

CITY OF BLOOMINGTON



HEARING OFFICER

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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**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.

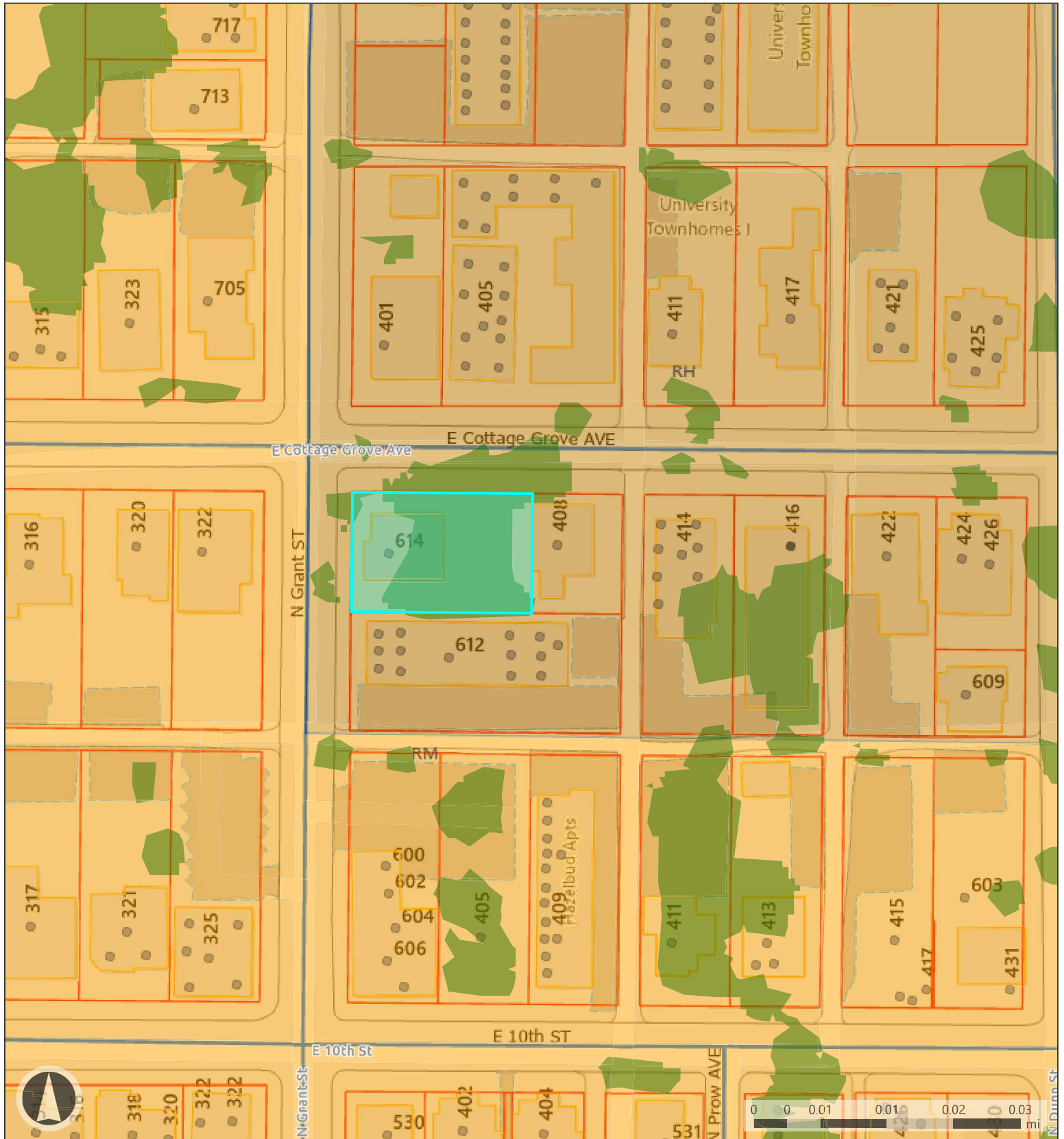
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

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:

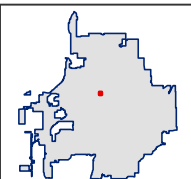
1. A least nine new trees, chosen from species listed in the UDO as permitted large street trees or permitted large interior trees, shall be planted on the property. These nine trees shall be in addition to required street trees. The required tree planting shall be verified by a site

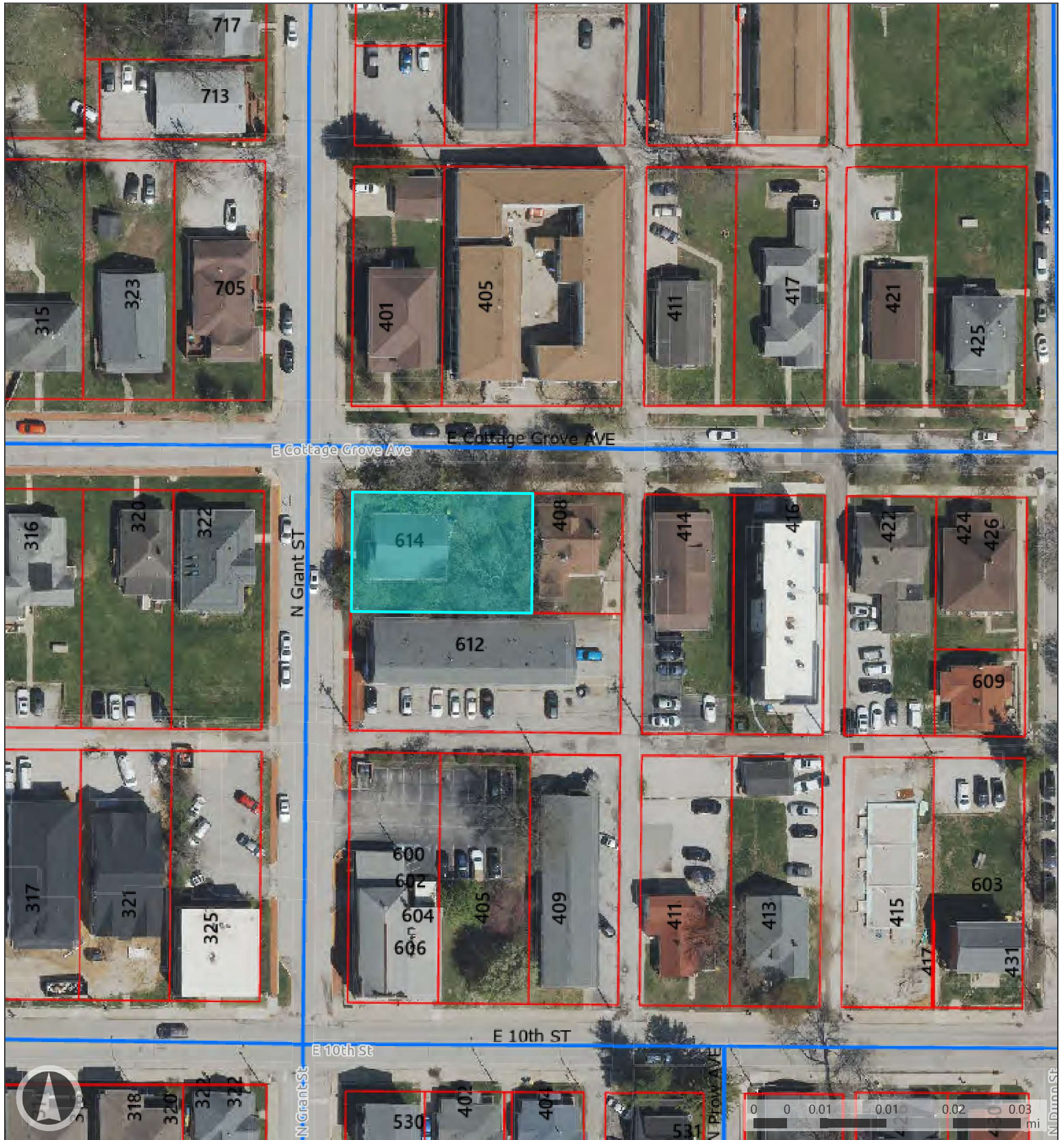
inspection by Planning and Transportation Department staff either before any of the dwelling units are occupied or within six weeks after any of the dwelling units are occupied.



Map Legend

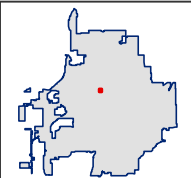
- | | | |
|--------------------------------------|----------------------------|------------------|
| Tree Canopy 2018 | Parcels | Pavement |
| Residential High-Density Multifamily | Address Points Bloomington | Alley |
| Residential Multifamily | Buildings | Parking Lot Type |





Map Legend

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



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 questions 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



**Know what's below.
Call before you dig.**

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544 CALL TOLL FREE
FOR INDIANA STATE LAW CS-1-26,
AND/OR FOR A LIST OF PARTICIPATING
UTILITIES AND LOCATIONS. NO CHARGE
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.

BASEL OF BEARINGS INDIANA STATE PLANE, WEST ZONE	IMPERVIOUS SOIL = 3,300 SPT CLAY & SILT = 2,500 SPT S&G BEDROCK = 3,300 SPT
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HISTORIC LOG:

- 1. TREE STREET TREE TABLE
- 2. FORESTER PICKUP TO LANTINO
- 3. INTERIOR TREE TABLE OR
- 4. BUILDING, SIDEWALKS, AND COMMISSION LOG.

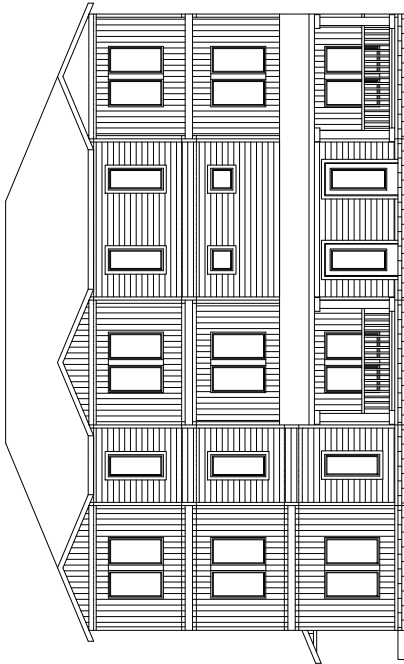


CITY MAP
PROPERTY LOCATION

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THREE-PLEX REDEVELOPMENT

614 N. Grant Street Bloomington, IN 47408

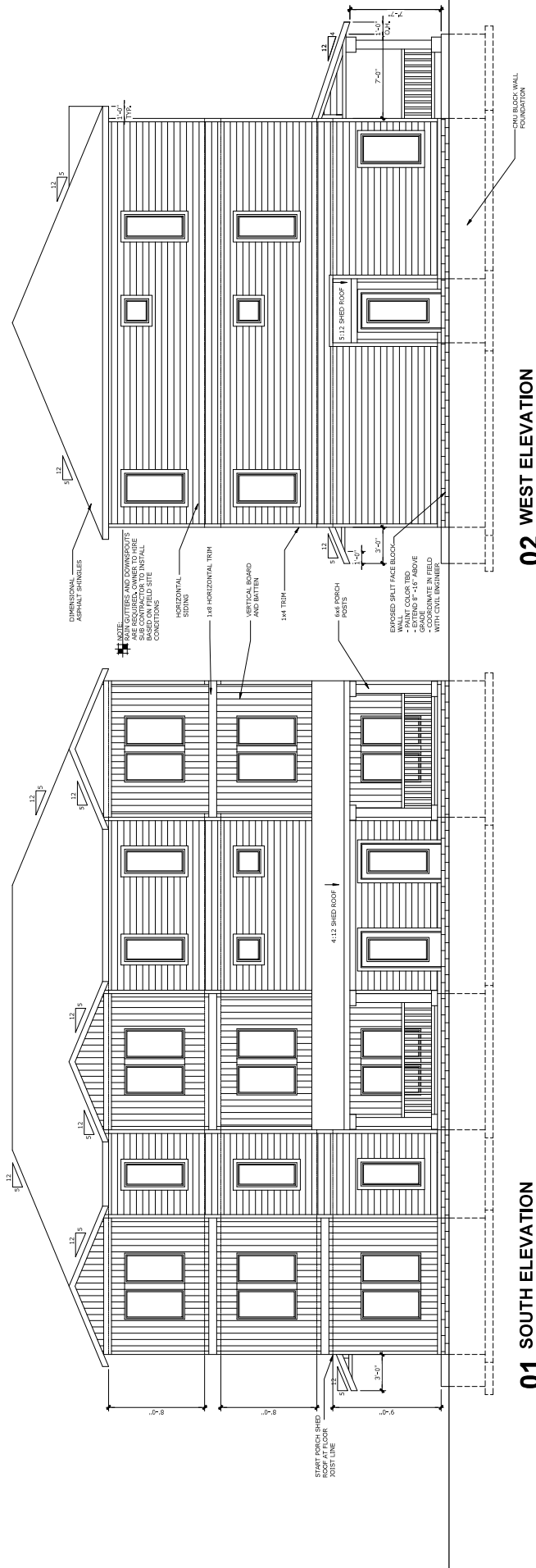


General Notes:
VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. ALL FOUNDATION WORK IS SUBJECT TO CHANGE IN THE FIELD.
ALL MEANS AND METHODS OF CONSTRUCTION AT MINIMUM MUST MEET CODE. SHOULD BE COORDINATED WITH THE GENERAL CONTRACTOR.
CABINETS TO BE DIMENSIONED, DESIGNED & COORDINATED BY OTHERS.
PLUMBING DIMENSIONS ARE PERIODS OF IN RELAYIVITY. BEFORE SELECTING SPECIFICATIONS IN FIELD MEASUREMENT VERIFICATION

THREEPLEX REDEVELOPMENT

614 N. Grant Street Bloomington, IN 47408

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Sheet List		Project Phase		Sheet No.	
TOTAL		PERMIT		11-1-2025	
		Scale		REFER TO SHEET	



01 SOUTH ELEVATION

02 WEST ELEVATION

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

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

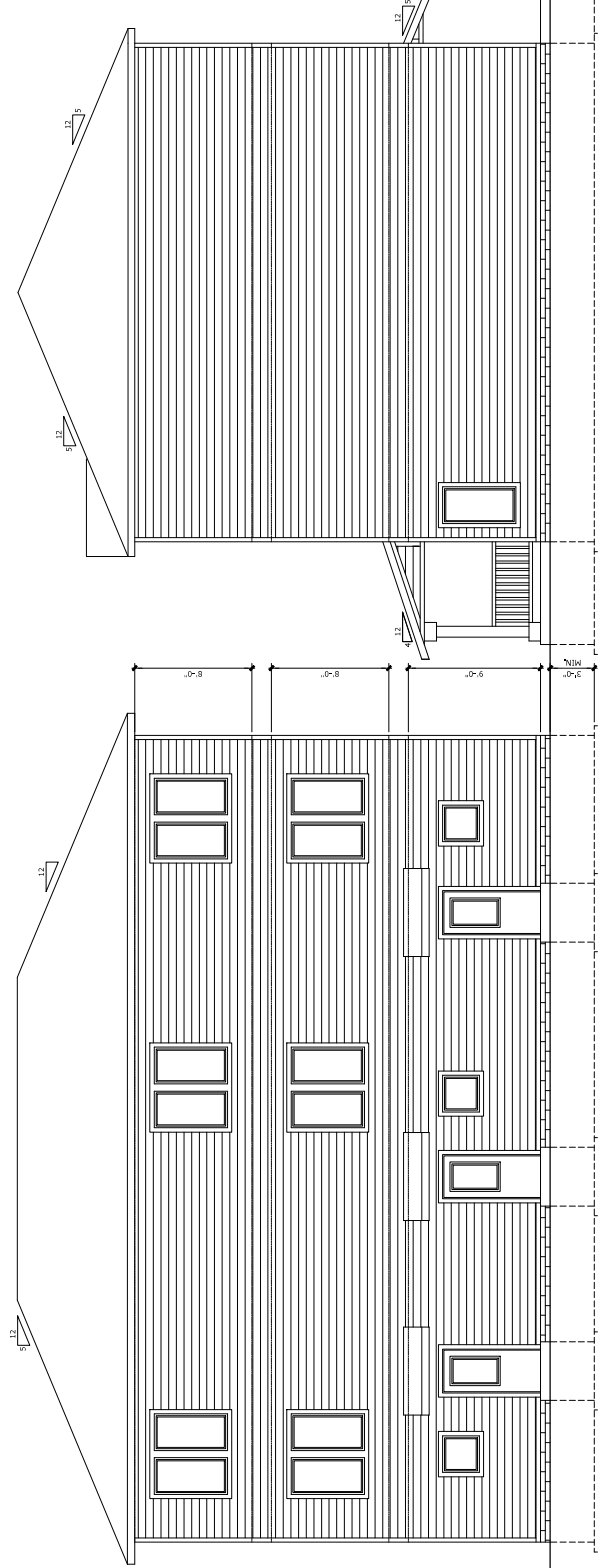


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THREEPLEX REDEVELOPMENT
614 N. Grant Street
Bloomington, IN 47408

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01 NORTH ELEVATION

SCALE: 1/2" = 1'-0"

02 EAST ELEVATION

SCALE: 1/2" = 1'-0"



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THREEPLEX REDEVELOPMENT

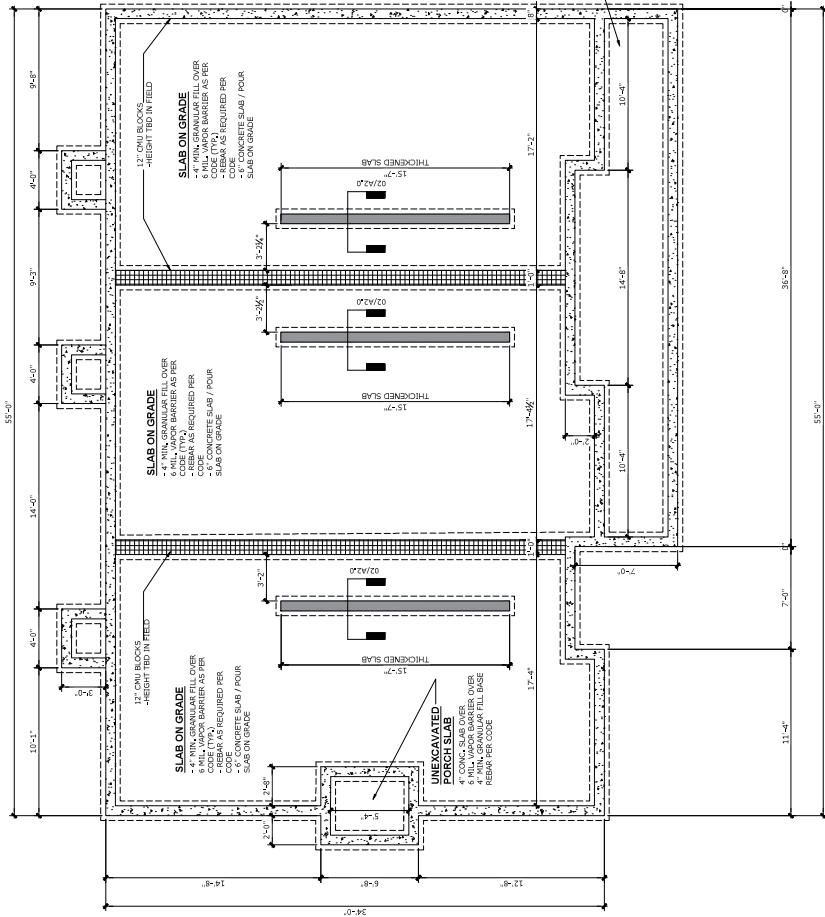
614 N. Grant Street
Bloomington, IN 47408

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Foundation Plan
First Floor
Second Floor
Third Floor
Roof Plan
TOTAL

Sheet No.

A1.0

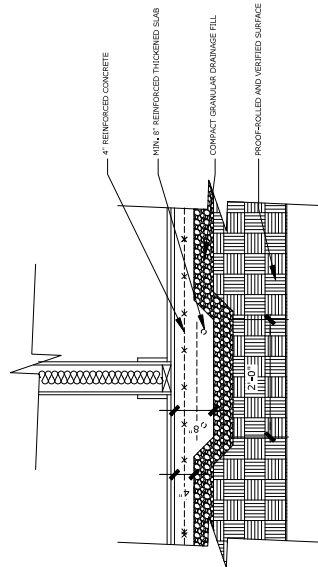
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01 FOUNDATION PLAN

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

- NOT TO SCALE (WALLS TO BE INSTALLED 1" FROM CORNERS + 4" MAX. MAX.)
- NOTE: ALL THICKENED SLABS ON 15'-0" CONTINUOUS REINFORCING (TYP.)
- NOT TO SCALE (AREA TO BE EXISTING LINE)



02 THICKENED SLAB DETAIL

SCALE: 1" = 1'-0"

THREEPLEX REDEVELOPMENT

614 N. Grant Street
Bloomington, IN 47408

General Notes:

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- CANNOTS TO BE DIMENSIONED, DESIGNED & COORDINATED BY OTHERS.
- PLUMBING DIMENSIONS ARE PERFORMING AS NET PLUMBING. FEATURE SELECTED BY THE ARCHITECT AND FIELD MEASUREMENT VERIFICATION.



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- Sheet No. 3
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Sheet No. 1
Sheet No. 2
Sheet No. 3
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A2.0

REFER TO SHEET

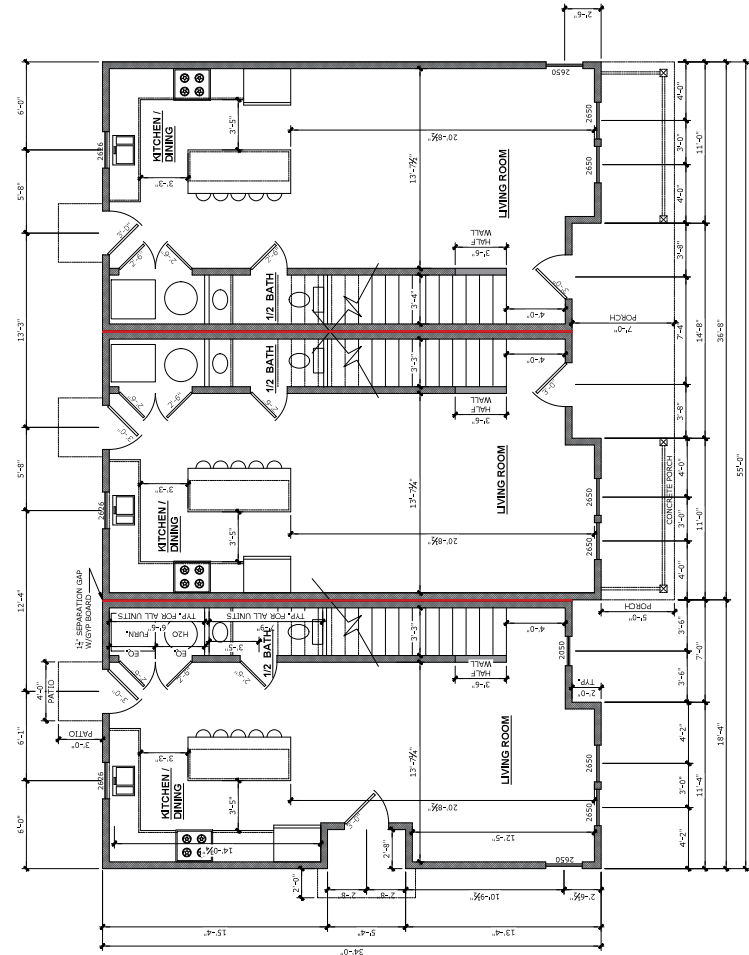
- NOTE:**
BUILDINGS WILL BE DESIGNED TO SECURE OR REMOVAL OF ENERGY READY AND INCORPORATE THE FOLLOWING INTO THE DESIGN:
1. ROOF LOAD BEARING SPECIFICATIONS SHALL BE SIZED TO THE DESIGN OF THE ROOF SYSTEM AND SHALL BE SIZED TO THE LOADS WHICH WILL BE APPLIED TO MAXIMIZE SQUARE CAPACITY AND ROOF TYPES SHALL BE COMPATIBLE WITH THE DESIGN OF THE ROOF SYSTEM.
2. NON-SOLAR ROOF TOP EQUIPMENT (HVAC SYSTEMS, AIR CONDITIONERS, ETC.) SHALL BE SIZED TO THE DESIGN OF SOLAR EQUIPMENT AND MAXIMIZE THE AMOUNT OF ELECTRICAL PANELS SHALL BE SIZED TO ACCOMMODATE A FUTURE SOLAR SYSTEM AND SPACE SHALL BE ALLOCATED TO THE ELECTRICAL PANELS.
3. INVERTER AND BATTERY BANKS SHALL BE PLACED FROM THE ROOF TO THE ELECTRICAL PANEL.
4. TO THE ELECTRICAL PANEL.

- GENERAL NOTES:**
1. ALL STUDIOS UNLESS NOTED OTHERWISE SHALL BE SIZED TO THE DESIGN OF THE ROOF SYSTEM AND SHALL BE SIZED TO THE LOADS WHICH WILL BE APPLIED TO MAXIMIZE SQUARE CAPACITY AND ROOF TYPES SHALL BE COMPATIBLE WITH THE DESIGN OF THE ROOF SYSTEM.
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4. TO THE ELECTRICAL PANEL.



01 FIRST FLOOR PLAN

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



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PLUMBING DIMENSIONS ARE PERFORMING ON METAL JOISTS. FEATURE SELECTED SPECIFYING INTERIOR MEASUREMENT VERIFICATION.

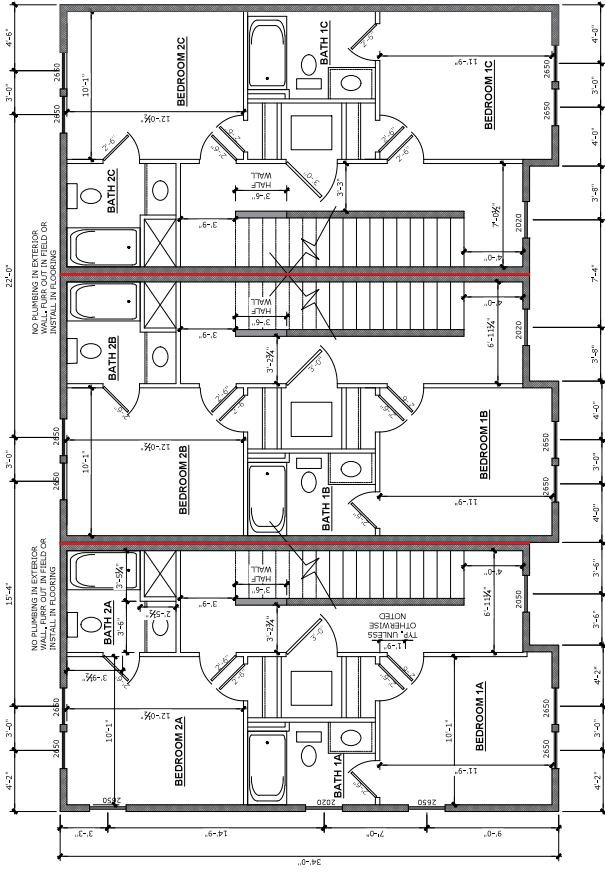
THREEPLEX REDEVELOPMENT

614 N. Grant Street
Bloomington, IN 47408

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PERMIT		A3.0	
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Scale		REFER TO SHEET	

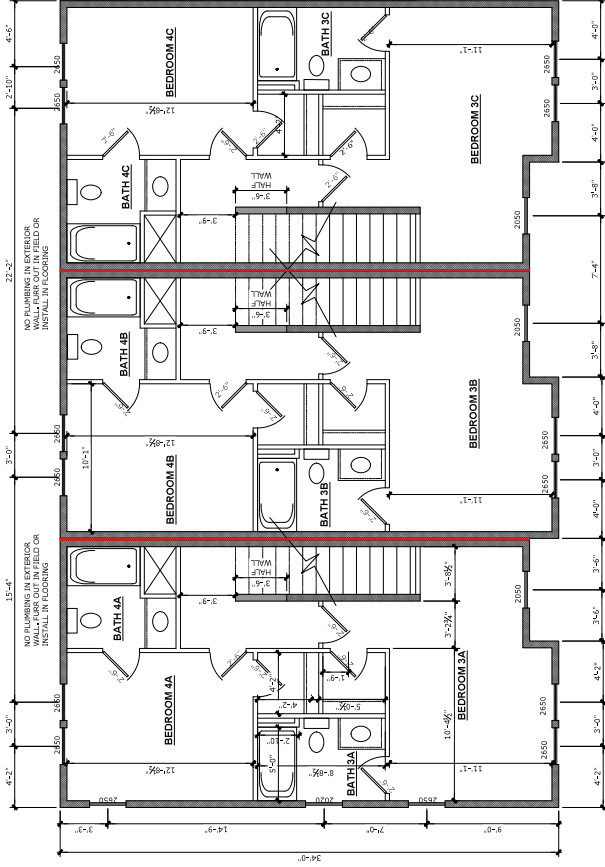
1. Total of 1,100 sq ft of 1st floor
2. Total of 1,100 sq ft of 2nd floor
3. Total of 1,100 sq ft of 3rd floor
TOTAL

A3.0



01 SECOND FLOOR PLAN

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



02 THIRD FLOOR PLAN

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

THREEPLEX REDEVELOPMENT

614 N. Grant Street
 Bloomington, IN 47408



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

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 DIMENSIONS ARE PENDING CABINET LAYOUTS, FUTURE SELECTIONS, SPECS AND IN-FIELD MEASUREMENT VERIFICATION



614 N. Grant Street
Bloomington, IN 47408

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Project Phase
PERMIT

Sheet No.
A4.0

Date
 12/12/2015

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