

CITY OF BLOOMINGTON



January 14, 2026 @ 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)
January 14, 2026 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:

December 17, 2025

PETITIONS:

ZR2025-12-0115

Valu-Built, INC
614 N. Grant Street
Parcel: 53-05-33-210-100.000-005

Request: Variance from tree and forest preservation standards to allow tree removal for construction of a new "Dwelling, triplex" in the Residential High-Density Multifamily (RH) 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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*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.*

HEARING OFFICER –Kelly Conference Room #155
December 17, 2025 @ 2:00 p.m. - Record of Meeting

The Hearing Officer meeting was held on Wednesday, December 17, 2025 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Ryan Robling

APPROVAL OF MINUTES:

December 3, 2025

Robling made a motion to approve the minutes. Motion passes.

*There is no Zoom recording found from this meeting.

PETITIONS:

V-55-25 / ZR2025-11-0111

John Germain

2303 N. Walnut Street

Parcel: 53-05-28-200-030.000-005

Request: Determinate sidewalk variance from sidewalk installation on the west side of the property along the frontage of Old State Road 37 to allow a change in use to "Restaurant" in the Mixed-Use Corridor (MC) zoning district. Case Manager: Jamie Kreindler

Jamie Kreindler, case manager, presented V-55-25. See meeting packet for more detail. The department recommends that the Hearing Officer adopt the proposed findings and approve V-55-25 with the following conditions:

1. Site plan approval is required prior to issuance of any permits.
2. A right-of-way use permit is required prior to any work in the public right-of-way.
3. The steep slopes shall be placed within a conservation easement pursuant to the standards of UDO Section 20.05.040.

John Germain, petitioner, presented his request for a determinate sidewalk variance.

Robling asked about the peculiar condition due to this being a through lot.

Robling made a motion to adopt the *Proposed Findings of Fact* and approve V-55-25 with the conditions listed in the staff report. Motion passes.

Meeting adjourned 2:31 P.M.

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 614 North Grant Street**

**CASE #: ZR2025-12-0115
DATE: January 14, 2026**

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

OWNER: Clayton & Sunita Nunes
2401 East Cedarwood Court
Bloomington, 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 High-Density Multifamily (RH) zoning district.

REPORT: The 6,623-square-foot property is located at the southeast corner of the intersection between Grant Street and Cottage Grove Avenue in the Old Northeast Downtown neighborhood. The property and adjacent properties to the north, east, and south are located in the Residential High-Density Multifamily (RH) zoning district. Adjacent properties to the west across Grant Street are located in the Residential Multifamily (RM) zoning district. The property currently contains a four-bedroom single-family detached dwelling with an active rental permit, as well as a small portion of closed-canopy wooded area. Surrounding properties contain a mix of residential structures, including single-family, duplex, and multifamily uses, most if not all with active rental permits.

The petitioner proposes to demolish the existing residential structure on the property and build a new “Dwelling, triplex” comprising three units in a townhouse configuration. The existing closed-canopy wooded area on the property comprises at least 15 existing trees and is subject to tree and forest protection standards in the Unified Development Ordinance (UDO). The proposed development plans preserve six existing trees along the south and east property lines that contribute to the wooded area, but will involve removal of the rest of the wooded area.

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 4,748 square feet (0.109 acres), which is 72 percent of the total site area. For this baseline, at least 60 percent must be preserved. This comes out to 2,849 square feet that is required to be preserved. The proposed removal constitutes at least 3,800 square feet of the baseline canopy cover, leaving less than 1,000 square feet preserved. Because 1,000 is less than the required 2,849 square feet of preservation, a variance from tree and forest preservation standards is necessary to allow the proposed tree removal.

As remediation for the tree removal, the petitioner has committed to planting nine new trees of large canopy species on the property, in addition to required street tree plantings. In comparison, for a wooded area with trees at least 20 years old, staff estimates that each tree would contribute

approximately 250 to 315 square feet of canopy coverage. In such a situation, nine mature trees would be expected to provide 2,250 to 2,835 square feet of canopy coverage, which is comparable to the area of proposed tree removal.

The proposed site plan also shows tree protection fencing around all existing trees to remain. The proposed site plan and architectural plans comply with all other relevant UDO standards.

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: The proposed tree removal will not be injurious to the public health, safety, morals, and general welfare of the community, so long as at least nine 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 proposed tree removal.

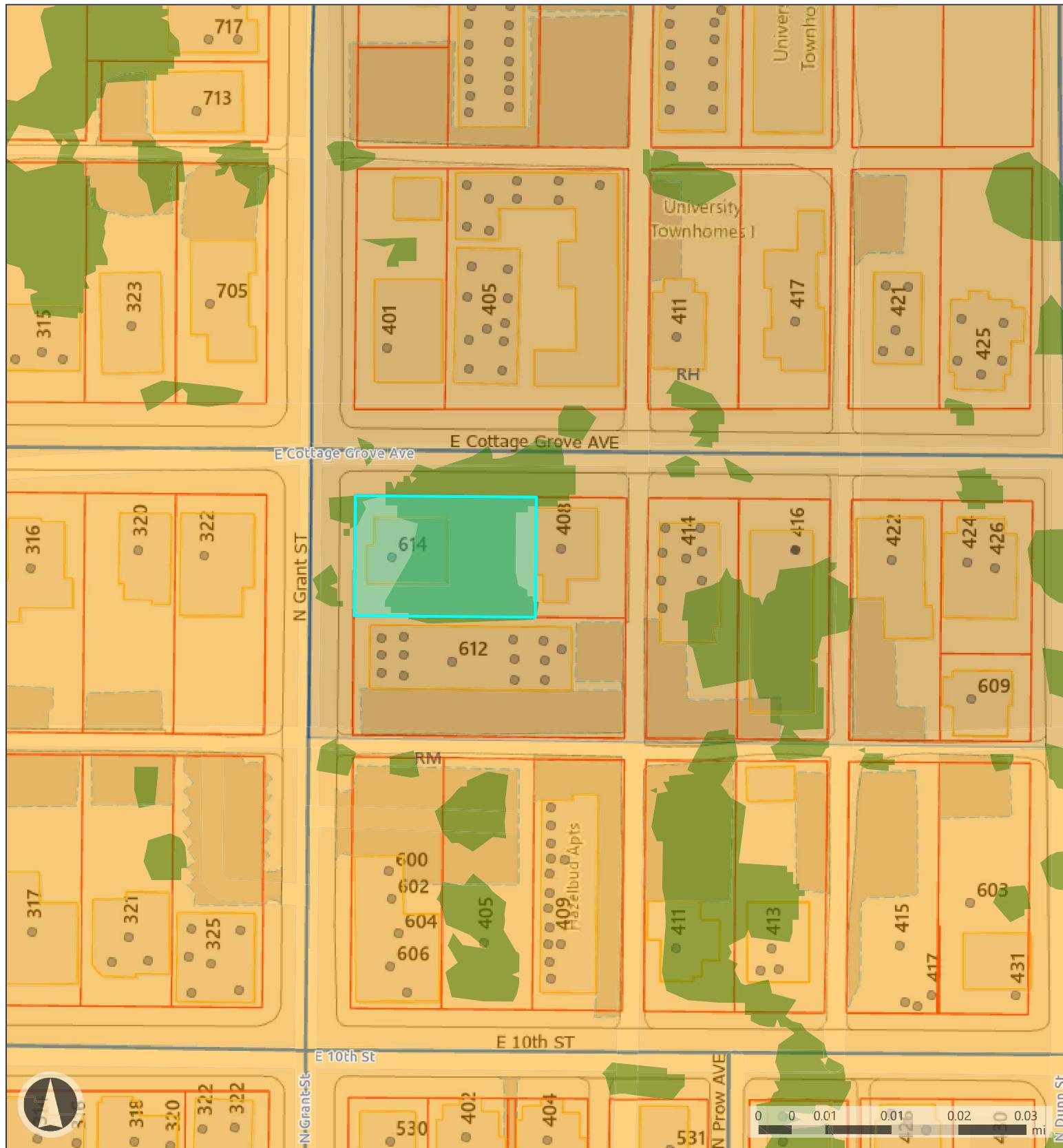
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

PROPOSED FINDING: Peculiar features of the property include the relatively large proportion of the lot covered by closed canopy, compared to the size of the lot. The footprint of the existing structure at 1,276 square feet is small for a lot of this size, but not usually so. However, it is unusual for the entire remainder of the lot, beyond the building footprint, to be covered by closed canopy. This peculiar feature limits the buildable area on the property. 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 ZR2025-12-0115 and approve the requested variance with the following condition:

1. A least nine 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 nine 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.

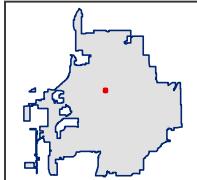


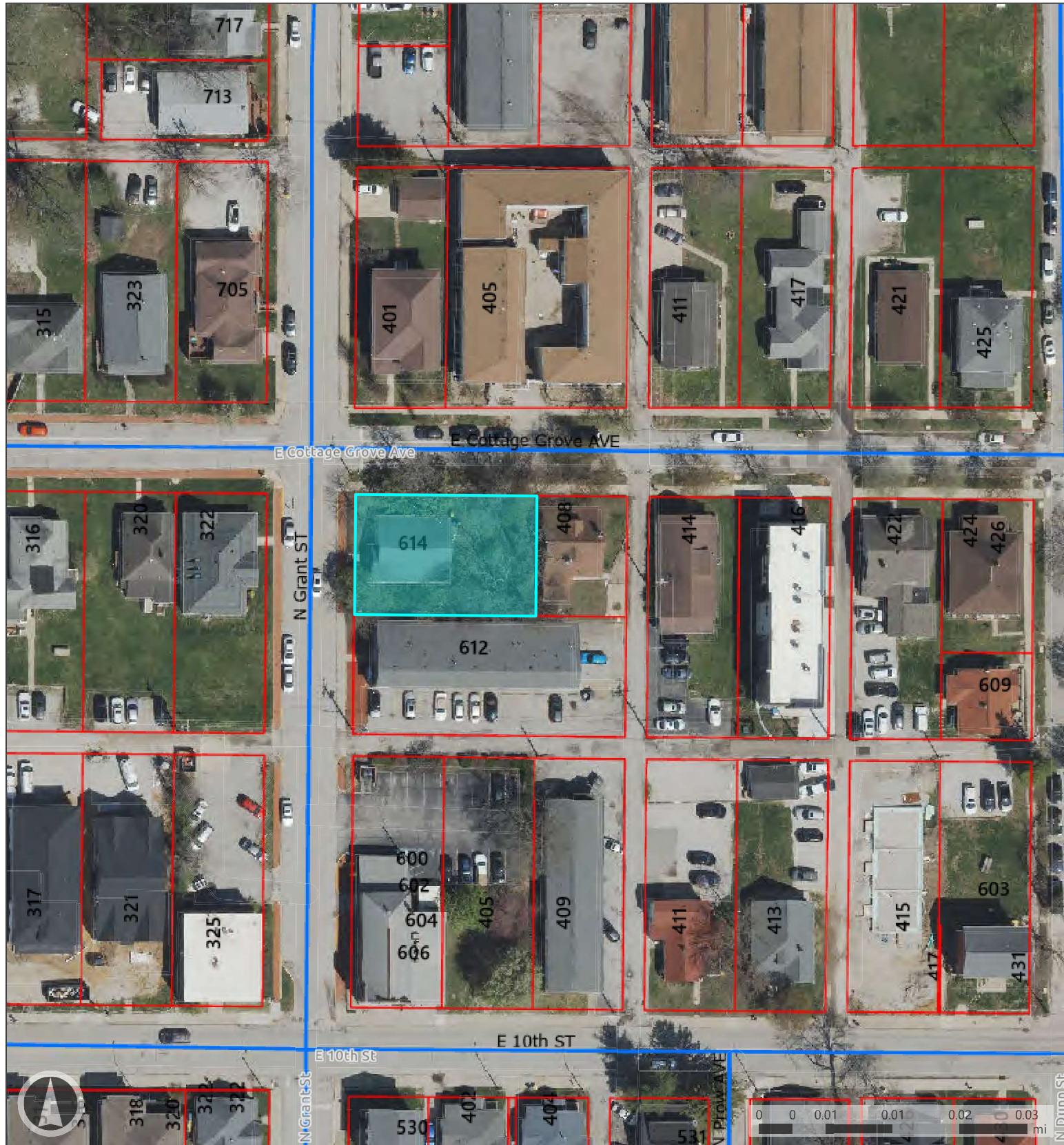
Map Legend

	Tree Canopy 2018
	Residential High-Density Multifamily
	Residential Multifamily

	Parcels
	Address Points Bloomington
	Buildings

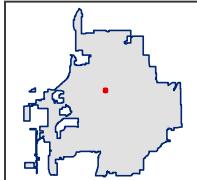
	Pavement
	Alley
	Parking Lot Type





Map Legend

- Parcels
- Red: Band_1
- Green: Band_2
- City Maintained Streets



VARIANCE PETITION

614 N Grant St

Petitioner's Statement

Regarding the requirement to retain the closed canopy at 614 N Grant St, Valu-built Construction LLC is requesting a variance from this requirement. Valu-built would like to replace the affected trees with 9 large canopy trees to be placed on interior 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 trees will be replaced with 9 trees that will provide similar canopy in the future.
- **The use and value of the neighboring properties will not be affected in a substantially adverse manner by this variance.** This variance will primarily affect the lot that in question on and will not impact neighboring properties.
- These trees would make it impossible to build virtually anything on this property as the current footprint of the build in question is only 1,980sf. If the tree were to remain, due to the dripline of the trees, 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



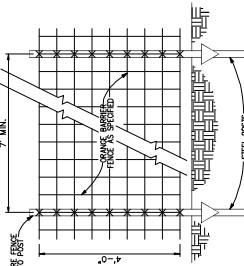
Call before you dig.

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544 CALL TOLL FREE
PER INDIANA STATE LAW (IC 8-1-26).
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS

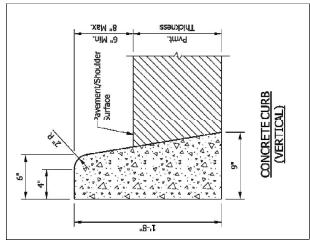
614 N GRANT STREET
BLOOMINGTON, INDIANA
N-1/2 OF LOTS 19 & 20 IN
COTTAGE GROVE ADDITION
JOB TITLE

REVISED PCF CTR COMMENTS	SPP	11/17/23
REVISED INTEGRATOR COMMENTS	SPP	12/04/23
PLANNING/ENGINNEERING COMMENTS	SPP	12/17/23

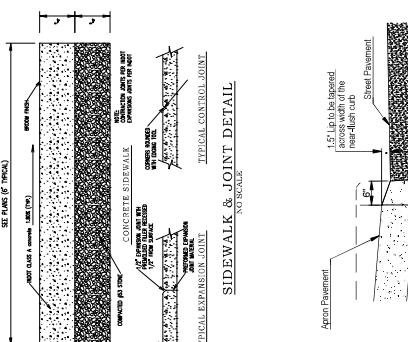
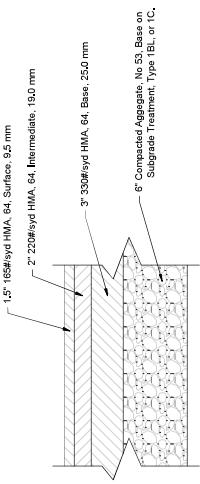
SPB	SPB
CHANGES	CHANGES
SPB	SPB
REVISION	REVISION
2	2
12/17/25	12/17/25
SHEET	
7278	
2 OF 2	
WM	WM
REVIS	REVIS
SITE PLAN	



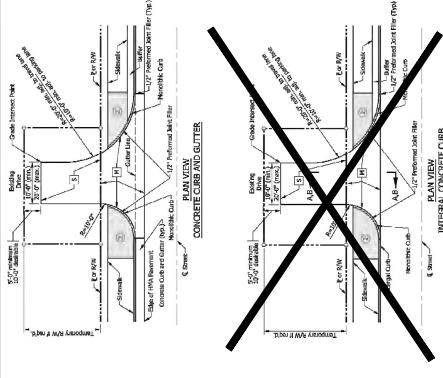
TREE PROTECTION FENCE DETAIL
NO SCALE



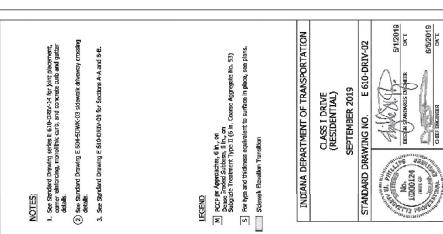
CITY OF BLOOMINGTON
STANDARD PAVEMENT SECTION



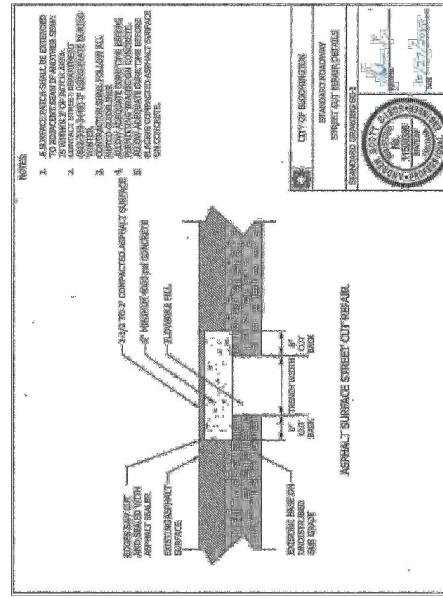
CURB LIP AT DRIVE / ALLEY
CONCRETE CURB (VERTICAL)



B1.01.01.01



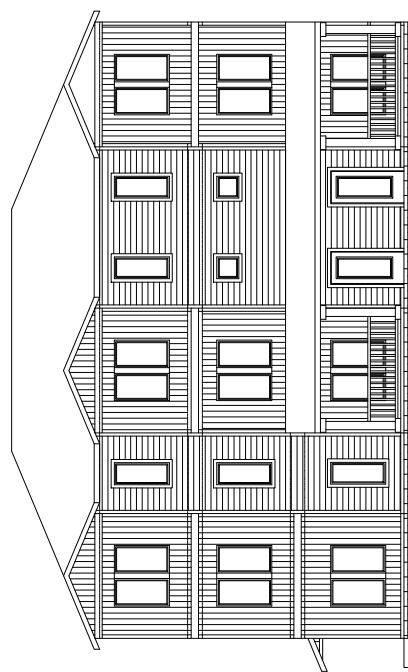
NOTES



11

THREE-PLEX REDEVELOPMENT

614 N. Grant Street
Bloomington, IN 47408



THREEPLEX REDEVELOPMENT

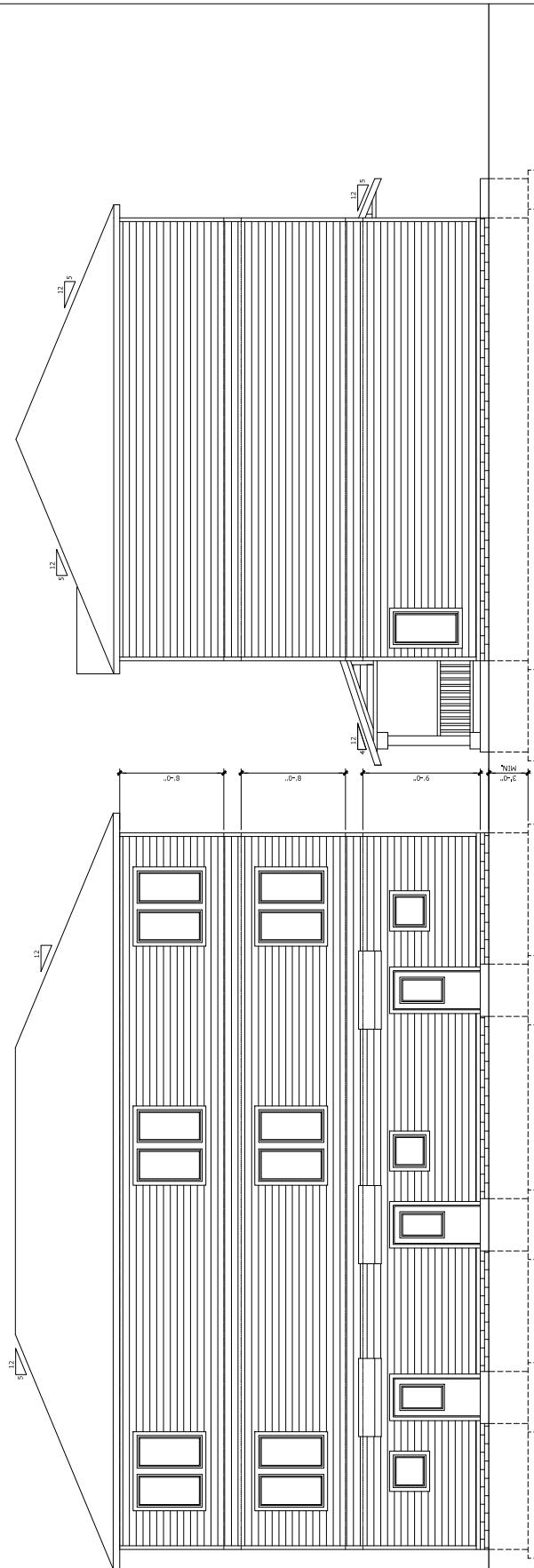
614 N. Grant Street
Bloomington, IN 47408

General Notes:	
VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. LOCATION OF FOUNDATION PENS SUBJECT TO CHANGE IN THE FIELD.	
ALL MEANS AND METHODS OF CONSTRUCTION, AT MINIMUM MUST MEET CODE SHOULD BE COORDINATED WITH THE GENERAL CONTRACTOR.	
CABINETS TO BE DIMENSIONED, DESIGNED & COORDINATED BY OTHERS.	
PLUMBING FIXTURES ARE PERIODIC CABIN LAYOUTS, BEFORE SELECT FLOOR STICKS AND IN FIELD MEASUREMENT VENUE.	



No.	Revision / Issue	Date
1		
2		
3		
4		

Table of Contents	
Footings	Footings - Plan
A-2	A-2
A-3	A-3
A-4	A-4
Square Footage	
First Floor	3,835 sf
Second Floor	3,835 sf
Total	5,670 sf
Permit	Permit
Date	Date
2/22/2025	2/22/2025
Code	Code
Refer to Sheet	Refer to Sheet



01 NORTH ELEVATION

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

VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. LOCATE FOUNDATIONS SUBJECT TO CHANGE IN THE FIELD.

ALL MEANS AND METHODS OF CONSTRUCTION, AT MINIMUM, MUST BE APPROVED AND COORDINATED WITH THE GENERAL CONTRACTOR.

CABINETS TO BE ORDERED, DESIGNED & COORDINATED BY OTHERS, PLUMBING DIMENSIONS ARE PENDING CABINET LAYOUTS, EFTURE PLUMBING SPANS AND FIELD MEASUREMENT VIBRATION

ALL INDEXES.

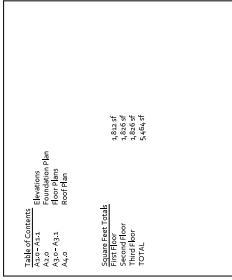


02 EAST ELEVATION

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

THREEPLEX REDEVELOPMENT

614 N. Grant Street
Bloomington, IN 47408



A1.0

No.	Revision Issue	Date	Sheet No.
1			
2			
3			
4			

Project Phase
PERMIT

Date
11.17.2025

Sheets
RETRIEVE TO SHEET

A1.0

NOTE: THIS BUILDING WILL BE DESIGNED AS SOLAR OR RENEWABLE SITE POWER AND INCORPORATE THE FOLLOWING:

1. ROOF LOAD BEARING SPECIFICATIONS SHALL BE SIZED TO SUPPORT THE LOADS OF THE EQUIPMENT.
2. THE ROOF SHOULD BE DESIGNED TO MAXIMIZE SOLAR CLOUDS AND DO NOT USE MATERIALS WHICH ARE INHIBITIVE TO SOLAR PANELS.
3. NO RADAR LOCATOR EQUIPMENT (LACM) SYSTEMS, CHIMNEYS, OR SMOKE STACKS SHALL BE PLACED ON THE ROOF.
4. CONTINUOUS ROOF SPACE.
5. ELECTRICAL PANELS SHALL BE SIZED TO ACCOMMODATE A 100 AMP CIRCUIT BREAKER. THE PANEL SHALL BE PLACED IN THE UTILITY ROOM ON OUTSIDE FOR A SOLAR DC/AC INVERTER. THE INVERTER CIRCUIT BREAKER SHALL BE PLACED ON THE ROOF.
6. A COOLING FAN DRIVEN BY A MOTOR SHALL BE PLACED ON THE ELECTRICAL PANEL.

DRAWING NOTES:

1. **TOPICAL:** EXA WILL STUDIES NOTED OTHERWISE

KEY:  TYPICAL 2x4 STUD WALLS  TYPICAL 2x6 STUD WALLS

GENERAL NOTES:
WHERE ALL BRENDONS AND CALCULATIONS AND A STRUCTURAL
FIELD, THE LOCATION OF FOUNDATIONS IS SUBJECT TO CHANGE
THE FIELD.
ALL TYPES AND METHODS OF CONSTRUCTION AT A MINIMUM MUST
MEET CODE AND BE COORDINATED WITH THE GENERAL
CONTACTOR.
CABINETS TO BE DIMENSIONED, DESIGNED & COORDINATED BY OTHERS,
PLUMBING DIMENSIONS ARE PENDING LAYOUTS, HICRE
SELECT SPACES AND IN FIELD MEASUREMENT VERIFICATION.

THREEPLEX REDEVELOPMENT
614 N. Grant Street
Bloomington, IN 47408

Table of Contents		Revision	Date
Section	Description	Issue	Comments
Project Phase	Project Phase	1	Starts 01/01/2025
PERMIT	PERMIT	2	2.2.17.2025
Date	Date	3	3.1.17.2025
Site	Site	4	4.1.17.2025
Sheet No.		A3.0	
REFER TO SHEET			

General Notes:

No.	Revision / Issue	Date
1		
2		
3		
4		

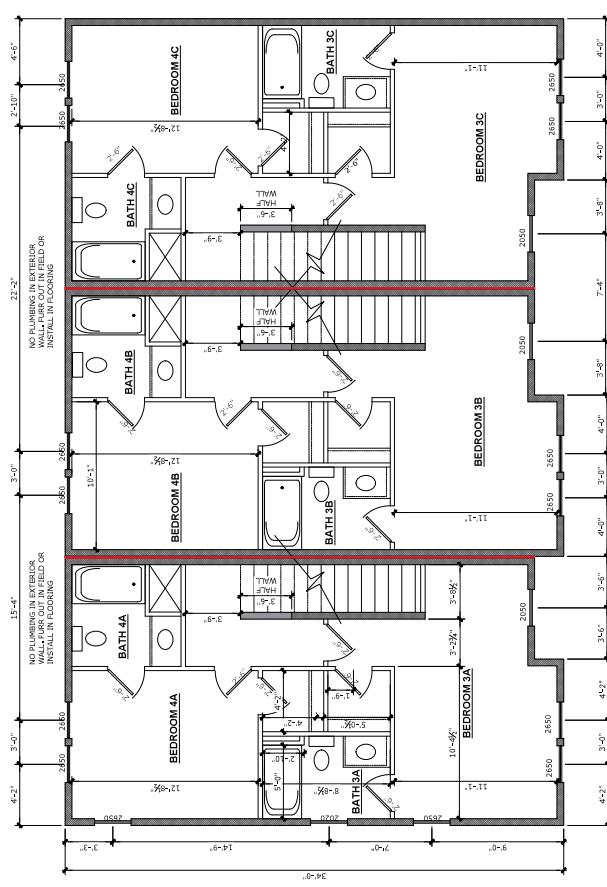
Sheet No. **A3.0**

Project Phase **PERMIT**

Date	22/07/2025
Site	REF ID: SHEET

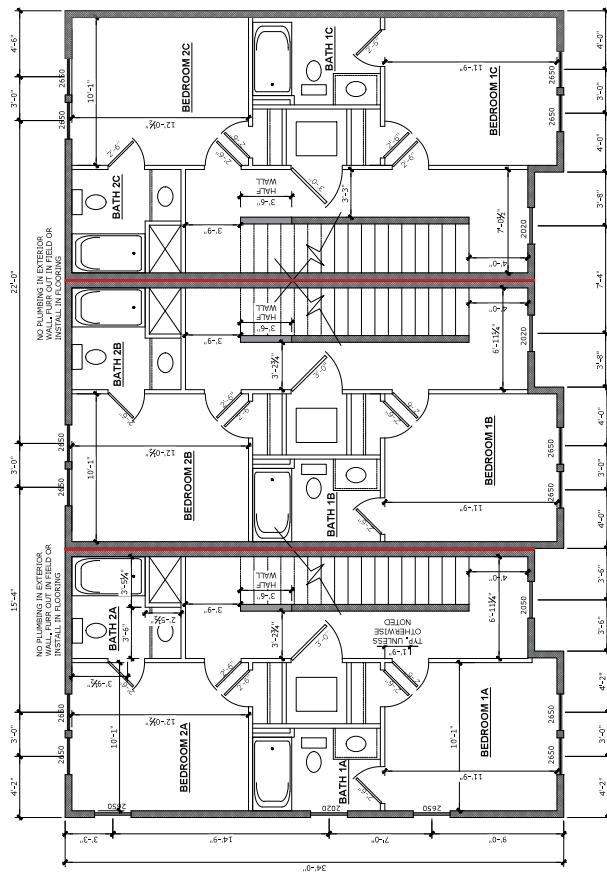
A3.0

01 FIRST FLOOR PLAN



02 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



01 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

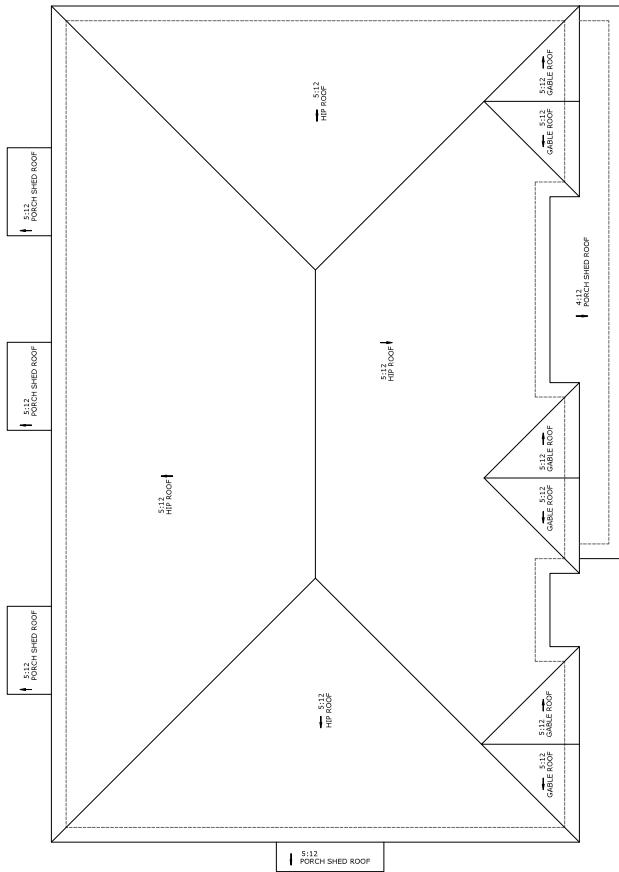


General Notes:
VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER, LOCATION OF FOUNDATION PERS SUBJECT TO CHANGE IN THE FIELD.
ALL MEANS AND METHODS OF CONSTRUCTION, AT MINIMUM MUST MEET CODE SHOULD BE COORDINATED WITH THE GENERAL CONTRACTOR.
CABINETS TO BE DIMENSIONED, DESIGNED & COORDINATED BY OTHERS.
PLUMBING FIXTURES ARE PERIODIC & ABSENT LAYOUTS, BEFORE SELECT FLOOR STICKS AND IN FIELD MEASUREMENT VERIFY THEM.

THREEPLEX REDEVELOPMENT
614 N. Grant Street
Bloomington, IN 47408

No.	Revision / Issue	Date
1		
2		
3		
4		
	Sheet No.	
	Project Name	
	Permit No.	
	Date	
	Refers to	
	Refer to Sheet	

A3.1



01 ROOF PLAN

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

General Notes:

VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. LOCATION OF FOUNDATION PITS SUBJECT TO CHANGE IN THE FIELD.

ALL MEASUREMENTS AND METHODS OF CONSTRUCTION AT MINIMUM MUST MEET CODE, SHOULD BE COORDINATED WITH THE GENERAL CONTRACTOR.

CABINETS TO BE DIMENSIONED, DESIGNED & COORDINATED BY OTHERS.

PLUMBING DIMENSIONS ARE PENDING CABINET LAYOUTS, ETC. RESELECT SPACES AND PEND FIELD MEASUREMENT VERIFICATION.

THREEPLEX REDEVELOPMENT
614 N. Grant Street
Bloomington, IN 47408

