

# CITY OF BLOOMINGTON



February 11, 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)  
February 11, 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:**

January 14, 2026

**PETITIONS:**

ZR2025-12-0118

**David & Linda Stewart**

1015 S. Dunn Street

Parcel(s): 53-08-04-300-118.000-009

Request: Variance from maximum cumulative square footage allowed for accessory structures in the Residential Small Lot (R3) zoning district. Case Manager: Jamie Kreindler

**Hearing Officer Member:**

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

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**HEARING OFFICER –Kelly Conference Room #155  
January 14, 2026 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, January 14, 2026 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Ryan Robling

**APPROVAL OF MINUTES:**

December 17, 2025

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

**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

Gabriel Holbrow, case manager, presented ZR2025-12-0115. See meeting packet for more detail. The department recommends that the Hearing Officer adopt the proposed findings and approve ZR2025-12-0115 with the following conditions:

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.

Sable Beyers, presented the variance request on behalf of the petitioner.

**PUBLIC COMMENT:**

Amy Butler spoke.

Michael Brams spoke.

**BACK TO HEARING OFFICER:**

**Robling made a motion to forward ZR2025-12-0115 to the January 22, 2026 Board of Zoning Appeals meeting. Motion passes.**

Meeting adjourned 2:39 P.M.

**BLOOMINGTON HEARING OFFICER STAFF REPORT**  
**Location: 1015 S. Dunn Street**

**CASE #: ZR2025-12-0118**  
**DATE: February 11, 2026**

**PETITIONER/OWNER:** David Stewart  
 1015 S. Dunn Street  
 Bloomington, IN, 47401

**REPRESENTATIVE:** Chris Sturbaum  
 334 S. Jackson Street  
 Bloomington, IN, 47403

**REQUEST:** The petitioner is requesting a variance from the maximum cumulative square footage allowed for accessory structures in the Residential Small Lot (R3) zoning district.

**REPORT:** The petition site is zoned Residential Small Lot (R3) and is approximately 0.33 acres in size. The petitioner owns two platted lots that are each approximately 56' wide by 116' deep and have been developed with a single-family home that spans both lots. There is an existing 120 square foot accessory shed located in the northeast corner of the lot. The petitioner is proposing to build a new 484 square foot Accessory Dwelling Unit (ADU) in the southeast corner of the property. As shown on the submitted site plan, the proposed ADU includes an uncovered exterior deck and an unenclosed covered entry porch. Surrounding properties to the north, east, south, and west are all zoned R3 with single-family homes.

Per Table 03-4 in the City's Unified Development Ordinance (UDO), properties in the R3 zoning district are permitted a maximum of two accessory structures with a maximum cumulative footprint of 580 square feet. The existing accessory shed on the site is 10' by 12' or 120 square feet in size. The proposed ADU is 22' by 22' or 484 square feet in size. The combined total size of the accessory shed plus the proposed ADU is 604 square feet, which exceeds what the UDO allows by 24 square feet. To install the new ADU and keep the existing shed on the property, the petitioner is requesting a variance to increase the maximum cumulative square footage allowed for accessory structures in the R3 zoning district. The requested increase is from 580 square feet to 604 square feet, which totals an increase of 24 square feet.

**CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**

**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 granting of the variance is not expected to be injurious to the public health, safety, morals, or general welfare of the community. The requested variance is a minimal increase of 24 square feet to the total allowed cumulative square footage for accessory structures on the property. The Planning and Transportation Department received several letters

of support for the requested variance from neighbors at 1008 S. Henderson Street, 1016 S. Henderson Street, and 1025 S. Dunn Street. These three properties that submitted letters of support for the requested variance are most impacted by the proposed installation of a new ADU in the southeast corner of the site.

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:** No adverse impacts to the use and value of surrounding properties as a result of the requested variance are found. As mentioned above, several letters of support were received from surrounding neighbors who would be most impacted by the proposed ADU. The petitioner has designed the ADU to be as compact as deemed possible, and it is intended to be occupied by a member of the petitioner's family. As stated by the petitioner in their submitted statement to the Hearing Officer, "The room size is already minimal and the loss of more than a foot of width would push the compact design to being overcrowded and thereby less livable and diminished in value." The petitioner also adds in their statement that the existing shed is nestled under a tree in the back corner of the lot. This shed has been there for decades and is screened from the neighbor's property by a fence. The variance request to allow a small increase in the cumulative square footage of accessory structures on the property is offset by the increased size of the lot. The total square footage of the accessory structures is proportional to the overall size of 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.*

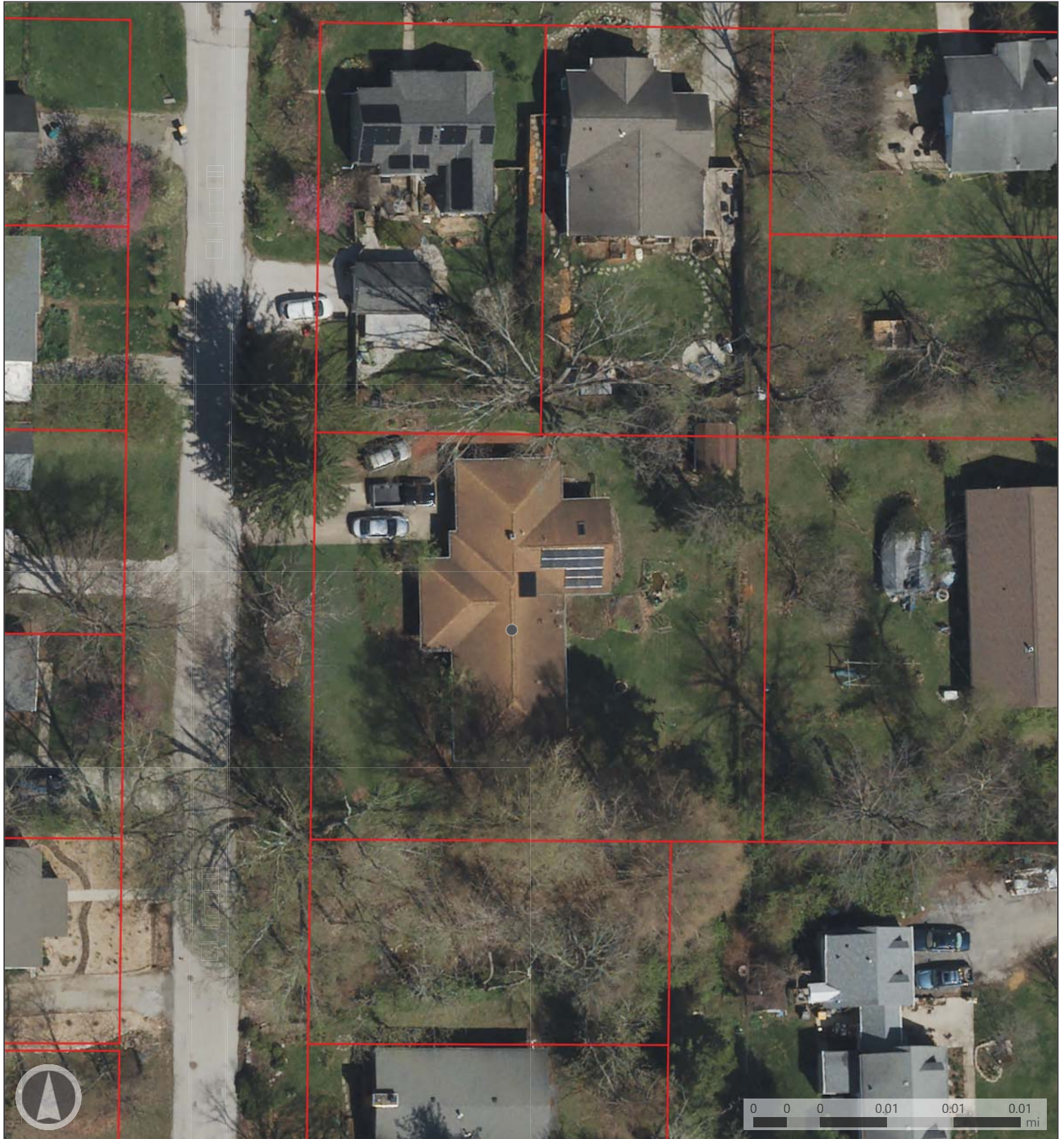
**PROPOSED FINDING:** The strict application of the terms of the UDO will result in practical difficulties in the use of the property as the property owner would be required to remove the existing 10' by 12' shed in order to install the new 22' by 22' ADU. The practical difficulties are peculiar to the property in question because 1015 S. Dunn Street is nearly twice the size of many of the surrounding smaller lot properties. Due to the R3 zoning, the location is limited to two accessory structures with a maximum cumulative total size of 580 square feet. Similarly sized properties are typically zoned with a greater size allowance for accessory structures. If the property was zoned Residential Medium Lot (R2), the maximum cumulative total size for two accessory structures increases to 840 square feet. The petitioner is requesting a variance to increase the maximum cumulative square footage allowed from 580 square feet to 604 square feet which is a minimal increase of 24 square feet. The granting of the requested variance will relieve the practical difficulties as it would allow for appropriately sized accessory structures proportional to the dimensions of this property.

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**RECOMMENDATION:** The Department recommends that the Hearing Officer adopt the proposed findings and approve the petition with the following conditions:

1. The variance approval is limited to the design shown and discussed in the packet.
2. A Certificate of Zoning Compliance must be issued prior to construction of the ADU.





Map Legend



Parcels

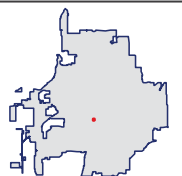
RGB

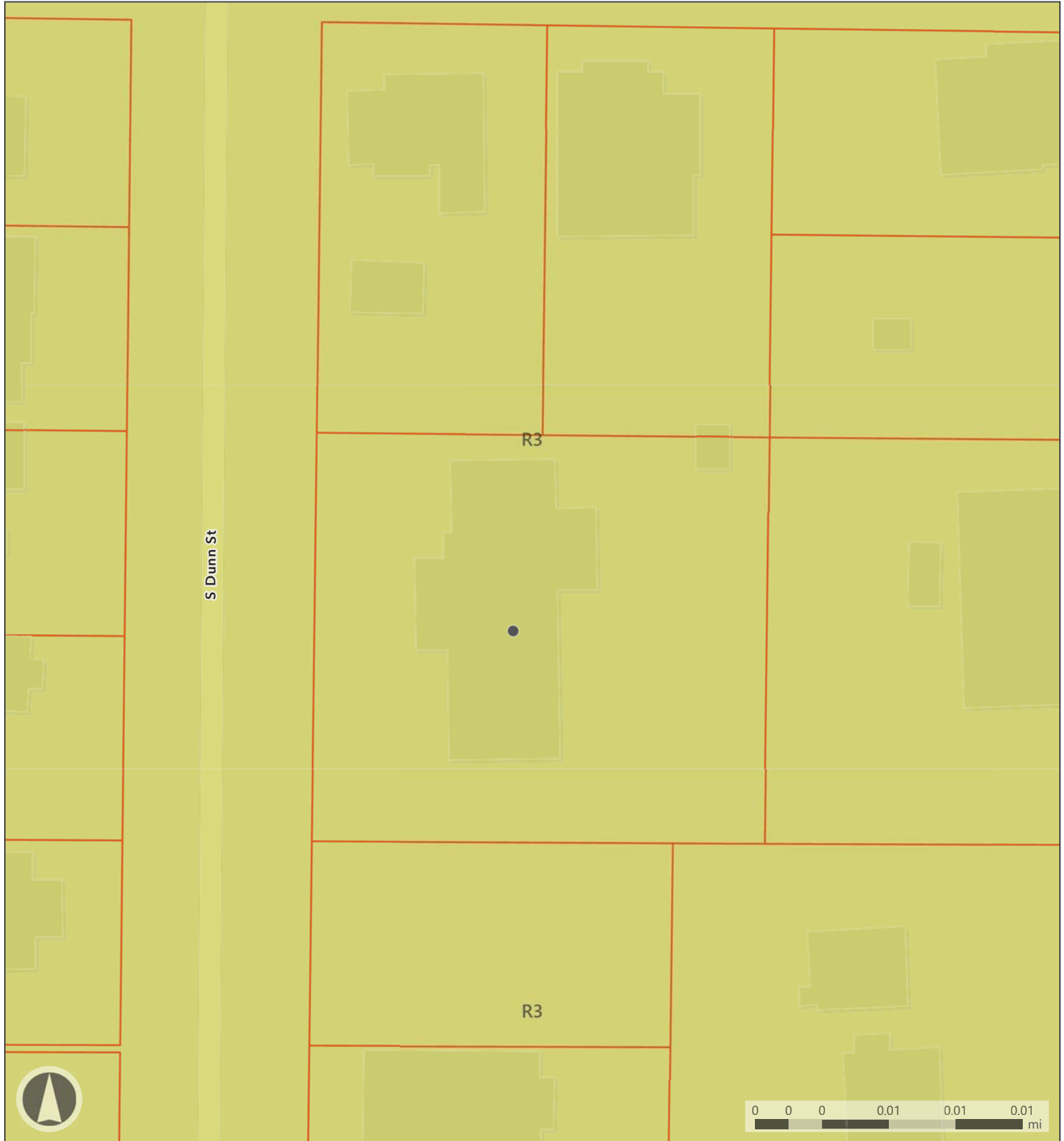


Red: Band\_1





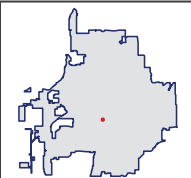
Green: Band\_2





Map Legend

-  Residential Small Lot
-  Parcels





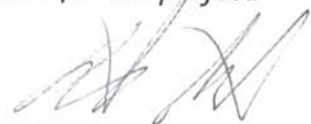
## Petitioner's Statement Addressing Core Criteria for Approval Regarding 1015 S Dunn Street Petition for ADU and Shed.

- **Unnecessary Hardship / Practical Difficulties: Applying zoning rules strictly must create a significant hardship or prevent reasonable use of the property, not just minor inconvenience.**
- *The apparent modest hardship of removing the shed in order for the ADU to be built, is a unique and serious hardship for this family based on family history, health issues and dynamics. The shed is so valuable to one family member, that the petition for the ADU to be built will be withdrawn if the shed must be demolished. The very minor amount of square footage overage that is asked for in this request for a variance, is a small issue compared to the serious family stress that would result in the loss of the shed for one family member or the failure to provide housing for another family member. The seriousness of this family issue is an unavoidable factor in this project and in this decision.*
- **Unique Property Conditions: The hardship must stem from unique physical features of the land or situation, not general neighborhood conditions:**
- *Although the property is twice the size of most of the surrounding small lot properties, it's existence in the small lot R3 Zone creates the hardship of conforming to a smaller SF allowance of ( 580 SF ) than the lot size would ordinarily be subject to. The petitioner's lot is much larger than even the R2 lots ( 840 SF ), where this SF request ( 604 SF ) would be " by right ". The hardship is that this is **large size lot** even needs a variance for an overage of only 24 SF. This is a very modest request for a normal sized R 3 lot. It is asking for only 604 SF of coverage when the small lot requirement for R3 is only 24 SF more than the required 580 SF. This stems from this technicality whereby a **very large lot surrounded by small lots** must follow rules designed to protect the overcrowding of surface areas for small lots **more than half the size of the petitioner's lot.***
- **Not Self-Created: The hardship must not be the result of actions taken by the applicant after zoning rules were adopted.**



- The storage shed pre-existed before the current zoning. The new UDO allows and encourages ADUs. This modest, small-house, architecturally designed, proposed ADU ( 484 SF) would be definitely harmed by reducing the square footage by even the modest overage of 24 SF, that is in question here. The room size is already minimal and the loss of more than a foot of width would push the compact design to being overcrowded, and thereby less livable and diminished in value . The architects made this ADU as compact as they deemed possible.
- **No Harm to Public Welfare: The variance must not be injurious to public health, safety, morals, or general welfare.**
- The UDO encourages adding density and the ADU rules require owner occupancy as well, which is a way of preserving SF ownership in the R3 zone. Project also adds riparian buffer that was previously non-existent.
- **No Adverse Impact on Neighbors: The variance shouldn't substantially affect the use or value of adjacent properties.**
- The shed is nestled under a tree in the SE corner of the lot and has been there for decades, screened from the neighbor by a fence. The ADU borders a riparian area that is uninhabited. The back of the property is also generously spaced from the rear property with a utility easement between the two properties, There is adjacent neighbor support for the project.


Signed Owner:

  
 DAVID STEWART

Date

12/17/2025

Signed Owner

  
 LINDA STEWART

Date

12/17/25

DAVID STEWART  
(Printed Name)

LINDA STEWART

ATTEST:

STATE OF INDIANA )

) SS:

COUNTY OF MONROE )

Personally appeared before me, a Notary Public in and for said County and State, David Stewart and Linda Stewart, to me known to be the owner of the attached real estate who acknowledged execution of the above and foregoing instrument to be his or her voluntary act and deed.

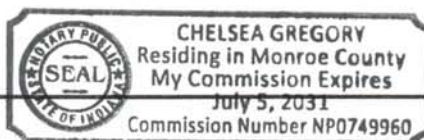
WITNESS my hand and Notarial Seal this 12 day of February, 2025.

Chelsea Gregory  
Printed Name of Notary Public

Chelsea Gregory  
Signature of Notary Public

My Commission Expires:

July 5, 2031



I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Chris Sturbaum  
Name

This instrument was prepared by Chris Sturbaum

ZONING COMMITMENT

This Commitment is being made in connection with the issuance of Certificate of Zoning Compliance number CZC2025-10-1311 to allow for the new construction of an Accessory Dwelling Unit on real estate located at 1015 S Dunn Street, Bloomington, Monroe County, Indiana with the legal description of:

*Lots Number Sixteen (16) and Seventeen (17), in Rogers Park, an addition to the City of Bloomington, Indiana, as shown by the recorded plat thereof in Plat Book Number 3, page 77, in the office of the Recorder of Monroe County, Indiana.*

Said real estate is owned by David Stewart and Linda Stewart ("Owner") pursuant to a deed recorded in the Office of the Recorder of Monroe County, Indiana (the "Real Estate") under Book Number 393 and Page Number 171.

State Parcel ID: 53-08-04-300-118.000-009  
Auditor's Parcel Number: 015-28140-00

The approval of the Certificate of Zoning Compliance to allow the addition and construction of an Accessory Dwelling Unit (ADU) is conditioned upon the following:

The Owner hereby commits, on their own behalf and on behalf of its successors and assigns, that:

-The ADU shall not be sold separately from the primary unit

-This approval shall be in effect only so long as the primary dwelling unit, or the ADU, is occupied by the owner(s) of record as their primary residence. If at any time the City determines that the subject property is in violation of the UDO or in violation of the terms of this zoning commitment, the ADU approval shall be withdrawn. In addition, the City may require that the ADU be removed from the property, which may include but is not limited to removal of any second kitchen on the lot, including all kitchen appliances and cabinets.

This Commitment shall be recorded in the office of the Recorder of Monroe County and shall be binding on the Owner and upon any subsequent owner or other person acquiring an interest in the Real Estate and shall run with the land.

Prior to the issuance of any permits, a copy of this recorded Commitment shall be transmitted to the City of Bloomington Planning and Transportation Department.

This Commitment may be modified or terminated only by action of the City of Bloomington's Plan Commission. This Commitment shall be enforceable by the City of Bloomington, any adjacent property owner or other interested party as defined by the Plan Commission's Rules and Procedures.

Failure to honor this Commitment shall subject the person then obligated hereby to fines and other legal action, including but not limited to the power of the City of Bloomington to have work done at the expense of the property owner. Failure to honor this Commitment shall also constitute a violation of the City of Bloomington Zoning Ordinance and shall be subject to all penalties and remedies provided thereunder.

Dated this 12 day of DECEMBER, 2025.

By:

  
(Owner's Signature)





# RIPARIAN BUFFER EASEMENT FOR 1015 S DUNN BLOOMINGTON IN

THIS EASEMENT is made and granted by David Stewart and Linda Stewart, hereinafter called

"Grantors", to the City of Bloomington, hereinafter called "Grantee"

WHEREAS, Grantors own the real estate identified the real estate commonly known as 1015 S Dunn, in Monroe County, Indiana, and more particular described as follows: 015-28140-00 Lots number 16 and 17 in Rogers Park, an addition to the City of Bloomington, Indiana, as shown by the recorded plat thereof in Plat Book Number 3, page 77, in the office of the Recorder of

Monroe County, In, Parcel No. 53-08-04-300-118.000-009

And Auditor's Parcel Number 015-28140-00

WHEREAS, a regulated stream exists next to the Property; and

WHEREAS, Grantor is required to grant Grantee a Riparian Buffer Zone

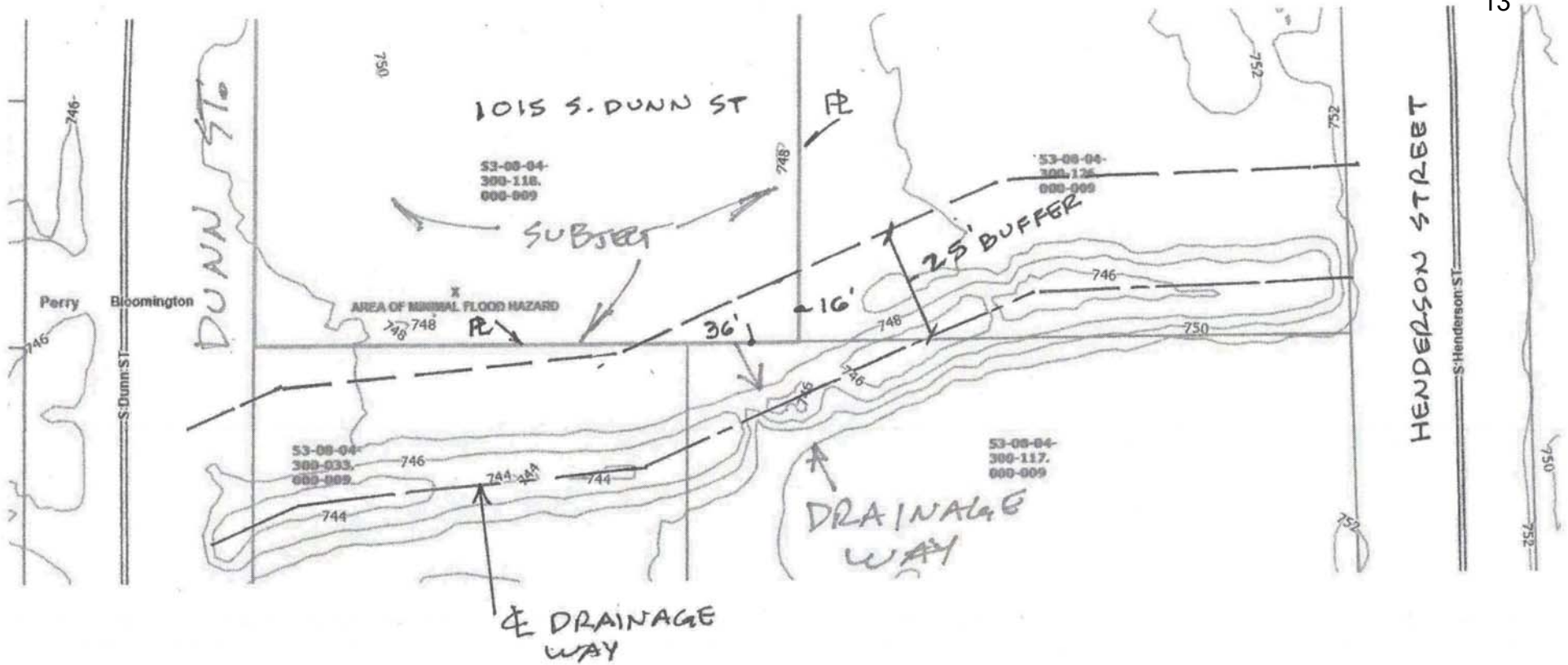
Easement 25 feet from the center of the stream.

NOW, THEREFORE, Grantors grant to Grantee an easement over the Property, in perpetuity, as described below.

1. Grantor grants to Grantee the right to enter onto the Easement Area for the purposes of inspection, maintenance and/or repair of a feature within the Easement Area .
- 2 . Grantor is prohibited is prohibited from conducting any additional land-disturbing activities including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement area except for disturbance as allowed in Section 20.04.030(f),
3. Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic or invasive species, only after first obtaining written approval from the Planning and Transportation Department.
4. Riparian buffer easement shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than 200 feet, and each public sign shall be a maximum of one and one-half square feet in area. A minimum of one public sign is required, regardless of easement size. The Grantor shall be responsible for installing and maintaining required signage.

2025014111 EASE \$25.00  
12/12/2025 11:51:05A 5 PGS  
Amy Swain  
Monroe County Recorder IN  
Recorded as Presented

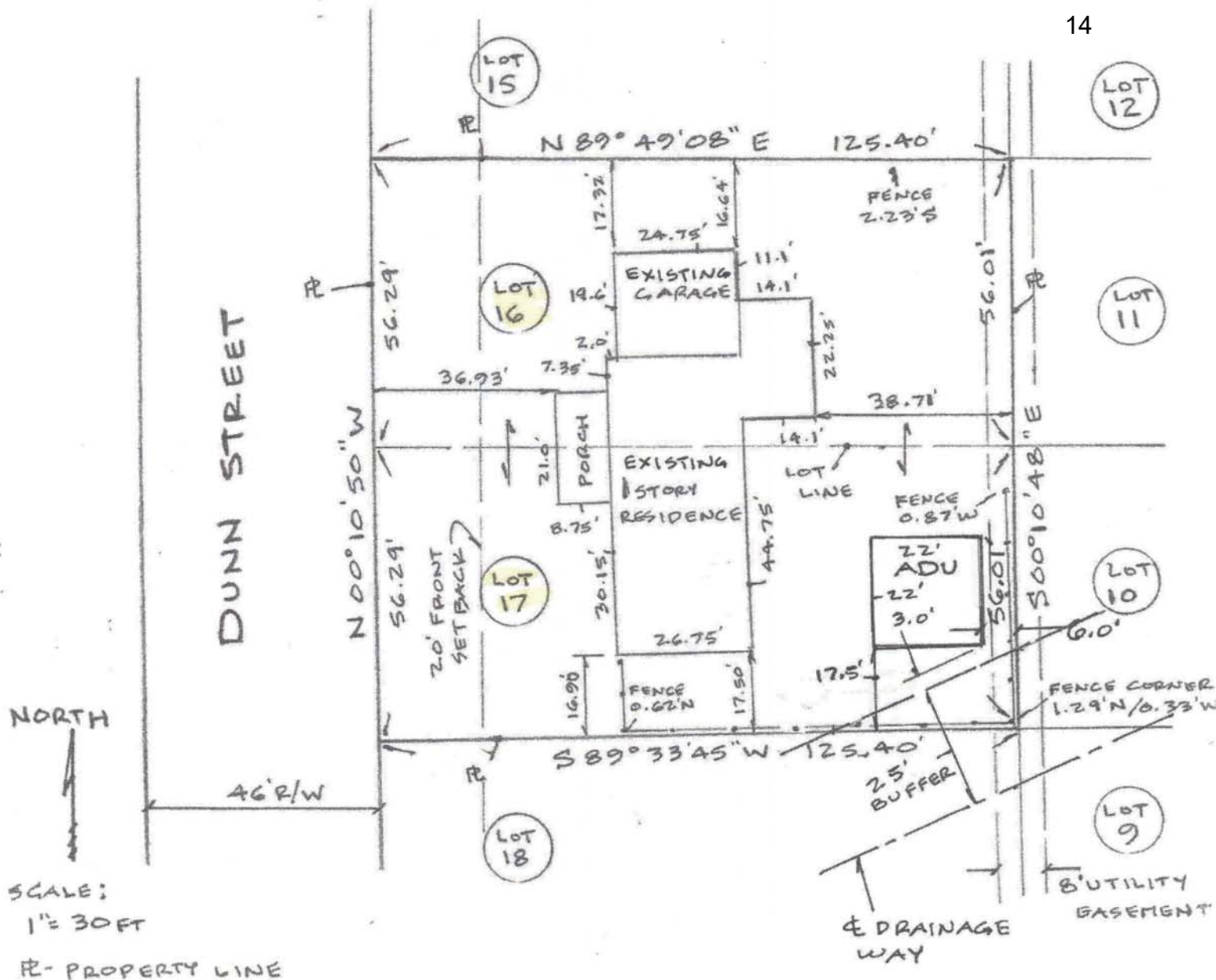




11/26/2025

RIPARIAN BUFFER  
1015 S. DUNN STREET  
BLOOMINGTON, IN 47401





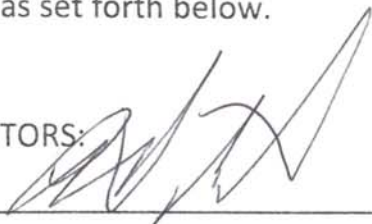
5. Allows, in cases where removal of exotic or invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning and Transportation Department is required prior to any proposed restoration.

6 . The easement granted by this Grant of Easement is non-exclusive. Grantor reserves unto himself, and his heirs, successors, assigns, invitees, and licensees the right to the use of the Easement Area, so long as such use is not contrary to this Grant of Easement.

7. Grantee agrees that use of the Easement Area shall be in such a manner as to not interfere with the Grantor's peaceful enjoyment of the Property or that of his heirs, successors or assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the dates as set forth below.

GRANTORS:

  
\_\_\_\_\_

David Stewart

  
\_\_\_\_\_

Linda Stewart

Date: 12/12/2025

STATE OF INDIANA, COUNTY OF MONROE

Before me, a notary public for said county and State, on the date of \_\_\_\_\_, personally appeared David Stewart and Linda Stewart, who upon first being duly sworn upon this oath, did set their hands to the forgoing Riparian Buffer Easement.

Cross Reference: 00113352

I declare under penalty of perjury that all statements of fact made above, and in any additional pages attached, are true and accurate.

Dated: 12/12/2025  
Affiant

Signature: [Signature]

STATE OF INDIANA )

COUNTY OF Monroe )

) SS:

SUBSCRIBED and SWORN to before me, a Notary Public, this 12<sup>th</sup> day of Dec, 2025.

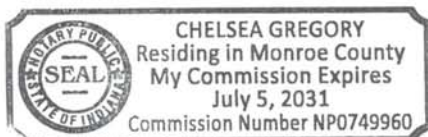
My Commission Expires: July 5, 2031  
Public

Chelsea Gregory Notary  
Chelsea Gregory Notary

Printed Name

My Commission #: NP0749960

Residing in Monroe County, Indiana



I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Chris Sturbaum  
Name

This instrument was prepared by Chris Sturbaum

1015 S DOWN  
Supplementary  
Information  
 for zoning Compliance #  
 CZC 2025-10-1311

Square Footage of Proposed  
 ADU Plus Shed

ADU Enclosed  $22 \times 22 = 484$   
 Shed Enclosed  $10 \times 12 = 120$   
~~★ Total (-24 SF) 604 SF~~

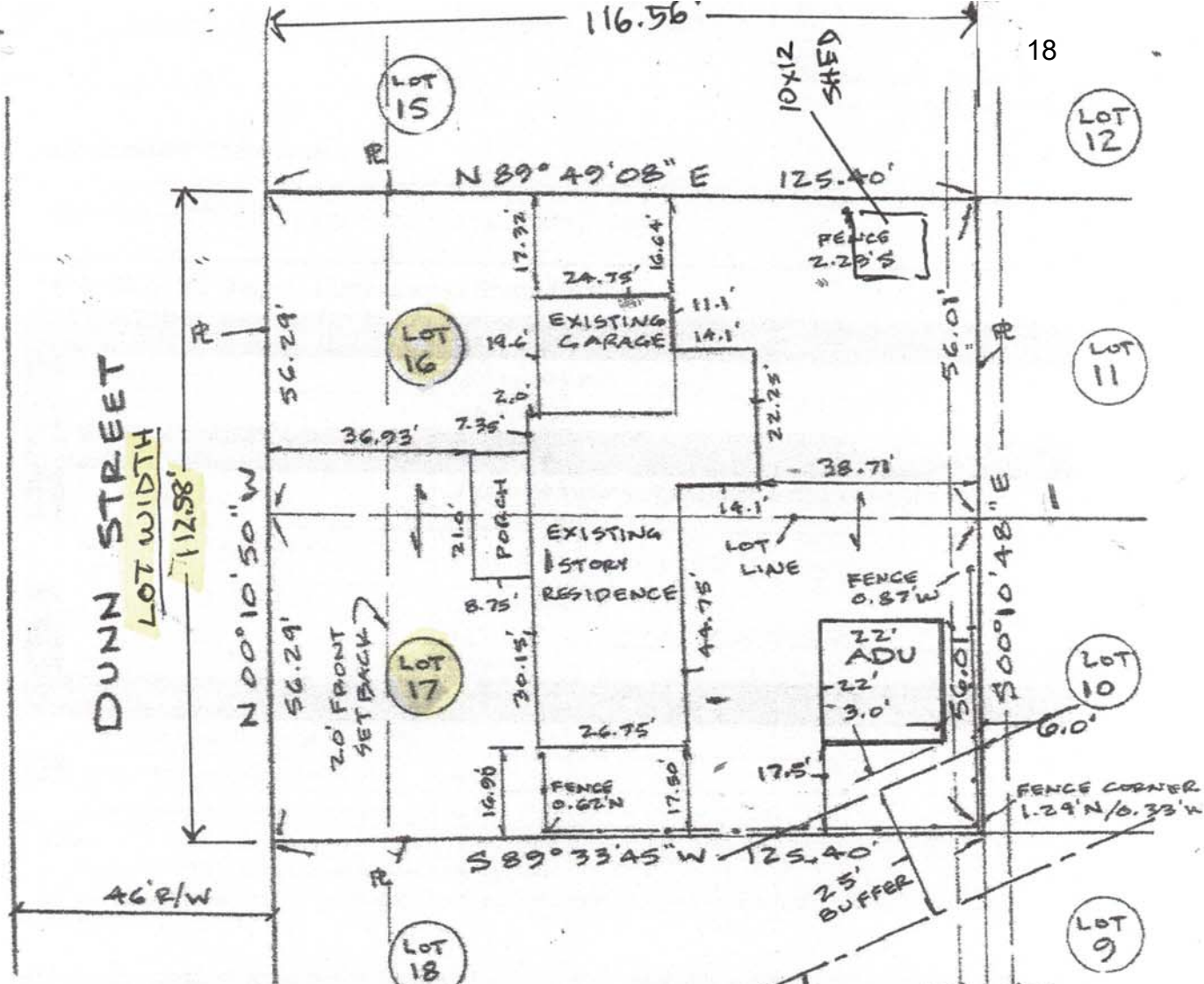
Exceeds Requirement  
 By 24 SF ★

Allowed 580 SF

Table 03-4: Number and Size of Enclosed Accessory Structures Permitted

Zoning District	Maximum Number	Maximum Footprint (cumulative total)
R1	2	1,000 square feet or 50 percent of the square footage of the primary structure, whichever is less [1]
R2		840 square feet (Easily Allowed in R2 Zone)
R3		580 square feet (24 SF over R3 ZONE)
R4		400 square feet
RM, RH, RMH	None	840 square feet or 15 percent of the cumulative square footage of the primary building(s) footprint, whichever is greater.
MS, MN, MM, MD, MC, ME, MH		1000 square feet or 15 percent of the cumulative square footage of the primary building(s) footprint, whichever is greater.
MI, EM, PO	None	None







## (2) Dimensional Standards

The following table is a summary of the district-specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

**Table 02-4: R2 District Dimensional Standards**

Lot Dimensions (Minimum, only for lots created after the effective date)		
A	Lot area	7,200 square feet (0.165 acres) [1] / 1015 S DOWN 3 ACRES
B	Lot width	60 feet [1]
Building Setbacks (Minimum)		
C	Front	15 feet or the median front setback of abutting residential structures, whichever is less.
D	Attached front-loading garage or carport	25 feet [2]
E	Side	First Floor: 8 feet [3] Each story above the ground floor: 10 feet [1] [3]
F	Rear	25 feet [1]
Other Standards		
	Impervious surface coverage (maximum)	40%
G	Primary structure height (maximum)	40 feet
	Accessory structure height (maximum)	20 feet

### Notes:

- [1] See Section 20.04.110 (Incentives) for alternative standards.
- [2] Or equal to the setback of the primary structure, whichever is greater.
- [3] Legally established lots of record that are less than the minimum lot width may reduce the required setback up to 2 feet.

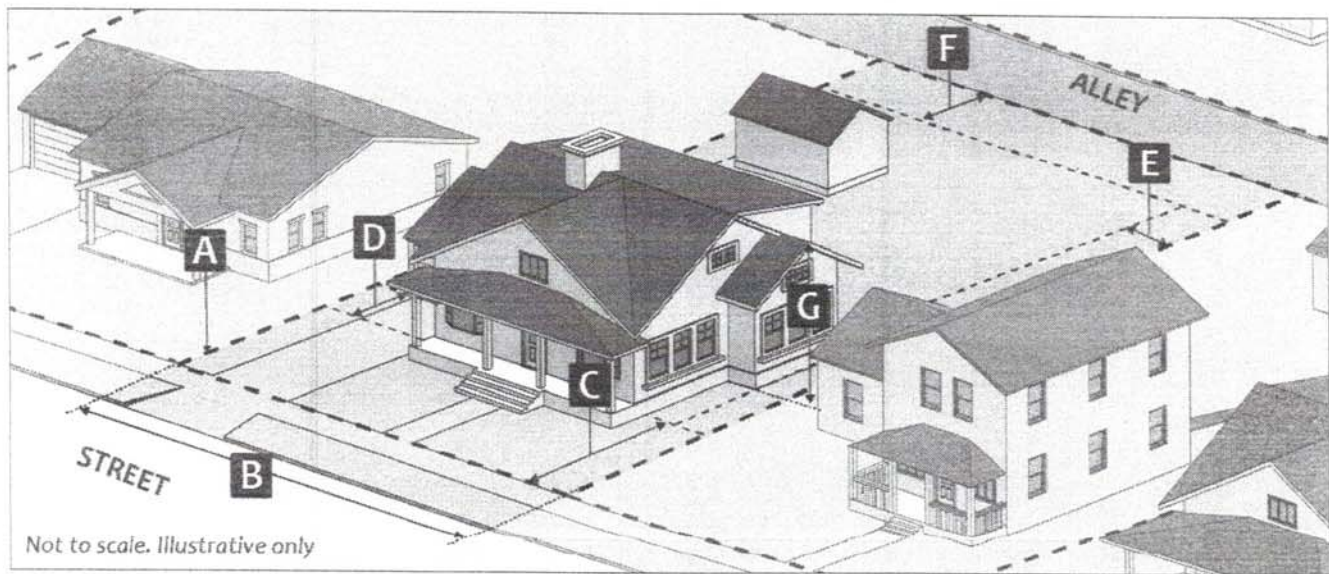


Figure 6: R2 District Dimensional Standards

1015 S DOWN

IS NEARLY TWICE

THE SIZE OF R2 LOTS

## (2) Dimensional Standards

The following table is a summary of the district-specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

**Table 02-5: R3 District Dimensional Standards**

Lot Dimensions (Minimum, only for lots created after the effective date)		
A	Lot area	5,000 square feet (0.115 acres) [1] / 1015 S DUNN is NEARLY 3 TIMES THE SIZE OF R3 LOTS
B	Lot width	50 feet [1]
Building Setbacks (Minimum)		
C	Front build-to line	15 feet or the median front setback of abutting residential structures, whichever is less.
	Attached front-loading garage or carport	10 feet behind the primary structure's front building wall
D	Side	First floor: 6 feet [2] Each story above the ground floor: 10 feet [1] [2]
E	Rear	25 feet [1]
Other Standards		
	Impervious surface coverage (maximum)	45%
F	Primary structure height (maximum)	35 feet
	Accessory structure height (maximum)	20 feet

**Notes:**

- [1] See Section 20.04.110 (Incentives) for alternative standards.
- [2] Legally established lots of record that are less than the minimum lot width may reduce the required setback up to 2 feet.

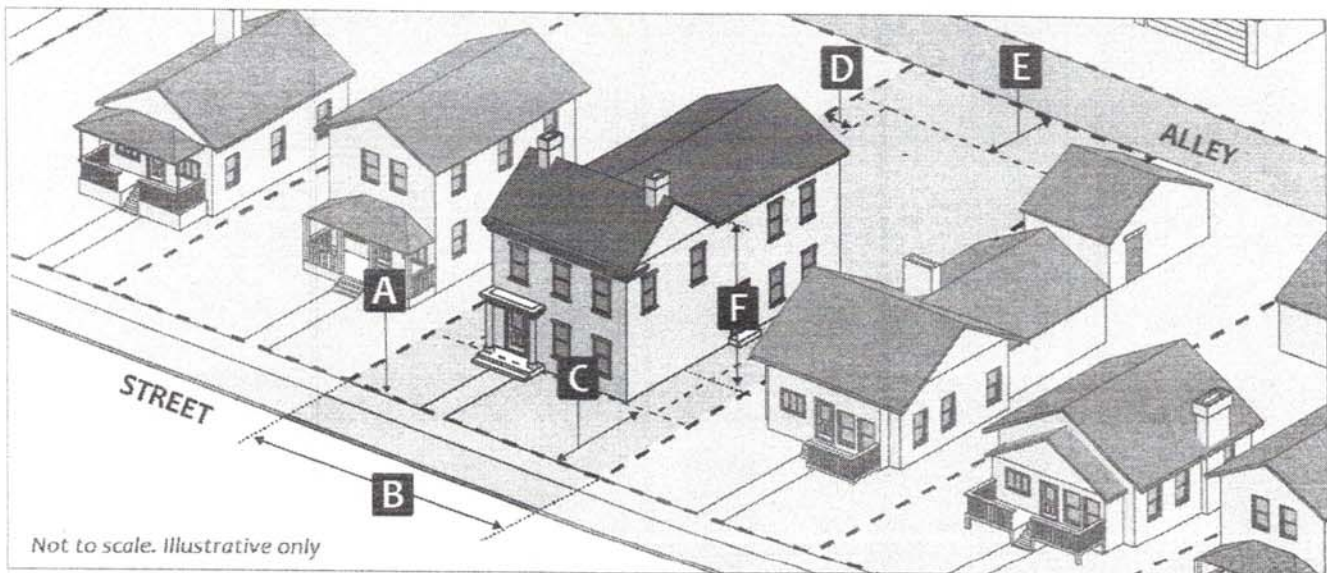


Figure 8: R3 Dimensional Standards



ADU 484 SF  
72 SF  
20 SF

✓ 576 SF

**Golden Hands Construction**  
334 S. Jackson Street  
Bloomington, IN 47403

Chris  
Starbawn  
812340 0724

Outline of Potential  
Wrap Around  
Uncovered Deck

72 SF  
Exterior Deck

Living  
Room

484 SF

20 SF  
Entry  
Deck

Bath

Bedroom

Electric  
Meter  
Center

200 a.  
Electric  
Panel

NOTE:  
SOUTH ADU  
WALL  
IN LINE  
W/ SOUTH  
WALL OF  
HOUSE

# 1015 S DUNN

## Proposed Detached ADU Floor Plan

Scale: 3/16" = 1'-0"

Floor Area:

ADU/Apartment: 484 s.f.

Covered Front Entry Porch: 41 s.f.

Covered Exterior Deck: 94 s.f.

Total Floor Area (Proposed): 619 s.f.

29'

SIDE  
PROPERTY  
LINE



8' WALLS  
Panel walls

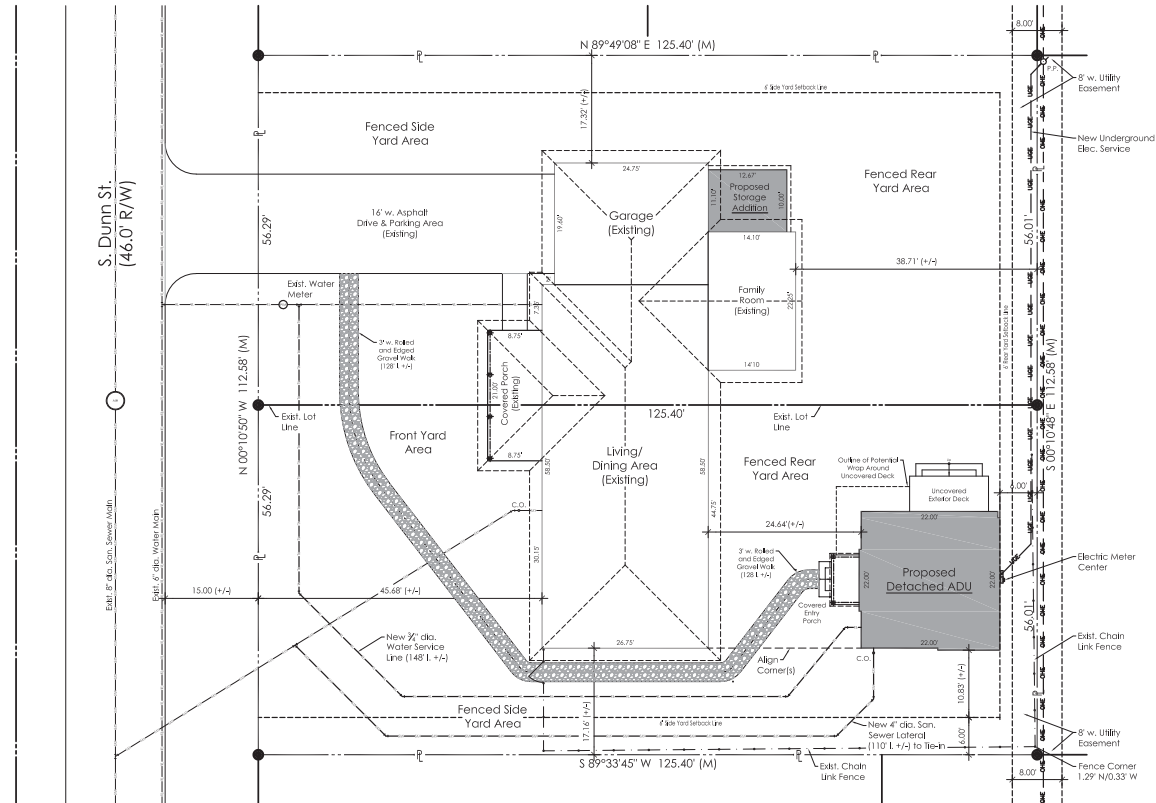
Stewart Residence Addition & Renovation

August 25, 2025  
mca Architects & Urbanists (copyright 2025)

**Impervious Surface Coverage:**  
 2,364 s.f. (Existing House & Garage Floor Area)  
 184 s.f. (Existing Covered Front Porch)  
 1,014 s.f. (Existing Asphalt Drive & Parking Area)  
 128 s.f. (Proposed Storage Addition)  
 484 s.f. (Proposed Detached ADU)  
 40 s.f. (Proposed Covered Entry Porch)  
 148 s.f. (Proposed Uncovered Exterior Deck)  
 383 s.f. (Proposed Rolled and Edged Gravel Walk)  
**Impervious Surface Coverage Area: 4,745 s.f.**

**Lot Area: 14,118 s.f.**  
**Impervious Surface Coverage**  
 (Maximum - 45%): 6,353 s.f.  
**Impervious Surface Coverage:**  
 4,745 s.f. (33.6%)

**Pervious Surface Area: 9,373 s.f.**



## A Proposed Site Plan

Scale: 1" = 20'



### OWNER:

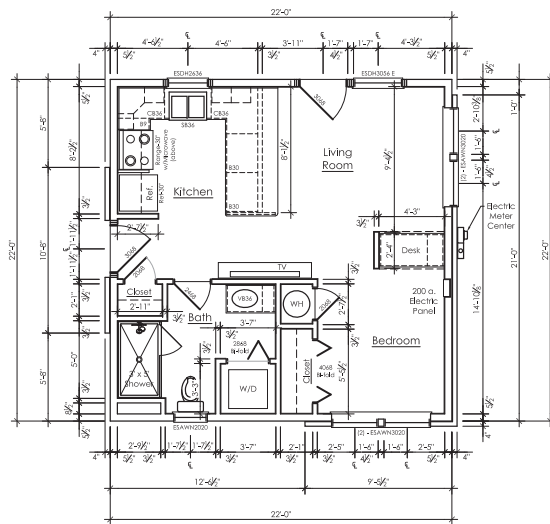
**Linda and David Stewart**

1015 S. Dunn St.  
 Bloomington, Indiana 47401  
 Ph. 812-320-2424 (c)

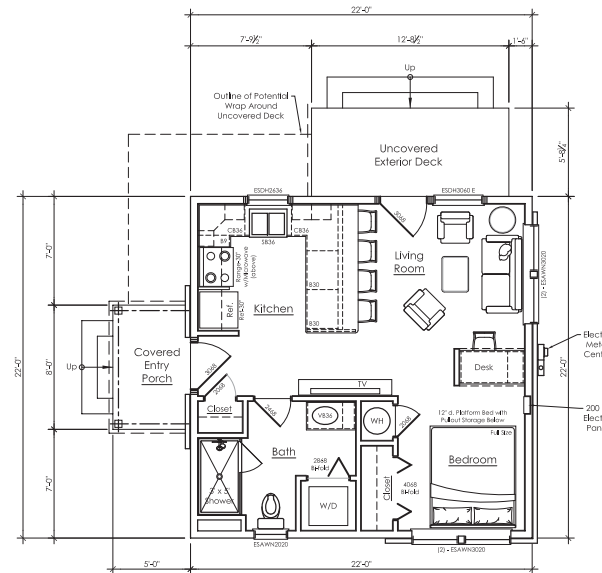
### LAND SURVEYOR:

**Kevin B. Potter, L.S.**

369 E. Cunningham St.  
 Martinsville, Indiana 46151  
 Ph. 812-325-8083



**B** Proposed Wall Layout Plan  
Scale: 1/8" = 1'-0"



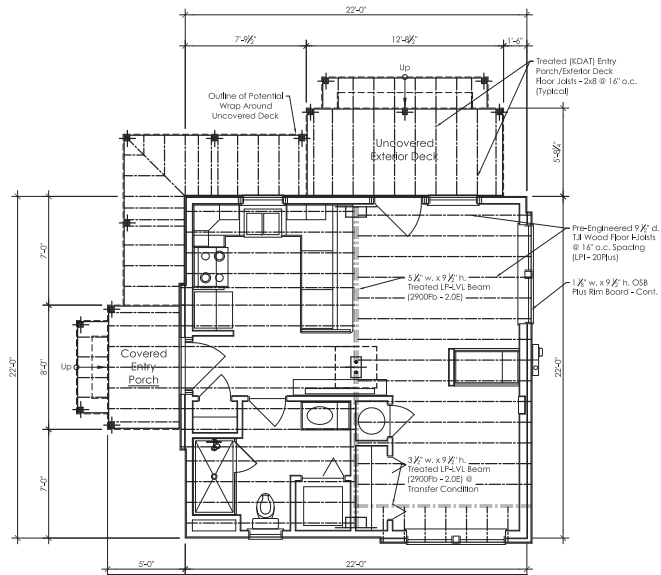
**A** Proposed Detached ADU Floor Plan  
Scale: 1/8" = 1'-0"

**General Notes:**

**Roof:** Install Ice and Water Dam Self-Adhering Membrane at All Eave, Valley, Ridge and Roof Slope Transitions (Typical - V.I.F.).  
**Window and Door Installation:** Provide All Head/ Drip Cap Flashing and Perimeter Tape for a Complete Installation (Typical - V.I.F.).  
**Exterior Wall Construction:** 2x6 Wood Framing @ 16" o.c. with (1) Bottom Plate and (2) Top Plates Continuous (Typical).  
**Interior Wall Construction:** 2x4 or 2x6 Wood Framing @ 16" o.c. with (1) Bottom Plate and (2) Top Plates Continuous (Typical).  
**Exterior Wall Sheathing:** 1/2" Advantech OSB Wall Sheathing and Tape (Typical).  
**Interior Floor Sheathing:** 3/4" Advantech OSB Floor Sheathing (Typical).  
**Exterior Roof Sheathing:** 5/8" 'Zip' System Exterior OSB Sheathing Installed with Clips (Typical).

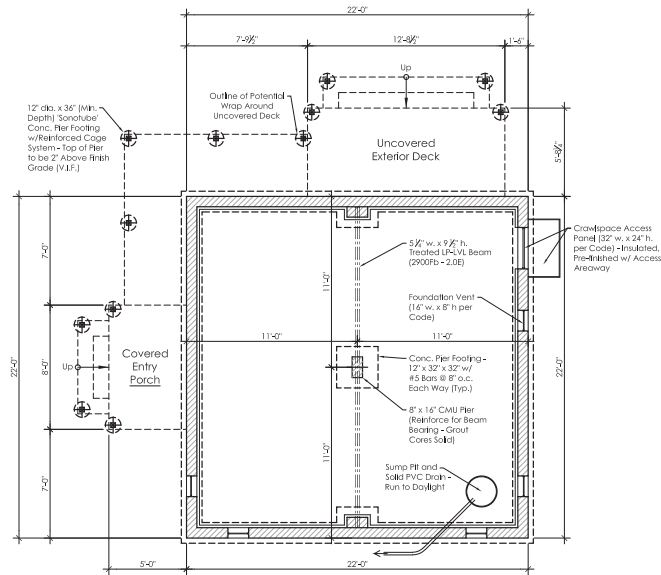
**Floor Area:**  
 ADU/Apartment: 484 s.f.  
 Covered Front Entry Porch: 40 s.f.  
 Uncovered Exterior Deck: 148 s.f.  
 Total Floor Area (Proposed): 672 s.f.





**B** Proposed Floor Framing Plan 

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



**A** Proposed Foundation Plan 

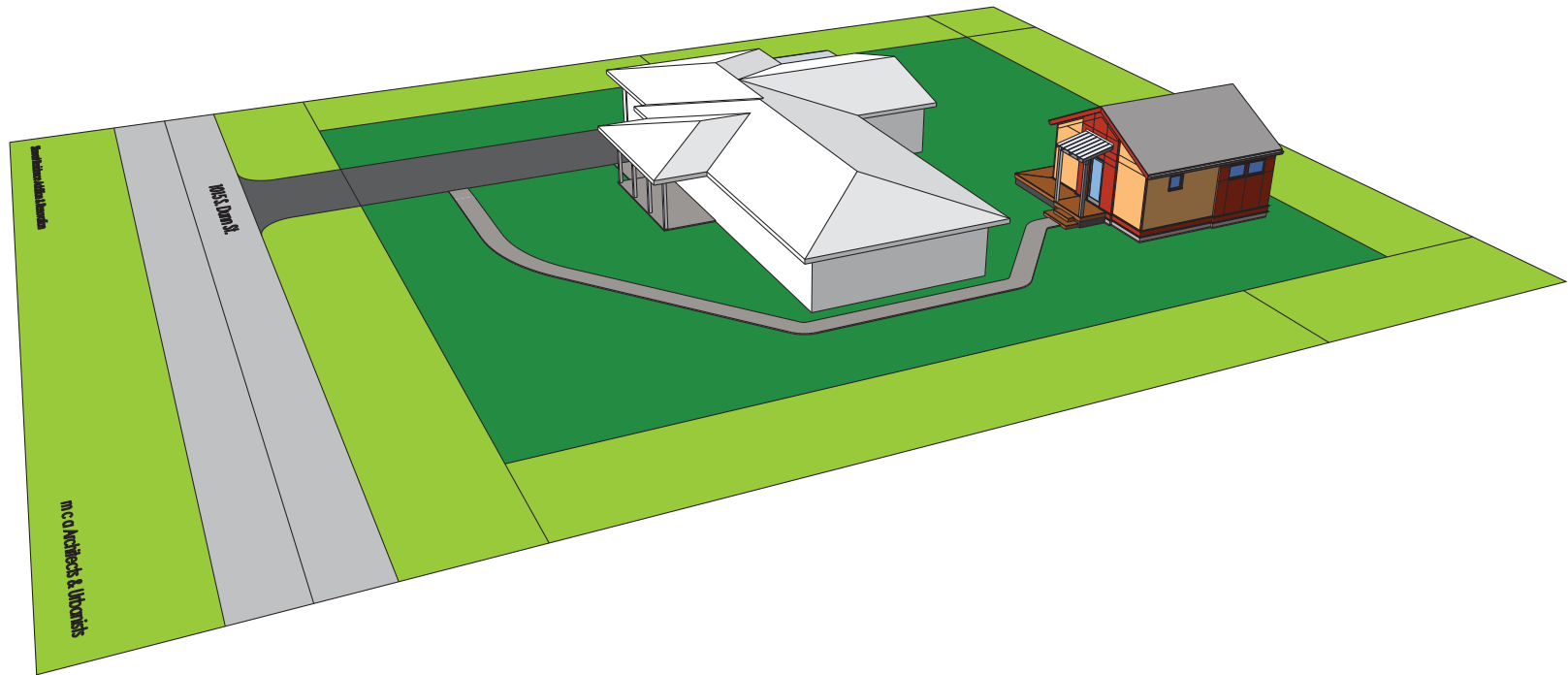
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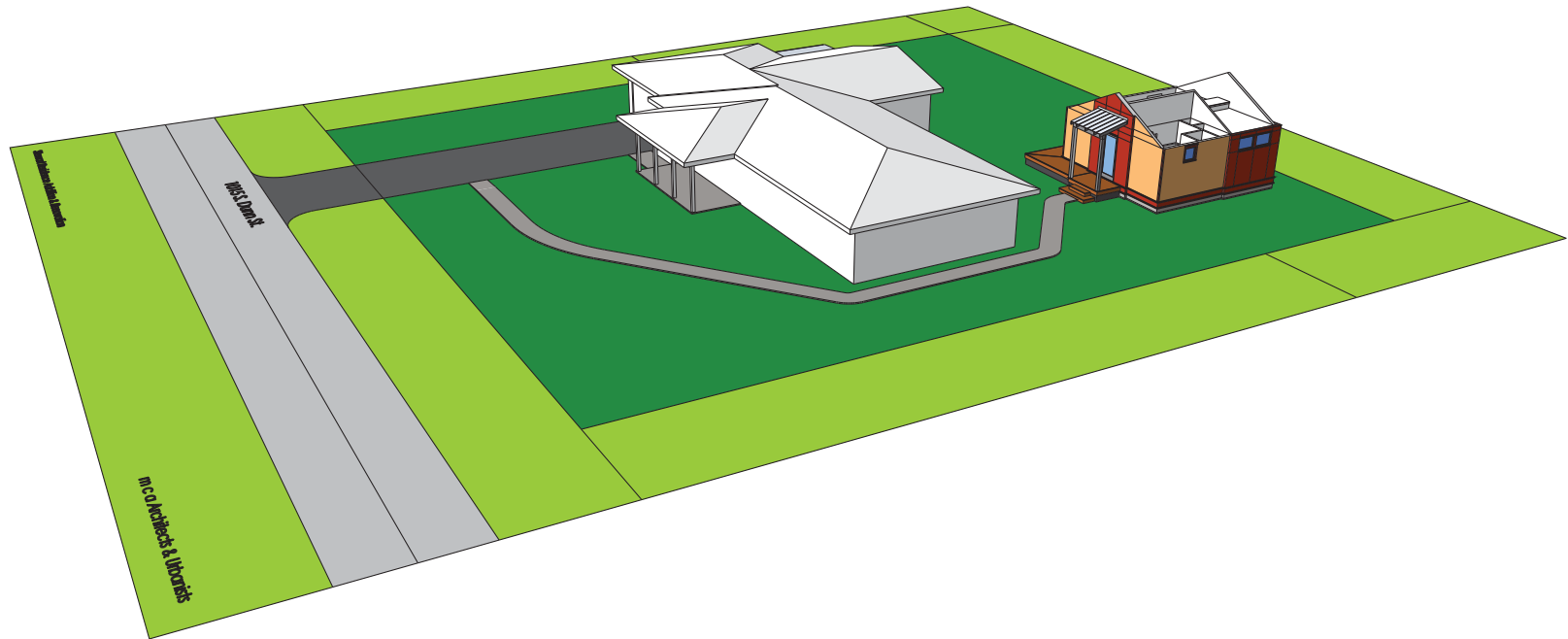
**General Notes:**

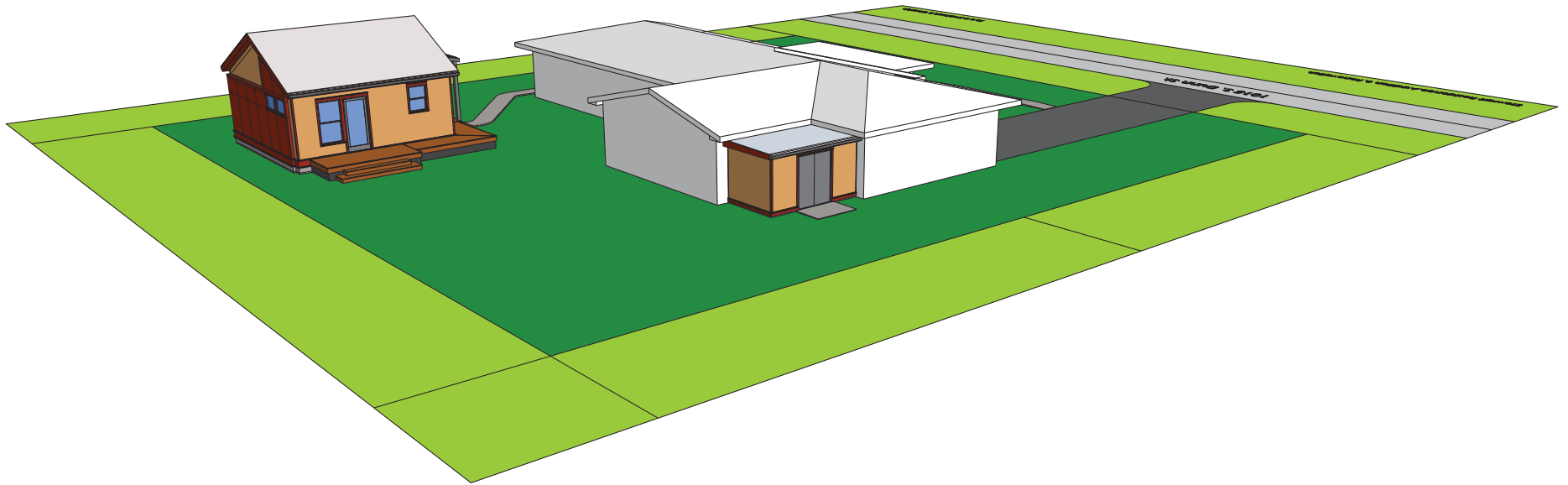
**Roof:** Install Ice and Water Dam Self-Adhering Membrane at All Eave, Valley, Ridge and Roof Slope Transitions (Typical - V.I.F.).  
**Window and Door Installation:** Provide All Head/ Drip Cap Flashing and Perimeter Tape for a Complete Installation (Typical - V.I.F.).  
**Exterior Wall Construction:** 2x6 Wood Framing @ 16" o.c. with (1) Bottom Plate and (2) Top Plates Continuous (Typical).  
**Interior Wall Construction:** 2x4 or 2x6 Wood Framing @ 16" o.c. with (1) Bottom Plate and (2) Top Plates Continuous (Typical).  
**Exterior Wall Sheathing:** 1/2" Advantech OSB Wall Sheathing and Tape (Typical).  
**Interior Floor Sheathing:** 3/4" Advantech OSB Floor Sheathing (Typical).  
**Exterior Roof Sheathing:** 5/8" 'Zip' System Exterior OSB Sheathing Installed with Clips (Typical).

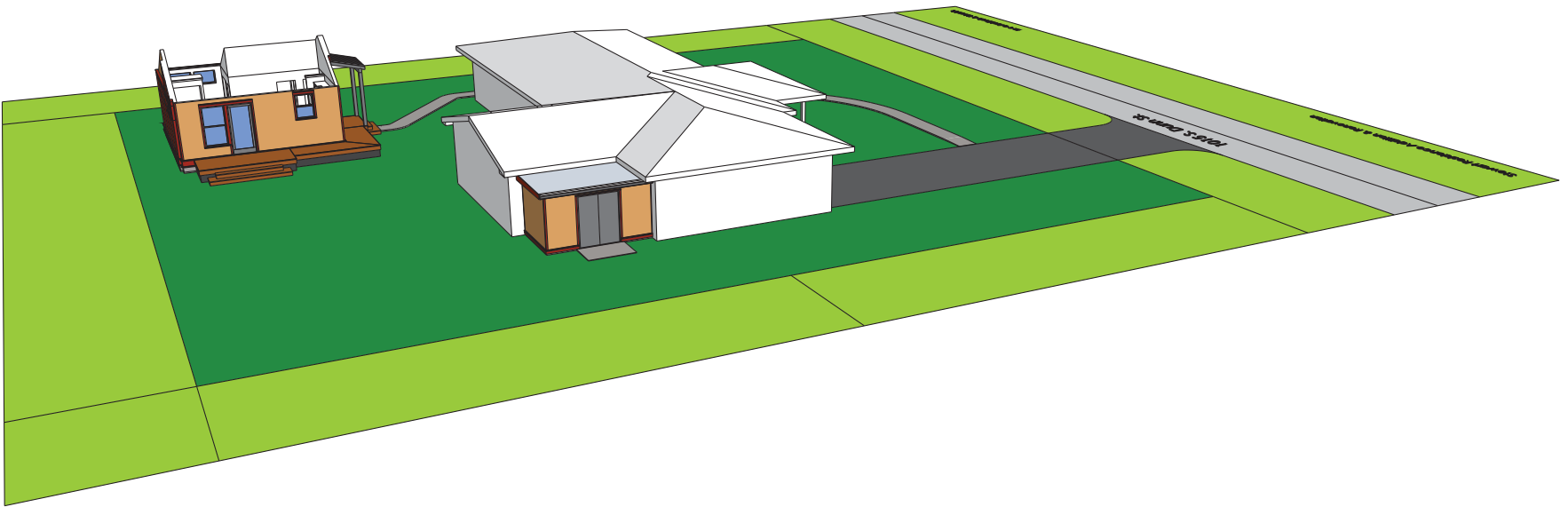
**Floor Area:**

ADU/Apartment: 484 s.f.  
 Covered Front Entry Porch: 40 s.f.  
 Uncovered Exterior Deck: 148 s.f.  
 Total Floor Area (Proposed): 672 s.f.

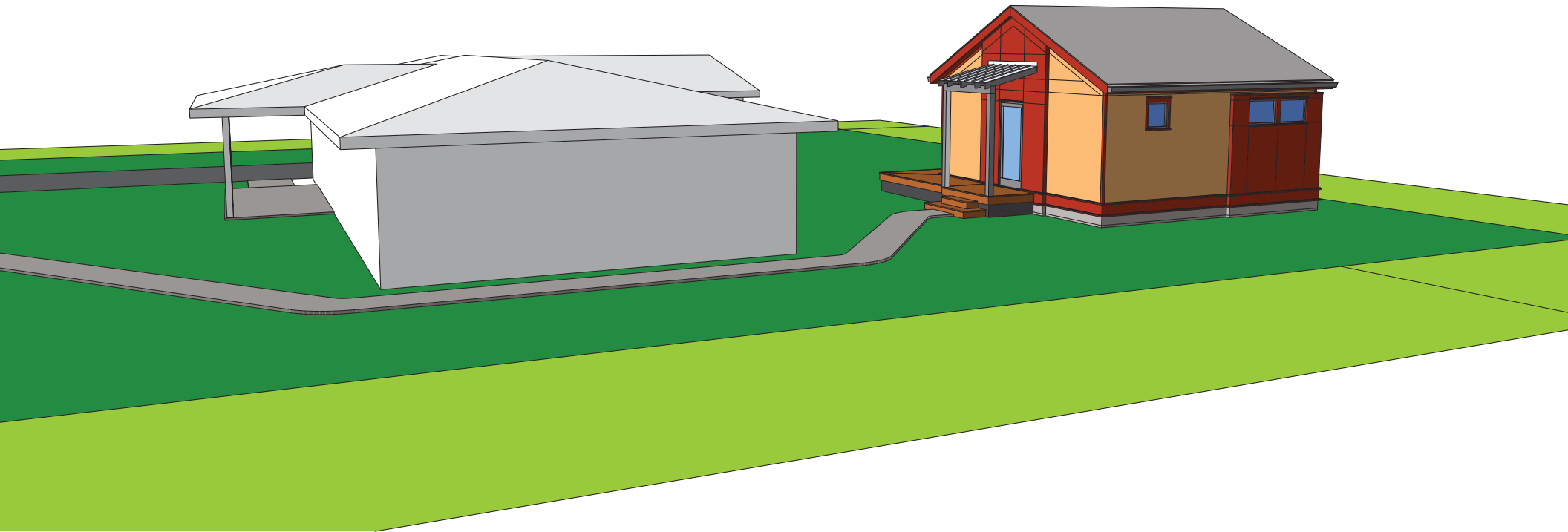


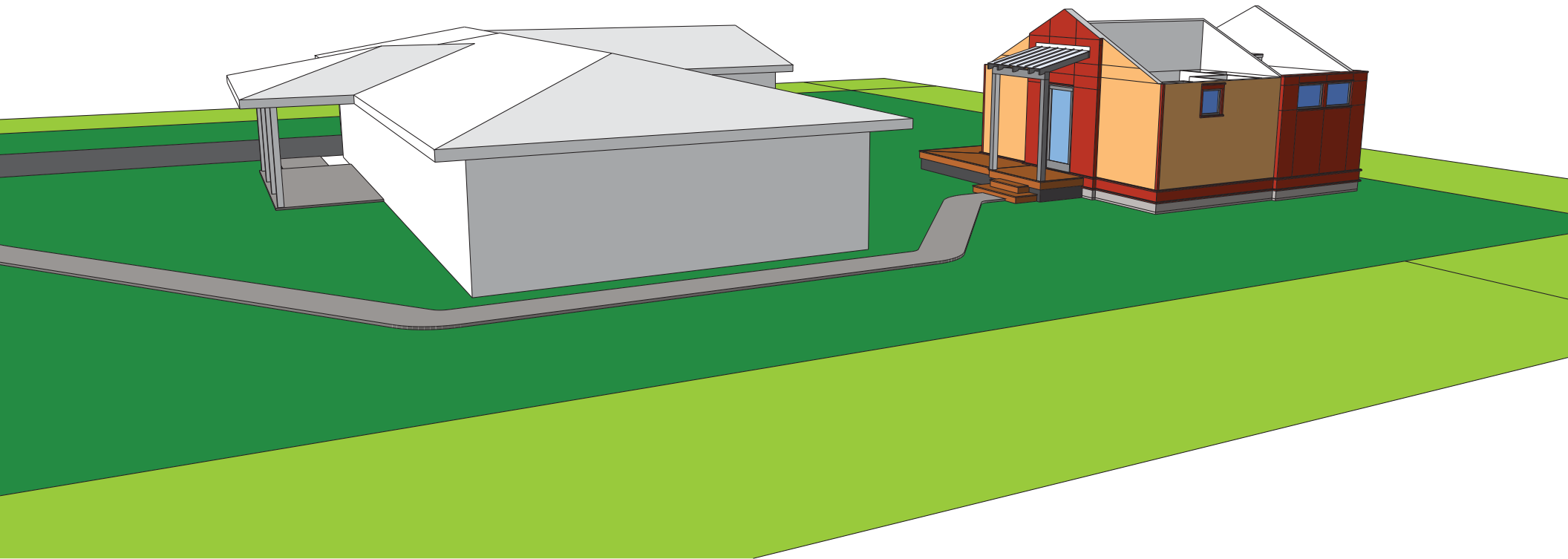


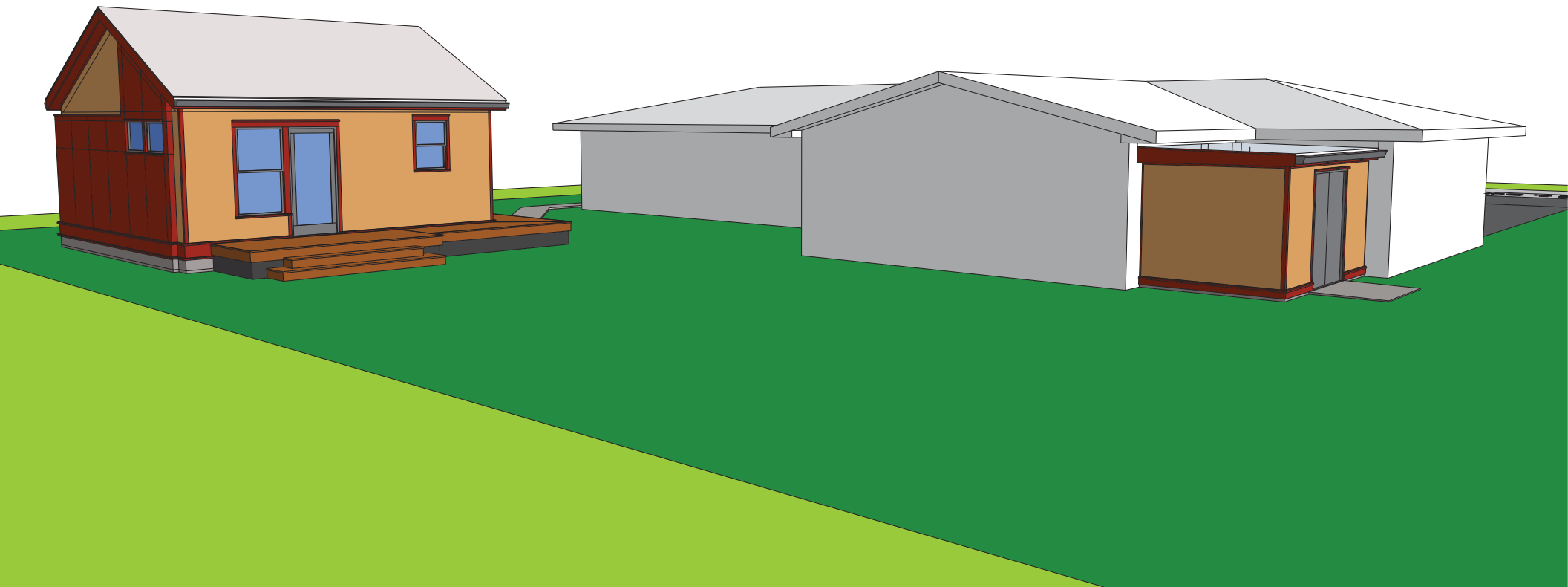


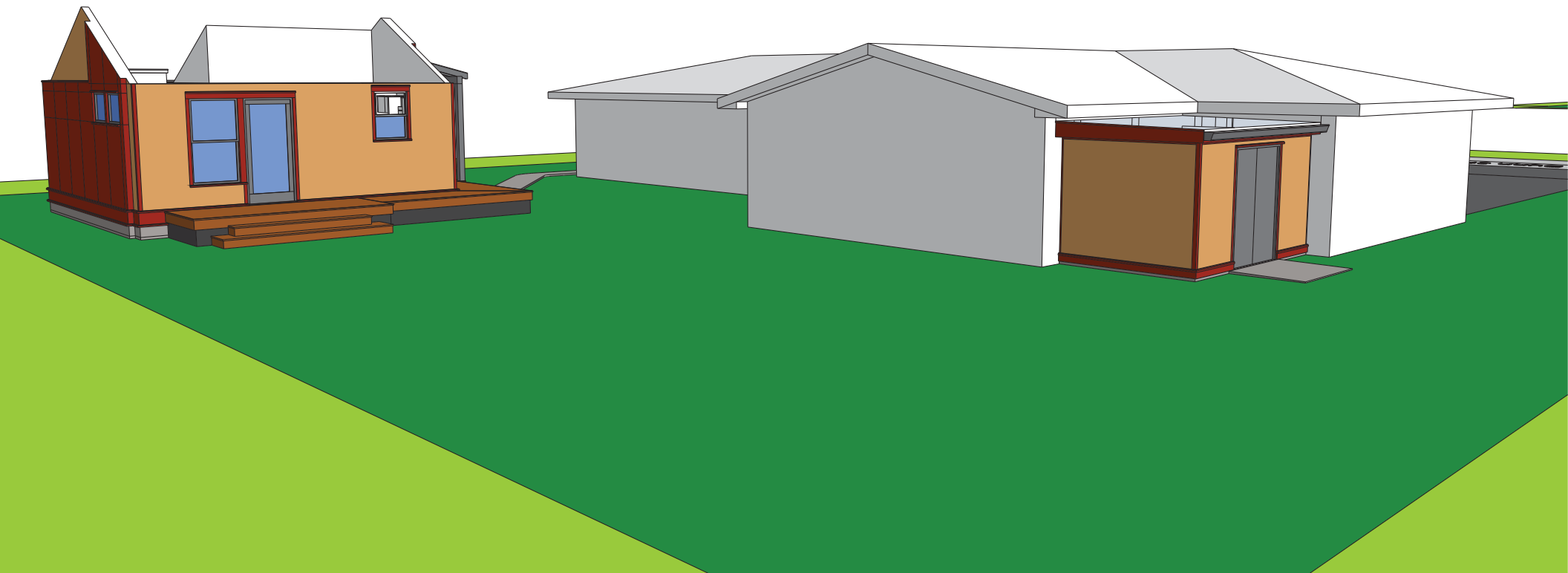




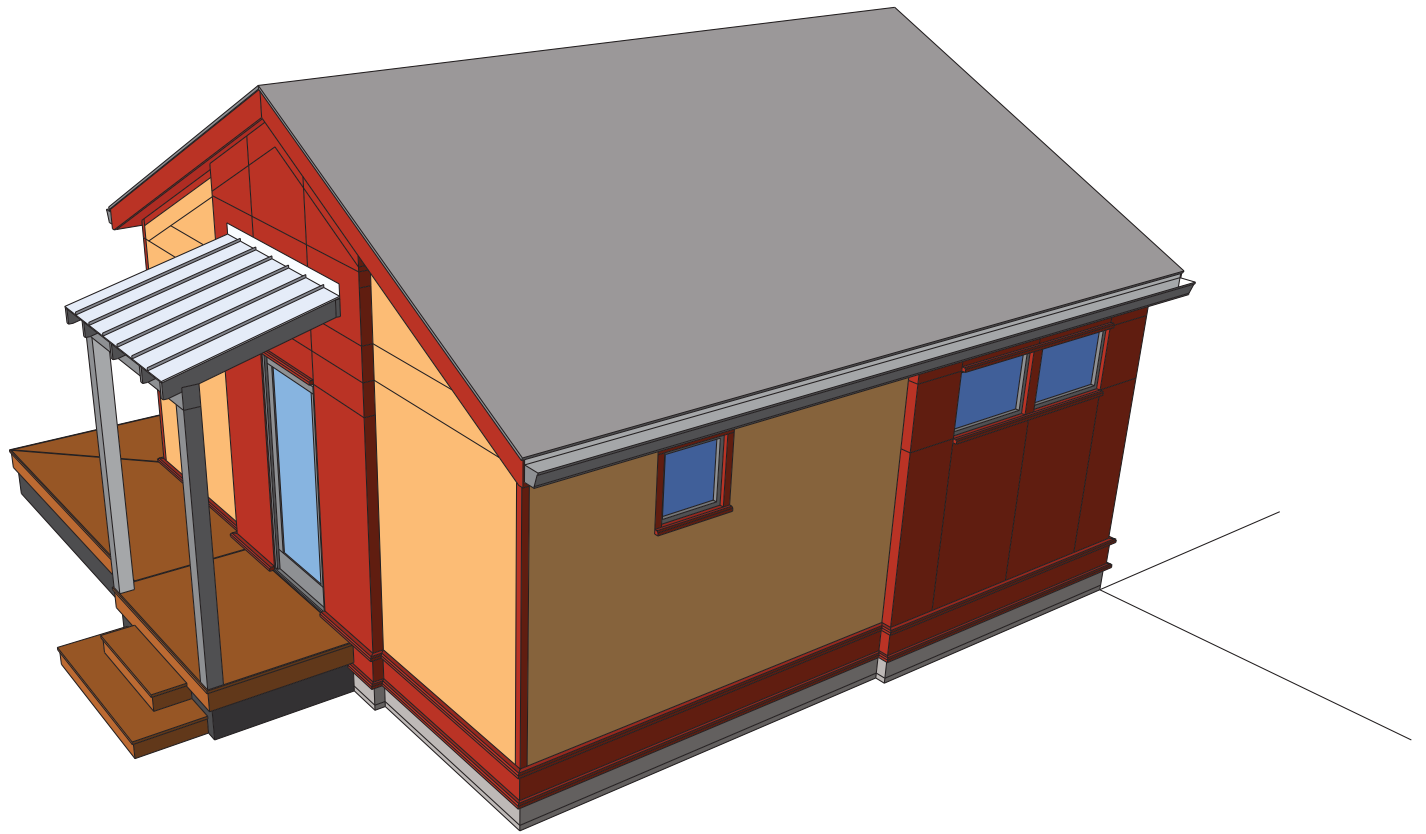


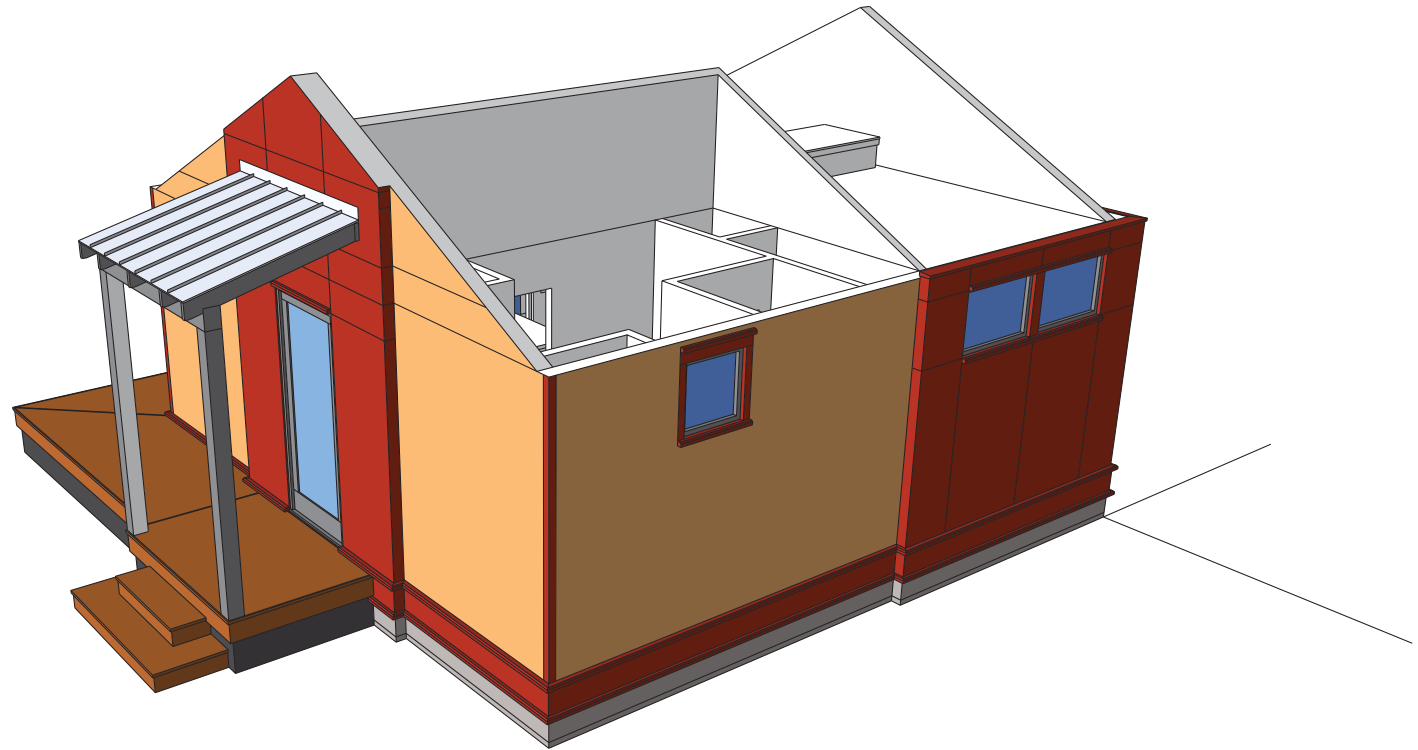


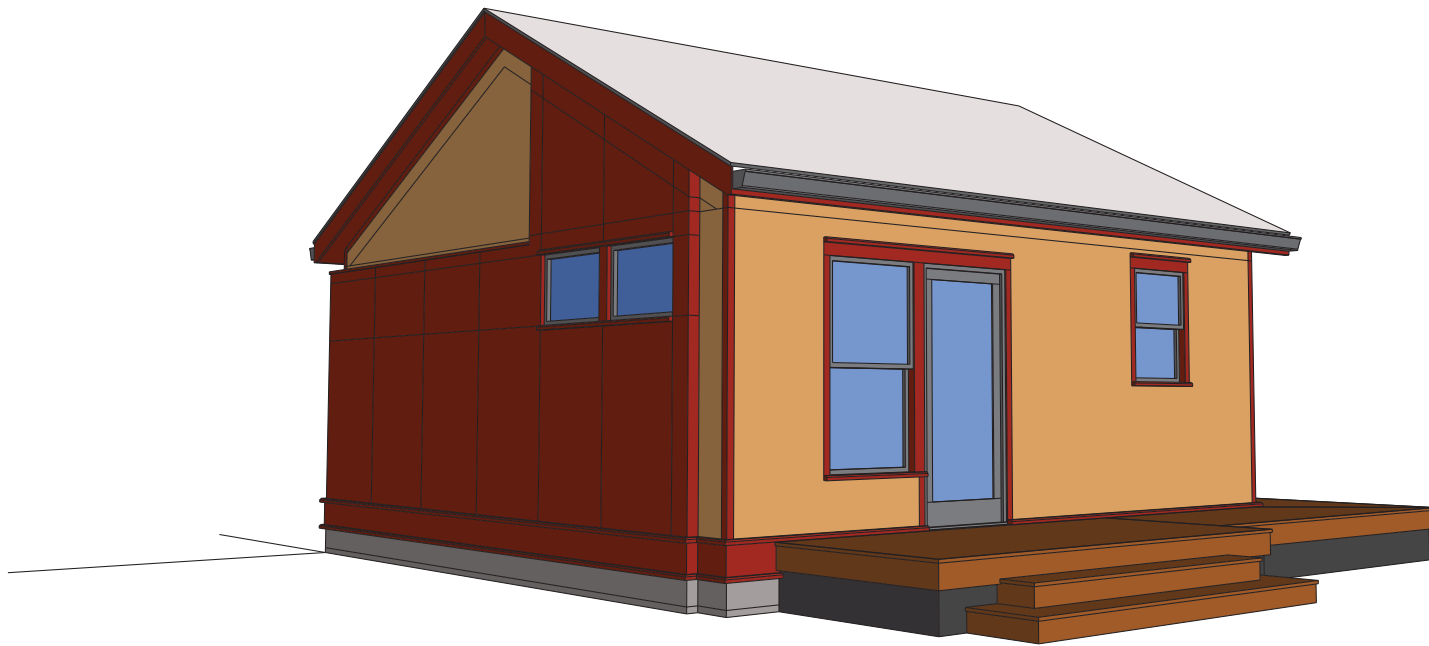


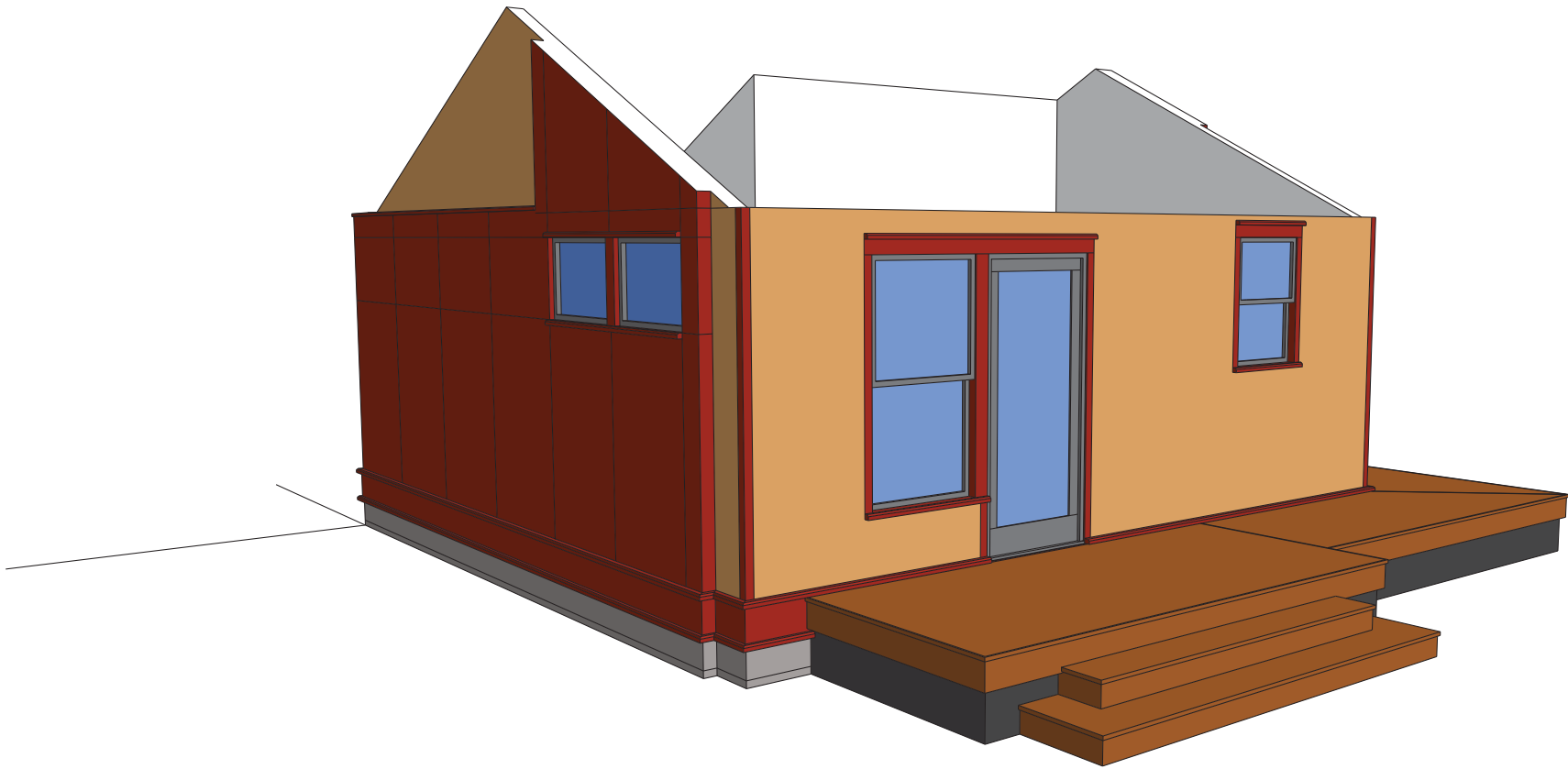




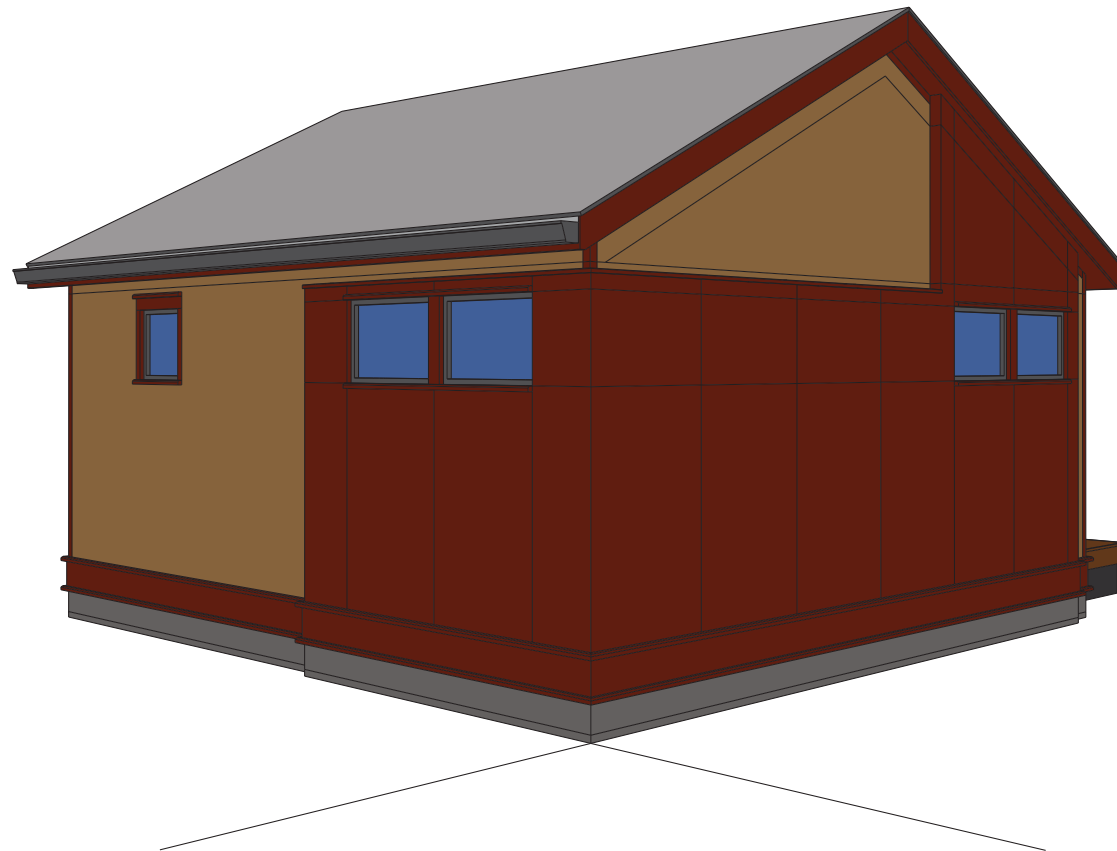


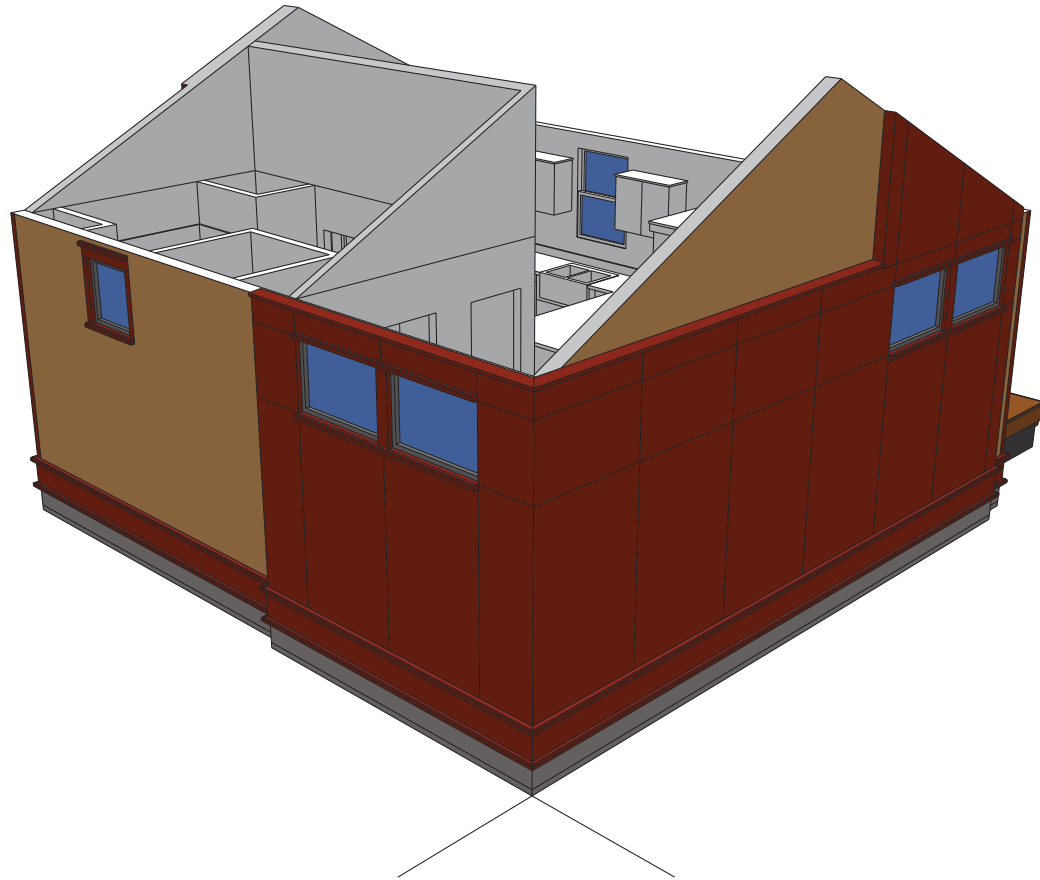


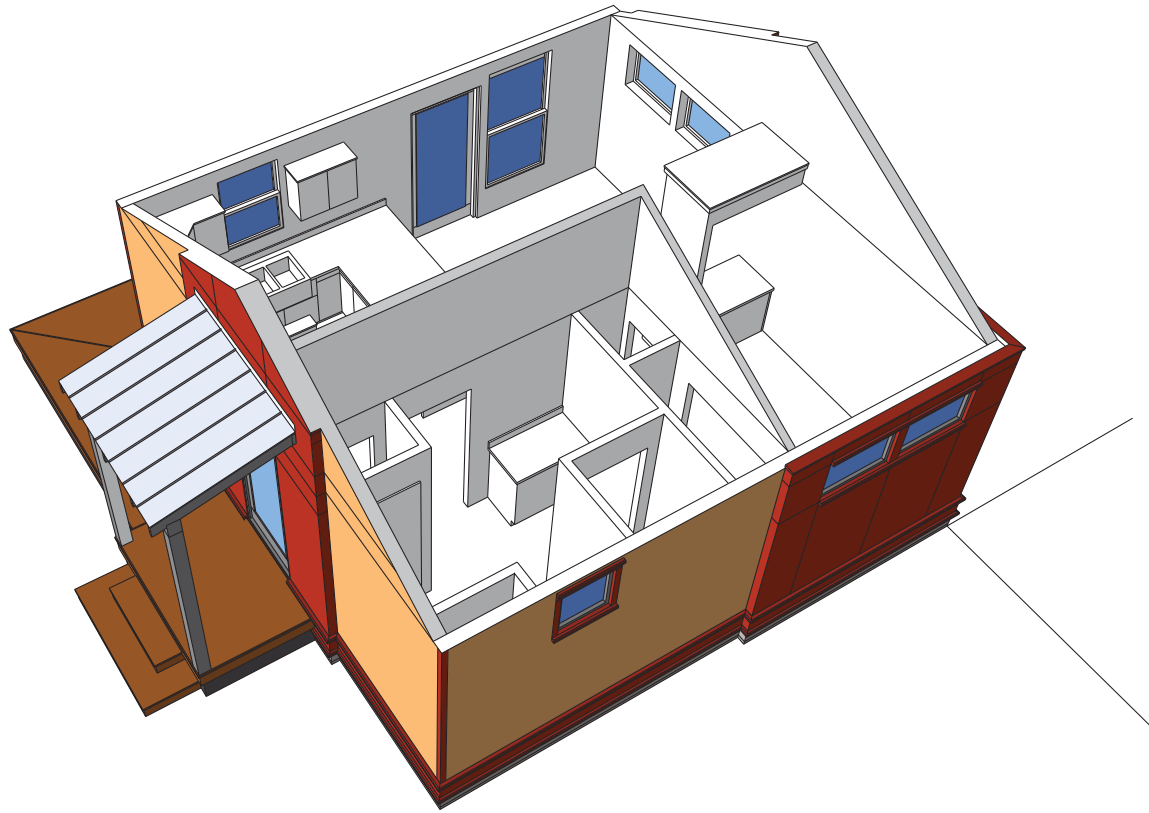


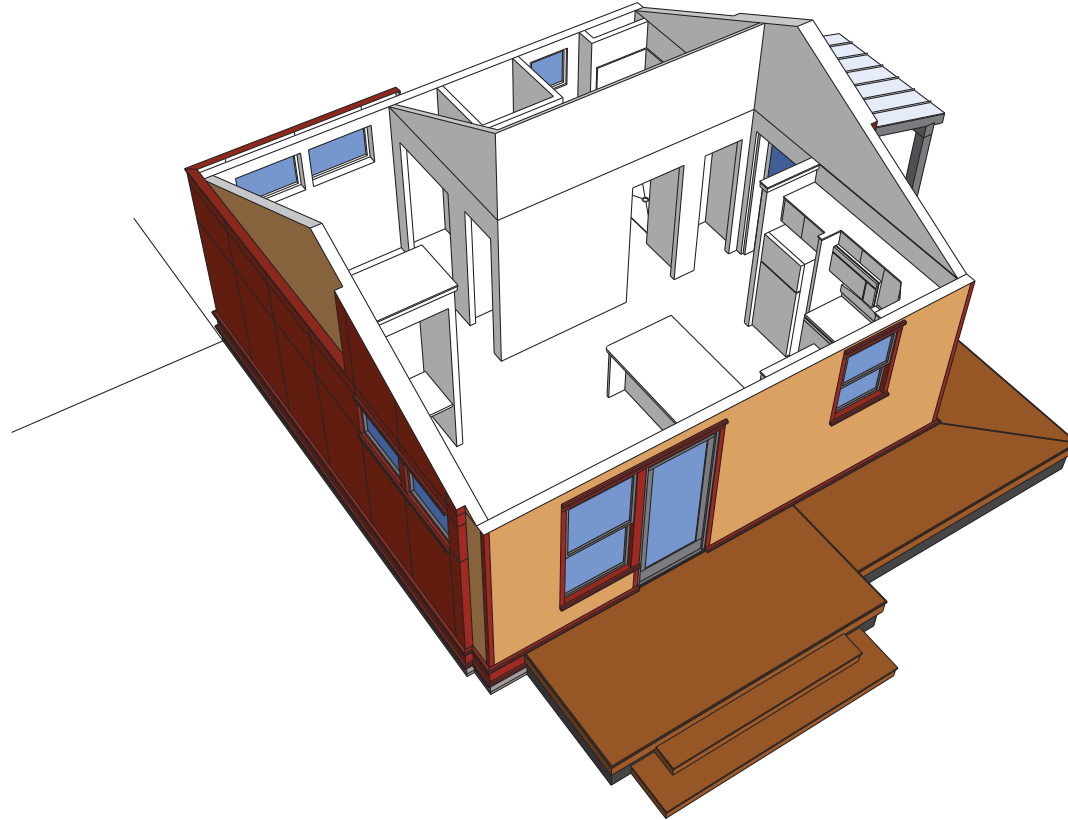




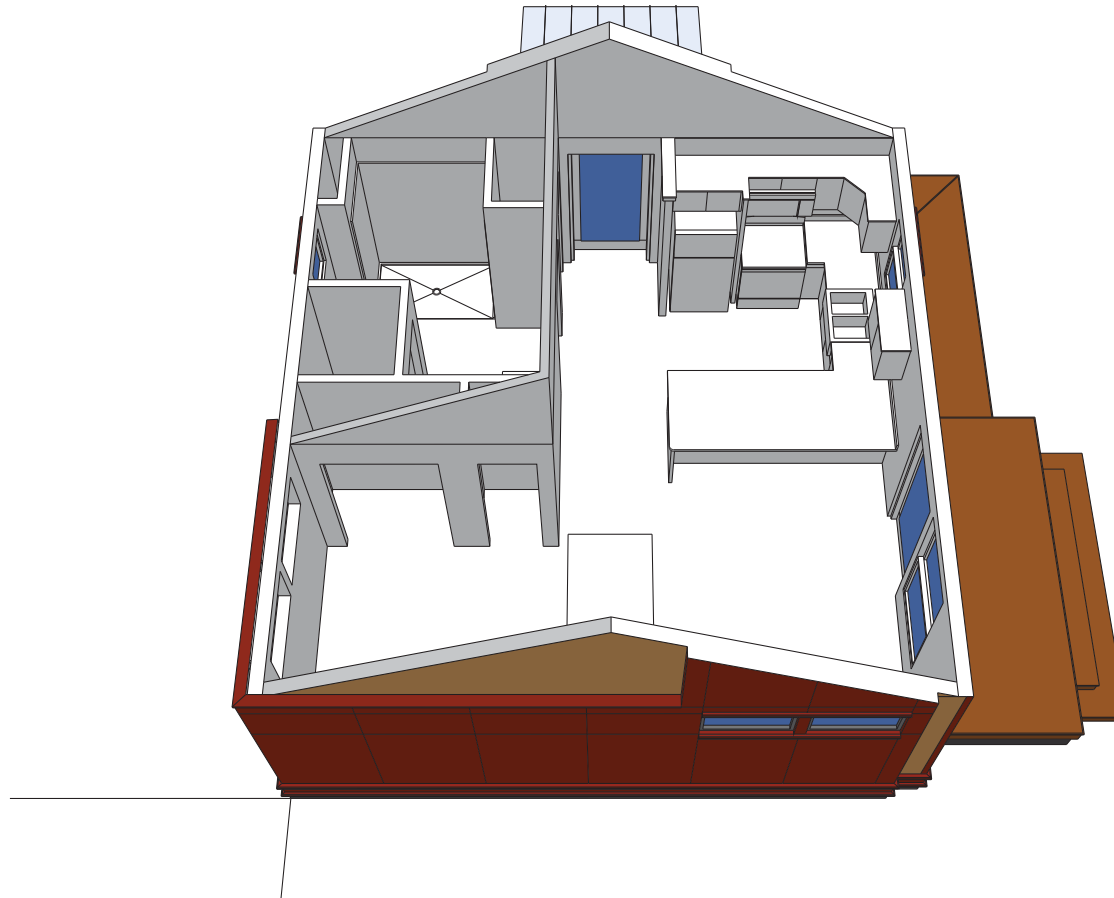


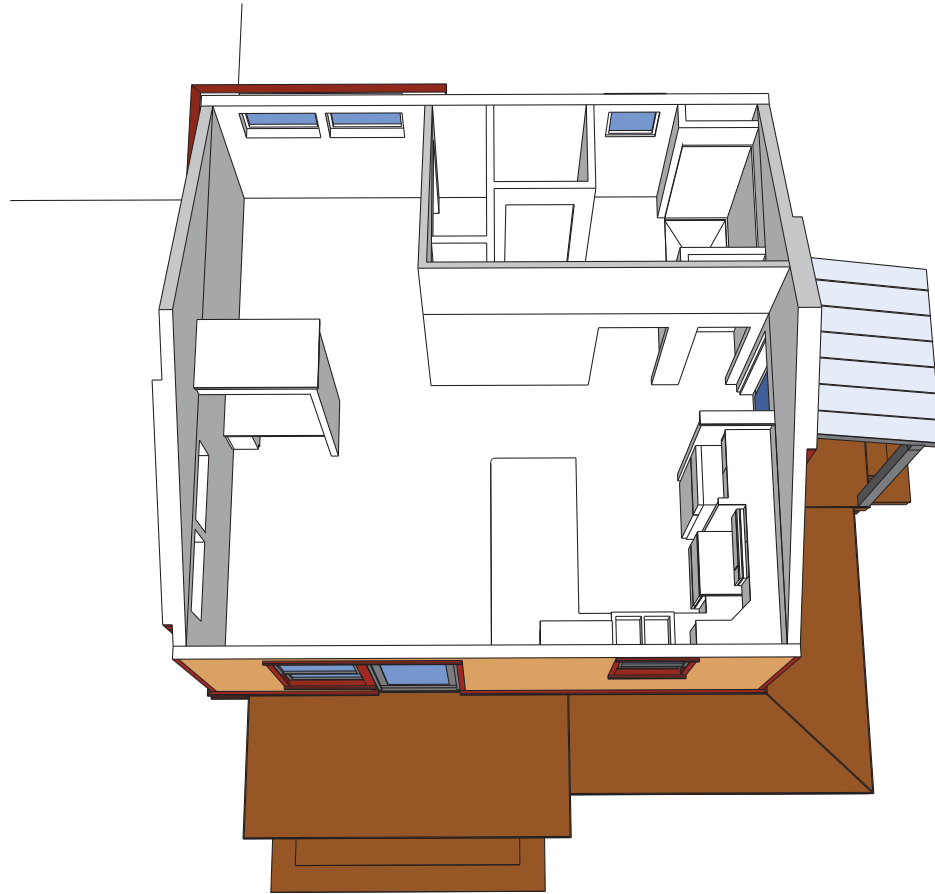
















Jamie Kreindler <jamie.kreindler@bloomington.in.gov>

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## 1015 south dunn street

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sharleedavis@att.net <sharleedavis@att.net>  
To: jamie.kreindler@bloomington.in.gov

Mon, Dec 15, 2025 at 11:59 AM

Hello. My name is Sharlee Davis. I live at [1025 South Dunn Street](#). I am writing you to let you know that it is o.k. with me if the Stewarts at 1015 want to build a structure in their backyard for their son to reside in. I admit, I am totally against increasing the density in core neighborhoods and if this structure was going to be right up next to my house I would be against it. I have a very large yard and there is a large amount of space between where they want to put this and my home. Also, they, as home owners, would be residing at 1015 so there would not be added cars to our street. Thanks for your time and consideration...

Best,

Sharlee Davis

[1025 South Dunn Street](#)

[Bloomington Indiana](#)





Jamie Kreindler <jamie.kreindler@bloomington.in.gov>

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## ADU at 1015 S Dunn Street (Dave Stewart)

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David Millen <millend@att.net>

Sat, Dec 27, 2025 at 1:41 PM

To: "jamie.kreindler@bloomington.in.gov" <jamie.kreindler@bloomington.in.gov>

Cc: David Stewart <battyna2@gmail.com>

Jamie,

I forgot to mention that I also have no problem with Dave Stewart keeping his shed on his property in addition to the ADU.

Sorry I didn't make that clear in my first email.

Thank you.

David Millen

On Friday, December 26, 2025 at 03:32:12 PM EST, David Millen <millend@att.net> wrote:

Jamie,

I own the house and property at 1008 S Henderson Street which is directly east of Dave Stewart's property and it shares his (Stewart's) eastern boundary with our western boundary. The legal description of our property is 015-36340-00 Rogers Park Lots 10 & 11. It is owned jointly by myself and my brother Thomas who recently passed away (October 18, 2025) and will be solely owned and occupied by myself.

Concerning the proposed ADU in the southeast corner of Dave Stewart's property at 1015 S. Dunn Street, I have no problems with the approval of building the ADU. So consider this email as my complete approval of the project.

If you need anything else concerning this matter my snail mail address is:

David Millen

[1008 S. Henderson St.](#)

[Bloomington, IN 47401-5969](#)

email address:

[millend@att.net](mailto:millend@att.net)

and my phone is:

812-340-8670.

Thank you,

David Millen



Jamie Kreindler <jamie.kreindler@bloomington.in.gov>

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## Dave Stewart ADU

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Pete Kinne <pkinne8899@gmail.com>

Sun, Dec 21, 2025 at 1:00 PM

To: jamie.kreindler@bloomington.in.gov, battyna2@gmail.com

Hello, Jamie, Pete Kinne here, [1016 S. Henderson St.](#) My property has an ADU in the northwest corner, addressed as 1014 S. Henderson St. It was originally 1010 1/2 , but that was changed a few years ago to better align with the surrounding neighborhood's address patterns. Dave and Linda Stewart propose to build their ADU in the southeast corner of their property, directly diagonal to mine. I support their goal to have the ADU in that location and to be able to keep their existing garden shed. I hope this minor variance will be approved, as the small square footage involved is unlikely to affect anyone but them.

Pete Kin  
1016 S. Henderson St.  
812 369-8302

**m c a architects + urbanists**

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1015 S. Dunn St. Residence  
Bloomington, IN 47401

February 5, 2026

**Stewart Residence Addition & Renovation – COB Planning Variance Request (R3 Zone)**

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Please be advised that the Owner's of the attached property (Linda & David Stewart) are requesting an impervious surface coverage/allowable area variance due to the Owner's need to maintain the use of an existing shed on the northeast corner of the property (exceed requirement by 24 s.f.).

Project design as presented and maintaining site characteristics are an essential element in that the Owner's are addressing very specific needs and desires of the family member who will be living in the proposed ADU.

The total combined lot area is 14,118 s.f. with calculated impervious surface coverage (both lots combined) of 4,745 s.f. (33.6%) which is substantially less than the maximum allowable of 6,353 s.f. (45%).

Reducing the footprint of the proposed ADU by 24 s.f. would have a significantly negative impact on the compact use and livability of the ADU as designed (reduction in widths/clearances in hallways/passageways, bath, kitchen, closets/storage).

All remaining COB Unified Development Ordinance requirements (R3 Zoning District) and ADU standards have been met.

We thank you for your assistance and hopeful this request will be supported.

Sincerely,

Marc Cornett  
mca architects + urbanists