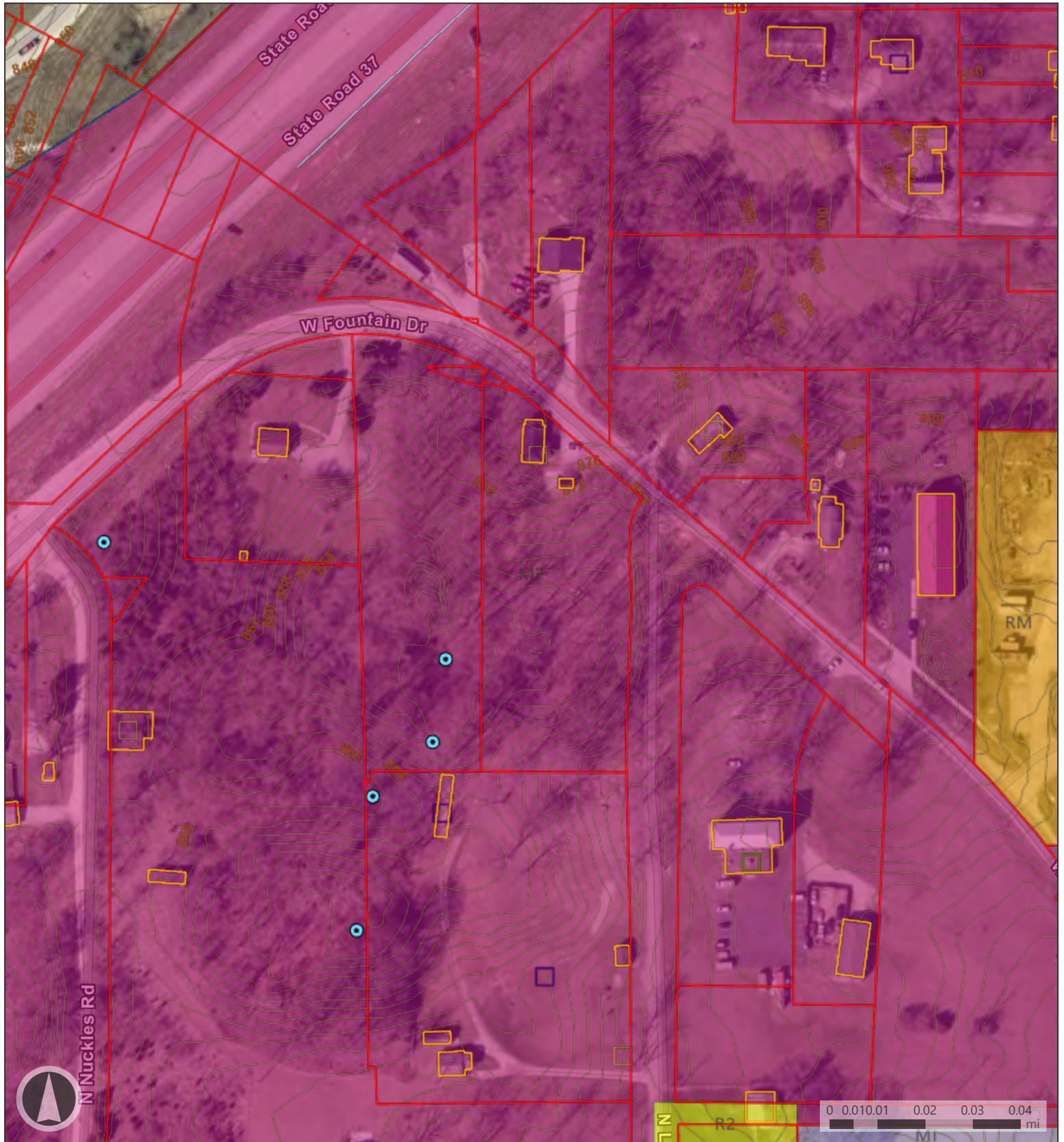
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

PROPOSED FINDINGS:

ADU front setback: It is infeasible to move the existing structure because of its structural condition. Even if relocation to elsewhere on the property were feasible, the limited buildable area on the property due to the karst geology and need for a septic system make it difficult to find room for both a detached ADU and a primary dwelling structure. However, these constraints do not result in practical difficulties in the use of the property. The property owner has numerous UDO-compliant options, including maintaining the existing structure as the primary dwelling, building a large rear addition onto the existing structure to add living space, or removing the existing structure to construct a larger new primary dwelling structure.

Karst geology: No practical difficulty is found in the use of the property. The presence of karst features adjacent to the property is peculiar compared to other properties in general, but is not peculiar for properties subject to karst geology standards. A certain degree of practical difficulty resulting from the karst geology standards can be considered anticipated and expected by the UDO for any property adjacent to karst features. The degree of practical difficulty for this property is not peculiar or extreme compared to similar properties near karst. Although the UDO's required buffer from the karst feature renders a significant portion of the property unbuildable, there remains more than 9,000 square feet of buildable area outside required setbacks from karst and property lines.

RECOMMENDATION: Based upon the written findings above, the Department recommends that the Board adopt the proposed findings for V-02-25 / VAR2025-01-0059 and deny both requested variances.



Map Legend

- Parcels
- Buildings

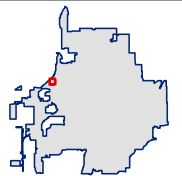
Rating

- Notable
- Contributing

- Non-Contributing
- Sinkholes
- Contours 2021

- Waterlines
- Mixed-Use Employment
- Mixed-Use Institutional

- Residential Medium
- Residential Multifamily



Petitioner's Statement

To: Board of Zoning Appeals (BZA)

Subject: Request for Variances for ADU Front Setback and Karst Geology Standards

Dear Members of the Board,

I am **requesting approval for variances** related to the construction of a **four-bedroom single-family dwelling** and the conversion of the existing residential structure into a **one-bedroom accessory dwelling unit (ADU)** on my property at **2415 W Fountain Dr., Bloomington, IN 47404**, located within the **Mixed Use Employment (ME) zoning district**.

Requested Variances

- **Primary Dwelling Placement & Front Setback Variance – UDO section 20.03.030(g)(5)(E)iii.** states that an ADU cannot extend closer to any street than the primary dwelling structure.
 - The existing structure, which will be converted into an ADU, is grandfathered in at 8 feet from the property line along Fountain Dr. under current zoning regulations, whereas current zoning requires a 15-foot setback for new structures.
 - Because of the pre-existing structure's placement, a variance is required to allow the new primary dwelling to be positioned behind the existing structure.
 - Due to the corner lot placement, the new primary dwelling will technically be closer to Lemon Lane than the converted ADU. Both structures are oriented to face Lemon Lane, ensuring a consistent streetscape and functional site design despite the Fountain Dr. address.
- **Variance from Karst Geology Standards – UDO section 20.04.030(f)(4)** establishes the karst conservancy easement requirements.
 - A professional geological assessment has confirmed that the proposed building footprint does not contain obvious karst development, soil piping, or ground subsidence.
 - The findings support that the proposed site is stable and suitable for development, and the submitted documentation supports compliance.
- Additionally, while a documented private force main exists in front of my property, no municipal sewer access is available. **UDO section 20.06.040(d)(6)(B)iii.2.** states that municipal sewer and water hookup are required unless an exception is granted by the City Utilities Department and County Health Department. Given that no sewer connection has been possible during past attempts at connection, I have secured necessary approvals and hold a valid five-bedroom septic permit (**WW-23-296**) to accommodate both the existing and new structures.

The existing structure, which will be converted into an ADU, was constructed in 1929 and is listed on the **Bloomington Historic Sites and Structures List as 105-055-35566 - 2415 Vernal Pike (now W. Fountain Dr.)**. While the structure is classified as non-contributing, it remains a notable example of a 1920s-style bungalow, representative of the era's architectural character.

The structure sits on its original limestone foundation, which includes a partial basement, making relocation structurally not viable. Preserving the structure in its current location is the only viable way to maintain its architectural integrity and community value.

The planned location for the new single-family dwelling has been selected as the most suitable on the lot based on elevation data and site conditions, as demonstrated in the submitted site plans. This placement minimizes environmental disruption, avoids geological hazards, and ensures safe and functional use of the property. A professional geological assessment confirmed that no obvious signs of karst development were observed in the proposed building footprint. The study further indicates that the property does not contain any direct sinkhole features, reinforcing that the selected site is stable and suitable for construction. These findings are verified by the geological assessment document submitted with this statement.

Justification for Approval

Practical Difficulty

- **Existing Setback Conflict**
 - The existing structure is only 8 feet from the property line along Fountain Dr., whereas current zoning requires a 15-foot setback.
 - **UDO section 20.03.030(g)(5)(E)iii.** establishes that an ADU cannot extend closer to any street than the primary dwelling structure.
 - The new primary dwelling cannot be located in front of or closer to the road than the existing structure, requiring a variance to allow for the planned placement.
- **Pre-Existing Conditions**
 - The existing structure (to be converted into an ADU) was built in 1929, long before modern zoning setbacks were enacted.
 - The structure sits on its original limestone foundation, which includes a partial basement, making relocation impossible.
 - Its placement is a pre-existing condition, and demolishing or relocating the structure would erase an architecturally and historically significant home while imposing an undue financial burden.
- **Geological Constraints**
 - **UDO section 20.04.030(f)(4)** establishes the karst conservancy easement requirements.
 - A professional geological assessment determined that the proposed building footprint does not contain obvious karst development, soil piping, or ground subsidence.

- The findings support that the proposed site is suitable for development, and the submitted documentation provides further assurance regarding stability.
- **Lack of Sewer Access & Valid Septic Approval**
 - While a force main is documented in front of my property, no municipal sewer connection is available.
 - **UDO section 20.06.040(d)(6)(B)iii.2.** requires sewer hookup unless an exception is granted.
 - The necessary exception was granted, and I hold an approved five-bedroom septic permit (**WW-23-296**) to support the property.

Architectural & Community Compatibility

- The existing structure contributes to the character of the area, even though it is non-contributing.
- There are other historic structures nearby, and maintaining this home preserves the neighborhood's visual continuity.
- The new primary dwelling is intentionally designed to complement the existing residential aesthetics in the Mixed-Use Employment district.
- The two structures together will create a cohesive and historically sensitive streetscape, enhancing the community's overall architectural integrity.

Impact on Neighboring Properties & Community Benefit



- **Minimal Drainage Impact:**
 - Water naturally drains away from adjacent populated properties, meaning the placement of the new primary dwelling will not alter drainage conditions for neighboring lots.
- **No Proximity Issues with Adjacent Properties:**
 - My property is separated from all adjacent properties by either a roadway or a section of woods:
 - North & East: Separated by Fountain Dr. & Lemon Ln.
 - South & West: Separated by a wooded section.
 - The closest structure on a neighboring lot is 127 feet to the North, across Fountain Dr., from the proposed new primary structure location.
 - The requested variances will not impact privacy, sightlines, or property access for neighbors.
- **Increased Safety & Stability in the Community**
 - This residential presence in a mixed-use area provides a visual deterrent against potential crime during non-business hours, benefiting nearby businesses.
 - Having a family home occupied in this area adds stability, community engagement, and passive security for the surrounding neighborhood.

Public Benefit of Granting These Variances

Approving this request aligns with Bloomington's broader planning goals by:

- Preserving a 1920s architectural bungalow, contributing to the neighborhood's historical character.
- Encouraging responsible infill development, ensuring land is used efficiently without disrupting community dynamics.
- Minimizing environmental impact.
- Enhancing neighborhood safety and community stability by ensuring a residential presence in a mixed-use area, supporting both local businesses and long-term residents.

I respectfully request the Board's approval of these variances to allow for the construction of the new single-family dwelling and the preservation of the existing structure as an ADU.

Sincerely,
Patrick Riggs
2415 W Fountain Dr.
Bloomington, IN 47404
 digital_riggsp@yahoo.com
 812-345-1761



LOREN WOOD BUILDERS

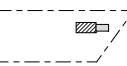
DESIGN • BUILD

800 S. Walnut Street
Bloomington, IN 47401
812-287-7575
www.lorenwoodbuilders.com

RIGGS RESIDENCE

2415 FOUNTAIN DR.
BLOOMINGTON, IN 47404
PROJECT # 120221

Structural Engineer
Kevin Potter
989 East Cunningham St.
Martinsville, Indiana 46151
Phone: 812-325-8983
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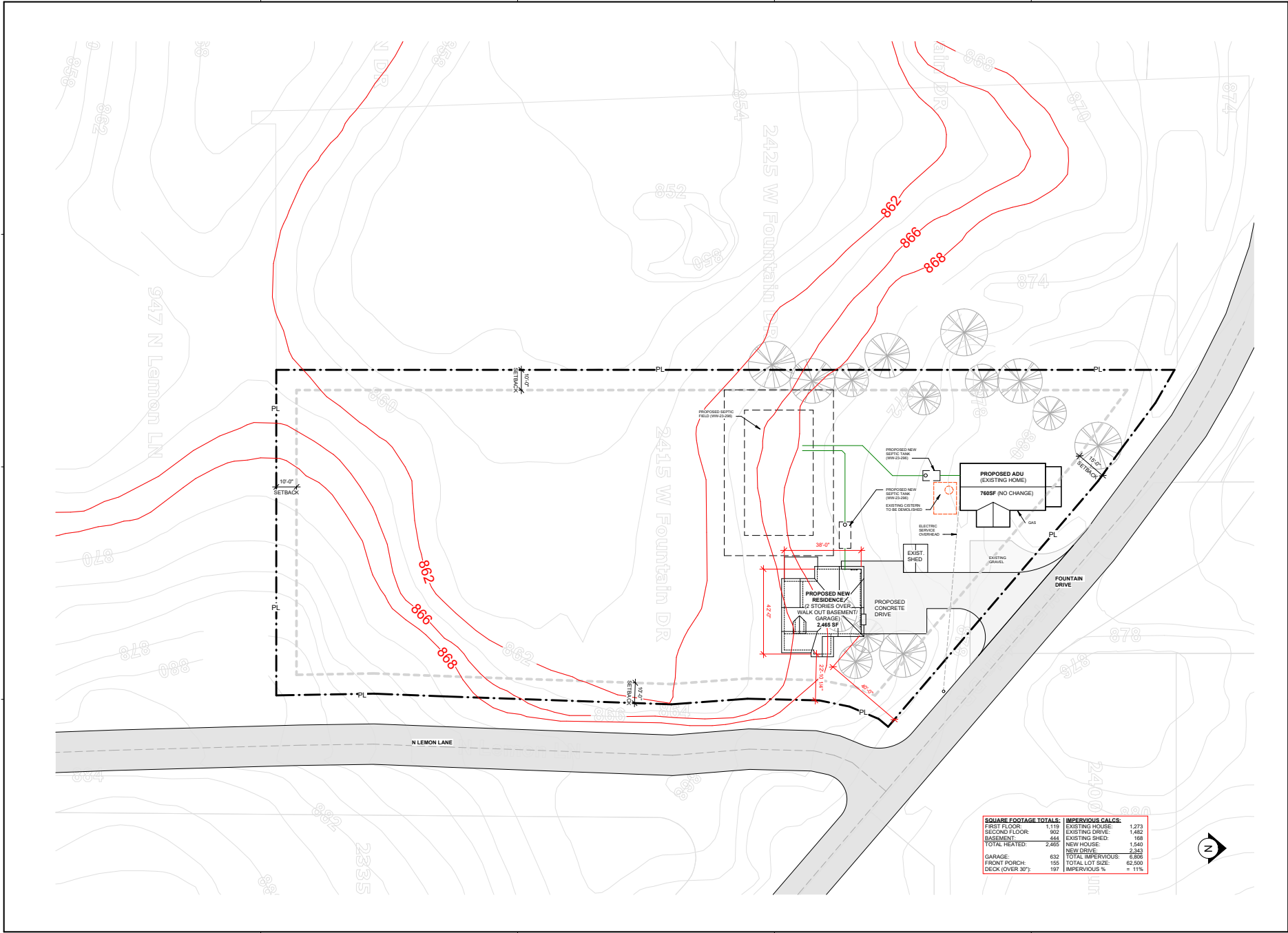
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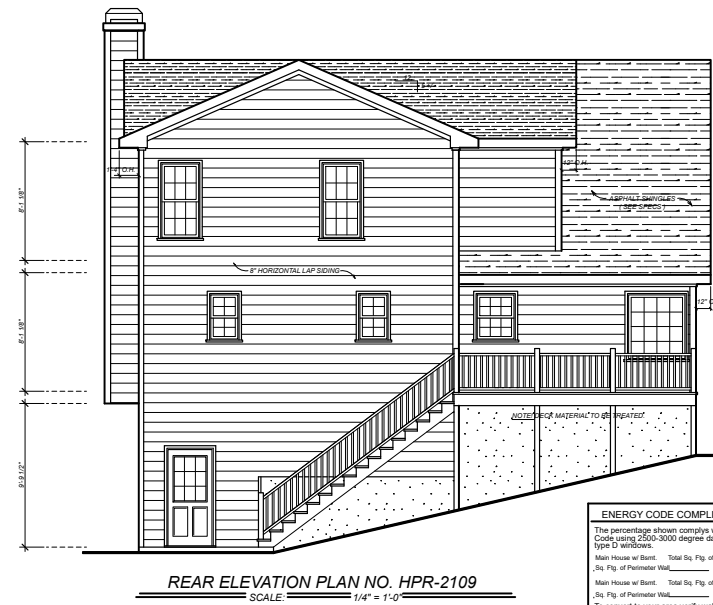
ISSUE RECORD		
#	DESCRIPTION	DATE
1	PERMIT	JAN 7, 2025
2	REVISION	FEB 7, 2025

SCALE: 1" = 20'-0"

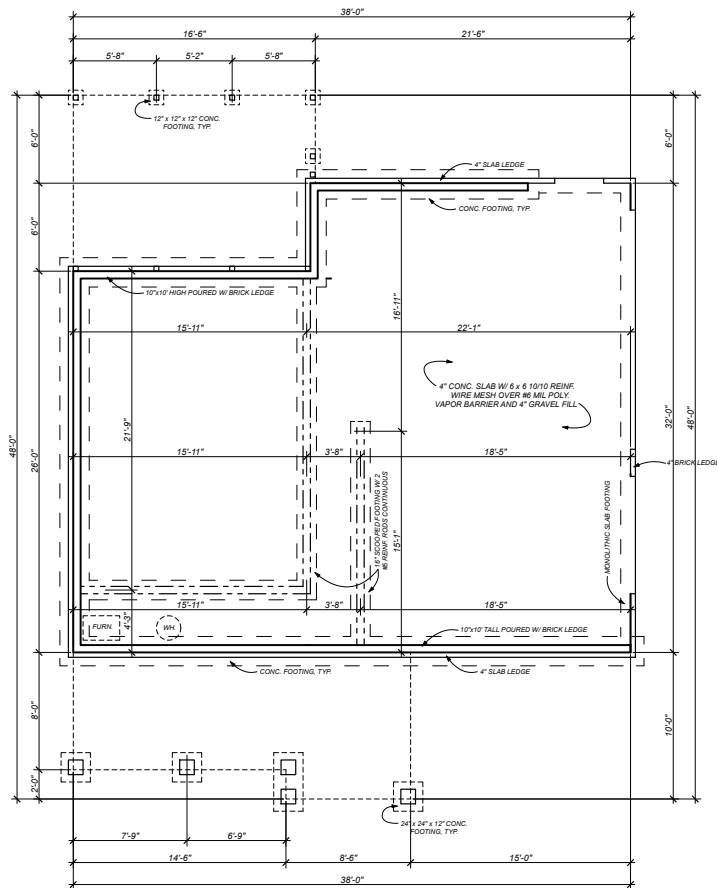
100 - SITE
PROPOSED
SITE PLAN

SITE



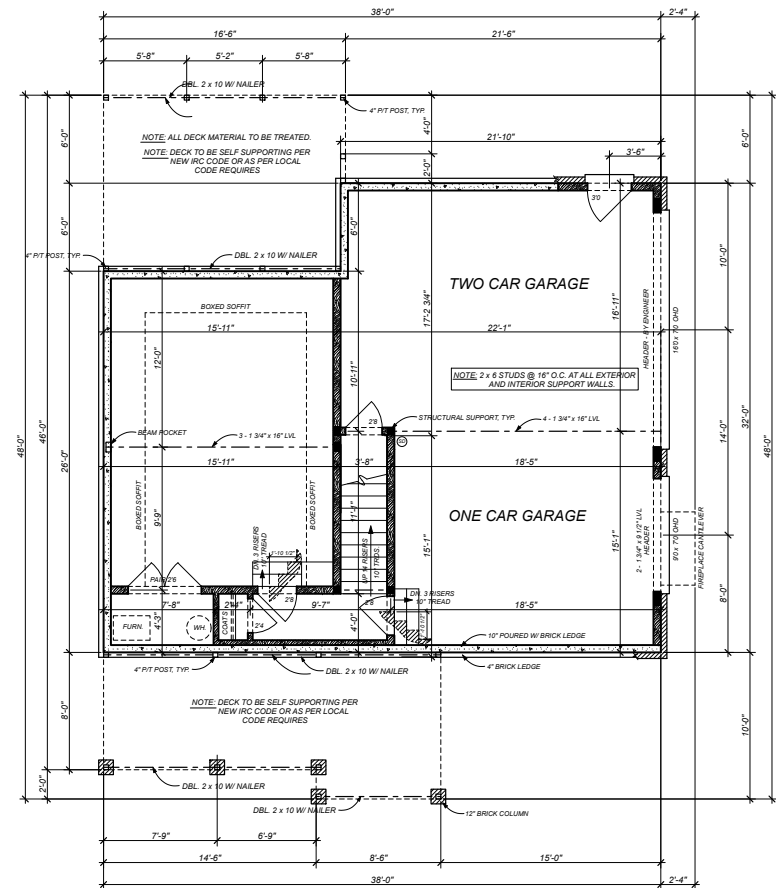


ENERGY CODE COMPLIANCE CHART		SQ. FT. CHART	
The percentage shown complies with the GA. Energy Code using 2500-3000 degree days, type 3 walls and type 2 roofs.		FIRST FLOOR-	1119
		SECOND FLOOR-	902
		LOWER LEVEL-	88
		TOTAL	2109
Main House w/ Stairt. Total Sq. Ft. of Opening _____ %		WATED	
Sq. Ft. of Perimeter Wall _____ %		FUTURE-	356
Main House w/ Stairt. Total Sq. Ft. of Opening _____ %			
Sq. Ft. of Perimeter Wall _____ %			
To convert to your area verify wall and window types needed for the opening percentage shown using the degree days for your city and state. You may omit windows that are already in place and do not want to upgrade wall and window types used.			
		GARAGE-	632
		FRONT PORCH-	155
		DECK-	197



FOUNDATION PLAN NO. HPR-2109

SCALE: 1/4" = 1'-0"



LOWER LEVEL PLAN NO. HPR-2109

SCALE: $\frac{1}{4}'' = 1'-0''$



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SCALE: $3/16" = 1'-0"$



FULL WALL SECTION PLAN NO. HPR-2109

SCALE: $\frac{3}{8}'' = 1'-0''$

2015 International Residential Code® Construction Specifications and Methodologies

IMPORTANT NOTE: THESE NOTES AND SPECIFICATIONS ARE PROVIDED BY HOUSE PLAN RESOURCE AS A SERVICE TO THEIR CUSTOMERS TO PROVIDE THE MOST POPULAR CODE TOPICS. THE INFORMATION AND METHODOLOGIES PREPARED HEREIN ARE IN ACCORDANCE TO AND REFERENCED TO THE 2015 INTERNATIONAL RESIDENTIAL CODE®. THE INFORMATION IS ALSO A GENERAL SUMMARIZATION OF THE CODE AND IT IS RECOMMENDED THAT YOU BECOME FAMILIAR WITH THE FULL EXTENT OF THE ACTUAL CODE. THE NOTES AND SPECIFICATIONS MAY HAVE TO BE AMENDED DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNER TO MAKE THE NECESSARY MODIFICATIONS TO ENSURE CODE COMPLIANCE AND STRUCTURAL INTEGRITY. IT IS RECOMMENDED THAT YOU CONSULT A LOCAL ARCHITECT OR ENGINEER OF YOUR CHOICE AND CHECK WITH LOCAL BUILDING OFFICIALS PRIOR TO THE START OF ACTUAL CONSTRUCTION. SPECIAL ENGINEERING MAY REQUIRE THAT THESE SPECIFICATIONS BE CHANGED OR AMENDED TO COMPLY WITH SEISMIC, WIND, OR OTHER SPECIAL CONDITIONS AS REQUIRED BY LOCAL CONSTRUCTION METHODOLOGIES AND LOCAL CODES.

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GREAT CARE AND EFFORT GOES INTO THE CREATION OF THE DESIGN AND ENGINEERING OF YOUR CONSTRUCTION PLANS. HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON-SITE" CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCATION BUILDING AND WEATHER CONDITIONS, HOUSE PLAN RESOURCE NOR THE AGENTS OR EMPLOYEES ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING BUT NOT LIMITED TO, ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN. IN ANY CASE, ANY DEFICIENCIES, ERRORS, AND OMISSIONS IN THE DIMENSIONS AND/OR DRAWINGS CONTAINED IN THE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OF HOUSE PLAN RESOURCE PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THE CONSTRUCTION DOCUMENTS AS IS AND ANY DEFICIENCIES, ERRORS, AND/OR OMISSIONS BECOME THE SOLE RESPONSIBILITY OF THE PURCHASER. IF ANY ERRORS ARE DISCOVERED PRIOR TO CONSTRUCTION HOUSE PLAN RESOURCE WILL BE GIVEN FULL OPPORTUNITY TO CORRECT ANY ERRORS OR OMISSIONS TO THE BEST OF ITS ABILITY. UNDER ALL CIRCUMSTANCES, THE MAXIMUM FINANCIAL LIABILITY TO HOUSE PLAN RESOURCE CAN NOT EXCEED THE TOTAL PLAN PURCHASE.

PROFESSIONAL SEAL

THOUGH EVERY EFFORT WAS MADE TO MAKE THE CONSTRUCTION DOCUMENTS FOLLOW THE I.R.C. NATIONAL CODE METHODOLOGIES, A FEW STATES AND CITIES HAVE PASSED BYLAWS REGARDING CONSTRUCTION PLANS THAT WOULD BE SUBMITTED TO YOUR LOCAL MUNICIPALITY AND USED FOR THE CONSTRUCTION OF YOUR HOME. THESE BYLAWS REQUIRE THE CONSTRUCTION PLANS BE REVIEWED AND/OR PREPARED, INSPECTED, AND SEALED (OR STAMPED) BY A LICENSED ARCHITECT IN YOUR STATE. IT IS ADVISED THAT YOU CONTACT YOUR MUNICIPALITY'S BUILDING DEPARTMENT FOR INSTRUCTIONS TO COMPLY WITH THEIR CONSTRUCTION PLANS REVIEW PROCESS.

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GENERAL SITE NOTES

CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES, REQUIREMENTS, AND CONNECTIONS FEES. OWNER, CONTRACTOR AND SUB-CONTRACTORS TO PAY ALL OF THEIR RELATED CONSTRUCTION PERMIT FEES AS AGREED UPON BETWEEN THE OWNER AND CONTRACTOR.

2. BEFORE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS, AND BUILDING SITE OF EXISTING FACILITY TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES.

BEFORE DIGGING COMMENCES IT IS ADVISED THAT THE OWNER AND/OR CONTRACTOR CALL THEIR STATES UTILITY LOCATOR FACILITY.

3. IT IS RECOMMENDED THAT THE SITES SOIL BE TESTED FOR COMPRESSION RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN ACCORDANCE TO CHAPTER 4 OF THE I.R.C. CODE. SEE FOUNDATION SECTION ON THIS PAGE FOR MORE DETAIL.

4. CONSULT A LOCAL CIVIL ENGINEER FOR SITE PLANS AND SURVEYS OF EXISTING PROPERTY. A LANDSCAPE ARCHITECT SHOULD BE CONSULTED FOR MORE EXTENSIVE LANDSCAPE DESIGNS.

CHAPTER 3 :: BUILDING PLANNING

SECTION R304 MINIMUM ROOM AREAS

R304.1 MINIMUM AREA.

HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET (6.5 M2).

EXCEPTION: KITCHENS.

R304.2 MINIMUM DIMENSIONS.

HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET (2134 MM) IN ANY HORIZONTAL DIMENSION.

EXCEPTION: KITCHENS.

R304.3 HEIGHT EFFECT ON ROOM AREA.

PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN 5 FEET (1514 MM) OR A FURRED CEILING MEASURING LESS THAN 7 FEET (2134 MM) FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA FOR THAT ROOM.

SECTION R305 CEILING HEIGHT

R305.1 MINIMUM HEIGHT.

HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM). BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM).

NOTE: SEE SECTION R305.1 FOR EXCEPTIONS

R305.1.1 BASEMENTS.

PORTIONS OF BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM).

EXCEPTION: AT BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS, THE CEILING HEIGHT SHALL BE NOT LESS THAN 6 FEET 1 INCHES (1931 MM) FROM THE FINISHED FLOOR.

SECTION R306 SANITATION

R306.1 TOILET FACILITIES.

EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, AND A BATHTUB OR SHOWER.

R306.2 KITCHEN.

EACH DWELLING UNIT SHALL BE PROVIDED WITH A KITCHEN AREA AND EVERY KITCHEN AREA SHALL BE PROVIDED WITH A SINK.

R306.3 SEWAGE DISPOSAL.

PLUMBING FIXTURES SHALL BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.

R306.4 WATER SUPPLY TO FIXTURES.

PLUMBING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY: KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER.

SECTION R307 TOILET, BATH, AND SHOWER SPACES

R307.1 SPACE REQUIRED. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.

R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

1. THERE SHALL BE A MINIMUM 21" CLEARANCE FROM NOSE OR TIP OF TOILET TO ANY ADJACENT WALL OR FIXTURE.
2. THERE SHALL BE A MINIMUM OF 15" FROM THE CENTER OF TOILET TO ANY ADJACENT WALL OR FIXTURE.
3. SHOWER STALLS SHALL BE NO LESS THAN 30"x30" IN SIZE.
4. THERE SHALL BE A MINIMUM CLEARANCE IN FRONT OF ANY OPENING WITHIN A WATER CLOSET.

SECTION R308 GLAZING

R308.4 HAZARDOUS LOCATIONS.

THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

R308.4.1 GLAZING IN DOORS.

GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

NOTE: SEE SECTION 308.4.1 FOR EXCEPTIONS

GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 NM) WITHOUT CONTACTING THE GLASS AND HAVE ACROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM).
3. OUTBOARD PANELS IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620mm) OR MORE ABOVE GRADE, A ROOF WALKING SURFACES OR OTHER HORIZONTAL WITHIN 45 DEGREES (7.9 RAD) OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.

R308.4.3 GLAZING IN WINDOWS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2).
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR, AND
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY

NOTE: SEE SECTION R308.4.3 FOR EXCEPTIONS

R308.4.4 GLAZING IN GUARDS AND RAILINGS.

GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

R308.4.5 GLAZING AND WET SURFACES.

GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING.

NOTE: SEE SECTION 308.4.5 FOR EXCEPTION

R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.

GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE FLOOR, AND AN ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

NOTE: SEE SECTION 308.4.6 FOR EXCEPTIONS

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.

GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION

SEE SECTION 308.4.7 FOR EXCEPTION

R308.5 SITE-BUILT WINDOWS.

SITE-BUILT WINDOWS SHALL COMPLY WITH SECTION 2404 OF THE INTERNATIONAL BUILDING CODE.

R308.6 SKYLIGHTS AND SLOPED GLAZING.

SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH THE FOLLOWING SECTIONS.

R308.6.1 DEFINITIONS.

THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2:
-SKYLIGHT, UNIT.
-SKYLIGHTS AND SLOPED GLAZING.
-TUBULAR DAYLIGHTING DEVICE (TDD).

SECTION R309 GARAGES AND CARPORTS

R309.1 FLOOR SURFACE.

GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

R309.2 CARPORTS.

CARPORTS SHALL BE OPEN ON NOT LESS THAN TWO SIDES. CARPORT FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. CARPORTS NOT OPEN ON TWO OR MORE SIDES SHALL BE CONSIDERED TO BE A GARAGE AND SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION FOR GARAGES.

NOTE: SEE SECTION 310.2.3.2 FOR EXCEPTION

R309.4 AUTOMATIC GARAGE DOOR OPENERS.

AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.

R309.5 FIRE SPRINKLERS.

PRIVATE GARAGES SHALL BE PROTECTED BY FIRE SPRINKLERS WHERE THE GARAGE WALL HAS BEEN DESIGNED BASED ON TABLE R302.1(2). FOOTNOTE A. SPRINKLERS IN GARAGES SHALL BE CONNECTED TO AN AUTOMATIC SPRINKLER SYSTEM THAT COMPLIES WITH SECTION P2904. GARAGE SPRINKLERS SHALL BE RESIDENTIAL SPRINKLERS OR QUICK-RESPONSE SPRINKLERS, DESIGNED TO PROVIDE A DENSITY OF 0.05 GPM/FT2. GARAGE DOORS SHALL NOT BE CONSIDERED OBSTRUCTIONS WITH RESPECT TO SPRINKLER PLACEMENT.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTION: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2).

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES.

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS.

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1 MINIMUM OPENING AREA.

EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2).

THE NET CLEAR

OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

R310.2.2 WINDOW SILL HEIGHT.

WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. WHERE THE WINDOW IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2.3 WINDOW WELLS.

THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M2), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

NOTE: SEE SECTION 310.2.3 FOR EXCEPTION

R310.2.3.1 LADDER AND STEPS.

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

R310.2.3.2 DRAINAGE.

WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD.

NOTE: SEE SECTION 310.2.3.2 FOR EXCEPTION

R310.2.4 EMERGENCY ESCAPE AND RESCUE OPENINGS UNDER DECKS AND PORCHES.

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PERMITTED TO BE INSTALLED UNDER DECKS AND PORCHES PROVIDED THAT THE LOCATION OF THE DECK ALLOWS THE EMERGENCY ESCAPE AND RESCUE OPENINGS TO BE FULLY OPENED AND PROVIDES A PATH NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT TO A YARD OR COURT.

R310.2.5 REPLACEMENT WINDOWS.

REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM SILL HEIGHT REQUIREMENTS OF SECTIONS R310.1 AND R310.2.1. R310.2.1 AND R310.2.2 PROVIDED THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:

1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW.
2. THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY.

R310.3 EMERGENCY ESCAPE AND RESCUE DOORS.

WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE PERMITTED TO BE A SIDE-HINGED DOOR OR A SLIDER WHERE THE OPENING IS BELOW THE ADJACENT GROUND ELEVATION, IT SHALL BE PROVIDED WITH A BULKHEAD ENCLOSURE.

R310.3.1 MINIMUM DOOR OPENING SIZE.

THE MINIMUM NET CLEAR HEIGHT OPENING FOR ANY DOOR THAT SERVES AS AN EMERGENCY AND ESCAPE RESCUE OPENING SHALL BE IN ACCORDANCE WITH SECTION R310.2.1.

R310.3.2 BULKHEAD ENCLOSURES.

BULKHEAD ENCLOSURES SHALL PROVIDE DIRECT ACCESS FROM THE BASEMENT. THE BULKHEAD ENCLOSURE SHALL PROVIDE THE MINIMUM NET CLEAR OPENING EQUAL TO THE DOOR IN THE FULLY OPEN POSITION.

R310.3.2.1 DRAINAGE.

BULKHEAD ENCLOSURES SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD.

NOTE: SEE SECTION 310.3.2.1 FOR EXCEPTION

R310.4 BARS, GRILLES, COVERS AND SCREENS.

BARs, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES, OR WINDOW WELLS THAT SERVE SUCH OPENINGS, PROVIDED THAT THE MINIMUM NET CLEAR OPENING SUCH AS REQUIRED BY SECTIONS R310.1 TO R310.2.3, AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT REQUIRED FOR THE NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.

R310.5 DWELLING ADDITIONS.

WHERE DWELLING ADDITIONS OCCUR THAT CONTAIN SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS OCCUR THAT HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT.

NOTE: SEE SECTION 310.5 FOR EXCEPTIONS

R310.6 ALTERATIONS OR REPAIRS OF EXISTING BASEMENTS.

AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED WHERE EXISTING BASEMENTS UNDERGO ALTERATIONS OR REPAIRS.

NOTE: SEE SECTION 310.6 FOR EXCEPTION

SECTION R311 MEANS OF EGRESS

R311.1 MEANS OF EGRESS.

DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OVER/UTLICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R311.2 EGRESS DOOR.

NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. WITH THE DOOR OPEN 90 DEGREES (1.57 RAD), THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS.

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED.
EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 INCH VERTICAL IN 12 INCHES HORIZONTAL (2 PERCENT).

NOTE: SEE SECTION 311.3 FOR EXCEPTION

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS.

LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD.

NOTE: SEE SECTION 311.3.1 FOR EXCEPTION

R311.3.2 FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS.

DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/8 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.

NOTE: SEE SECTION 311.3.2 FOR EXCEPTION

R311.3.3 STORM AND SCREEN DOORS.

STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER EXTERIOR STAIRS AND LANDINGS.

R311.4 VERTICAL EGRESS.

EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTIC AND BASEMENTS NOT PROVIDED WITH AN EGRESS DOOR IN ACCORDANCE WITH SECTION R311.2 SHALL BE BY A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.

R311.5 CONSTRUCTION.

R311.5.1 ATTACHMENT.

EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENTS SHALL NOT BE ACCOMPLISHED BY USE OF TIE-BOLTS OR NAILS SUBJECT TO WITHDRAWAL.

R311.5 HALLWAYS.

THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET (914 MM).

SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOD WATERS INTO THE SYSTEMS IN ACCORDANCE WITH THE PLUMBING PROVISIONS OF THIS CODE. NEW AND REPLACEMENT SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOODWATERS INTO SYSTEMS AND DISCHARGES FROM SYSTEMS INTO FLOODWATERS IN ACCORDANCE WITH THE PLUMBING PROVISIONS OF THIS CODE AND CHAPTER 3 OF THE INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE.

R322.1.8 FLOOD-RESISTANT MATERIALS.
BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 SHALL BE FLOOD DAMAGE- RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.

SEE SECTION R322.2 FOR FLOOD HAZARD AREAS (INCLUDING A ZONES).

R322.2.2 ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION.
ENCLOSED AREAS, INCLUDING CRAWL SPACES, THAT ARE BELOW THE DESIGN FLOOD ELEVATION SHALL:

1. BE USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE.
2. BE PROVIDED WITH FLOOD OPENINGS THAT MEET THE FOLLOWING CRITERIA AND ARE INSTALLED IN ACCORDANCE WITH SECTION R322.2.1 SECTIONS 2.1 THROUGH 2.3, AS WELL AS, SECTIONS:

-R322.2.2.1 FOR INSTALLATION OF OPENINGS.
-R322.2.3 FOUNDATION DESIGN AND CONSTRUCTION.
-R322.2.4 TANKS.

REFER TO SECTION R322.3 FOR COASTAL HIGH-HAZARD AREAS (INCLUDING V ZONES AND COASTAL A ZONES, WHERE DESIGNATED), INCLUDING:

R322.3.1 LOCATION AND SITE PREPARATION
R322.3.2 ELEVATION REQUIREMENTS
R322.3.3 FOUNDATIONS
R322.3.4 WALLS BELOW DESIGN FLOOD ELEVATION
R322.3.5 ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION.
ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BEUSED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE.

R322.1.8 FLOOD-RESISTANT MATERIALS.
BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 SHALL BE FLOOD DAMAGE- RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.

SEE SECTION R322.2 FOR FLOOD HAZARD AREAS (INCLUDING A ZONES).

R322.2.2 ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION.
ENCLOSED AREAS, INCLUDING CRAWL SPACES, THAT ARE BELOW THE DESIGN FLOOD ELEVATION SHALL:

1. BE USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE.
2. BE PROVIDED WITH FLOOD OPENINGS THAT MEET THE FOLLOWING CRITERIA AND ARE INSTALLED IN ACCORDANCE WITH SECTION R322.2.1 SECTIONS 2.1 THROUGH 2.3, AS WELL AS, SECTIONS:

-R322.2.2.1 FOR INSTALLATION OF OPENINGS.
-R322.2.3 FOUNDATION DESIGN AND CONSTRUCTION.
-R322.2.4 TANKS.

REFER TO SECTION R322.3 FOR COASTAL HIGH-HAZARD AREAS (INCLUDING V ZONES AND COASTAL A ZONES, WHERE DESIGNATED), INCLUDING:

R322.3.1 LOCATION AND SITE PREPARATION
R322.3.2 ELEVATION REQUIREMENTS
R322.3.3 FOUNDATIONS
R322.3.4 WALLS BELOW DESIGN FLOOD ELEVATION
R322.3.5 ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION.
ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BEUSED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE.

R322.1.8 FLOOD-RESISTANT MATERIALS.
BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 SHALL BE FLOOD DAMAGE- RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.

SEE SECTION R322.2 FOR FLOOD HAZARD AREAS (INCLUDING A ZONES).

R322.2.2 ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION.
ENCLOSED AREAS, INCLUDING CRAWL SPACES, THAT ARE BELOW THE DESIGN FLOOD ELEVATION SHALL:

1. BE USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE.
2. BE PROVIDED WITH FLOOD OPENINGS THAT MEET THE FOLLOWING CRITERIA AND ARE INSTALLED IN ACCORDANCE WITH SECTION R322.2.1 SECTIONS 2.1 THROUGH 2.3, AS WELL AS, SECTIONS:

-R322.2.2.1 FOR INSTALLATION OF OPENINGS.
-R322.2.3 FOUNDATION DESIGN AND CONSTRUCTION.
-R322.2.4 TANKS.

REFER TO SECTION R322.3 FOR COASTAL HIGH-HAZARD AREAS (INCLUDING V ZONES AND COASTAL A ZONES, WHERE DESIGNATED), INCLUDING:

R322.3.1 LOCATION AND SITE PREPARATION
R322.3.2 ELEVATION REQUIREMENTS
R322.3.3 FOUNDATIONS
R322.3.4 WALLS BELOW DESIGN FLOOD ELEVATION
R322.3.5 ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION.
ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BEUSED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE.

SECTION R323 STORM SHELTERS

R323.1. GENERAL.
THIS SECTION APPLIES TO STORM SHELTERS WHERE CONSTRUCTED AS SEPARATE DETACHED BUILDINGS OR WHERE CONSTRUCTED AS SAFE ROOMS WITHIN BUILDINGS FOR THE PURPOSE OF PROVIDING REFUGE FROM STORMS THAT PRODUCE HIGH WINDS, SUCH AS TORNADOES AND HURRICANES. IN ADDITION TO OTHER APPLICABLE REQUIREMENTS IN THIS CODE, STORM SHELTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ICC/NSA-500.

SECTION R326

SWIMMING POOLS, SPAS AND HOT TUBS

R326.1. GENERAL.
THE DESIGN AND CONSTRUCTION OF POOLS AND SPAS SHALL COMPLY

CHAPTER 4 :: FOUNDATIONS

SECTION R401 GENERAL

R401.2 REQUIREMENTS.
FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL. FILL SOILS THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. GRAVEL FILL USED AS FOOTINGS FOR WOOD AND PRECAST CONCRETE FOUNDATIONS SHALL COMPLY WITH SECTION R403.

R401.3 DRAINAGE.
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).

NOTE: SEE SECTION 312.1.3 FOR EXCEPTIONS

R401.4 SOIL TESTS.
WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE DONE BY AN APPROVED AGENCY USING AN APPROVED METHOD.

SECTION R402 MATERIALS

R402.1 WOOD FOUNDATIONS.
WOOD FOUNDATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE.
R402.1.1 FASTENERS. FASTENERS USED BELOW GRADE TO ATTACH PLYWOOD TO THE EXTERIOR SIDE OF EXTERIOR BASEMENT OR CRAWLSPACE WALL STUDS, OR FASTENERS USED IN KNEE WALL CONSTRUCTION, SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL. FASTENERS USED ABOVE GRADE TO ATTACH PLYWOOD AND ALL LUMBER-TOLLMER FASTENERS EXCEPT THOSE USED IN KNEE WALL CONSTRUCTION SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT-DIPPED GALVANIZED (ZINC COATED) STEEL NAILS, OR HOT-TUMBLED GALVANIZED (ZINC COATED) STEEL NAILS.5 ELECTRO-GALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPLES SHALL NOT BE PERMITTED.

R402.1.2 WOOD TREATMENT.
ALL LUMBER AND PLYWOOD SHALL BE PRESSURE-PRESERVATIVE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AWPA U1 (COMMODITY SPECIFICATION A, USE CATEGORY 4B AND SECTION 5.2), AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT. THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHTHATE. THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2-PERCENT COPPER METAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.

R402.2 CONCRETE.
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF F' (FC) AS SHOWN IN TABLE R402.2. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, SLAG OR BLENDED CEMENTS THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS AND STEPS THAT WILL BE EXPOSED TO DECING MATERIALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 19.3.3.4 OF ACI MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTERS 19 AND 20 OF ACI 318 OR ACI 332. R402.2.1

SECTION 403 FOOTINGS

R403.1 GENERAL.
ALL EXTERIOR WALLS SHALL BE SUPPORTED ON CONTINUOUS SOIL OR FULLY GROUTED MASONRY OR CONCRETE FOOTINGS, CRUSHED STONE FOOTINGS, WOOD FOUNDATIONS, OR OTHER APPROVED STRUCTURAL SYSTEMS WHICH SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301 AND TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS AS DETERMINED FROM THE CHARACTER OF THE SOIL. FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL. CONCRETE FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R403 OR IN ACCORDANCE WITH ACI 332.

R403.1.1 MINIMUM SIZE.
THE MINIMUM WIDTH, W, AND THICKNESS, T, FOR CONCRETE FOOTINGS SHALL BE IN ACCORDANCE WITH TABLES R403.1(1) THROUGH R403.1(3) AND FIGURE R403.1(1) (OR R403.1.3, AS APPLICABLE). THE FOOTING WIDTH SHALL BE BASED ON THE LOAD-BEARING VALUE OF THE SOIL IN ACCORDANCE WITH TABLE R401.4.1. FOOTING PROJECTIONS, P, SHALL BE NOT LESS THAN 2 INCHES (51 MM) AND SHALL NOT EXCEED THE THICKNESS OF THE FOOTING. FOOTING THICKNESS AND PROTECTION FOR FIREPLACES SHALL BE IN ACCORDANCE WITH SECTION R1001.2. THE SIZE OF FOOTINGS SUPPORTING PIERS AND COLUMNS SHALL BE BASED ON THE TRIBUTARY LOAD AND ALLOWABLE SOIL PRESSURE IN ACCORDANCE WITH TABLE R401.4.1. FOOTINGS FOR WOOD FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE DETAILS SET FORTH IN SECTION R402.2, AND FIGURES R403.1(2) AND R403.1(3).

REFER TO THESE SECTIONS FOR THE FOLLOWING TOPICS:
-R403.1.2 CONTINUOUS FOOTING IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2.
-R403.1.3 FOOTING AND STEM WALL REINFORCING IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2.
-R403.1.3.4 INTERIOR BEARING AND BRACED WALL PANEL FOOTING IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2.
-R403.1.3.5 REINFORCEMENT.

R403.1.4 MINIMUM DEPTH.
EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305 MM) BELOW THE UNDISTURBED GROUND SURFACE, WHERE APPLICABLE. THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTIONS R403.1.4.1 THROUGH R403.1.4.2.

R403.1.4.1 FROST PROTECTION.
EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM FROST BY ONE OR MORE OF THE FOLLOWING METHODS LISTED IN THE IRC CODE.

R403.1.5 SLOPE.
THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE).

R403.1.6 FOUNDATION ANCHORAGE.
WOOD SILL PLATES AND WOOD WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.

COLD-FORMED STEEL FRAMING SHALL BE ANCHORED DIRECTLY TO THE FOUNDATION OR FASTENED TO WOOD SILL PLATES ANCHORED TO THE FOUNDATION. ANCHORAGE OF COLD-FORMED STEEL FRAMING AND SILL PLATES SUPPORTING COLD-FORMED STEEL FRAMING SHALL BE IN ACCORDANCE WITH THIS SECTION AND SECTION R505.3.1 OR R603.3.1.

WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2-INCH DIAMETER (12.7 MM) ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET (1829 MM) ON CENTER OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH DIAMETER (12.7 MM) ANCHOR BOLTS. BOLTS SHALL EXTEND A MINIMUM OF 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R317 AND R318.

NOTE: SEE SECTION 403.1.6 FOR EXCEPTIONS

R403.1.6.1 FOUNDATION ANCHORAGE IN SEISMIC DESIGN CATEGORIES C, D0, D1 AND D2.
IN ADDITION TO THE REQUIREMENTS OF SECTION R403.1.6, THE FOLLOWING REQUIREMENTS SHALL APPLY TO WOOD LIGHT-FRAME STRUCTURES IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2 AND WOOD LIGHT-FRAME TOWNHOUSES IN SEISMIC DESIGN CAT. C.

NOTE: SEE SECTION 403.1.6.1 FOR REQUIREMENTS

R403.1.7 FOOTINGS ON OR ADJACENT TO SLOPES.
THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN ONE UNIT VERTICAL IN THREE UNITS HORIZONTAL (33.3 PERCENT SLOPE) SHALL CONFORM TO SECTIONS R403.1.7.1 THROUGH R403.1.7.4.

R403.1.8 FOUNDATIONS ON EXPANSIVE SOILS.
FOUNDATION AND FLOOR SLABS FOR BUILDINGS LOCATED ON EXPANSIVE SOILS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 1806.6 OF THE INTERNATIONAL BUILDING CODE.

NOTE: SEE SECTION 403.1.8 FOR EXCEPTION AND EXPANSIVE SOILS CLASSIFICATIONS.

R403.2 FOOTINGS FOR WOOD FOUNDATIONS.
FOOTINGS FOR WOOD FOUNDATIONS SHALL BE IN ACCORDANCE WITH FIGURES R403.1(2) AND R403.1(3). GRAVEL SHALL BE WASHED AND WELL GRADED. THE MAXIMUM SIZE STONE SHALL NOT EXCEED 3/4 INCH (19.1 MM). GRAVEL SHALL BE FREE FROM ORGANIC, CLAYEY OR SILTY SOILS. SAND SHALL BE COARSE, NOT FINER THAN #10 (NO. 20) AND SHALL BE FREE FROM FINE, FILL FROM ORGANIC, CLAYEY OR SILTY SOILS. CRUSHED STONE SHALL HAVE A MAXIMUM SIZE OF 1/2 INCH (12.7 MM).

R403.3 FROST-PROTECTED SHALLOW FOUNDATIONS.
FOR BUILDINGS WHERE THE MONTHLY MEAN TEMPERATURE OF THE BUILDING IS MAINTAINED AT A MINIMUM OF 64°F (18°C), FOOTINGS ARE NOT REQUIRED TO EXTEND BELOW THE FROST LINE WHEN PROTECTED FROM FROST BY INSULATION IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1). FOUNDATIONS PROTECTED FROM FROST IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1) SHALL NOT BE USED FOR UNHEATED SPACES SUCH AS PORCHES, UTILITY ROOMS, GARAGES AND CARPORTS, AND SHALL NOT BE ATTACHED TO BASEMENTS OR CRAWL SPACES THAT ARE NOT MAINTAINED AT A MINIMUM MONTHLY MEAN TEMPERATURE OF 64°F (18°C).

REFER TO SECTION 403 FOR THE FOLLOWING AREAS:

-R403.3.1 FOUNDATIONS ADJOINING FROST-PROTECTED SHALLOW FOUNDATIONS
-R403.3.2 PROTECTION OF HORIZONTAL INSULATION BELOW GROUND
-R403.3.3 DRAINAGE
-R403.3.4 TERMITE PROTECTION.

R403.4 FOOTINGS FOR PRECAST CONCRETE FOUNDATIONS.
FOOTINGS FOR PRECAST CONCRETE FOUNDATIONS SHALL COMPLY WITH SECTION R403.4.

SECTION 404 FOUNDATION AND RETAINING WALLS

R404.1 CONCRETE AND MASONRY FOUNDATION WALLS.
REFER TO SECTION 404.1 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR CONCRETE AND MASONRY FOUNDATION WALLS.

R404.2 WOOD FOUNDATION WALLS.
REFER TO SECTION 404.2 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR WOOD FOUNDATION WALLS.

R404.3 WOOD SILL PLATES. WOOD SILL PLATES SHALL BE A MINIMUM OF 2-INCH BY 4-INCH (51 MM BY 102 MM) NOMINAL LUMBER. SILL PLATE ANCHORAGE SHALL BE IN ACCORDANCE WITH SECTIONS R403.1.6 AND R602.11.

R404.4 RETAINING WALLS. RETAINING WALLS THAT ARE NOT LATERALLY SUPPORTED AT THE TOP AND THAT RETAIN IN EXCESS OF 48 INCHES (1219 MM) OF UNBALANCED FILL, OR RETAINING WALLS EXCEEDING 24 INCHES (610 MM) IN HEIGHT THAT RESIST LATERAL LOADS IN ADDITION TO SOIL, SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE TO ENSURE STABILITY AGAINST OVERTURNING, SLIDING, EXCESSIVE FOUNDATION PRESSURE AND WATER UPLIFT. RETAINING WALLS SHALL BE DESIGNED FOR A SAFETY FACTOR OF 1.5 AGAINST LATERAL SLIDING AND OVERTURNING. THIS SECTION SHALL NOT APPLY TO FOUNDATION WALLS SUPPORTING BUILDINGS.

R404.5 PRECAST CONCRETE FOUNDATION WALLS.
REFER TO SECTION 404.5 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR PRECAST CONCRETE FOUNDATION WALLS.

SECTION R405 FOUNDATION DRAINAGE

R405.1 CONCRETE OR MASONRY FOUNDATIONS.
DRAINS SHALL BE PROVIDED AROUND CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND NOT LESS THAN 1 FOOT (305 MM) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. EXCEPT WHERE OTHERWISE RECOMMENDED BY THE DRAIN MANUFACTURER, PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES (51 MM) OF WASHED GRAVEL OR CRUSHED ROCK NOT LESS THAN ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.

REFER TO SECTION 405 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR PRECAST CONCRETE FOUNDATION WALLS.

SECTION R406 FOUNDATION WATER-PROOFING AND DAMP-PROOFING

REFER TO SECTION 406 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR WATER-PROOFING AND DAMP-PROOFING FOUNDATIONS INCLUDING THE FOLLOWING AREAS:

-R406.1 CONCRETE AND MASONRY FOUNDATION DAMPPROOFING.
-R406.2 CONCRETE AND MASONRY FOUNDATION WATERPROOFING.
-R406.3 DAMPPROOFING FOR WOOD FOUNDATIONS.
-R406.4 PRECAST CONCRETE FOUNDATION SYSTEM DAMPPROOFING.

SECTION R407 COLUMNS

REFER TO SECTION 407 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR COLUMNS INCLUDING THE FOLLOWING AREAS:

-R407.1 WOOD COLUMN PROTECTION.
-R407.2 STEEL COLUMN PROTECTION.
-R407.3 STRUCTURAL REQUIREMENTS.

SECTION R408 UNDER-FLOOR SPACE

REFER TO SECTION 408 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR UNDER-FLOOR SPACE INCLUDING THE FOLLOWING AREA:

-R408.1 VENTILATION.
-R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION.
-R408.3 UNVENTED CRAWL SPACE.
-R408.4 ACCESS.
-R408.5 REMOVAL OF DEBRIS.
-R408.6 FINISHED GRADE.
-R408.7 FLOOD RESISTANCE.

CHAPTER 5 :: FLOORS

SECTION R501 GENERAL

R501.1 APPLICATION.
THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF THE FLOORS FOR BUILDINGS, INCLUDING THE FLOORS OF ATTIC SPACES USED TO HOUSE MECHANICAL OR PLUMBING FIXTURES AND EQUIPMENT.

R501.2 REQUIREMENTS.
FLOOR CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.

SECTION R502 WOOD FLOOR FRAMING

R502.1 GENERAL.
WOOD AND WOOD-BASED PRODUCTS USED FOR FLOOR SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION. SEE SECTIONS 502.1.1 THROUGH 502.1.7 FOR FURTHER SPECIFICATIONS.

R502.2 DESIGN AND CONSTRUCTION.
FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER. FIGURE R502.2 AND SECTIONS R317 AND R318 OR IN ACCORDANCE WITH ANSI AWC NDS. SEE SECTIONS 502.2.1 THROUGH 502.2.2 FOR FURTHER SPECIFICATIONS.

R502.3 ALLOWABLE JOIST SPANS.
SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH TABLES R502.3.1(1) AND R502.3.1(2) FOR OTHER GRADES AND SPECIES AND FOR OTHER LOADING CONDITIONS. REFER TO THE AWC STJR. SEE SECTIONS 502.3.1 THROUGH 502.3.3 FOR FURTHER SPECIFICATIONS.

R502.4 JOISTS UNDER BEARING PARTITIONS.
JOISTS UNDER PARALLEL-BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD DOUBLE JOISTS. SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES (51 MM) IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.

R502.5 ALLOWABLE GIRDER AND HEADER SPANS.
THE ALLOWABLE SPANS OF GIRDERS AND HEADERS FABRICATED OF DIMENSION LUMBER SHALL NOT EXCEED THE VALUES SET FORTH IN TABLES R602.7(1), R602.7(2) AND R602.7(3).

R502.6 BEARING.
THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2 INCHES (38 MM) OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES (76 MM) ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1-INCH BY 4-INCH (25 MM BY 102 MM) RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. THE BEARING ON MASONRY OR CONCRETE SHALL BE DIRECT, OR A SILL PLATE OF 2-INCH-MINIMUM (51 mm) NOMINAL THICKNESS SHALL BE PROVIDED UNDER THE JOIST, BEAM OR GIRDER. THE SILL PLATE SHALL PROVIDE A MINIMUM NOMINAL BEARING AREA OF 48 SQUARE INCHES (30 865 SQUARE MM). SEE SECTIONS 502.6.1 THROUGH 502.6.2 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

-R502.7 LATERAL RESTRAINT AT SUPPORTS.
-R502.8 CUTTING, DRILLING AND NOTCHING.
-R502.9 FASTENING.
-R502.10 FRAMING OF OPENINGS.
-R502.11 WOOD TRUSSES.
-R502.12 DRAFT STOPPING REQUIRED.
-R502.13 FIRE BLOCKING REQUIRED.

REFER TO THE IRC FOR THE FOLLOWING SECTIONS:

SECTION 503 FLOOR SHEATHING
SECTION 504 PRESSURE PRESERVATIVE TREATED WOOD FLOORS
SECTION 505 COLD-FORMED STEEL FLOOR FRAMING

SECTION 506 CONCRETE FLOORS (ON GROUND)

R506.1 GENERAL.
CONCRETE SLAB-ON-GROUND FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION OR ACI 332. FLOORS SHALL BE A MINIMUM 3 1/2 INCHES (89 MM) THICK (FOR EXPANSIVE SOILS, SEE SECTION R403.1.8). THE SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE SHALL BE AS SET FORTH IN SECTION R402.2.

R506.2 SITE PREPARATION.
THE AREA WITHIN THE FOUNDATION WALLS SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED.

R506.2.1 FILL.
FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ENSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24 INCHES (610 MM) FOR CLEAN SAND OR GRAVEL AND 8 INCHES (203 MM) FOR EARTH.

hydrogeology inc.

1211 S Walnut St
Bloomington, IN 47401

Patrick Riggs

Date: February 6, 2025

Subject:

**2415 Fountain Dr. – Karst Survey
Bloomington, IN**

Contact:

Jason Krothe

Phone:

812-219-0210

Email: jnkrothe@hydrogeologyinc.com

Mr. Riggs,

Hydrogeology Inc. (HGI) respectfully submits this summary report for the karst survey conducted at 2415 Fountain Dr. in Bloomington, IN (the Site, Figure 1).

1 – Overview

The Site is located at 2415 Fountain Dr. in Bloomington, Indiana and is approximately 0.6-acres (Figures 1 & 2). The purpose of this survey was to evaluate a known sinkhole at the Site. The Site currently consists primarily of woods.

2 - Geology / Physiography

The Site is in the Mitchell Plateau physiographic region, which is one of the primary karst forming areas in Indiana. The bedrock at the Site is the St. Louis Limestone (Hasenmueller, Estell, Keith, and Thompson, 2008). The St. Louis Limestone is composed of primarily of thinly bedded limestone and is known for karst development.

3 – Sinkholes & Springs

Sinkholes are surface depressions that form in a variety of ways in karst areas (Figure 3). Sinkholes often have a swallow hole, which is an opening in the ground where water infiltrates. Groundwater flow in karst areas is predominantly fracture flow, meaning the bedrock itself has low permeability while the fractures in the bedrock are open conduits that allow water, soil, and other materials to travel quickly through the subsurface. Water that drains into a sinkhole can eventually discharge at a karst spring (Figure 4).

4 – Karst Desktop Review

A review of available karst resources was conducted prior to the field survey. These resources include United State Geological Survey (USGS) topographic maps, Indiana Map 2011 1-ft LIDAR, karst spring maps, and private cave databases. One sinkhole was identified at the Site based on the USGS topographic map and LIDAR data. The

sinkhole center is located on the property directly west of the Site (Figure 1). Using 2-ft topographic contours, the last closed contour for this sinkhole would be 862 ft. The sinkhole is also part of a larger compound sinkhole that extends across multiple properties (Figure 2). Based on 2-ft topographic contours, the last closed contour for the larger sinkhole is 866 ft.

5 – Karst Field Survey

HGI conducted a field review of the Site on January 31, 2025 (Photos in Appendix A). The proposed building footprint was inspected for the presence of karst development including soil piping and ground subsidence. No obvious signs of karst development were observed.

6 – Study Limitations

The identification of karst features at the Site was limited to surface inspection. No subsurface investigations were conducted. Undocumented karst features are possible in the subsurface.

7 – Recommendations

The following steps are recommended prior to making a final evaluation regarding karst at the Site:

1. Determine with the City of Bloomington the correct elevation (862 or 866) for the last closed sinkhole contour.
2. Evaluate the need for a field survey based on the confirmed elevation. If, after reviewing the correct elevation in relation to the proposed house location, concerns remain regarding proximity to the sinkhole boundary, a survey should be conducted to mark the elevation on the property for further assessment.

hydrogeology inc.

1211 S Walnut St
Bloomington, IN 47401

HGI appreciates the opportunity to provide this summary report. If you have any questions, concerns, or comments please do not hesitate to contact me directly at (812) 219-0210.

Sincerely,

Hydrogeology Inc.



Jason N. Krothe, LPG IN-2511
President

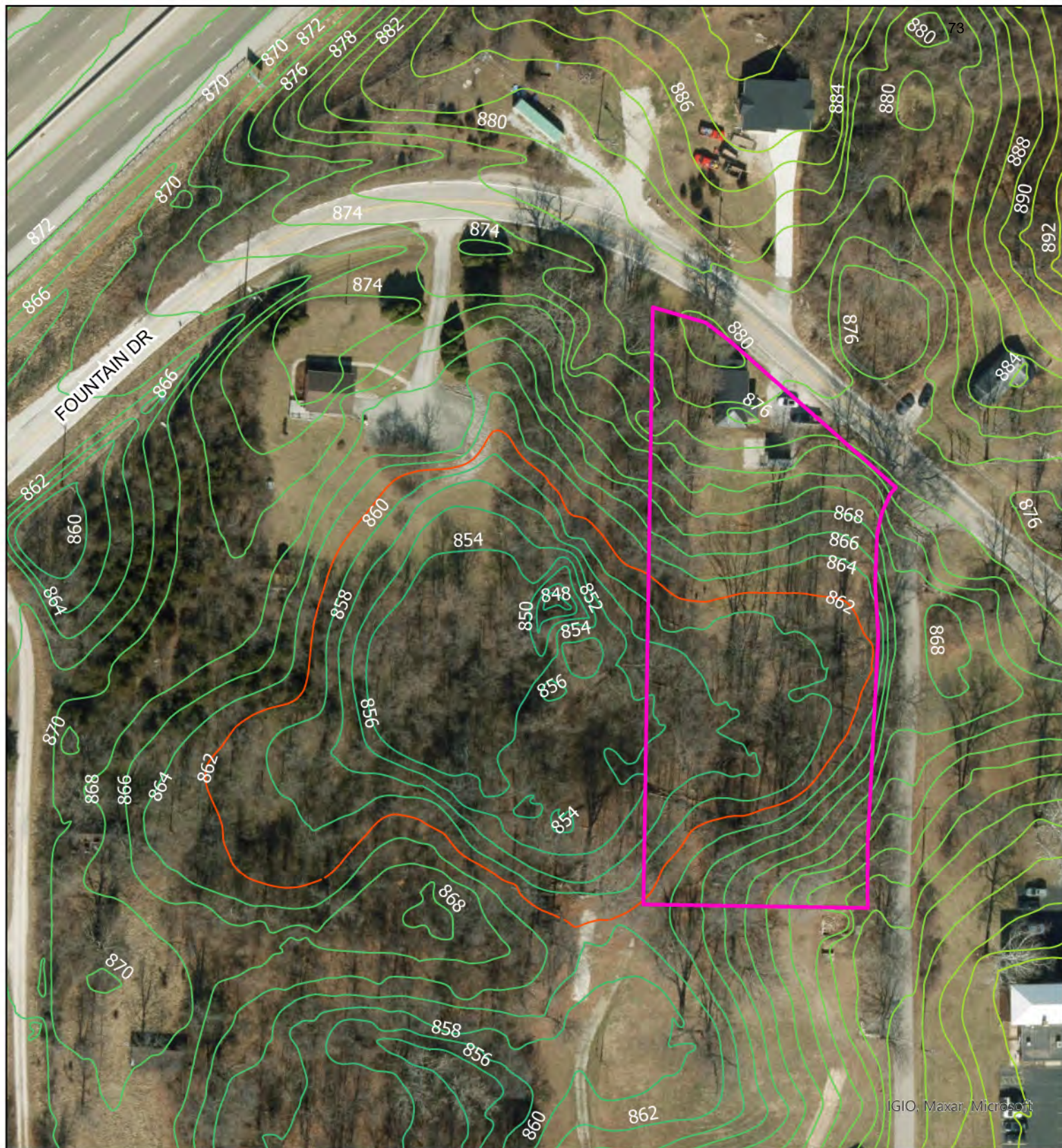


hydrogeology inc.

1211 S Walnut St
Bloomington, IN 47401

References

Hasenmueller, W. A., Estell, C. M., Keith, B., and Thompson, T. A., 2009, Bedrock geologic map of Monroe County, Indiana: Indiana Geological Survey Miscellaneous Map 73, scale 1:48,000.



LEGEND



Property Boundary



Last Closed 2-FT topographic Contour

0 50 100 Feet

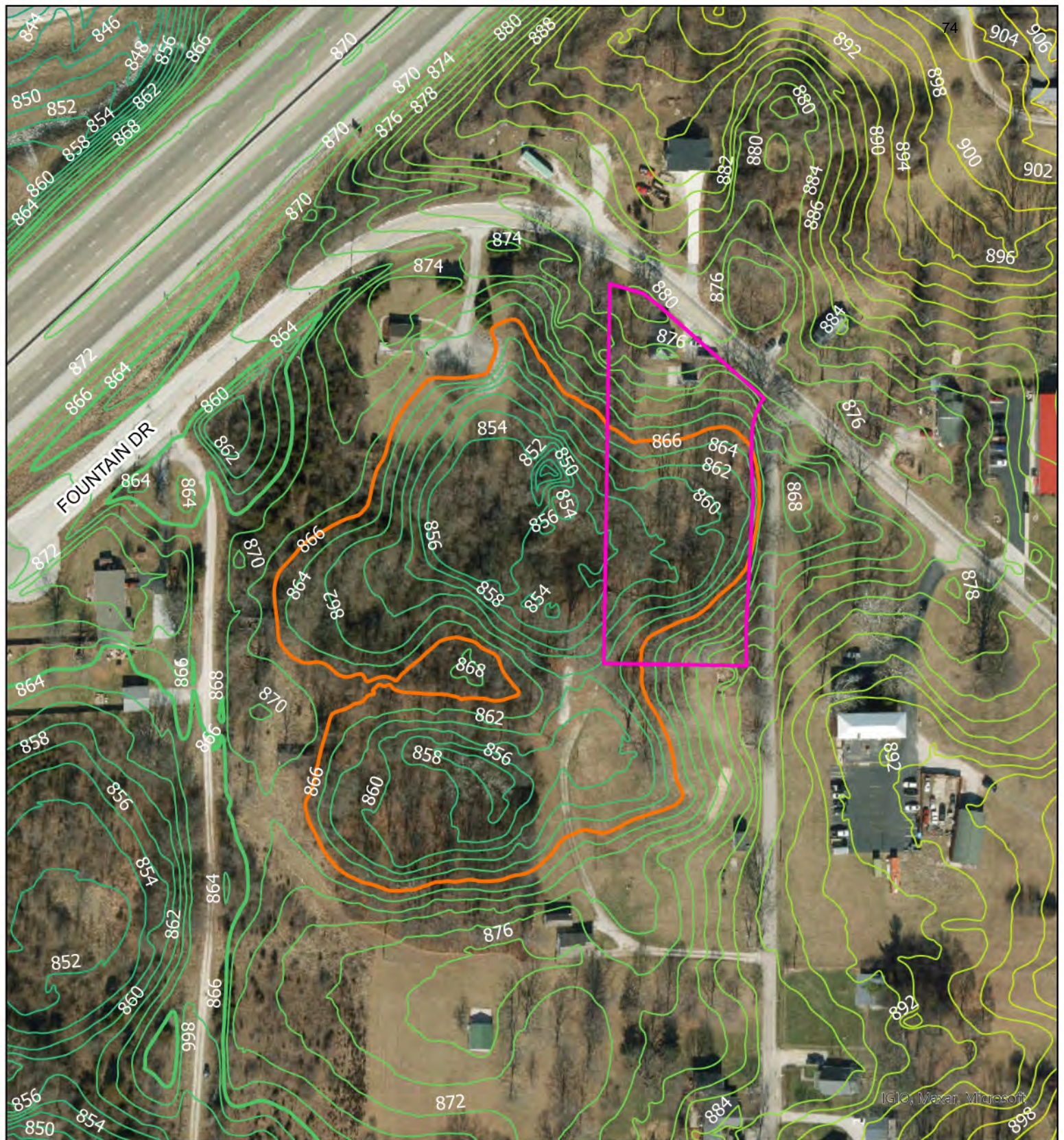
KARST SURVEY
2415 FOUNTAIN DR
BLOOMINGTON, IN

862' SINKHOLE BOUNDARY

hydrogeology inc.

FIGURE

1



LEGEND



Property Boundary



Last Closed 2-FT topographic Contour

0 75 150 Feet

KARST SURVEY
2415 FOUNTAIN DR
BLOOMINGTON, IN

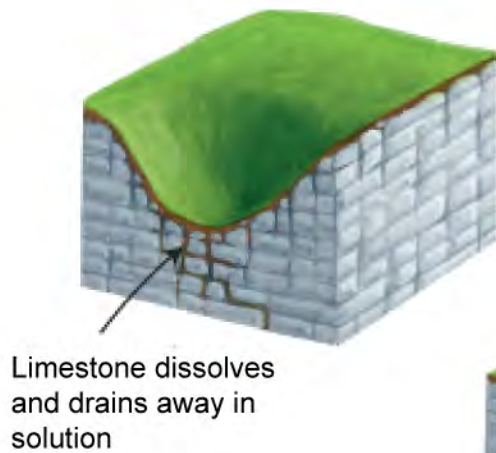
866' SINKHOLE BOUNDARY

hydrogeology inc.

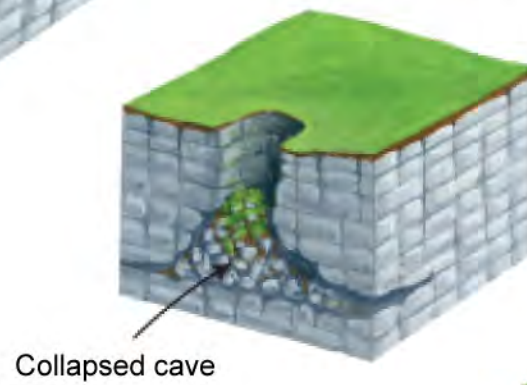
FIGURE

2

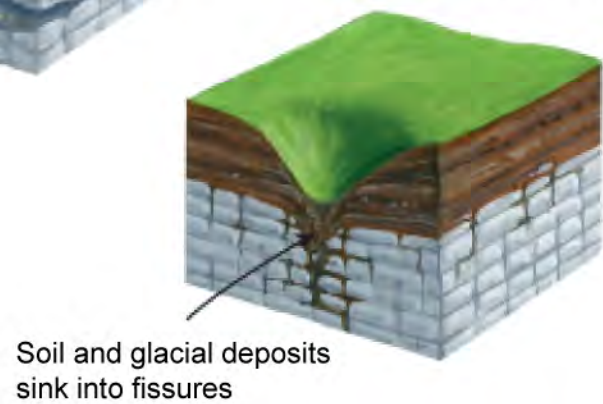
Solution Sinkhole



Collapse Sinkhole



Subsidence Sinkhole



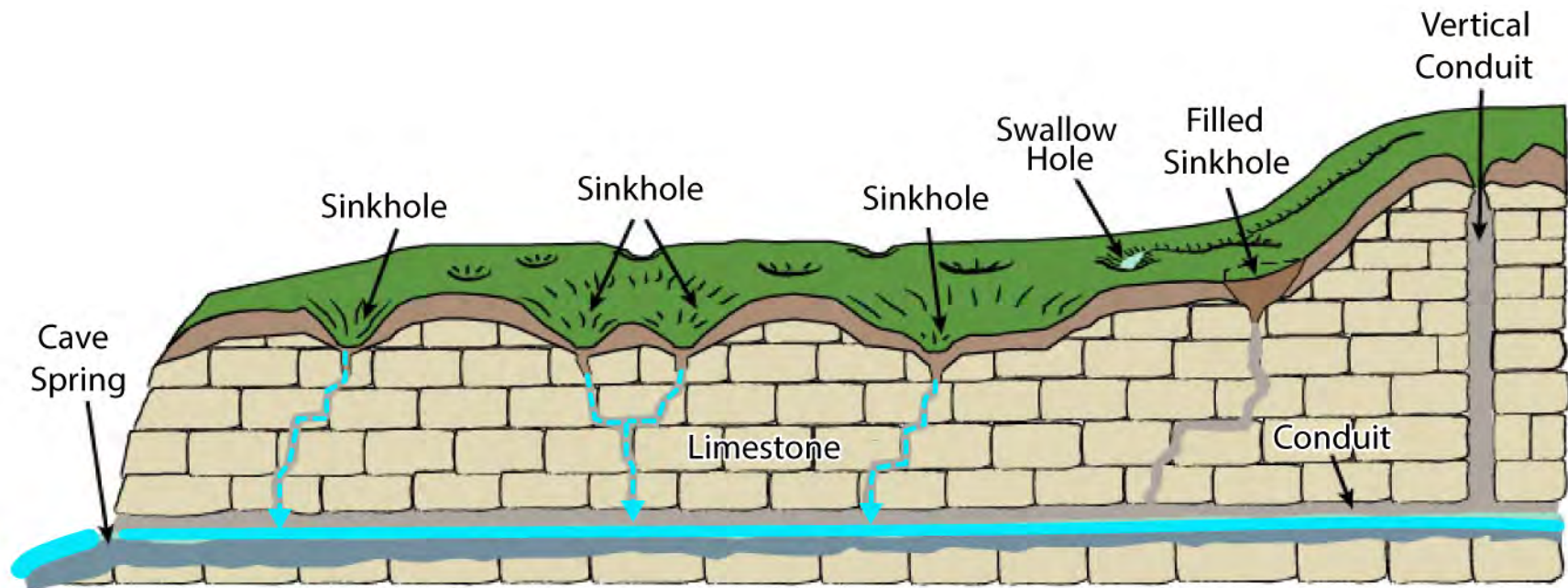
2415 FOUNTAIN DR
BLOOMINGTON, IN
KARST SURVEY

SINKHOLE TYPES

hydrogeology inc.

FIGURE

3




2415 FOUNTAIN DR
BLOOMINGTON, IN
KARST SURVEY


CONCEPTUAL KARST CROSS SECTION

hydrogeology inc.

FIGURE

4

Photograph Number: 1	
Coordinates (UTM Meters) NA	
Photograph Date: 1-31-25	
Comments: Northeast corner of the Site looking southwest.	
Recommended treatment: NA	

Photograph Number: 2	
Coordinates (UTM Meters) NA	
Photograph Date: 1-31-25	
Comments: Northeast corner of building outline.	
Recommended treatment: NA	

Photograph Number:

3

Coordinates (UTM Meters)

NA

Photograph Date: 1-31-25**Comments:**

Southeast corner of building outline.

Recommended treatment:

NA

**Photograph Number:**

4

Coordinates (UTM Meters)

NA

Photograph Date: 1-31-25**Comments:**

Southwest corner of building outline.

Recommended treatment:

NA



Photograph Number:

5

Coordinates (UTM Meters)

NA

Photograph Date: 1-31-25**Comments:**

Northwest corner of building outline.

Recommended treatment:

NA

**Photograph Number:**

6

Coordinates (UTM Meters)

NA

Photograph Date: 1-31-25**Comments:**

Drainage running east to west through the Site. .

Recommended treatment:

NA



Photograph Number:

7

Coordinates (UTM Meters)

NA

Photograph Date: 1-31-25**Comments:**Drainage running east to west
through the Site. .**Recommended treatment:**

NA

**Photograph Number:**

8

Coordinates (UTM Meters)

NA

Photograph Date: 1-31-25**Comments:**

View of existing structure.

Recommended treatment:

NA



Photograph Number:

9

Coordinates (UTM Meters)

NA

Photograph Date: 1-31-25**Comments:**

Center of the Site looking north.

Recommended treatment:

SCA

**Photograph Number:**

10

Coordinates (UTM Meters)

NA

Photograph Date: 1-31-25**Comments:**

Center of the Site looking west.

Recommended treatment:

SCA



Photograph Number:

11

Coordinates (UTM Meters)

NA

Photograph Date: 1-31-25**Comments:**

West side of the Site looking east.

Recommended treatment:

NA

**Photograph Number:**

12

Coordinates (UTM Meters)

NA

Photograph Date: 1-31-25**Comments:**

West side of the Site looking east.

Recommended treatment:

NA





Monroe County Health Department

119 W. 7th Street, Bloomington, IN 47404
Phone: (812) 349-2543 Email: wastewater@co.monroe.in.us



RENEWAL SEPTIC PERMIT

Permit ID **WW-23-296**

DATE PERMIT ISSUED: December 5, 2024

SITE INFORMATION:

Name of Applicant: Patrick Riggs
State Parcel #: 53-05-31-100-018.000-005
Owner Name: Riggs, Patrick D Jr
Owner Address: 2415 W Fountain Dr
Site Address: 2415 W Fountain DR Bloomington, IN 47404-2780
Subdivision: N/A
Lot #: N/A
Number of Bedrooms: 2
Bedroom Capacity of the Proposed Septic System: 5

SEPTIC SYSTEM SPECIFICATIONS:

Septic Tank Size (gal.): 1000 gal Sexton Wilbert and 1500 gal Sexton Wilbert
Pump Tank Size (gal.): N/A
Type of Septic System: subsurface, sand-lined, Presby AES
Septic Field Size (ft. x ft.): 72 feet x 24 feet
Depth of cut (in.): 10 in
Min. Depth of # 23 sand (in.): 6 in
Number of Pipes: 5
Length of each Pipe (ft.): 70 feet
Total Linear foot of pipe: 350 total linear feet
Low Vent Required: Yes
High Vent Required:
Subsurface Drainage: Perimeter Drain on all sides
Depth of Subsurface Drain (in.): 46 in

ADDITIONAL COMMENTS:

Install according to septic site plans submitted by Lloyd Moore

DISCLAIMER

By the ministerial issuance of this permit, the Monroe County Health Department does not certify the compliance of the planned residential sewage system with the applicable administrative rule of the Indiana Department of Health concerning residential onsite sewage systems.

ANY DEVIATIONS FROM THIS PERMIT MUST BE PRE-APPROVED BY THE MONROE COUNTY HEALTH DEPARTMENT.

Duration of Permit: Permit Expires 2 years from May 3, 2024

Dr. Philip Clark Brittain
Monroe County Health Officer

Shian'ah Cox
Senior Environmental Health Specialist

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 1200 North Lincoln Street**

**CASE #: V-03-25
/ VAR2025-01-0060
DATE: February 20, 2025**

PETITIONER: David Parsch
3802 East 3rd Street
Bloomington, IN

OWNER: BMI Properties LLC
3630 East Commodore Trail
Bloomington, IN

REQUEST: Petitioner is requesting a variance from side and rear setback standards to allow a vertical addition to an existing detached single-family dwelling structure by adding a second floor with the same setbacks as the existing first floor in the Mixed-Use Student Housing (MS) zoning district.

REPORT: The property contains a detached single-family dwelling on the east side of North Lincoln Street between East 16th Street and East 17th Street in the Garden Hill neighborhood. The property is located in the Mixed-Use Student Housing (MS) zoning district and in the Garden Hill Historic District. All surrounding properties are also in the MS zoning district and the historic district and contain residential structures with one to four dwelling units each.

The existing one-story house on the property contains two bedrooms. The petitioner proposes to construct a second story and remodel the interior to provide five bedrooms. The second story is proposed to match the footprint of the existing ground floor with the same existing setbacks from front, side, and rear property lines. The Unified Development Ordinance (UDO) establishes a minimum building setback of 15 feet for front, side, and rear property lines alike in the MS zoning district. The south side setback, both existing and proposed, complies with this standard. The existing west (front), north (side), and east (rear) setbacks are less than 15 feet but are lawful nonconforming. A vertical addition of a second story, however, much comply with the standards in the current UDO.

The front setback is 11.72 feet, but the second story can utilize an exception to setback requirements for additions to existing primary structures listed in UDO table 04-6: "Vertical additions to existing primary structures may utilize existing front setbacks provided that the existing structure is equal to, or has a greater front setback than, the median front setback of abutting residential structures." Because the abutting residential structure to the south, the house at 303 East 16th Street, is set back less than 11 feet from Lincoln Street, the proposed second story front setback complies with current UDO standards.

The north side setback is 5.47 feet and the east rear setback is 3.4 feet, both less than the required 15 feet. The petitioner is requesting a variance to allow the second story to use these established setbacks.

Because the property is located in a historic district, the proposed vertical addition requires a certificate of appropriateness (CoA). The petitioner's application for a CoA was heard by the Historic Preservation Commission (HPC) on February 13. The HPC continued the case to the next meeting without making a final decision in order to give the applicant time to respond to commissioner's comments and provide more details on the architectural design of the proposed second story.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(E)(i) 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.*

PROPOSED FINDING: Allowing a second story to use the established side and rear setbacks will not be injurious to the public health, safety, morals, and general welfare of the community. The north side of the property abuts an alley which provides additional separation. Even with a reduced setback, there will still be more than 15 feet from the north building wall to the nearest property line to the north. Using the established east rear setback will provide less ventilation, less fire separation, and less aesthetic visual separation between buildings than desirable for this location, based on the setback standards for this zoning district. However, the remodel will comply with all minimum standards for building construction and fire protection, and the overall impact on public health, safety, morals, and general welfare will be minimal.

- 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.*

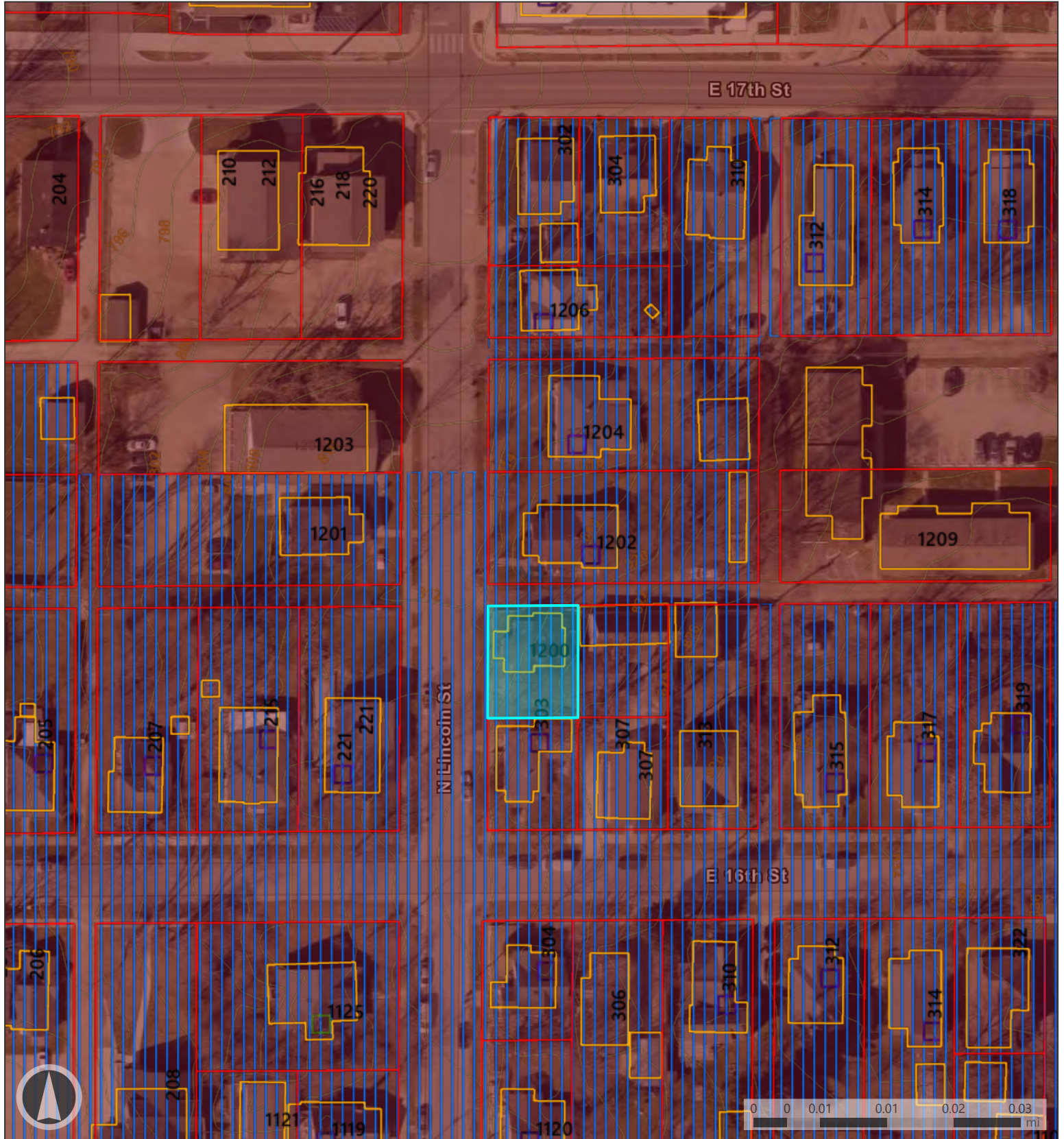
PROPOSED FINDING: Make more explicit. Allowing a second story to use the established side and rear setbacks will not substantially affect the use and value of neighboring properties. Adding more neighbors and potential noise within close proximity may affect the desirability of the dwelling units in the apartment to the east, but any effect will not be significant and is a normal, expected aspect of life and development within the context of this neighborhood.

- 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.*

PROPOSED FINDING: The small size of the property is a peculiar feature. The property dimensions are 62 feet by 50 feet, containing 3,100 square feet, compared to the minimum lot area standard for the MS zoning district of 5,000 square feet. The small lot size limits the size of any potential structure on the property, and the terms of the UDO as applied to the existing structure result in a practical limit of no more than the existing two bedrooms. The MS district allows dwelling units to be occupied by up to five unrelated adults, and the existing use of

other properties in the surrounding neighborhood indicate that renting the house to five unrelated individuals would be the most profitable and desirable for the property owner. However, this does not result in practical difficulties in the use of the property. The property has contained a two-bedroom house for many years and could continue as a two-bedroom house into the future with no evidence of not being able to produce a reasonable rate of return.

RECOMMENDATION: Based upon the written findings above, the Department recommends that the Board of Zoning Appeals adopt the proposed findings for V-03-25 / VAR2025-01-0060 and deny the requested variance.



Map Legend

- Parcels
- Buildings

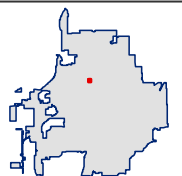
Rating

- Notable
- Contributing

Local Historic Districts

Contours 2021

Mixed-Use Student Housing



The Brawley Group
David Parsch
david@thebrawleygroup.com

To whom it may concern,

The Brawley Group is petitioning for a variance on the rear (east) and side (north) setbacks in order to proceed with permitting for remodeling and upgrading the home at 1200 N Lincoln St. The proposed plan would include adding a second story, which would allow the unit to be upgraded from a 2 Bedroom 1 Bath home to a 5 Bedroom 5 Bath home.

The renovations to this property will not be contrary to the public interest or the spirit of the UDO. The property is located among other properties being utilized for the same general purpose and will not negatively impact those properties. The renovations will add housing in the area without expanding the current structure's footprint and will improve significantly upon the current appearance of the property.

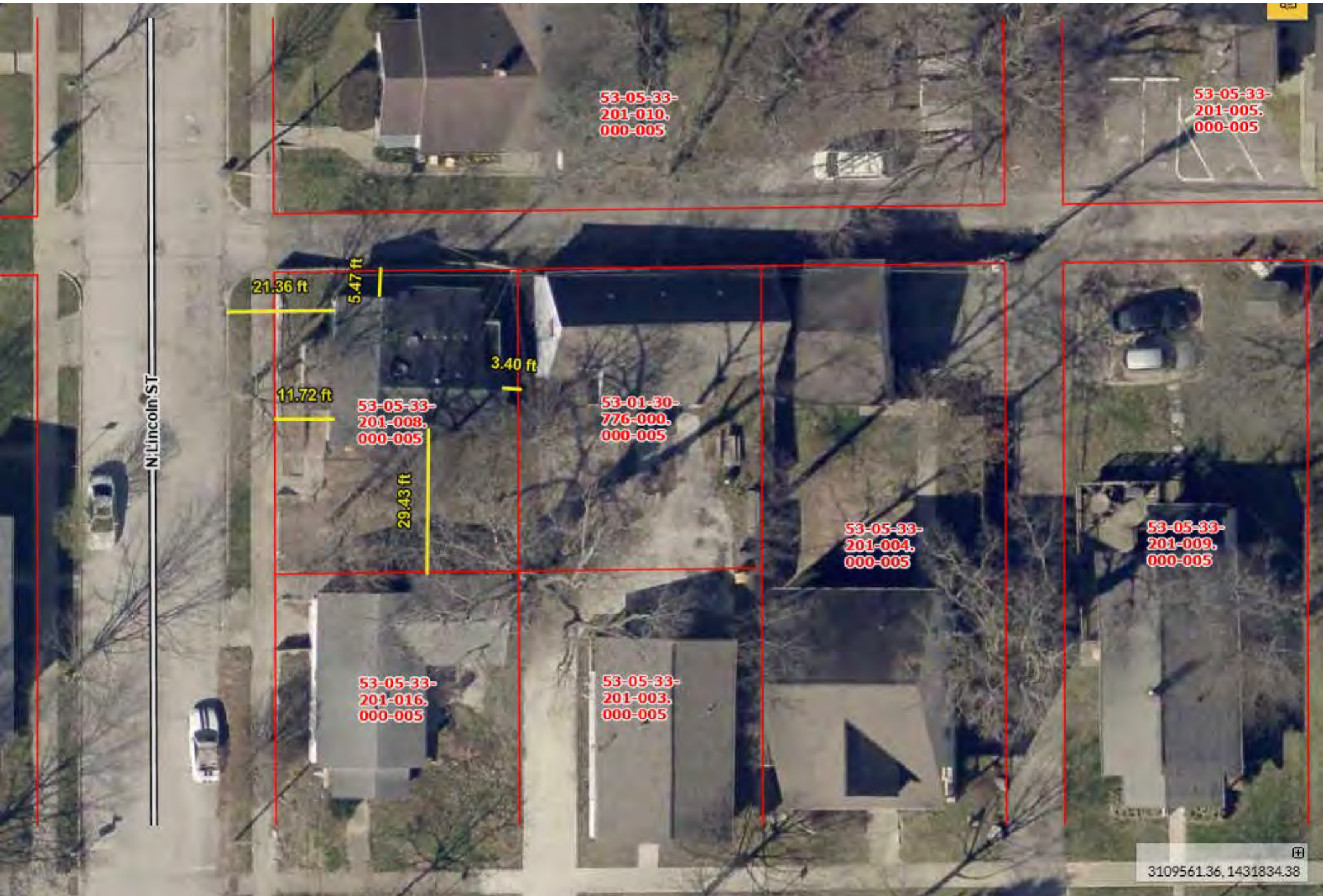
Given the rear/east setback and the parcel size, as the structure is situated on the parcel now, it is not in compliance with the current UDO. Thus, if not for the requested variance, the proposed renovations and improvements to this structure would not be allowed without relocating the entire structure. Allowing a variance would allow for improvement to the aesthetics of the property and the neighborhood, without the practical difficulties and unnecessary hardship of moving the entire structure. In addition, we are working and will continue to work with the Garden Hill Historic District to create a home with like appearance and build to ensure congruence within the neighborhood.

Encroachment of the setback to the north would be on 1202 N Lincoln St, which is also owned by the petitioner. The structure to the rear/east is currently a gabled two story student rental property, and the addition of a second story to 1200 N Lincoln would not cause any harm or alter the current scape for the neighboring property.

It is for these reasons that we believe the variance would only improve the condition of not only the property itself but also the neighborhood.

Sincerely,

David Parsch



Proposal for Second Story Addition and Home Expansion

Project Overview

This proposal outlines the addition of a second story to an existing single-story home, expanding the living space and increasing the number of bedrooms and bathrooms to five each. The project aims to achieve this while maintaining the home's existing footprint, using similar exterior materials, and ensuring the design remains consistent with the architectural style of the surrounding neighborhood.

Project Goals

- **Expand Living Space:** Add a second story to the home to significantly increase the square footage of living space.
- **Increase Bedrooms and Bathrooms:** Convert the home into a 5-bedroom, 5-bathroom residence to accommodate a larger family or guests.
- **Maintain Existing Footprint:** Preserve the home's current foundation and footprint to minimize disruption to the property and surrounding landscape.
- **Use Like Materials:** Utilize exterior materials that are similar in appearance and quality to the existing materials to ensure a cohesive and aesthetically pleasing design.
- **Neighborhood Harmony:** Design the second story addition to complement the architectural style of the neighborhood, ensuring the home blends seamlessly with its surroundings.

Design and Construction

- **Architectural Design:** Have engaged with an architect to design the second story addition, taking into consideration the existing home's structure, style, and the neighborhood's architectural surroundings.
- **Permits and Approvals:** Obtain all necessary permits and approvals from local authorities before commencing construction.

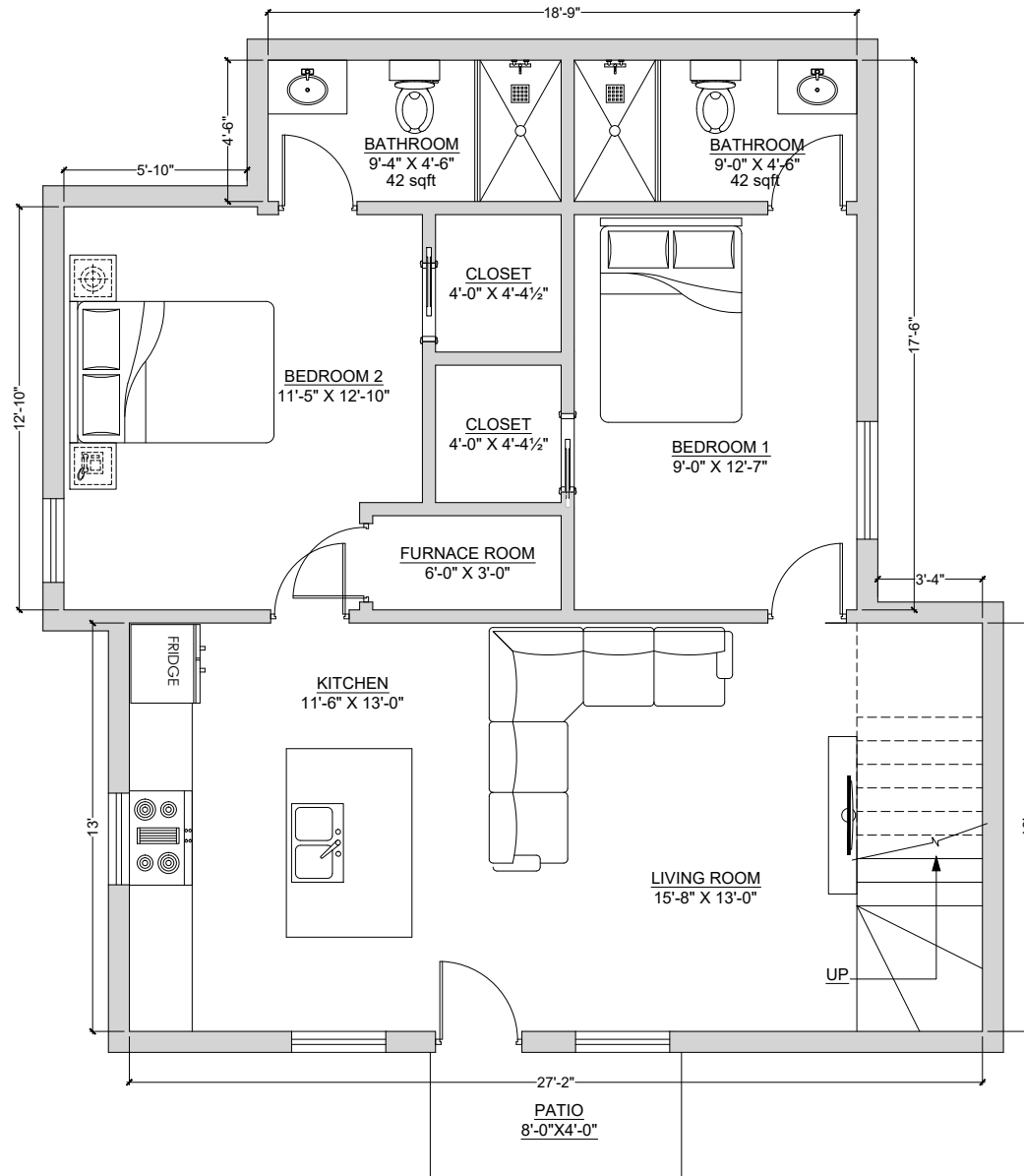
- **Construction:** Hire a qualified contractor to oversee and execute the construction of the second story addition, ensuring adherence to the design plans, building codes, and safety regulations.
- **Material Selection:** Select exterior materials that are similar in color, texture, and quality to the existing materials to maintain the home's visual appeal and consistency with the neighborhood.

Conclusion

This proposal outlines our plan for adding a second story to an existing home and converting it into a 5-bedroom, 5-bathroom residence. The project prioritizes maintaining the home's existing footprint, using similar exterior materials, and ensuring the design complements the neighborhood's architectural style. By following this plan, the homeowner can achieve a significant expansion of living space while preserving the home's character and value.

The proposed materials for adding a second story to the house at 1200 N Lincoln St include:

- **Structural framing:** Treated lumber wood beams and joists for the floor system and roof framing.
- **Exterior walls:** Standard OSB sheathing and tyvec wrapping. Fiber cement or hardboard siding for exterior cladding, providing durability and low maintenance. 12" Hardboard siding is the existing material.
- **Roofing:** Asphalt shingles for water resistance and durability. Would maintain color of current asphalt shingles.
- **Windows and doors:** Energy-efficient double-paned windows for natural light and ventilation. Matching to existing double hung double paned windows.
- **Insulation:** Closed-cell spray foam insulation for the walls and roof, providing superior insulation and air sealing.
- **Interior finishes:** Drywall for interior walls and ceilings, providing a smooth surface for painting or wallpaper. LVP flooring for durability and easy maintenance.
- **Electrical and plumbing:** Insulated copper wiring and PEX piping for electrical and plumbing systems, respectively, ensuring longevity and reliability.



PROJECT TITLE:

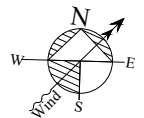
PROPOSED 1ST FLOOR PLAN

PROJECT DESCRIPTION:

ADDRESS:

SHEET TITLE:

ARCHITECTURAL PLAN



DESIGNED BY:

DRAWN BY:

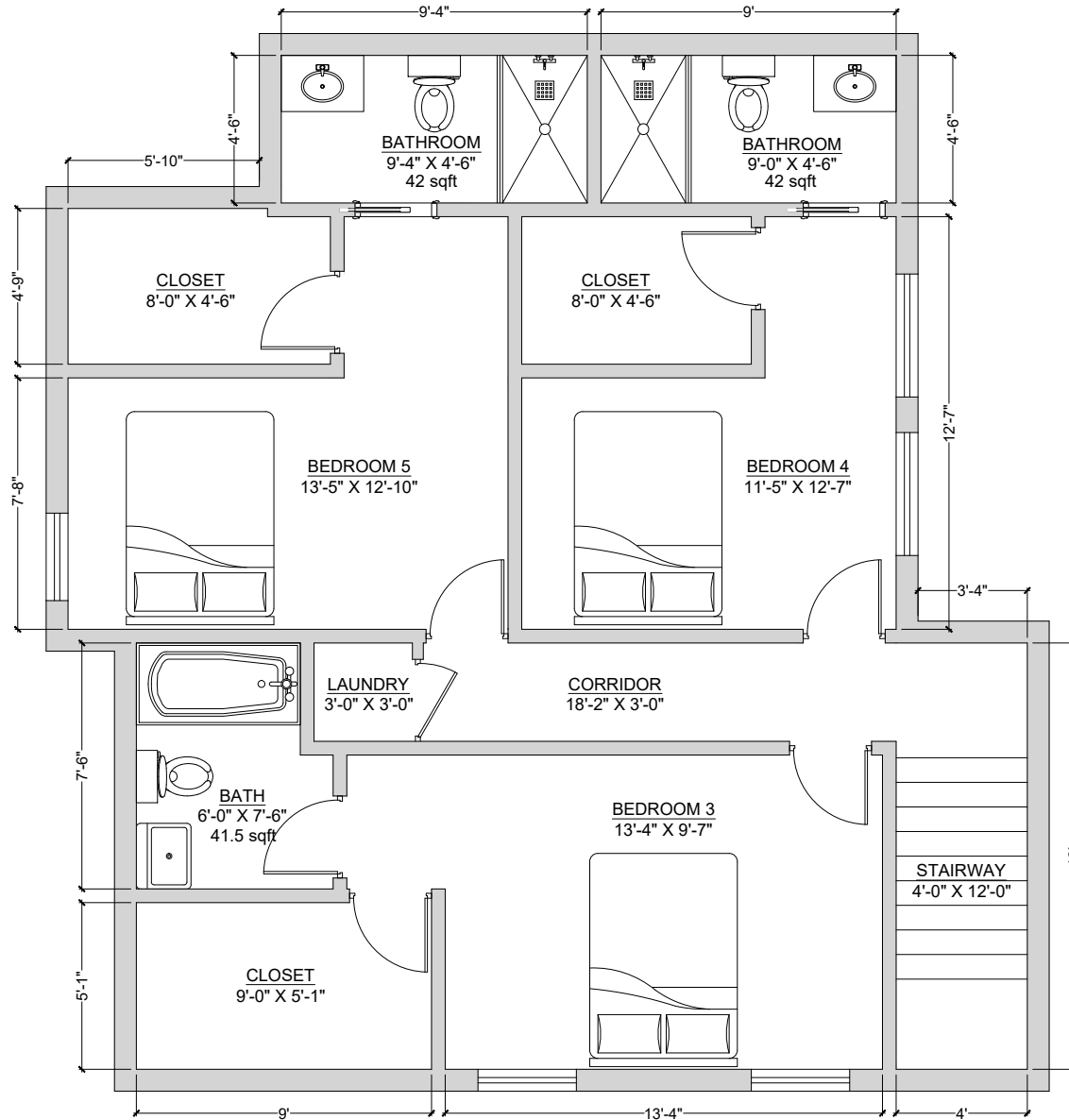
CKD BY:

CLIENT NAME:

SCALE:

DATE:

SHEET NUMBER:



PROJECT TITLE:

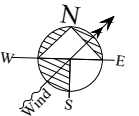
PROPOSED 2ND FLOOR PLAN

PROJECT DESCRIPTION:

ADDRESS:

SHEET TITLE:

ARCHITECTURAL PLAN



DESIGNED BY:

DRAWN BY:

CKD BY:

CLIENT NAME:

SCALE:

DATE:

SHEET NUMBER:

TOP ROOF LVL
5'-5"
ROOF LVL
8'
CEILING LVL 6"
8'
MAIN FLOOR



TOP ROOF LVL
5'-5"
ROOF LVL
8'
CEILING LVL 6"
8'
MAIN FLOOR

FRONT ELEVATION

PROJECT TITLE:
ELEVATION
PROJECT DESCRIPTION:
ADDRESS:
SHEET TITLE:
ARCHITECTURAL PLAN
DESIGNED BY:
DRAWN BY:
CKD BY:
CLIENT NAME:
SCALE:
DATE:
SHEET NUMBER:

TOP ROOF LVL
5'-5"
ROOF LVL
8'
CEILING LVL 6"
8'
MAIN FLOOR



LEFT ELEVATION

TOP ROOF LVL
5'-5"
ROOF LVL
8'
CEILING LVL 6"
8'
MAIN FLOOR

PROJECT TITLE:

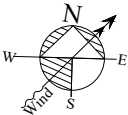
ELEVATION

PROJECT DESCRIPTION:

ADDRESS:

SHEET TITLE:

ARCHITECTURAL PLAN



DESIGNED BY:

DRAWN BY:

CKD BY:

CLIENT NAME:

SCALE:

DATE:

SHEET NUMBER:

TOP ROOF LVL

5'-5"

ROOF LVL

8'

CEILING LVL

6"

8'

MAIN FLOOR



REAR ELEVATION

TOP ROOF LVL

5'-5"

ROOF LVL

8'

6"

CEILING LVL

8'

MAIN FLOOR

PROJECT TITLE:

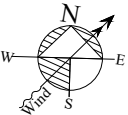
ELEVATION

PROJECT DESCRIPTION:

ADDRESS:

SHEET TITLE:

ARCHITECTURAL PLAN



DESIGNED BY:

DRAWN BY:

CKD BY:

CLIENT NAME:

SCALE:

DATE:

SHEET NUMBER:

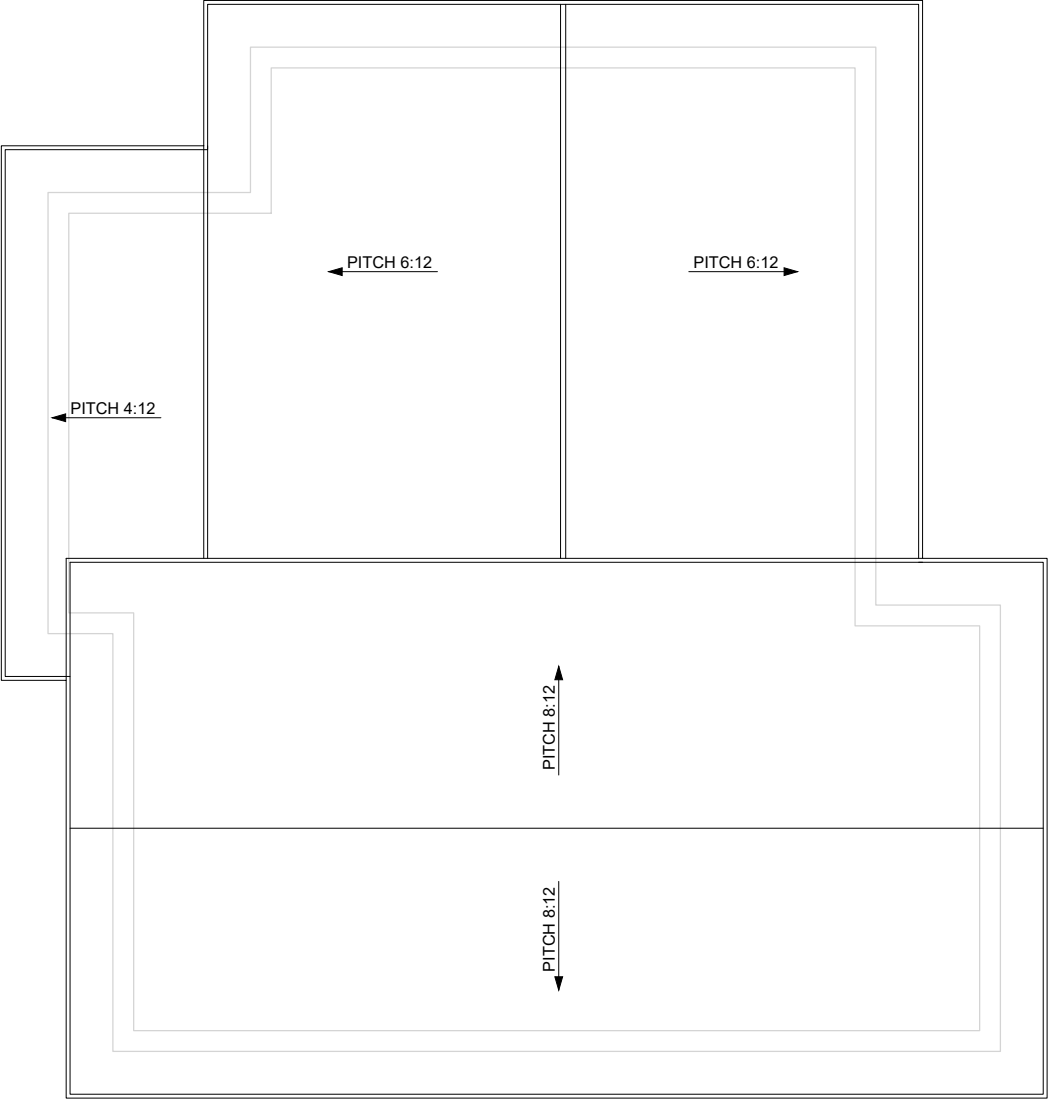
TOP ROOF LVL
5'-5"
ROOF LVL
8'
CEILING LVL 6"
8'
MAIN FLOOR



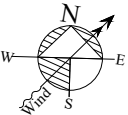
RIGHT ELEVATION

TOP ROOF LVL
5'-5"
ROOF LVL
8'
CEILING LVL 6"
8'
MAIN FLOOR

PROJECT TITLE:
ELEVATION
PROJECT DESCRIPTION:
ADDRESS:
SHEET TITLE:
ARCHITECTURAL PLAN
DESIGNED BY:
DRAWN BY:
CKD BY:
CLIENT NAME:
SCALE:
DATE:
SHEET NUMBER:



ROOF PLAN

PROJECT TITLE:
ELEVATION
PROJECT DESCRIPTION:
ADDRESS:
SHEET TITLE:
ARCHITECTURAL PLAN

DESIGNED BY:
DRAWN BY:
CKD BY:
CLIENT NAME:
SCALE:
DATE:
SHEET NUMBER:

THRU MAY 15
MENT HOURS
- 5:00PM
WEDNESDAY
- 8:00AM
- SUNDAY
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00PM
IDAY











BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
Location: 3333 E. 3rd Street

CASE #: V-04-25
VAR-2025-01-0061
DATE: February 20, 2025

PETITIONER: CRM 3, LLC (Royal on the Eastside)
 3115 S. Highway 37, Bloomington, IN

CONSULTANTS: Bynum Fanyo & Associates, Inc.
 528 N. Walnut Street, Bloomington, IN

REQUEST: Variance from landscaping standards and front, side, and rear parking setback standards to allow for a 2,403 square foot addition for a "vehicle sales or rental" use in the Mixed-Use Corridor (MC) zoning district.

REPORT: This 2.7 acre property is located at 3333 E. 3rd Street and is zoned Mixed-Use Corridor (MC). Surrounding land uses include several commercial and retail buildings to the north, west, and south with single family residences in the Park Ridge neighborhood to the east. There are no known regulated environmental features on this property. Adjacent properties to the north, west, and south are zoned Mixed-Use Corridor (MC) and the properties to the east are zoned Residential Medium Lot (R2). Since the properties to the east of this site are zoned Residential Medium Lot (R2), a Type 2 bufferyard is required along the entire east property line.

The property has been developed with a "vehicle sales or rental" use and is operated by Royal on the Eastside automobile dealership. The petitioner is proposing a 2,030 square foot addition to the west side of the building for an expanded showroom and a 373 square foot addition to the northeast corner of the building for a new entry door into the service bay. A building permit was approved in 2015 (CZC-C15-164) to allow a 1,500 square foot addition on the east side of the building. At the time of the addition in 2015 the building had a gross floor area of 15,155 square feet and that addition was less than 10% of the building. The addition in 2015, in combination with the currently proposed addition, equals a 26% expansion of the building. Since the proposed addition to the building in combination with a previous addition expands the gross floor area by more than 10%, this proposal requires the site to come into compliance with the Limited Compliance standards of Section 20.06.090(f)(2)(B). This includes new landscaping throughout the property, installation of islands within the parking areas, removal of excess asphalt over the allowable minimum landscape area, installation of bike racks, and pedestrian facilities with street trees along the property frontage.

The proposed site plan shows 20 customer parking spaces (including 2 ADA accessible parking spaces) for customers and 212 spaces for vehicle display. The petitioner is proposing to install several new islands within the parking area as well as rain gardens to meet stormwater quality requirements, restripe the parking and display areas to meet current standards for minimum aisle width, create a 4' wide setback along the west property line with landscaping, install a new bike parking area along the front, and install landscaping throughout the property and along the required bufferyard to the east. However, within the required bufferyard to the east there are still several gaps that could have additional landscaping planted, a condition of approval has been included to require additional plantings in that area. New street trees would be installed as well and have been shown.

The use “vehicle sales or rental” is a unique land use in that the display of merchandise (vehicles) for sale occurs almost exclusively outside of a building. For this use, the areas where vehicles for sale are parked are not counted as parking spaces towards the maximum number of spaces allowed, however those areas are subject to all other standards that regulate parking including landscaping requirements and setbacks. Due to the location of existing parking spaces and display areas that are located between the building and the street, the petitioner is requesting a variance from parking setback standards to allow the existing parking and display areas that are located within the required front parking setback area to remain. The petitioner is also requesting a side yard parking setback variance to allow the display areas along the west and north sides of the property to not meet the required 8’ side and rear yard parking setback standards. Also requested is a variance from landscaping standards to not require a landscape bumpout, island, or endcap per every 10 parking spaces and for some of the islands to not have tall, canopy trees.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(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.*

PROPOSED FINDING:

Landscaping (number of islands): The granting of the variance to not require an island for every 10 parking spaces will not be injurious to the public health, safety, morals, or general welfare of the community. The proposed site plan shows the installation of islands and endcaps to an extent that is reasonable to balance maintaining areas for displaying of merchandise for sale and defining drive aisles, while also getting closer to compliance.

Landscaping (tall canopy trees): The granting of the variance to not require tall canopy trees in every island would be injurious to the public health, safety, morals, or general welfare of the community as the installation of tall, canopy trees within the parking areas has been proven to provide demonstrated benefits in reducing the heat island effect that results from large areas of exposed asphalt. The benefits from having large canopy trees within the parking areas would be very beneficial to the public health and welfare of the community.

Parking Setback (front): The granting of the approval to allow the existing parking spaces to remain between the building and street is not expected to be injurious. There are a very limited number of spaces that are currently within the front parking setback and there are no known negative impacts from the parking spaces in the current location. Some parking spaces within the front will be removed for new islands and landscaping thus reducing the amount of parking between the building and the street.

Parking Setback (side): The granting of the approval to allow a reduced side yard setback to

the west is not expected to be injurious. This portion of the site is adjacent to a parking area on the adjacent property as well. The granting of the variance would result in removal of some asphalt to create a 4' setback and allow the installation of new landscaping where none currently exists.

Parking Setback (rear): The granting of the approval to allow the current zero foot rear yard setback to the north is not expected to be injurious. This portion of the site is directly adjacent to another parking area on the adjacent property and therefore is not expected to be injurious.

- 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.*

PROPOSED FINDING:

Landscaping (number of islands): No adverse impacts to the use and value of surrounding properties as a result of the requested variance to have a reduced number of interior islands are found. As mentioned previously, the proposed site plan shows the installation of islands and endcaps to an extent that is reasonable to balance maintaining areas for displaying of merchandise for sale and defining drive aisles, while also getting closer to compliance.

Landscaping (tall canopy trees): No direct adverse impacts to the use and value of surrounding properties as a result of variance to not have tall canopy trees within the islands are found. However, as noted above the lack of tall canopy trees within the islands can have an adverse impact on the overall community.

Parking Setback (front): No adverse impacts to the use and value of the area adjacent to the property are found. There are a very limited number of spaces that are currently within the front parking setback and there are no known negative impacts from the spaces in the current location. Some parking spaces within the front will be removed for new islands and landscaping thus reducing the amount of parking between the building and the street.

Parking Setback (side): No adverse impacts to the use and value of the area adjacent to the property are found from the granting of the variance to allow a 4' setback to the west rather than the required 8' setback. There is currently no setback or landscaping between this property and the property to the west and the granting of this variance would allow a reduced setback and landscaping to be established where there currently is none.

Parking (rear): No adverse impacts to the use and value of the area adjacent to the property are found from the granting of the variance to allow the existing zero foot setback to remain. This portion of the site is directly adjacent to another parking area on the adjacent property and therefore is not expected to be injurious. The overall proposed site plan shows the installation of islands, endcaps, restriping, and landscaping to an extent that is reasonable to balance maintaining areas for displaying of merchandise for sale, while also bringing the site closer to compliance.

- 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.*

PROPOSED FINDING:

Landscaping (number of islands): The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that requiring all of the required islands would create a practical difficulty in the use of this property since this specific use relies on outdoor display area for their vehicles. The practical difficulties are peculiar to the property in question in that this use relies exclusively on the outdoor display area for display of cars for sale and requiring all of the islands to be installed would substantially reduce the amount of area available for vehicle display and create a hardship for this existing use and property. The granting of the variance will relieve these difficulties and allow a property to come closer to compliance while still allowing islands to be installed within the site.

Landscaping (tall canopy trees): The strict application of the terms of the Unified Development Ordinance will not result in practical difficulties in the use of the property. Requiring tall canopy trees will not prevent this property from continuing to be used in the current manner. Other similar “auto and vehicle sales” uses have installed tall canopy trees within interior islands with no demonstrated practical difficulties. There are no practical difficulties that are peculiar to the property in question that prevent tall canopy trees from being installed in the islands as required.

Parking Setback (front): The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that compliance with this standard would require a significant amount of parking and display area to be removed and present a hardship in limiting the amount of area available for the display of vehicles for sale. The practical difficulties are peculiar to the property in question in that the location of existing parking, display areas, and existing building do not allow for the removal of spaces without substantially affecting the ability of the use to continue at this location. The granting of the variance will relieve these difficulties and allow the site to be brought closer to compliance with other UDO development standards.

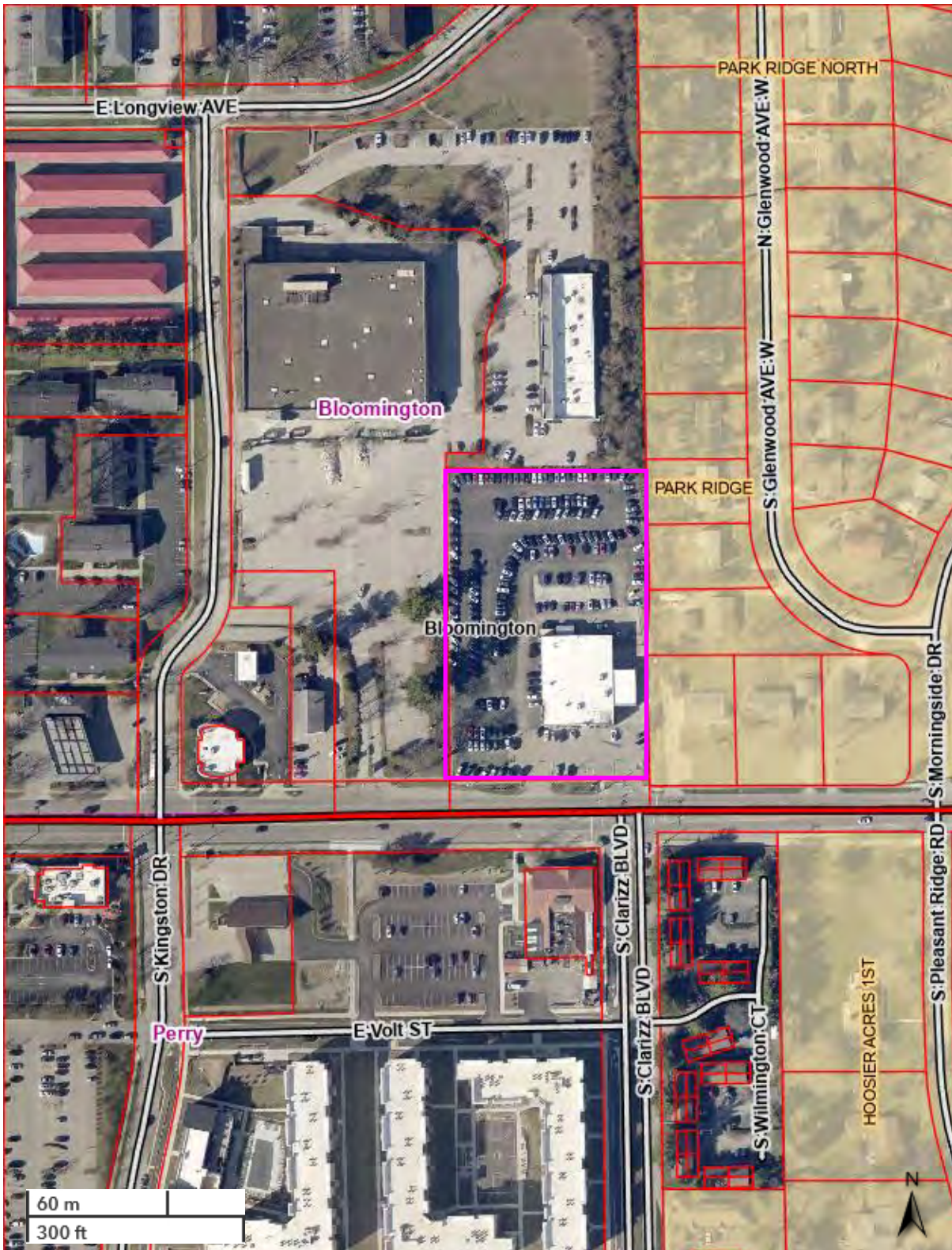
Parking Setback (side): The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that requiring the full 8’ setback would require an entire row of parking/display spaces to be removed and remove almost 20% of the parking for vehicle display space available for this use. The practical difficulties are peculiar to the property in question in that the location of existing parking and display area do not allow for the removal of spaces without significantly affecting the ability of the use to continue at this location. The granting of the variance will

relieve these difficulties and allow the site to be brought closer to compliance with other UDO development standards.

Parking (rear): The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that requiring the full 8' setback along the north property line would require an entire row of parking/display spaces to be removed and remove 20 spaces available for use. The practical difficulties are peculiar to the property in question in that the location of existing parking and display area do not allow for the removal of spaces to meet the required setbacks without significantly affecting the ability of the use to continue at this location. The granting of the variance will relieve these difficulties and allow the site to be brought closer to compliance with other UDO development standards.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and deny the tall canopy tree portion of the variance and approve the remainder of V-04-25 with the following conditions:

1. These variances are for this addition only, any future development must meet all UDO requirements.
2. All trees within islands and endcaps shown must be a tall, canopy tree species.
3. Additional landscaping is required within the bufferyard along the east property line to the extent practical, to be determined in conjunction with Planning & Transportation staff.
4. No variance from entrance and drive standards is approved, all entrances must meet UDO requirements.
5. Petitioner will continue to work with staff on incorporating small/medium trees along the west property line.
6. Site plan approval is required prior to issuance of any permits.



- Parcels
- County Outlines
- Brown
- Greene
- Jackson
- Lawrence
- Monroe
- Morgan
- Owen
- <all other values>
- Corporate Boundaries
- Townships
- Subdivisions



Bloomington Board of Zoning Appeals

Petitioner's Statement **Royal on the Eastside** **3333 East Third Street**

Overview-Existing site

The site as it exists is 2.95 acres containing a multi brand car dealership that has been on site at this location in one form of dealership since 1969. The existing structure is a partial two-story structure of around 16,655 square feet, and the proposed addition will add 2,464 additional square feet. Currently, the structure contains three worldwide car brands in Volkswagen, Audi, and Subaru. The Zoning is MC (Mixed use Corridor), and the use is identified as a "nonconforming legal use", therefore any expansion of business growth requires the owner to seek a variance under the Limited Compliance Rules.

Location

The location of this site and the changes around it are the reasons for this request. This site is along a busy, main east-west corridor, and is landlocked by other commercial uses to the north and west. The dealership needs to expand its showroom to meet branding requirements, or risk losing the brand.

Architectural Character

This roughly 2,000 square foot, single story showroom addition will match the modern style architecture of the existing building in materials, windows, and height.

History

The Royal Auto Group was founded by Charles Royal Jr when he purchased his first dealership in Bloomington, Indiana, in 1969.

Born in 1932, Charles Royal Jr. grew up in El Paso, Texas. His father was an entrepreneur who owned several businesses, including a hotel and a small used car lot. When Mr. Royal finished attending high school, he began working full-time at his father's used car lot. He did this for several years until he hired on at a local new car dealership, and it was there he found his passion for selling cars. He loved it and was a natural salesman. Hard working, easy to talk to, and a savvy negotiator, Mr. Royal quickly rose up the ranks of the dealership sales department. Over the next years, he climbed up the ranks of multiple dealership organizations in the Southwest. He landed at Lone Star Chevrolet in El Paso, where he became top salesman, and then top Sales Manager. When the owner of Lone Star died, his widow sold the dealership to one of the largest auto group owners in the West--Mitch McClure of The Courtesy Auto Group. Mitch installed his son, Charles McClure, as the Dealer Principal of the dealership, and appointed Mr. Royal as his General Manager and right hand, a role that Mr. Royal would perform essentially until leaving to strike out on his own in 1968.

In 1969, Mr. Royal left Courtesy Chevrolet to become a partner in a single-point Chevrolet Dealership in Bloomington, Indiana. The sale was completed in 1969 and four years later, he paid off his business

partners and was the sole owner of Royal Chevrolet! Mr. Royal grew the Chevrolet dealership into the most successful dealership in town. With his roots established, he looked to expand his dealership operation. His first partner was a former Chevrolet executive, Bob Poynter--who was installed at their Bob Poynter Chevrolet dealership in Seymour, Indiana. Then came Bloomington Ford--and partner Tom Martin. Over the years, Mr. Royal expanded the Royal Group to include many dealerships around Southern Indiana and Kentucky, growing to as many as 13 dealerships representing 21 new car brands.

Mr. Royal bought Juan Roy Motors on East 3rd Street in May 1986. That was the start of what is now Royal on the Eastside. Starting out as a Volkswagen dealership, Subaru and Audi brands were added to the location, followed by Lincoln/Mercury, and finally Nissan. For many years, there were six new car franchise brands all under one roof at the 3333 E 3rd Street location, which was perhaps the most brands under a single roof in the entire Midwest. Mr. Royal owned and operated this dealership from 1986 until his death in July 2022. Upon his death, his family appointed his grandson and business partner, Andrew Long, to continue operating the dealership. Andrew had worked at Royal on the Eastside since high school, in the summers, and joined full-time in 2006. Andrew lives in Bloomington and continues to operate Royal on the Eastside.

Over the years, Royal and his family have seen the E. 3rd Street corridor change. Many of the local “mom and pop” shops have been replaced by large box stores or regional and national chains. Large apartment complexes have replaced many smaller retail businesses over the last few years. In the face of this change, Royal on the Eastside is proud to continue the tradition of its founder, Charles Royal Jr, and operate as a locally owned and locally operated business. Royal on the Eastside isn’t a big box store or chain retailer, but a truly local business.

Current UDO implications

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.

Proposed Finding: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property.

The Petitioner is under intense pressure from one of its distributors, Subaru, to make certain facility improvements as set forth in the application. Until this application is approved, the Petitioner has, is, and will lose significant incentive monies. Subaru, like other automotive manufacturers and distributors have reduced gross profit margins over the last several years and substituted in lieu thereof certain incentive programs requiring operational changes in activities and facility improvements in order to earn incentive monies. With Subaru substantially reducing gross profit margins, earning incentive monies are now necessary to achieve profitability. Petitioner’s grandfathered incentive entitlements ended March 31, 2023, and reinstitution thereof is contingent upon providing the facilities requested in the petition. Those incentive monies are used to offset overhead, pay salaries, make capital improvements, maintain facilities, etc.

The property is land-locked and cannot otherwise accommodate the required changes without approval of the petition and construction of the modest improvements requested. The property is land-locked to the east by view screening shrubbery representing a boundary, per the ordinance, of commercial expansion; the property to the east being zoned R2-Residential Medium Lot. Of course, the property is bound to the south by third street with natural setback parking requirements, etc. To the west and north are adjacent properties, some of which were subject to a grant of variance in case V-27-23 in September 2023. The Petitioner has been leasing a part of that property, on a short-term basis, to utilize for parking purposes. With a grant of that variance and the reconfiguration of that property, Petitioner has lost the adjacent parking. Additionally, all space to the north and west is now utilized for commercial purposes. The granting of the variances will allow the distributor insisted improvements to be built, parking reconfigured, and would relieve the difficulties in utilizing the property for the Petitioner’s purpose, allowing petitioner to operate as it has for the past years at the location. There is little, if any, alternative use for the property

and certainly the property would be degraded by any typical alternative uses such as a used-car lot, automobile repair and body shop, construction company office and repair facility, ambulance service and repair facility or similar uses. Strict application of the ordinance would be costly to the Petitioner, potentially leading to a loss of jobs and degradation of the tenancy on the property.

As outlined in the current Unified Development Ordinance, the following items will be met as required for limited compliance standards in 20.06.90 f.(2) I (3) (addition of more than 10% of the existing floor area.

The items that will conform are the following.

I-Building setbacks and height.

III-Parking

IV-Paving

V-ADA Accessible parking

VI-Bicycle parking (To be added as shown on the site plan)

VIII-Pedestrian facilities

IX-Signage

X-Dumpster enclosure

XI-Lighting

XII-Entrances and drives (East entry drive to be reduced to 34 feet in width after turning movements exhibits)

Variances being sought

II-Parking setback

Although several customer spaces are being removed along the east property line, many of the existing customer spaces are in front of the building and do not meet the 20 foot behind the primary façade rule. In addition, there are parking spaces for display vehicles along the north and west within the 8' setback.

VII-Landscaping

Required amount of buffer yard and general landscaping is not met (have some required)

Required large canopy trees within the parking islands is not being met (have some required)

XIII-Minimum Landscape area

Required number of parking islands every 10 spaces cannot be met

Overall impervious coverage cannot be met – existing site impervious coverage = 94%, proposed plan impervious coverage = 88%, UDO impervious coverage max. for zoning = 60%

We propose that we meet the Criteria to evaluate the approval under flexibility and relief procedures with the following:

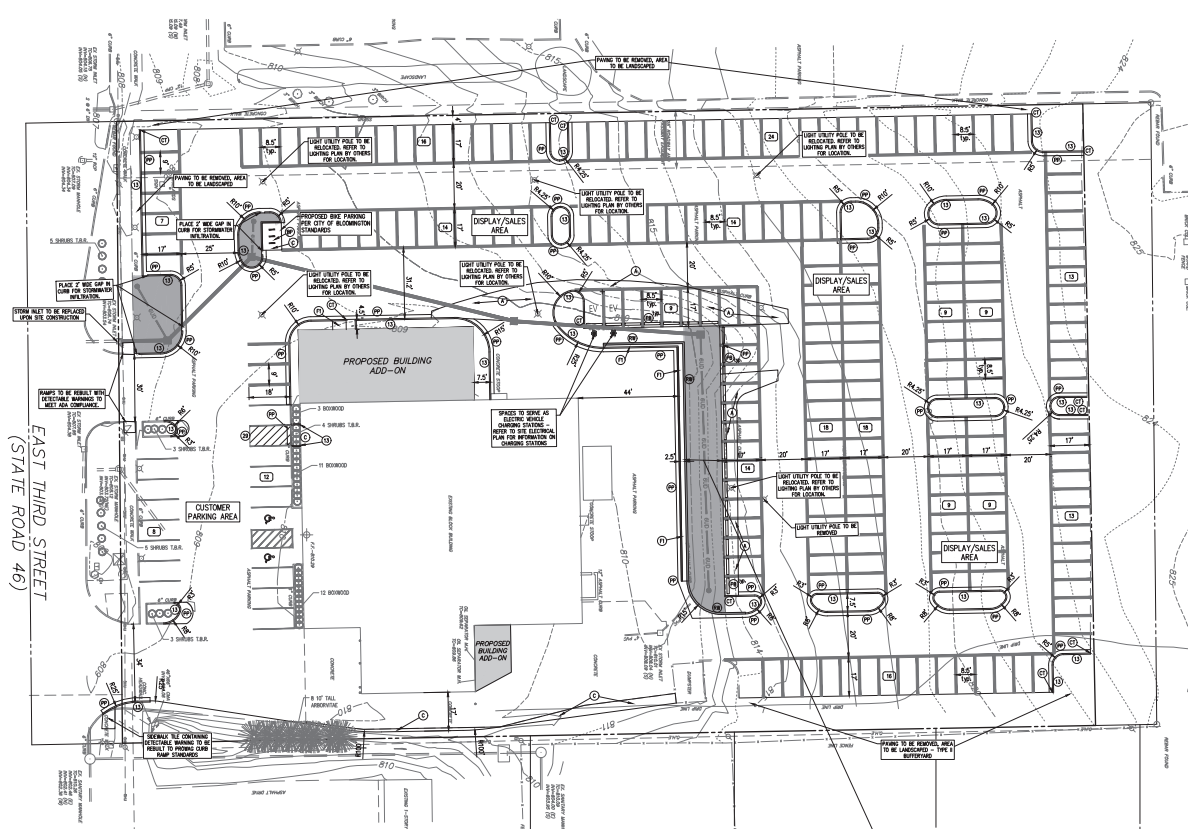
1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community; and
As an existing car dealership with a sales lot, it is expected to have automobiles for the public to review, even after business hours. The addition to the building will match and complement the existing building and will be built upon existing impervious surface. As part of this variance, the client will remove some parking that falls within the setback along Third Street, remove and meet the buffer yard requirements to the east in an area at the North East corner with removal of existing paving and additional landscaping.
In addition, several lot landscaping islands are being installed where practicable, including landscaping along the west property line.
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; and
No impacts on the neighboring properties or reduction in value will result from this variance. The largest neighboring property to the west which was vacant for a number of years is now in use and much like this project, was constructed long before the current UDO ordinance.

3. The strict application of the terms of this UDO 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.
This property has long existed well before any UDO and current applications of the new UDO strictly limit the ability of the client to continue this use that this facility was originally designed for. While the architecture of the building needs no variance, this particular site and use is difficult to bring up to current UDO standards as it would result in a dramatic reduction in the asphalt areas which are the sales area for vehicles and their display, and additional cost and maintenance for the issues that additional landscaping brings to auto dealership lots. The peculiarity for this parcel is also that this parcel was developed long before we had zoning ordinances in effect, and due to the nature of an ever-changing automobile dealership, and any growth of this business would require a variance to meet even the basic of requirements.

Our proposal Will blend into the existing architecture, increase the building footprint within existing impervious surface areas, and enable this long time Bloomington based business to continue to exist in the current location. This variance request and approval will ensure a continuation of this long-time family business as well as the jobs it has provided.

Thank you for your consideration.

Doug Bruce NCARB-LEED AP
TABOR/BRUCE ARCHITECTURE & DESIGN, Inc.
1101 S Walnut Street
Bloomington, IN 47401
(812) 332-6258



EXISTING LEGEND

- E — EXISTING FENCE
- W — EXISTING WATER LINE
- EHE — EXISTING OVERHEAD ELECTRIC LINES
- UDE — EXISTING UNDERGROUND ELECTRIC LINES
- OHT — EXISTING OVERHEAD TELEPHONE LINES
- UOT — EXISTING UNDERGROUND TELEPHONE LINES
- GAS — EXISTING GAS LINE
- FLOW LINE — EXISTING CONTOUR & ELEVATION
- SS — EXISTING SANITARY SEWER AND MANHOLE
- ST — EXISTING STORM SEWER AND MANHOLE

SITE IMPROVEMENT LEGEND

- ① PROPOSED BROWNSHAW PARKING — REFER TO DETAIL
- ② PROPOSED 6" STANDING CURB — REFER TO DETAIL
- ③ PROPOSED 6" STANDING CURB AND SIDEWALK — REFER TO DETAIL
- ④ PROPOSED CURB TRANSITION, IF LENGTH FROM 6" TO 4" CURB HEIGHT
- ⑤ PROPOSED CURB TRANSITION, IF LENGTH FROM 6" TO 4" CURB HEIGHT
- ⑥ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
- ⑦ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
- ⑧ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
- ⑨ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
- ⑩ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
- ⑪ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
- ⑫ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
- ⑬ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
- ⑭ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
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- ⑯ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
- ⑰ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
- ⑱ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
- ⑲ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
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- ㊾ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL
- ㊿ PROPOSED CONCRETE PAVEMENT PATCH — REFER TO DETAIL

CUSTOMER PARKING SPACES: 20
(INCLUDING 2 ADA SPACES)

DISPLAY/SALES PARKING SPACES: 212

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

Revisions:

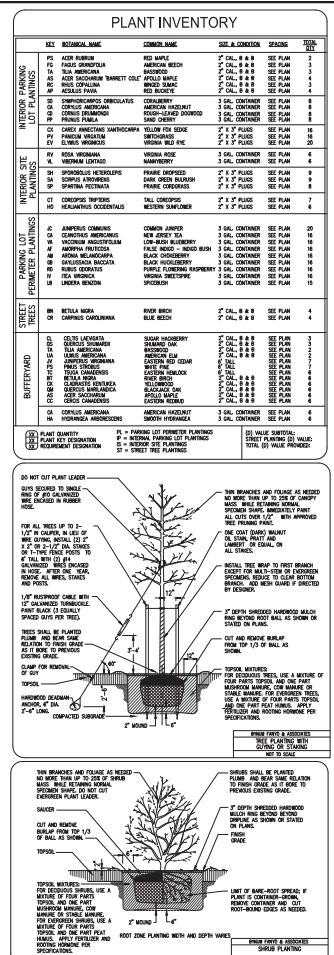
ARCHITECTURE
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
BLOOMINGTON, INDIANA
(412) 333-2800 (P) (F)

Verified by:

PROPOSED
ROYAL ON THE EAST SIDE
3433 E 38th St
BLOOMINGTON, IN 47401

Site: SITE PLAN

Designed by: DAS
Drawn by: DAS
Checked by: DUB
Sheet no.: C301
Project no.: 402441



NOTE TO CONTRACTOR


CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C501
project no.: 40244

title: LANDSCAPE PLAN

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C501
project no.: 402441



 DEMOTES EXISTING DOOR AND FRAME TO BE REMOVED

 EXTERIOR WINDOW # D.S. DOWNSPOUT LOCATION

 DEMOLITION NOTE  REVISION NOTE

PROJECT NO.	4020
DATE	05.24.2023
DRAWN BY	W. WHITMAN
CHECKED BY	D. BRUCE
SHEET NAME	OVERALL EXISTING MAIN LEVEL FLOOR PLAN
SHEET NO.	

AD001

THESE PLANS ARE PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, OR FOR ANY CONSEQUENCES OF ANY ACTION OR INACTION, ARISING OUT OF THE USE OF THESE PLANS, WHETHER OR NOT SUCH DAMAGE OR INJURY IS CAUSED BY THE NEGLIGENCE OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THE SERVICES PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THE SERVICES PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THE SERVICES PROVIDED.

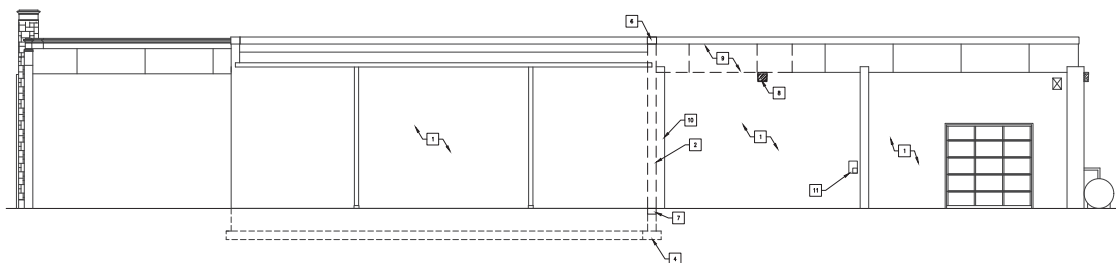
DEMOLITION ELEVATION KEYNOTES:	
1	REMOVE EXISTING EXTERIOR SIPS ON CHU WALL TO REMAIN, RESPECT ALL JTS. & TUCKPOINT AS REQUIRED.
2	REMOVE EXISTING STD EXTERIOR INSULATION FINISHING SYSTEM AND CHU BLOCK WALL.
3	REMOVE EXISTING EXTERIOR DOORS.
4	REMOVE EXISTING CONCRETE POSTING TO REMAIN.
5	REMOVE EXISTING EXTERIOR DOOR AND TRANSOM ABOVE.
6	REMOVE EXISTING METAL COPING.
7	REMOVE & DISPOSE OF 1" BLOCK W/ BELOW FLOOR LEVEL.
8	REMOVE EXISTING WALL PACK LIGHTING & MURAL.
9	REMOVE EXISTING METAL PANELS & ROOF FRAMES.
10	REMOVE CHU PLASTER TO REMAIN, RESPECT ALL JTS. & TUCKPOINT AS REQUIRED.
11	REMOVE TELECOMMUNICATIONS TO REMAIN.
12	REMOVE AND DISPOSE OF EXISTING EXTERIOR LIGHTING AND MURAL.
13	REMOVE AND DISPOSE OF EXISTING SECURITY CAMERA AND MURAL.
14	REMOVE AND DISPOSE OF EXISTING WALLS.



REVISIONS



2 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



1 EXISTING EAST ELEVATION
3/16" = 1'-0"

A BUILDING ADDITION FOR:

**ROYAL ON THE
EASTSIDE**
3333 EAST THIRD ST.
BLOOMINGTON, INDIANA 47401



PROJECT NO. 10000

DATE: JANUARY 21, 2025

DRAWN BY: M. WATKINS

CHECKED BY: D. BRUCE

SHEET NAME:

EXISTING ELEVATIONS

SHEET NO.

AE201



REVISIONS

A BUILDING ADDITION FOR:
ROYAL ON THE EASTSIDE
 3333 EAST THIRD ST.
 BLOOMINGTON, INDIANA 47401



PROJECT NO. 14025

DATE: JANUARY 21, 2025

DRAWN BY: TR. WINTERKNECHT

CHECKED BY: CD. BRUCE

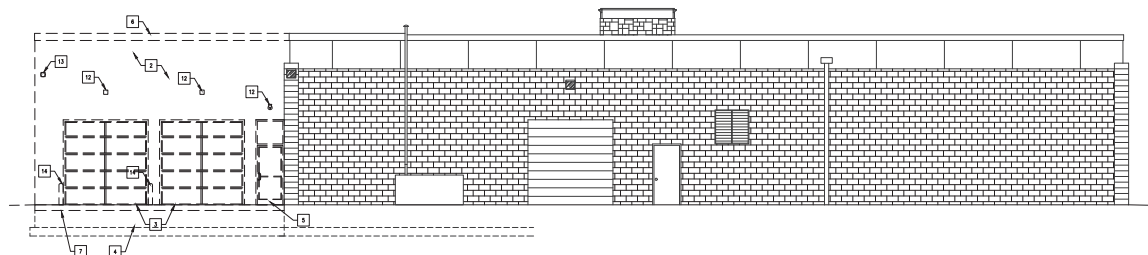
SHEET NAME:
 EXISTING ELEVATIONS

SHEET NO.

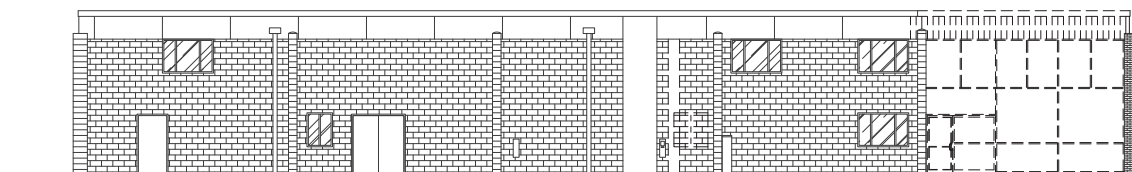
AE202

THESE PLANS ARE PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OR TRANSMISSION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON, AND THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON, AND THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

- DEMOLITION ELEVATION KEYNOTES:**
- 1 EXISTING EXTERIOR EYE ON CHU WALL TO REMAIN, RESPECT ALL J.T'S. & TUCKPOINT AS REQUIRED.
 - 2 REMOVE EXISTING STD EXTERIOR INSULATION FINISHING SYSTEM AND CHU BLOCK WALL.
 - 3 REMOVE EXISTING OVERHANG DOORS.
 - 4 EXISTING CONCRETE FOOTING TO REMAIN.
 - 5 REMOVE EXISTING EXTERIOR DOOR AND TRANSOM ABOVE.
 - 6 REMOVE EXISTING METAL COPING.
 - 7 REMOVE & DISPOSE OF 12" BLOCK W/ BELOW FLOOR LEVEL.
 - 8 REMOVE EXISTING WALL PACK LIGHTING & MIRRORS.
 - 9 REMOVE EXISTING WALL PANELS & ROOF FRAMES.
 - 10 EXISTING CHU PLASTER TO REMAIN, RESPECT ALL J.T'S. & TUCKPOINT AS REQUIRED.
 - 11 EXISTING TELECOMMUNICATIONS TO REMAIN.
 - 12 REMOVE AND DISPOSE OF EXISTING EXTERIOR LIGHTING AND MIRRORS.
 - 13 REMOVE AND DISPOSE OF EXISTING SECURITY CAMERA AND MIRRORS.
 - 14 REMOVE AND DISPOSE OF EXISTING BOLLARDS.



2 EXISTING NORTH ELEVATION
1/8" = 1'-0"



2 EXISTING WEST ELEVATION
1/8" = 1'-0"

VERIFY THE INTEGRITY OF ALL EXIST. EXTERIOR MATERIALS TO REMAIN INCLUDING EXTERIOR FINISHES. VERIFY INTEGRITY OF ALL EXIST. EXTERIOR MATERIALS TO REMAIN INCLUDING EXTERIOR FINISHES. VERIFY INTEGRITY OF ALL EXIST. EXTERIOR MATERIALS TO REMAIN INCLUDING EXTERIOR FINISHES.



REVISIONS

A BUILDING ADDITION FOR:

ROYAL ON THE EASTSIDE
3333 EAST THIRD ST.
BLOOMINGTON, INDIANA 47401



PROJECT NO. 1025

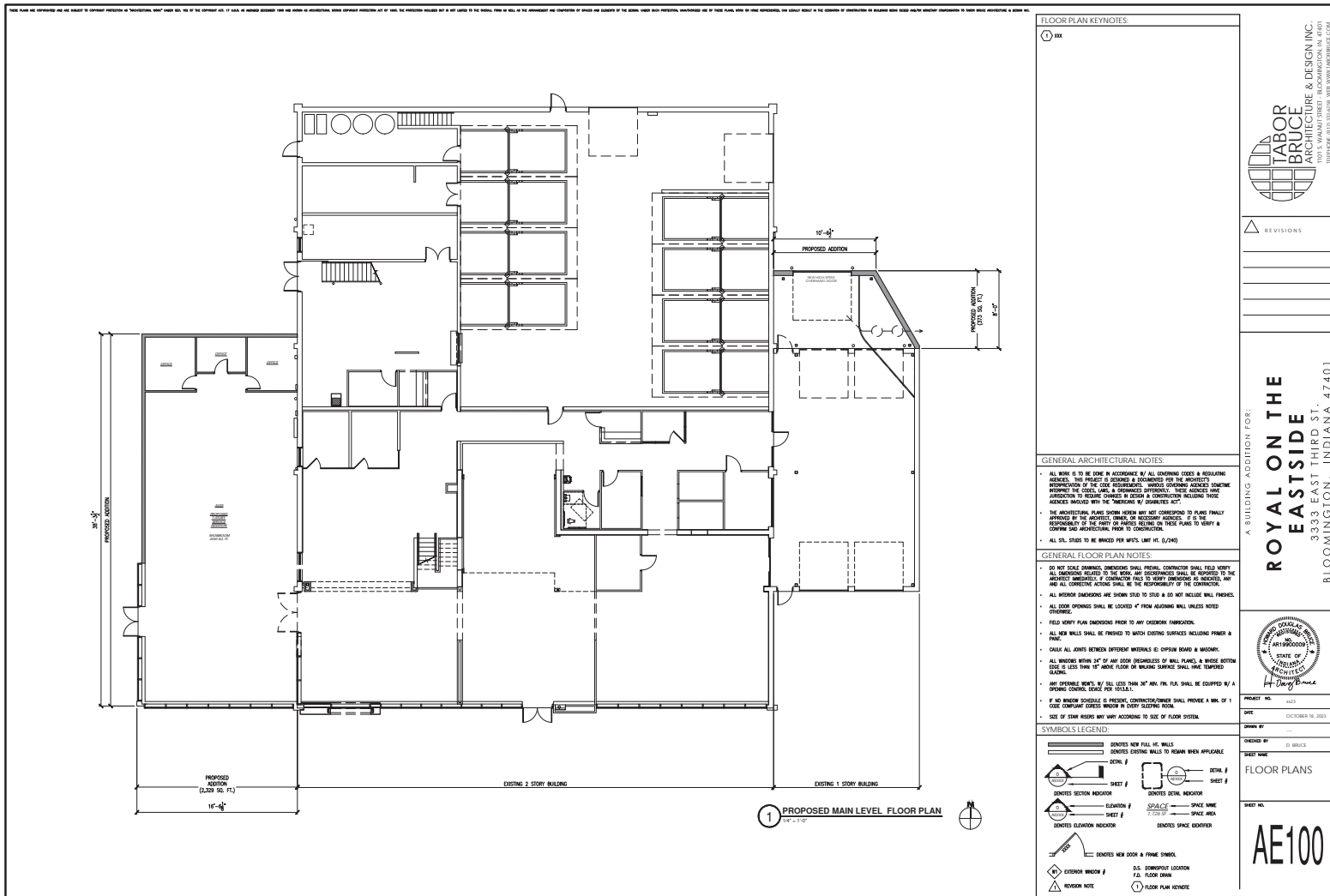
DATE: JANUARY 21, 2025

DRAWN BY: TB, METERANCE

CHECKED BY: D. BRUCE

SHEET NAME: EXISTING ELEVATIONS

SHEET NO. AE202



FLOOR PLAN KEYNOTES:

1. SEE

GENERAL ARCHITECTURAL NOTES:

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES & REGULATORY AGENCIES. THIS PROJECT IS DESIGNED & DOCUMENTED FOR THE ARCHITECT'S INTERPRETATION OF THE CODE REQUIREMENTS. WITHOUT GOVERNING AGENCIES' SIGNATURE, THE CODES ARE A SUMMARY OF THE REQUIREMENTS. THESE AGENCIES HAVE JURISDICTION TO REQUIRE CORRECTIONS TO THE DESIGN & CONSTRUCTION. THESE AGENCIES HAVE JURISDICTION TO REQUIRE CORRECTIONS TO THE DESIGN & CONSTRUCTION.
- THE ARCHITECTURAL PLANS SHOWN HEREIN MAY NOT CORRESPOND TO PLANS FINALLY APPROVED BY THE APPLICABLE AGENCIES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THE ACCURACY OF THE PLANS & TO OBTAIN ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL SET STUDS TO BE BRANDED PER MEETS LATEST ME (1/24/20)

GENERAL FLOOR PLAN NOTES:

- DO NOT SCALE DIMENSIONS. DIMENSIONS SHALL PREVAIL. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. DIMENSIONS TO THE WORK ARE GOVERNED BY THE ARCHITECT'S INTERPRETATION OF THE CODE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THE ACCURACY OF THE PLANS & TO OBTAIN ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL INTERIOR DIMENSIONS ARE SHOWN TO STUD & DO NOT INCLUDE WALL FINISHES.
- ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CONSTRUCTION. DIMENSIONS SHALL PREVAIL.
- ALL NEW WALLS SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING FINISH & PAINT.
- CHALK ALL JOINTS BETWEEN DIFFERENT MATERIALS TO OBTAIN BOARD & BATTEN.
- ALL WINDOWS WITHIN 12" OF ANY DOOR (INCLUDING OF WALL, PLUMB, & INSIDE BOTTOM EDGE) SHALL BE 12" ABOVE FLOOR OR BEARING SURFACE SHALL NOT EXCEED 12".
- ANY OPERABLE WINDOW, BY ALL MEANS, SHALL BE 12" ABOVE FLOOR, SHALL BE EQUIPPED WITH A OPERABLE WINDOW HANDLE PER 1013.1.1.
- IF NEW WINDOW PROVIDED IS REMOVED, CONTRACTOR/OWNER SHALL PROVIDE A MIN. OF 1 CODE COMPLIANT EGRESS WINDOW IN EVERY SLEEPING ROOM.
- SIZE OF SMOKE ALARMS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.

SYMBOLS LEGEND:

	IDENTIFIES NEW FULL H.C. WALLS
	IDENTIFIES EXISTING WALLS TO REMAIN WHEN APPLICABLE
	IDENTIFIES SECTION INDICATOR
	IDENTIFIES ELEVATION INDICATOR
	IDENTIFIES SPACE INDICATOR
	IDENTIFIES NEW DOOR & FRAME SYMBOL
	IDENTIFIES EXTERIOR WINDOW
	IDENTIFIES REVISION NOTE
	IDENTIFIES FLOOR PLAN KEYNOTE

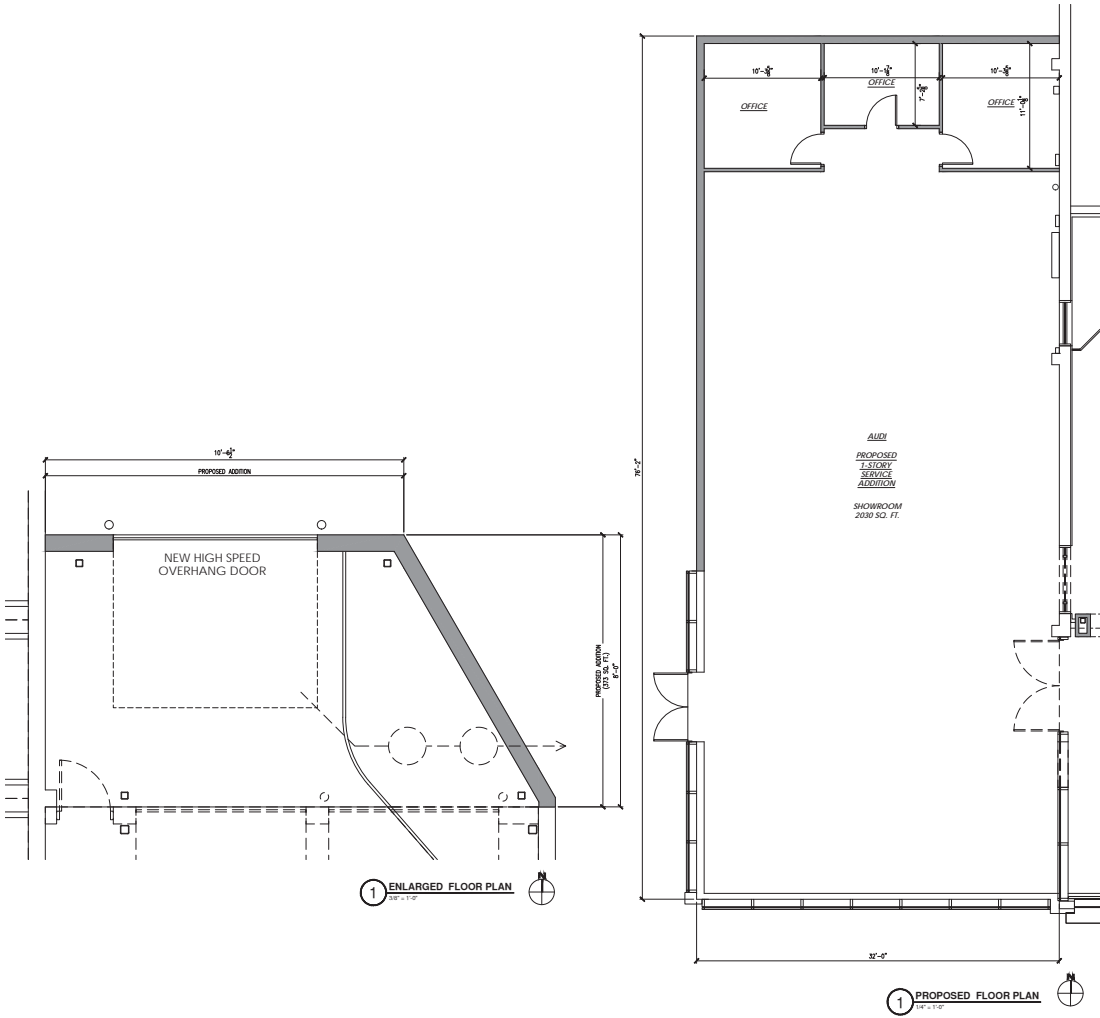
LABOR BRUCE ARCHITECTURE & DESIGN INC.
1000 W. 10TH STREET, SUITE 200
BLOOMINGTON, INDIANA 47401

ROYAL ON THE EASTSIDE
3333 EAST THIRD ST.
BLOOMINGTON, INDIANA 47401

STATE OF INDIANA
REGISTERED ARCHITECT
LABOR BRUCE

PROJECT NO. 1001
DATE: OCTOBER 16, 2023
DESIGNED BY: D. BRUCE
SHEET NO. 1001
FLOOR PLANS
SHEET NO. AE100

THIS PLAN AND SPECIFICATIONS ARE SUBJECT TO DIFFERENT PRECEDENCE OR "SEPARATING" WHEN CONFLICTS ARE FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF THE EXISTING STRUCTURE AND CONTENTS OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF THE EXISTING STRUCTURE AND CONTENTS OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF THE EXISTING STRUCTURE AND CONTENTS OF THE BUILDING.



FLOOR PLAN KEYNOTES:

1. SEE

GENERAL ARCHITECTURAL NOTES:

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES & REGULATIONS.
- THE PROJECT IS DESIGNED & DOCUMENTED FOR THE PROJECT'S INTENDED USE. THE PROJECT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE ARCHITECT'S APPROVAL.
- THE ARCHITECTURAL PLANS SHOWN HEREIN MAY NOT CORRESPOND TO PLANS FINALLY APPROVED BY THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF THE EXISTING STRUCTURE AND CONTENTS OF THE BUILDING.
- ALL INTERIOR DIMENSIONS ARE SHOWN UNLESS NOTED OTHERWISE.
- ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CONSTRUCTION. DIMENSIONS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO THE WORK AND DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IF CONFLICTS ARE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF THE EXISTING STRUCTURE AND CONTENTS OF THE BUILDING.
- ALL NEW WALLS SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER & PAINT.
- CALL OUT ALL JOINTS BETWEEN DIFFERENT MATERIALS TO DIFFERENT MATERIALS.
- ALL WINDOWS WITHIN 12" OF ANY CORNER (EXTERIOR OR INTERIOR) SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER & PAINT.
- ALL WINDOWS WITHIN 12" OF ANY CORNER (EXTERIOR OR INTERIOR) SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER & PAINT.
- IF AN INTERIOR WINDOW IS REQUIRED, THE CONTRACTOR SHALL PROVIDE A MIN. OF 1" OF CLEARANCE BETWEEN THE WINDOW AND THE WALL.
- SIZE OF CORNER JOINTS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.

SYMBOLS LEGEND:

	IDENTIFIED NEW FULL HEIGHT WALLS
	IDENTIFIED EXISTING WALLS TO REMAIN WHEN APPLICABLE
	SECTION INDICATOR
	ELEVATION INDICATOR
	SPACE INDICATOR
	IDENTIFIED NEW DOOR & FRAME SYMBOL
	EXTERIOR WINDOW
	REVISION NOTE
	FLOOR PLAN KEYNOTE

PROPOSED FLOOR PLAN

1. SEE

ENLARGED FLOOR PLAN

1. SEE

REVISIONS

NO.	DESCRIPTION
1	SEE

ROYAL ON THE EASTSIDE

3333 EAST THIRD ST.
BLOOMINGTON, INDIANA 47401

LABOR BRUCE ARCHITECTURE & DESIGN INC.

1000 W. 10TH STREET, SUITE 200
BLOOMINGTON, INDIANA 47401

PROJ. NO. 1001

DATE OCTOBER 16, 2023

DESIGNED BY D. BRUCE

SHEET NO. 1001

FLOOR PLANS

AE101

