

CITY OF BLOOMINGTON



December 3, 2025 @ 2:00 p.m.
Kelly Conference Room #155 and Zoom

Virtual Link:

<https://bloomington.zoom.us/j/88225451589?pwd=SkQxQmQvTnBXc202M0ZPano1eW9rdz09>

Meeting ID: 882 2545 1589
Passcode: 897298

CITY OF BLOOMINGTON
HEARING OFFICER (Hybrid Meeting)
December 3, 2025 at 2:00 p.m.

City Hall, 401 N. Morton Street
Kelly Conference Room #155

❖Virtual Link:
<https://bton.in/xRLRA>

Meeting ID: 882 2545 1589 **Passcode: 897298**

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

APPROVAL OF MINUTES:

November 19, 2025

PETITIONS:

V-53-25 / ZR2025-10-0109

Valu-built, Inc.

711 E. Cottage Grove Avenue

Parcel: 53-05-33-106-018.000-005

Request: Variance from tree and forest preservation standards to allow tree removal for construction of a new "Dwelling, triplex" in the Residential Multifamily (RM) zoning district. Case Manager:
Gabriel Holbrow

Hearing Officer Member:

<u>Member</u>	<u>Appointed By</u>	<u>Term</u>
Ryan Robling	Plan Commission	10/11/2022-Current

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BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 711 E Cottage Grove

CASE #: V-53-25 / ZR2025-11-0109
DATE: December 3, 2025

PETITIONER: Valu-built, Inc
417 West 6th Street
Bloomington, IN

OWNER: CJ Satellite LLC
PO Box 337
Clear Creek, IN

REQUEST: The petitioner is requesting a variance from tree and forest preservation standards to allow tree removal for construction of a new “Dwelling, triplex” in the Residential Multifamily (RM) zoning district.

REPORT: The 5,265-square-foot property is located on the north side of Cottage Grove Avenue, half a block west of Park Avenue, in the Old Northeast Downtown neighborhood. The property and adjacent properties to the north, east, and south are located in the Residential Multifamily (RM) zoning district. Adjacent properties to the west are located in the Mixed-Use Institutional (MI) zoning district. The property recently contained a single-family detached dwelling which was demolished for the proposed development. Surrounding properties contain a mix of residential structures, mostly single-family and duplex dwellings, with several vacant lots. Many of the surrounding properties, including abutting properties to the north, east, and west, are owned by the Trustees of Indiana University. There is a 12’ wide platted alley that has been improved along the west property line.

The petitioner proposes to build a new “Dwelling, triplex” on the property comprising three units in a townhouse configuration. In addition to the recently demolished house, the property contains several trees which contribute to a closed-canopy wooded area that is subject to tree and forest protection standards in the Unified Development Ordinance (UDO). Contributing trees on the property include five trees along the east property line as well as one 36-inch-diameter sugar maple in the northwest part of the property. The proposed development plans preserve the existing trees along the east property line, but due to the Unified Development Ordinance locational requirements for parking to be accessed from the adjacent alley, will involve removal of the large sugar maple.

Tree and forest preservation standards in the UDO establish minimum amounts of wooded areas that must be retained, based on the acreage of the existing baseline canopy cover and what percentage of the site that cover represents. Staff determined that the baseline canopy cover on the site is 0.072 acres, which is 60 percent of the total site area. For this baseline, at least 60 percent must be preserved. This comes out to 0.0432 acres that is required to be preserved. Removing the one large sugar maple constitutes removal of 0.030 acres of the baseline canopy cover, leaving 0.042 acres preserved. Because 0.042 is less than the required 0.0432 acres of preservation, a variance from tree and forest preservation standards is necessary to allow the proposed tree removal.

As mitigation for the tree removal, the petitioner has committed to planting six new trees of large canopy species on the property, in addition to required street tree plantings. (These trees are described as white oaks in the petitioner's statement but identified as two red maples, two sugar maples, and two sweetgums on the site plan. Either species selection, or some other selection of large canopy tree species, would be expected to provide roughly equivalent canopy cover at maturity.) The proposed site plan also shows tree protection fencing around all existing trees to remain.

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: Removing the large existing sugar maple tree will not be injurious to the public health, safety, morals, and general welfare of the community, so long as at least six new trees of large canopy species are planted back on the property as remediation.

- 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: The use and value of the area adjacent to the property is not expected to be affected in a substantially adverse manner as a result of the removal of the one tree within the property.

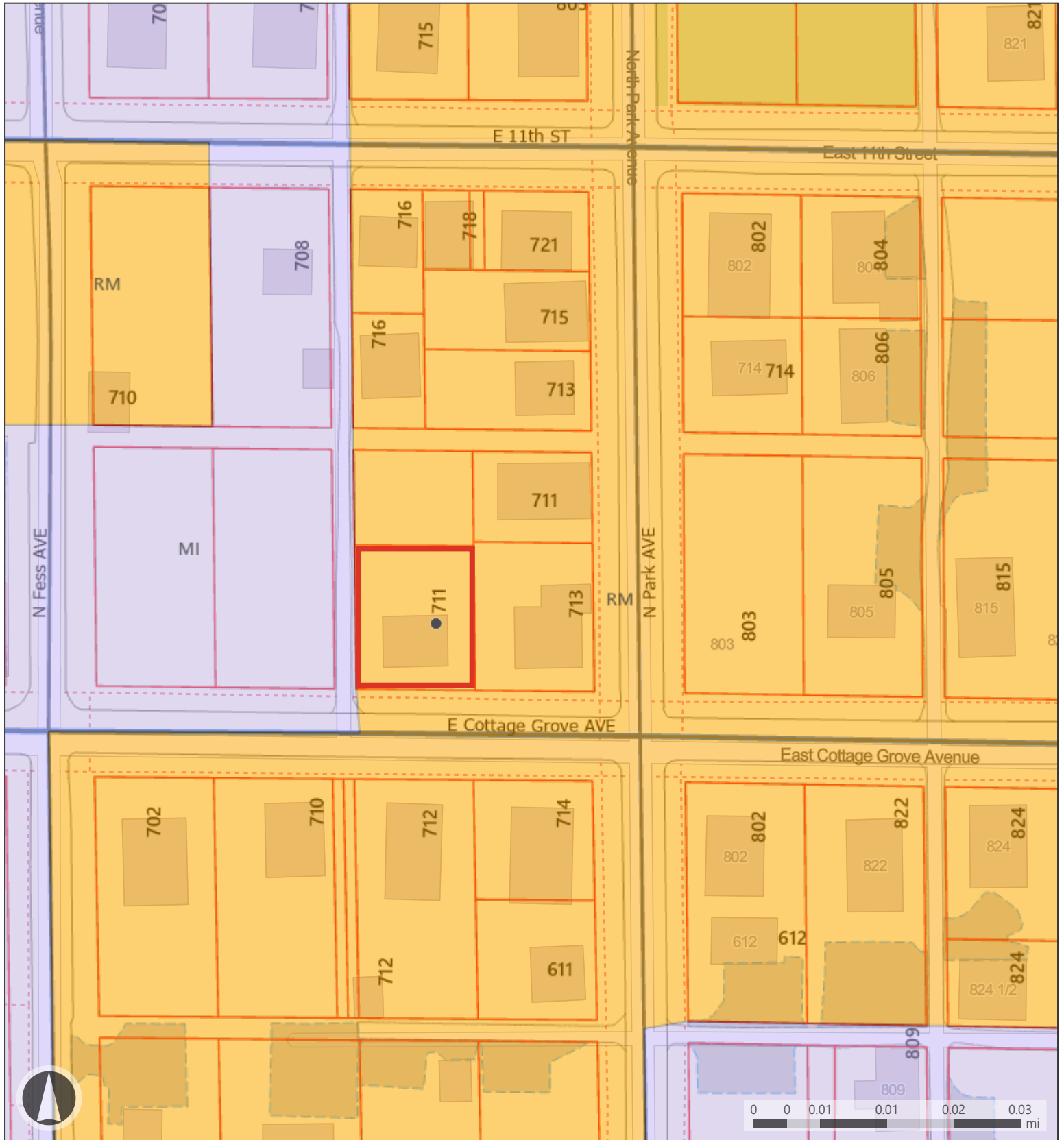
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

PROPOSED FINDING: Although the size of the lot at 5,265 square feet is typical for this zoning district and this neighborhood, and the presence of a large mature tree is not unusual with city limits, the combination of such a large singular tree in the interior of a lot of this size is a peculiar feature which limits the buildable area on the property. In addition, the UDO requires that when a property is adjacent to an improved platted alley, that access to a property must come from the alley. Given the setback requirements for the structure, the location of the proposed parking area is the only place that the parking area can be located on the property and the location of the tree is in direct conflict with the area allowed for parking. The existing grade of the site is another peculiar feature. The grade on most of the site is relatively flat, with a berm along the alley to the west that slopes steeply down to the lower elevation of the alley. Redevelopment of the site requires regrading to smooth out the grade across the width of the site, which is not possible without disturbing the critical root zone of the existing tree. These

peculiarities, combined with the tree and forest preservation standards of the UDO result in practical difficulties for any redevelopment of the property.

RECOMMENDATION: The Department recommends that the Hearing Officer adopt the proposed findings for V-53-25 / ZR2025-11-0109 and approve the requested variance with the following condition:

1. A least six new trees, chosen from species listed in the UDO as permitted large street trees or permitted large interior trees, shall be planted on the property. These six trees shall be in addition to required street trees. The required tree planting shall be verified by a site inspection by Planning and Transportation Department staff either before any of the dwelling units are occupied or within six weeks after any of the dwelling units are occupied.



Map Legend

- Mixed-Use Institutional
- Residential Multifamily
- Parcels

- Pavement
- Alley

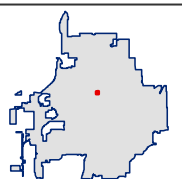
Parking Lot Type

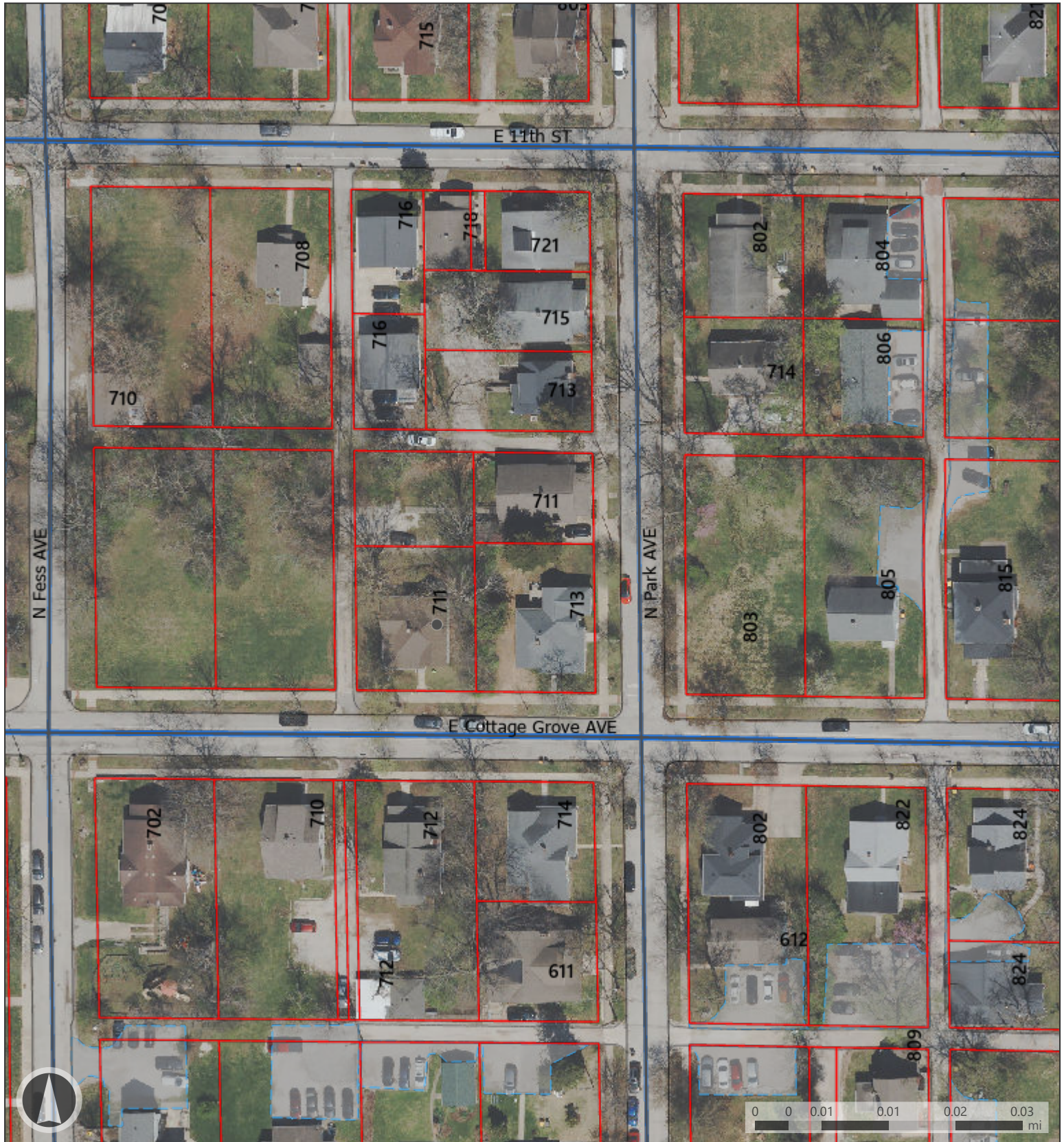
- Paved Parking Lot
- Current

- City Maintained Streets

Street Typology

- Neighborhood Residential





Map Legend

- Parcels
- Pavement
- Alley

Parking Lot Type

- Paved Parking Lot
- Current

City Maintained Streets

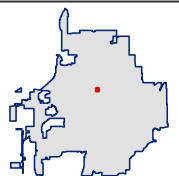
Street Typology

- Neighborhood Residential

Bike Lane

Bloomington Municipal

RGB



VARIANCE PETITION

711 E Cottage Grove Ave

Petitioner's Statement

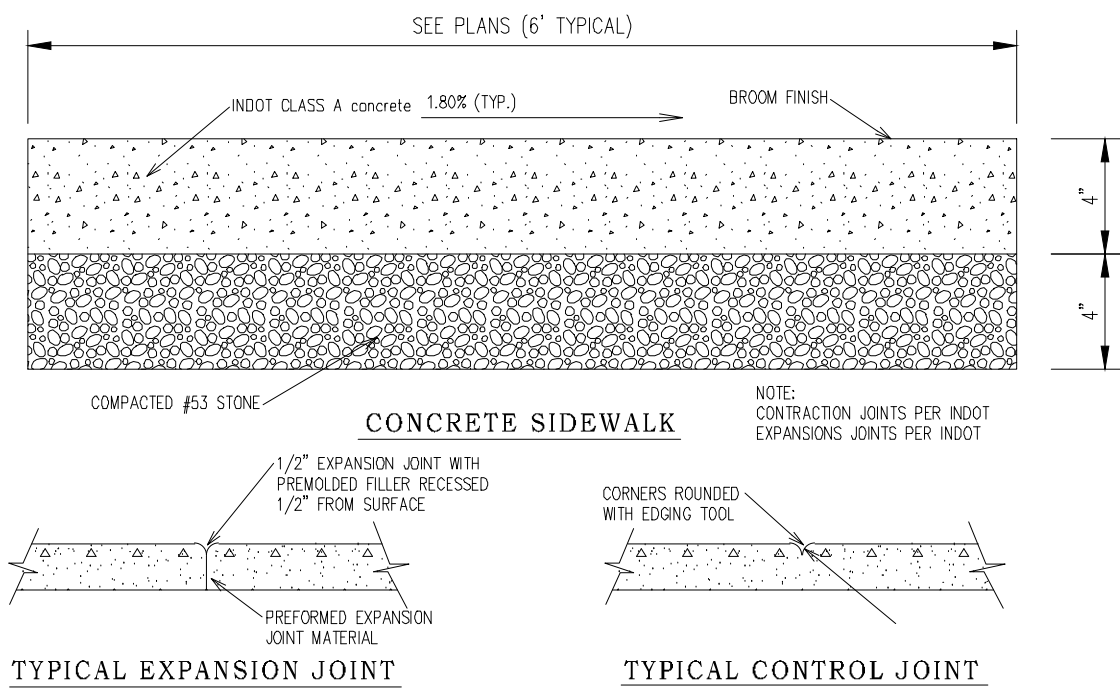
Regarding the requirement to retain the 36" sugar maple on the northwest corner of 711 E Cottage Grove Ave, Valu-built Construction LLC is requesting a variance from this requirement. Valu-built would like to replace the single 36" tree with 6 white oaks to be placed on the northeast and south sections of the property.

- **The approval of this variance will not be injurious to the public health, safety, morals and general welfare of the community and this neighborhood** in particular since the tree will be replaced with 6 trees that will provide similar canopy in the future. In addition, the current tree only provides canopy to the lot its on and part of the alleyway to the west which is rarely trafficked.
- **The use and value of the neighboring properties will not be affected in a substantially adverse manner by this variance.** This variance will only affect an alleyway and the lot that its on and will not impact neighboring properties. In addition, IU owns the two closest properties to this tree.
- This tree would make it impossible to build virtually anything on this property as the current footprint of the build in questions is only 1,980sf. If the tree were to remain, due to the dripline of the tree, the footprint of buildable area would shrink dramatically. **The strict application of the terms of this UDO will result in practical difficulties in the use of the property as described above. A variance will relieve the practical difficulties.**

Respectfully Submitted,

Ernest Xi, Member

Valu-built Construction LLC



SIDEWALK & JOINT DETAIL
NO SCALE

NOTES
THIS EXHIBIT WAS PREPARED BASED UPON DOCUMENTS OBTAINED FROM THE OFFICE OF THE RECORDER OF MONROE COUNTY, AND OTHER SOURCES AND IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

LEGEND

(S)	SANITARY MANHOLE	(I)	CURB INLET
(CO)	CLEAN OUT	(IR)	INLET ROUND
(W)	WATER METER PIT	(IS)	INLET SQUARE
(F)	EXISTING FIRE HYDRANT		
(V)	EXISTING WATER VALVE		
(WV)	PROPOSED WATER VALVE		
S	SANITARY SEWER	L	SANITARY LATERAL
E	UNDERGROUND ELECTRIC LINE	C	UNDERGROUND COMMUNICATION LINE
W	WATER LINE	ST	STORM SEWER
F	FENCE	TPF	TREE PROTECTION FENCE
B.S.L.	BUILDING SETBACK LINE		

BASIS OF BEARINGS:
INDIANA STATE PLANE,
WEST ZONE

UTILITY NOTES

- NO WATER/SEWER UTILITY CONNECTIONS ARE TO BE MADE UNTIL CBU HAS VERIFIED THE SERVICES FOR EACH UNIT, AND APPLICATIONS ARE APPROVED ACCORDINGLY.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN AT (812) 349-3676 TO SCHEDULE THE MEETING.
- CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812) 349-3660.
- IN ACCORDANCE WITH SECTION 4.5.2.1.5.1 OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WHETHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 5' BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3' BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19.
- WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.
- ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED TO 401, AS MANUFACTURED BY INDRON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
- ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HCL), POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5, USING PLASTIC TIE STRAPS OR CIRCUMFERENTIAL OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.
- ALL GRATES AND CASTINGS WITHIN THE PUBLIC RIGHT OF WAY MUST BE EJ (FORMERLY EAST JORDAN IRON WORKS).
- NOTE: ANY SERVICES REQUIRED TO BE CUT/CAPPED AT THE MAIN ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR, AND MUST HAVE A VISUAL INSPECTION COMPLETED BY A CBU INSPECTOR PRIOR TO COVERING/REBURY. CONTACT CBU TO SCHEDULE THIS INSPECTION.
- ALL EXCAVATION, SITE PREP AND RESTORATION FOR ALL SERVICE-RELATED WORK IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. TAPS WILL BE COMPLETED BY CBU.
- ANY EXCAVATION IN RIGHT-OF-WAY AND ALLEY REQUIRES A RIGHT-OF-WAY USE PERMIT FROM THE CITY OF BLOOMINGTON ENGINEERING DEPARTMENT.

NOTES

- ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELED.
- BUILDER/CONTRACTOR SHALL VERIFY THE DIMENSIONS OF THE BUILDING PRIOR TO CONSTRUCTION.
- BUILDER TO GRADE LOT TO PROVIDE ADEQUATE DRAINAGE AWAY FROM BUILDING.
- BUILDER TO GRADE LOT TO PROVIDE ADEQUATE DRAINAGE AWAY FROM NEIGHBORING LOTS UNLESS THERE IS AN EXISTING DRAINAGE EASEMENT.
- SEDIMENT DISCHARGE AND TRACKING FROM LOT WILL BE MINIMIZED THROUGHOUT LAND DISTURBING ACTIVITIES UNTIL PERMANENT STABILIZATION HAS BEEN ACHIEVED.
- ADJACENT LOTS DISTURBED BY AN INDIVIDUAL LOT OPERATOR MUST BE REPAIRED AND STABILIZED WITH TEMPORARY OR PERMANENT SURFACE STABILIZATION.
- SEDIMENT TRACKED OR WASHED ONTO ROADS SHALL BE CLEANED UP.
- THE SILT FENCE AND APPROPRIATE EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. LOCATION OF SILT FENCE TO BE APPROVED BY THE CITY OF BLOOMINGTON.
- ANY DISTURBED AREAS TO REMAIN IDLE FOR MORE THAN 7 DAYS SHALL BE TEMPORARY MULCH SEEDDED.
- CONTRACTOR TO CONTACT CBU UTILITIES (812) 349-3676 PRIOR TO START OF CONSTRUCTION TO HAVE A CBU INSPECTOR ASSIGNED TO THE PROJECT.
- ANY EXCAVATION IN RIGHT-OF-WAY AND ALLEY REQUIRES A RIGHT-OF-WAY USE PERMIT FROM THE CITY OF BLOOMINGTON ENGINEERING DEPARTMENT.

UTILITY KEY NOTES

WATER LINE NOTES (W)

- CUT CAP AT WATER MAIN AND ABANDON IN PLACE EXISTING WATER SERVICE AND RETURN WATER METER TO CBU.
- NEW 2" SERVICE TAPP ON 6" WATER MAIN. CONNECTION TO BE DETERMINED BY CBU. FINAL LOCATION TO BE DETERMINED BY CBU.
- NEW 2" SERVICE LINE TO NEW WATER METER. FINAL LOCATION TO BE DETERMINED BY CBU.
- NEW SINGLE METER PIT WITH 1" YOKE SETTER AND 1" WATER METER. FINAL LOCATION TO BE DETERMINED BY CBU.
- NEW 1" WATER SERVICE TO BUILDING.
- CONNECT TO BUILDING, SEE ARCHITECTURAL/PLUMBING PLANS.

SANITARY SEWER NOTES (S)

- 6" SDR-35 PVC SANITARY SEWER LATERAL (SLOPE @ 1.00% MIN). BACKFILL PER CBU DETAIL 11. EXCAVATION IN RIGHT-OF-WAY AND ALLEY REQUIRES A RIGHT-OF-WAY USE PERMIT FROM THE CITY OF BLOOMINGTON ENGINEERING DEPARTMENT.
- SANITARY CLEANOUT PER CBU STANDARD DETAIL 19.
- CONNECT TO BUILDING SANITARY WASTE LINE (SEE PLUMBING PLANS). SANITARY SEWER PIPE TO BE 6" MINIMUM DIAMETER OUTSIDE OF BUILDING.
- CONNECT SANITARY LATERAL TO 8" SANITARY MAIN AT EXISTING PLASTIC WYE OR LATERAL. APPROXIMATE LOCATION OF THE EXISTING LATERAL CONNECTION POINT ON THE MAIN HAS BEEN PROVIDED BY CBU FOR THE CONTRACTOR'S REFERENCE. CONTRACTOR TO VERIFY SIZE OF EXISTING LATERAL CONNECTION, IF SIZE IS 6" DIAMETER IT CAN BE REUSED. IF IT IS NOT 6" DIAMETER THEN IT WILL NEED REPLACED WITH A 6" DIAMETER CONNECTION. COORDINATE WITH CBU. OWNER TO PROVIDE EXCAVATION.

SITE KEY NOTES

- PAVEMENT PATCH PER CITY OF BLOOMINGTON PAVEMENT PATCH DETAIL. MATCH EXISTING GRADING.
- SAW CUT AND REMOVE CURB FOR INSTALLATION OF UTILITIES, REPAIR CURB WHEN COMPLETE TO MATCH EXISTING.
- NEW 6' WIDE X 4" CONCRETE SIDEWALK (SEE DETAIL THIS SHEET).
- TAPER CURB FROM 6" TO FLUSH AT SIDEWALK AND TO MATCH THE EXISTING CURB GRADE AT THE RADIUS.

SITE NOTES:

ZONED: RM (R4 DIMENSIONAL STANDARDS FOR TRIPLEX)

BUILDING SETBACKS: FRONT YARD SETBACK 15 FT
SIDE YARD SETBACK 5 FT (3 FT IF ADJACENT TO A PLATTED ALLEY)
REAR YARD SETBACK 25 FT

IMPERVIOUS SURFACE COVERAGE CALCULATIONS: LOT AREA: 5265 SFT ALLOWED IMPERVIOUS 50% = 2,633 SFT
BUILDING FOOTPRINT & PORCHES: 1,942 SFT
PAVEMENT & SIDEWALKS: 683 SFT

TOTAL: 2,625 SFT
IMPERVIOUS SURFACE PROPOSED: 49.9% PROPOSED

LANDSCAPE NOTES

STREET TREES (ST)

ROAD FRONTAGE = 66.00 FT
STREET TREE REQ'D = 1 TREE/30 FT. OF FRONTAGE = 3 TREES

3 LARGE TREES

- EXISTING 18" MAPLE
- (QR) RED OAK (*Quercus rubra*)
- (GT) THORNLESS HONEYLOCUST (*Gleditsia triacanthos var. inermis*)

OR

TREES TO BE MIN. 2" CALIPER FROM THE CITY OF BLOOMINGTON UDO PERMITTED LARGE STREET TREE TABLE

CONTRACTOR TO SUBMIT A TREE WORK PERMIT TO THE CITY OF BLOOMINGTON URBAN FORESTER PRIOR TO PLANTING THE PROPOSED STREET TREES.

INTERIOR TREES (ST)

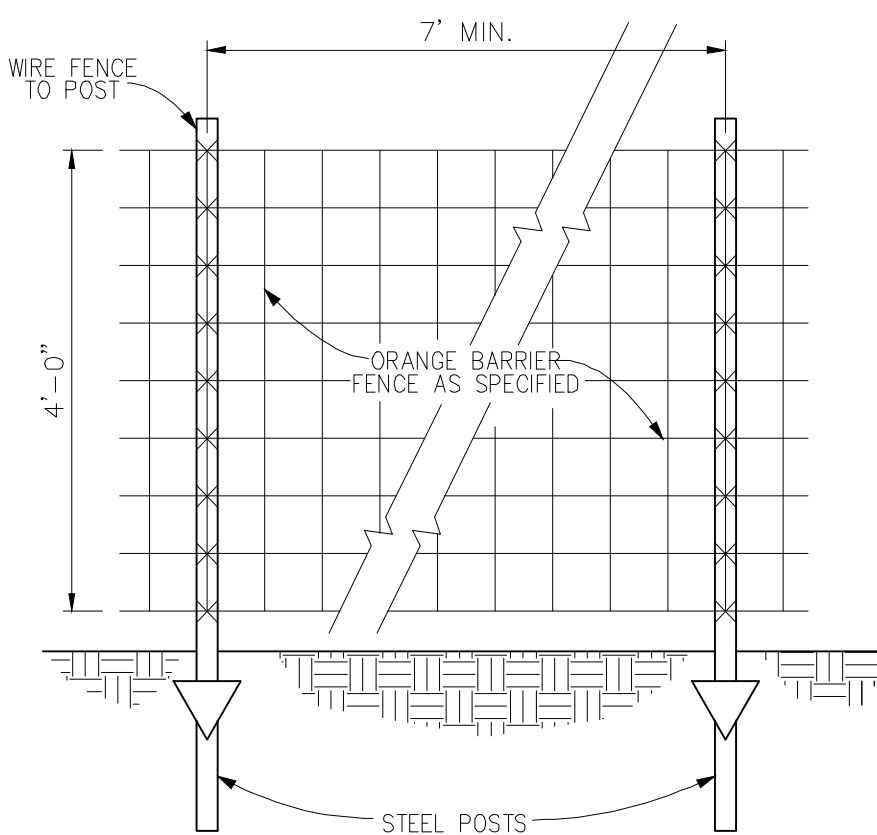
- (AR) RED MAPLE (*Acer rubrum*)
- (AS) SUGAR MAPLE (*Acer saccharum*)
- (LS) SWEETGUM (*Liquidambar styraciflua*)

OR

TREES TO BE MIN. 2" CALIPER FROM THE CITY OF BLOOMINGTON UDO PERMITTED LARGE INTERIOR TREE TABLE

LAWN NOTES

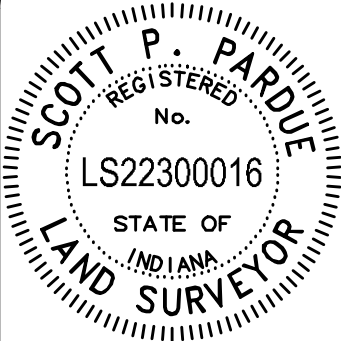
- GROUND COVER - AREAS DISTURBED THAT ARE NOT INTENDED AS HARD SURFACE (BUILDING, SIDEWALKS, AND DRIVEWAYS) SHALL BE LAWN WITH SEED MIX PERMITTED WITHIN THE CITY OF BLOOMINGTON UDO.



TREE PROTECTION FENCE DETAIL
NO SCALE



CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544 CALL TOLL FREE
PER INDIANA STATE LAW IC8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



Scott P. Pardue

11/18/2025

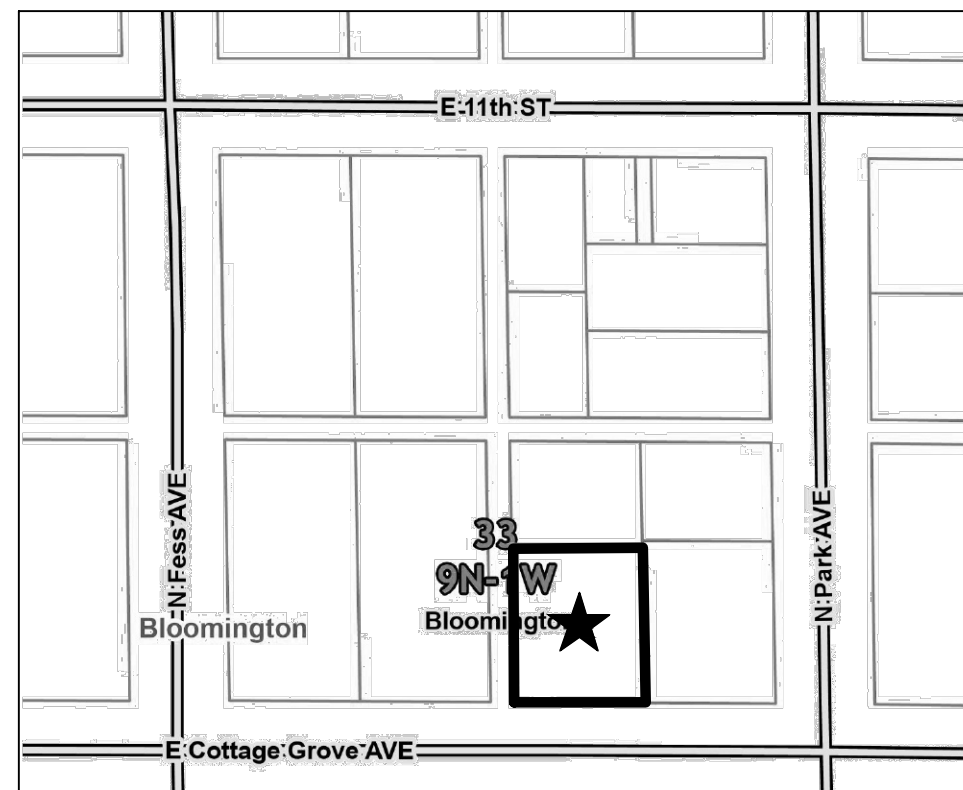
PROPOSED RESIDENCE
711 E COTTAGE GROVE AVENUE
BLOOMINGTON, INDIANA
PT OF LOT 13 IN
ANDREWS ADDITION

REVISIONS	BY	DATE
REVISED PER CBU COMMENTS	SPP	10/09/25
REVISED PER PLANNING/ENGINEER COMMENTS	SPP	10/21/25
REVISED PER PLANNING/ENGINEER COMMENTS	SPP	11/03/25
REVISED PER PLANNING COMMENTS	SPP	11/18/25

FIELD	TS
DRAWN	SPP
CHECKED	SPP

JOB NUMBER
7178
SHEET
1 OF 1
DATE
11/18/25

SITE
PLAN



VICINITY MAP
★ PROJECT LOCATION