

CITY OF BLOOMINGTON



February 26, 2026 @ 5:30 p.m.
City Hall, 401 N. Morton Street
Common Council Chambers, Room #115

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

Meeting ID: 824 4898 3657
Passcode: 319455

**CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS (Hybrid Meeting)
February 26, 2026 at 5:30 p.m.**

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

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

Meeting ID: 824 4898 3657 Passcode: 319455

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

ROLL CALL

APPROVAL OF MINUTES: January 22, 2026

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

Expedited Agenda Discussion

PETITIONS CONTINUED TO: March 26, 2026

ZR2026-01-0001

Michael Burnett and Heidi Beidinger-Burnett

618 W. Howe Street

Parcel: 53-08-05-104-006.000-009

Request: Variance from setback standards and maximum impervious surface coverage standard to allow construction of an addition to a "Dwelling, single-family (detached)" in the Residential Small-Lot (R3) zoning district. *Case Manager: David Brantez*

PETITIONS:

ZR2025-12-0114

Paul Pruitt and Keith Kline

2511 N. Dunn Street

Parcel: 53-05-28-200-046.000-005

Variances from minimum lot area, minimum lot width, minimum side setbacks, tree and forest preservation standards, and riparian buffer requirements to allow an 18-lot single family subdivision in the Residential Medium Lot (R2) zoning district. *Case Manager: Jamie Kreindler*

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

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

The City offers virtual options, including CATS public access television (live and tape delayed) found at <https://catstv.net/>. Comments and questions will be encouraged via [Zoom](#) or bloomington.in.gov rather than in person.

- 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
- ZR2025-12-0116 **H&E Rentals, LLC**
 1004 S. Henderson Street
 Parcel: 53-08-04-300-009.000-009
 Request: Conditional Use to allow a "Dwelling, duplex" in the Residential Small Lot (R3) zoning district. Case Manager: Joe Patterson
- ZR2025-12-0117 **Rusty Wampler**
 105 E. Driscoll Drive
 Parcel: 53-08-04-310-122.000-009
 Request: Conditional Use approval to allow "Dwelling, duplex" use in the Residential Small-Lot (R3) zoning district. Case Manager: David Brantez
- ZR2025-12-0119 **Monroe County School Corporation**
 3901 N. Kinser Pike
 Parcel: 53-05-20-300-036.000-005
 Request: Variance from parking standards for electric vehicle charging stations for the use "school, public or private" in the Mixed-Use Institutional (MI) zoning district. Case Manager: Eric Greulich
- ZR2026-02-0002 **JC Bank**
 3002 E. 3rd Street
 Parcel: 53-08-02-200-011.000-009
 Request: Administrative appeal of staff determination for JC Bank wall signs above roofline. Case Manager: Jamie Kreindler

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Board of Zoning Appeals Members

<u>Member</u>	<u>Appointed By</u>	<u>Appointment Date</u>	<u>Term</u>
Tim Ballard	Mayor	2/3/2022	1/1/2022-12/31/2025
Flavia Burrell	Plan Commission	1/24/2025	1/1/2023-12/31/2026
John Fernandez	Mayor	10/16/2024	1/1/2023-12/31/2026
Leslie Kutsenkow	Mayor	1/10/2025	1/1/2025-12/31/2028
Jo Throckmorton	Common Council	1/1/2022	1/1/2022-12/31/2025

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BZA minutes are transcribed in a summarized manner. Video footage is available for viewing in the (CATS) Audio-visual Department of the Monroe County Public Library at 303 E. Kirkwood Avenue. Phone number: 812-349-3111 or via email at the following address: moneill@monroe.lib.in.us

The Board of Zoning Appeals (BZA) met on January 22, 2026 at 5:30 pm; a hybrid meeting was held both in the Allison Conference Room, located in Room 225, at 401 N. Morton Street, City Hall – Bloomington, IN 47404 and remotely via Zoom. Members present: Tim Ballard, Flavia Burrell, Leslie Kutsenkow, and Jo Throckmorton.

APPROVAL OF MINUTES: December 18, 2025

Burrell made a motion to approve the meeting minutes. Ballard seconded. Motion passes by roll call – 4:0.

ELECTION OF OFFICERS:

Burrell made a motion to nominate Throckmorton as President. Ballard seconded. Motion passes 4:0.

Ballard made a motion to nominate Burrell as Vice-President. Kutsenkow seconded. Motion passes by roll call 4:0.

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

Eric Greulich, Development Services Manager, wanted to clarify that the next BZA meeting date is February 26, 2026. The agenda had an error and listed the next meeting date as February 22, 2026.

PETITIONS CONTINUED TO: February 26, 2026

ZR2025-12-0114

Paul Pruitt and Keith Kline

2511 N. Dunn Street

Parcel: 53-05-28-200-046.000-005

Variances from minimum lot area, minimum lot width, minimum side setbacks, tree and forest preservation standards, and riparian buffer requirements to allow an 18-lot single family subdivision in the Residential Medium Lot (R2) zoning district. Case Manager: Jamie Kreindler

ZR2025-12-0116

H&E Rentals, LLC

1004 S. Henderson Street

Parcel: 53-08-04-300-009.000-009

Request: Conditional Use to allow a "Dwelling, duplex" in the Residential Small Lot (R3) zoning district. Case Manager: Joe Patterson

ZR2025-12-0117

Rusty Wampler

105 E. Driscoll Drive

Parcel: 53-08-04-310-122.000-009

Request: Conditional Use approval to allow "Dwelling, duplex" use in the Residential Small-Lot (R3) zoning district. Case Manager: David Brantez

ZR2025-12-0119

Monroe County School Corporation

3901 N. Kinser Pike

Parcel: 53-05-20-300-036.000-005

Request: Variance from parking standards for electric vehicle charging stations for the use "school, public or private" in the Mixed-Use Institutional (MI) zoning district. Case Manager: Eric Greulich

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

Kutsenkow made a motion to continue ZR2025-12-0115 to the February 26, 2026 meeting. Ballard seconded. Motion passes by roll call – 4:0

Meeting Adjourned at 5:45 p.m.

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
LOCATION: 2511 N. Dunn Street

CASE#: ZR2025-12-0114
DATE: February 26, 2026

PETITIONER: Paul Pruitt & Keith Kline
 2241 E. Pointe Road
 Bloomington, IN, 47401

CONSULTANTS: Bynum Fanyo & Associates
 528 N. Walnut Street
 Bloomington, IN, 47404

REQUEST: The petitioner is requesting variances from minimum lot area, minimum lot width, minimum side setbacks, tree and forest preservation standards, and riparian buffer requirements to allow an 18-lot single family subdivision in the Residential Medium Lot (R2) zoning district.

REPORT: This 4 acre property is located on the west side of N. Dunn Street and is zoned Residential Medium Lot (R2). The subject property is approximately 270' wide and 640' deep. Surrounding land uses include single family residences to the north and south, an office park to the west, and an assisted living facility to the east. The property currently contains a detached single family home, which is proposed to be demolished with the new subdivision. There is a stream and associated riparian buffer running through the northwest corner of the site. The property also has a substantial amount of tree coverage that is subject to the tree preservation standards of the Unified Development Ordinance (UDO). There are no other known regulated environmental features.

The petitioner is proposing to subdivide the property to create 15 residential lots and 3 common area lots. The proposed site plan includes the construction of a new public road that connects to the property frontage on N. Dunn Street and stubs to the western boundary of the site to provide access to the residences. The plan also includes associated utility, landscaping, and drainage updates. The petitioner intends to treat most of the storm water drainage within the property by constructing a storm water detention facility at the northwest corner of the site. The detention pond is shown within a portion of the riparian buffer area, and this is an allowed activity within the outer two (Intermediate and Fringe) riparian buffer zones. No single-family homes are proposed within the regulated riparian buffer area of the creek. The proposed plat includes two common lots (Lots #1 and #3) for tree preservation and remediation, and these are shown on the primary plat that has been submitted. In addition, the storm water detention area is shown within a common area lot as required, and this is located on Lot #2.

Since this property is over 3 acres in size, this subdivision must utilize the Traditional Subdivision (TD) type, which requires a minimum of 67% of the lots to be served by alleys. The proposed site plan does not show any of the lots served by alleys, and the petitioner is requesting a waiver from the alley requirement to allow all of the lots direct access from the proposed main road. This waiver request must be heard and approved by the Plan Commission. On January 12, 2026, the petitioner had their first primary plat hearing with the Plan Commission and voted to continue the petition.

The petitioner requested continuance of the second primary plat hearing with the Plan Commission to be heard on March 9, 2026. The Plan Commission is also the regulatory body that is responsible for review and approval of the primary and secondary plats. Previously, on December 2, 2025, the petitioner discussed this case at the Environmental Commission Plan Committee as well as presented the subdivision proposal to the Development Review Committee (DRC).

At this time, the petitioner is requesting a total of 7 variances from the Board of Zoning Appeals (BZA) as follows:

1. **Minimum Lot Area:** Variance from UDO Section 20.02.010(i)(2)(A) to reduce the required minimum lot area of 7,200 square feet (0.165 acres) for R2 zoned lots. 14 of the proposed lots are less than 0.165 acres in size, and the petitioner is requesting a variance to reduce the minimum lot area to 5,000 square feet.
2. **Minimum Lot Width:** Variance from UDO Section 20.02.010(i)(2)(B) to reduce the required minimum lot width of 60 feet for R2 zoned lots. 11 of the proposed lots for this subdivision have widths less than 60 feet, and the petitioner is requesting a variance to reduce the minimum lot width to 50 feet.
3. **Minimum Side Building Setback:** Variance from UDO Section 20.02.010(i)(2)(E) to reduce the required minimum side building setback of 8 feet for the first floor. All of the proposed buildable lots for this subdivisions have side building setbacks less than 8 feet for the first story; each story above the ground floor has a minimum side building setback of 10 feet. The petitioner is requesting a variance to reduce the minimum side building setback to 5 feet.
4. **Minimum Tree Preservation:** Variance from UDO Section 20.04.030(h)(2) which regulates retention of existing canopy. The 4 acre lot currently contains 2.61 acres of canopy cover, which is 65% of the overall site area. The proposed subdivision retains 0.93 acres of tree canopy or 36% of the existing total canopy area. This fall shorts of the required retained canopy cover of 60% or 1.57 acres for the proposed subdivision. The petitioner is proposing to install approximately 70 additional trees to supplement the existing wooded areas.
5. **Tree Protection Fencing:** Variance from UDO Section 20.04.080(c)(3) which regulates tree protection. In some areas, construction activities adjacent to existing trees planned for preservation will require tree preservation fencing to be placed within three feet of some of the driplines for the trees.
6. **Riparian Buffer (Intermediate Zone):** Variance from UDO Section 20.04.030(e)(6)(D) which regulates riparian buffer intermediate zone disturbance activities. The tree removal in the riparian buffer intermediate zone is a disturbance activity that requires a variance.
7. **Riparian Buffer (Fringe Zone):** Variance from UDO Section 20.04.030(e)(7)(D) which regulates riparian buffer fringe zone disturbance activities. The tree removal in the riparian buffer fringe zone is a disturbance activity that requires a variance.

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:

Minimum Lot Area: The granting of the variance to allow lot sizes below the minimum standard is expected to be injurious to the public health, safety, morals, and general welfare of the community because there is an allowance within the UDO that would allow for the lot sizes to be reduced by-right through the incorporation of the Sustainable Development Incentives. Incorporation of those incentives would result in a project that has a higher level of sustainable development features that would improve the general welfare of the community.

Minimum Lot Width: The granting of the variance to allow a lot width below the minimum standard is expected to be injurious to the public health, safety, morals, and general welfare of the community because there is an allowance within the UDO that would allow for the lot widths to be reduced by-right through the incorporation of the Sustainable Development Incentives. Incorporation of those incentives would result in a project that has a higher level of sustainable development features that would improve the general welfare of the community.

Minimum Side Building Setback: The granting of the variance to allow a reduced side building setback below the minimum requirement is expected to be injurious to the public health, safety, morals, and general welfare of the community because there is an allowance within the UDO that would allow this reduction by-right through the incorporation of the Sustainable Development Incentives. Incorporation of those incentives would result in a project that has a higher level of sustainable development features that would improve the general welfare of the community. If the petitioner used the Sustainable Development Incentives, a variance would not be required because they would be allowed by right to reduce the minimum side building setbacks up to 5 feet regardless of the number of stories.

Minimum Tree Preservation: The approval of this variance is not expected to be injurious to the public health, safety, morals, and general welfare of the community because the petitioner has submitted a proposed remediation plan showing additional tree remediation to attempt to offset what is being removed. As stated by the petitioner, “Any benefits towards soil stabilization or erosion prevention the existing trees provide will be replaced and improved upon by erosion control devices implemented throughout and after construction on site. With regards to biodiversity, the plantings that will be proposed at this site will introduce a range of tree species which, once matured, will mimic the existing canopy cover.” The petitioner has submitted a tree remediation plan with their housing proposal to add approximately 70 additional trees to supplement the existing wooded areas.

Tree Protection Fencing: The tree protection fencing variance is not expected to be injurious to the public health, safety, morals, and general welfare of the community. As stated by the petitioner, “The placement of tree protection fencing within the boundaries of some tree protection zones will allow for a greater sum of canopy area to be preserved and reduce the overall disturbance accredited to tree removal.” Any trees shown to be preserved that die or are removed will have to be replaced. A condition of approval to that effect has been included.

Riparian Buffer (Intermediate Zone): The proposed tree removal in the riparian buffer intermediate zone is not expected to be injurious to the public health, safety, morals, and general welfare of the community. As stated by the petitioner, the removal of trees in the intermediate riparian buffer zone will allow for the sufficient treatment of on-site storm water by construction of a storm water detention facility. Furthermore, it will allow for a sidewalk and road connection to future developments to the west which promotes the City's transportation connectivity objectives. The new street is intended to serve 15 single family homes, and adding additional housing in the community is an important goal that is consistent with the Comprehensive Plan. The petitioner has submitted a remediation plan and will continue to work with staff to add as many replacement trees as possible. A condition of approval has been included to that effect.

Riparian Buffer (Fringe Zone): The proposed tree removal in the riparian buffer fringe zone is not expected to be injurious to the public health, safety, morals, and general welfare of the community. As stated by the petitioner, the removal of trees in the fringe riparian buffer zone will allow for the sufficient treatment of on-site storm water by construction of a storm water detention facility. Furthermore, it will allow for a sidewalk and road connection to future developments to the west which promotes the City's transportation connectivity objectives. The new street is intended to serve 15 single family homes, and adding additional housing in the community is an important goal that is consistent with the Comprehensive Plan. The petitioner has submitted a remediation plan and will continue to work with staff to add as many replacement trees as possible. A condition of approval has been included to that effect.

- 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:

Minimum Lot Area: 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 reduced minimum lot size variance.

Minimum Lot Width: 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 reduced minimum lot width variance.

Minimum Side Building Setback: 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 reduced minimum side building setback variance.

Minimum Tree Preservation: The use and value of the area adjacent to the property included in this variance is not expected to be affected in a substantially adverse manner. The petitioner has submitted a tree preservation exhibit showing retention of a portion of existing trees and a remediation plan showing substantial additional tree installation in two common area lots. Additionally, the plan shows new trees within a portion of the third common area lot along an

existing stream and includes a row of trees along the north and south property lines abutting the existing adjacent single family residences. This petition will also include the installation of approximately 42 large street trees. As stated by the petitioner, “Once complete, the proposed development will blend aesthetically with surrounding properties. The area in which canopy retention is proposed will offer a natural buffer between the western apartments and the new subdivision.”

Tree Protection Fencing: The use and value of the area adjacent to the property included in this variance will not be affected in a substantially adverse manner. As stated by the petitioner, “The retention of trees directly adjacent to construction activities will contribute to a denser visual buffer between parcels.” Any trees shown to be preserved that are damaged or removed during construction must be replaced. A condition of approval to that effect has been included.

Riparian Buffer (Intermediate Zone): The use and value of the area adjacent to the property included in this variance will not be affected in a substantially adverse manner. As stated by the petitioner, “The removal of trees allowing for the construction of a stormwater detention facility will reduce runoff, erosion, and pollution to adjacent properties and areas downstream of site runoff. A road connection to the west connecting N. Walnut St. and N. Dunn St. is desirable for future developments.” The location of trees along the route of the proposed street does not provide an opportunity to construct the street and stub as required without removing some of the existing trees within the riparian buffer intermediate zone.

Riparian Buffer (Fringe Zone): The use and value of the area adjacent to the property included in this variance will not be affected in a substantially adverse manner. As stated by the petitioner, “The removal of trees allowing for the construction of a stormwater detention facility will reduce runoff, erosion, and pollution to adjacent properties and areas downstream of site runoff. A road connection to the west connecting N. Walnut St. and N. Dunn St. is desirable for future developments.” As stated above, the location of trees along the route of the proposed street does not provide an opportunity to construct the street and stub as required without removing some of the existing trees within the riparian buffer fringe zone.

- 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:

Minimum Lot Area: The strict application of the terms of the Unified Development Ordinance will not result in practical difficulties in the use of the property because the petitioner has the option to utilize the Sustainable Development Incentives which would allow them a by right reduction to the minimum lot area for a single-family residential subdivision. If the petitioner used the Sustainable Development Incentives, they would be allowed to reduce the minimum lot area for the subdivision up to 50 percent. The practical difficulties to not use the Sustainable Development Incentives are not peculiar to the property in question, and the Development Standards Variance is not the only option to relieve the practical difficulties as

the petitioner could use the Sustainable Development Incentives to accomplish the same reduction to the minimum lot area by right. The denial of this variance will not impose a practical hardship on the use of this lot. The property has been developed with a compliant single family residence and can still be used for the manner in which it is zoned, including a subdivision of the property to create additional lots.

Minimum Lot Width: The strict application of the terms of the Unified Development Ordinance will not result in practical difficulties in the use of the property because the petitioner has the option to utilize the Sustainable Development Incentives which would allow them a by right reduction to the minimum lot width for a single-family residential subdivision. If the petitioner used the Sustainable Development Incentives, they would be allowed to reduce the minimum lot width for the subdivision up to 40 percent. The practical difficulties to not use the Sustainable Development Incentives are not peculiar to the property in question, and the Development Standards Variance is not the only option to relieve the practical difficulties as the petitioner could use the Sustainable Development Incentives to accomplish the same reduction to the minimum lot width by right. The denial of this variance will not impose a practical hardship on the use of this lot. The property has been developed with a compliant single family residence and can still be used for the manner in which it is zoned, including a subdivision of the property to create additional lots.

Minimum Side Building Setback: In this case, the strict application of the terms of the Unified Development Ordinance will not result in practical difficulties in the use of the property because the petitioner has the option to utilize the Sustainable Development Incentives which would allow them a by right reduction to the minimum side building setbacks for a single-family residential subdivision. If the petitioner used the Sustainable Development Incentives, they would be allowed to reduce the minimum side building setbacks up to 5 feet regardless of the number of stories. The practical difficulties to not use the Sustainable Development Incentives are not peculiar to the property in question, and the Development Standards Variance is not the only option to relieve the practical difficulties as the petitioner could use the Sustainable Development Incentives to accomplish the same reduction to the minimum side building setback by right. The denial of this variance will not impose a practical hardship on the use of this lot. The property has been developed with a compliant single family residence and can still be used for the manner in which it is zoned, including a subdivision of the property to create additional lots that are able to be developed with minimum side building setback standards.

Minimum Tree Preservation: The 4 acre lot currently contains 2.61 acres of canopy cover, which is 65% of the overall site area. Per UDO Section 20.04.030(h)(2), the petitioner is required to retain 60% of the existing canopy cover, which equals 1.57 acres of the 4 acres site. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property as the petitioner would not be able to develop the property with an appropriate amount of residences proportional to the existing lot size. The practical difficulties are peculiar to the property in question because there is a high percentage of existing tree canopy on the site with a majority of the trees located in the center of the site. The large amount of coverage triggers a higher percentage of tree canopy preservation regulations. In addition, the property is longer than it is wide and requires the construction of

an approximately 650' long road through the property to serve the lots. The property could not be subdivided effectively using only the N. Dunn Street frontage. The variance will relieve the practical difficulties in this case, and the petitioner has included a tree remediation plan with their submission. A recommended condition of approval is as follows: "The petitioner will continue to work with staff on a replanting plan to remediate the canopy loss to the satisfaction of the Planning and Transportation Department. During the replanting stage, any ground or riparian disturbance shall require remediation, such as but not limited to the replacement of ground cover and stream stabilization."

Tree Protection Fencing: As stated by the petitioner, "A variance granted to allow tree protection fencing to be placed within three feet of some trees' driplines will assist in protecting and retaining a greater volume of existing canopy cover, as well as aid in implementing the design standards required by the City of Bloomington." There are several environmental features that are unique to the subject property including the stream in the northwest corner of the site, the stream's associated riparian buffer zones, and the percentage of tree canopy to be preserved. In this case, the variance will relieve the practice difficulties of balancing the construction activities necessary for the single-family home subdivision with the tree protection fencing regulations of existing tree canopy present on the site. The strict application of the terms of the Unified Development Ordinance will prohibit necessary construction activities for the single-family home subdivision, which will result in practical difficulties in the use of the property. A recommended condition of approval for this case is that "If damage or death occurs to trees that are not properly protected per UDO Sections 20.04.080(c)(3) and 20.04.030(h)(7), the petitioner is responsible for replacing the impacted tree(s) to the satisfaction of the Planning and Transportation Department."

Riparian Buffer (Intermediate Zone): The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property because the proposed tree removal in the riparian buffer intermediate zone is necessary for the construction of a storm water detention facility with sufficient volume to treat the project area's storm water runoff to standards outlined by the City of Bloomington. The tree removal is a necessary disturbance activity in the riparian buffer intermediate zone so that the drainage facility construction does not expand into the streamside riparian buffer zone in which land disturbance for storm water infrastructure is not allowed. The construction of a roadway stub terminating at the western property boundary is required and the inability to remove trees in the intermediate zone would not allow for the fulfillment of that requirement. The practical difficulties are peculiar to the property in question due to the location and existing topography of the property as well as the 75' wide riparian buffer along the west side of the property. The granting of the Development Standards Variance will relieve the practical difficulties that prevent the utilization of this area.

Riparian Buffer (Fringe Zone): The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property because the proposed tree removal in the riparian buffer fringe zone is necessary for the construction of a storm water detention facility with sufficient volume to treat the project area's storm water runoff to standards outlined by the City of Bloomington. The tree removal is a necessary disturbance activity in the riparian buffer fringe zone so that the drainage facility construction

does not expand into the streamside riparian buffer zone in which land disturbance for storm water infrastructure is not allowed. The construction of a roadway stub terminating at the western property boundary is required and the inability to remove trees in the fringe zone would not allow for the fulfillment of this requirement. The practical difficulties are peculiar to the property in question due to the existing topography and drainage on the site, the location of the riparian buffer zone, and the existing stream along the west side of the property. The granting of the Development Standards Variance will relieve the practical difficulties that prevent utilization of the riparian buffer area.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings in Case #ZR2025-12-0114 and approve the variances from tree canopy preservation, tree protection fencing, and riparian buffer intermediate and fringe zone disturbance activities but deny the variances from minimum lot area, minimum lot width, and minimum side building setback with the following conditions:

1. Subject to terms and conditions of Plan Commission Case #SUB2025-12-0051.
2. If damage or death occurs to trees that are not properly protected per UDO Sections 20.04.080(c)(3) and 20.04.030(h)(7), the petitioner is responsible for replacing the impacted tree(s) to the satisfaction of the Planning and Transportation Department.
3. The petitioner will continue to work with staff on a replanting plan to remediate the canopy loss to the satisfaction of the Planning and Transportation Department. During the replanting stage, any ground or riparian disturbance shall require remediation, such as but not limited to the replacement of ground cover and stream stabilization.
4. Trees are required along the north and south property lines as shown.
5. The staking of the streamside zones is required in the riparian area.
6. The sidewalk within the designated riparian area shall be constructed with permeable pavers and materials.
7. Final acceptance and approval from City of Bloomington Utilities (CBU) is required.
8. These variances are related to the general layout of the lots and street as submitted only; any new or substantially different plans must meet all the UDO standards.

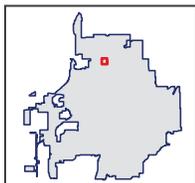


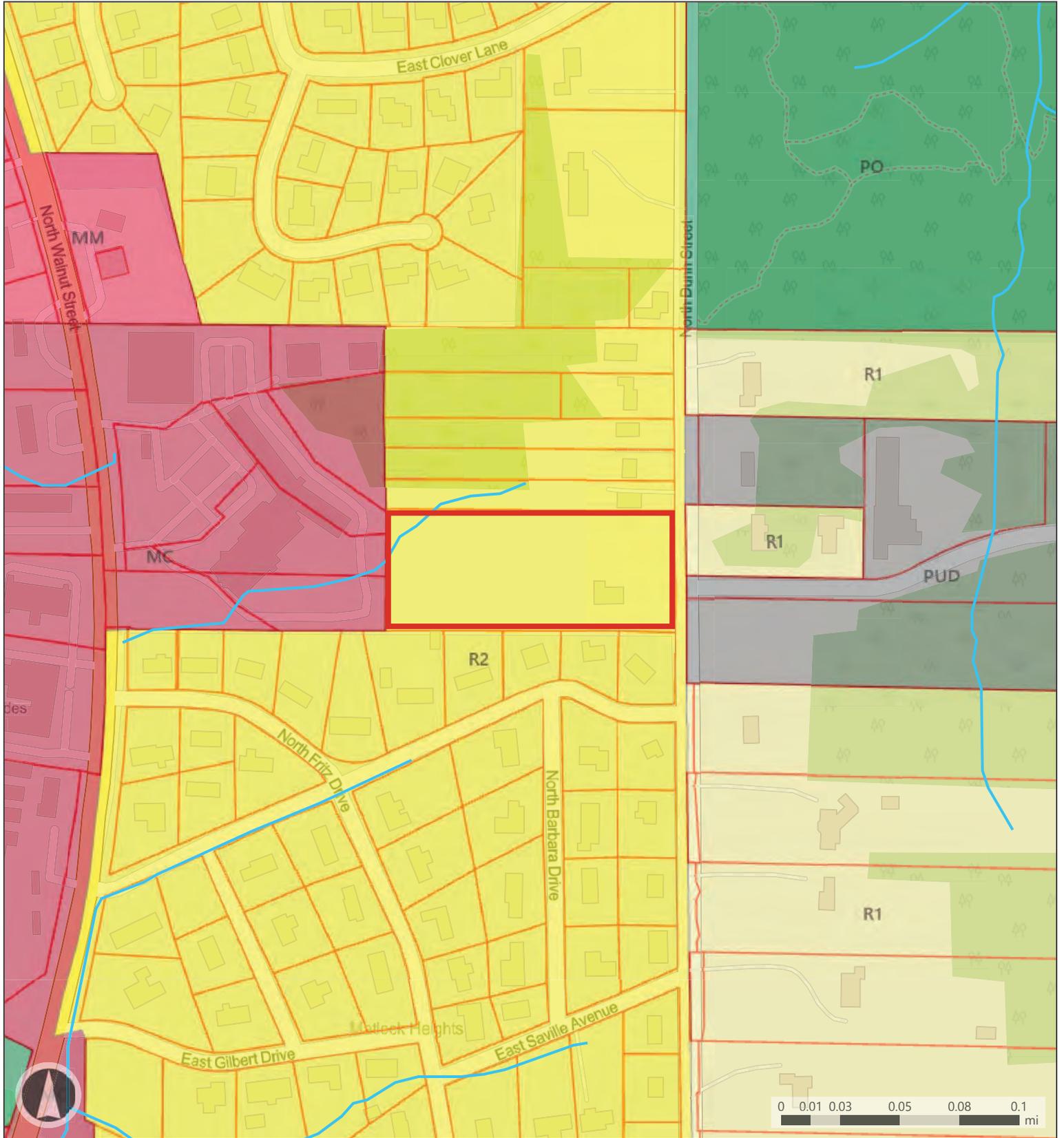
Map Legend

-  Stream/River
-  Parcels
-  Pavement

-  Drive
-  Bloomington Municipal Boundary

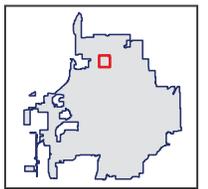
- RGB**
-  Red: Band_1
 -  Green: Band_2





Map Legend

- Stream/River
- Parks and Open Space
- Residential Medium Lot
- Mixed-Use Corridor
- Planned Unit Development
- Parcels
- Mixed-Use Medium-Scale
- Residential Large Lot
- Bloomington Municipal Boundary





ARCHITECTURE
CIVIL ENGINEERING
PLANNING

February 10th, 2026

City of Bloomington Planning and Transportation Department
And City of Bloomington Board of Zoning Appeals
401 N. Morton Street, Suite 130
Bloomington, Indiana 47404

SUBJECT: North Dunn Subdivision – 2511 North Dunn Street, Bloomington, IN 47408
Variances Letter

Board of Zoning Appeals or To Whom It May Concern:

The development located at 2511 North Dunn Street, Bloomington, IN 47408 is currently zoned 'R2: Residential Medium Lot'. The development at this site includes the construction of a new road terminating into the western site boundary for the construction of 15 residential lots with associated utility, landscaping, and drainage improvements. The 4.0-acre lot currently contains 2.61 acres of canopy cover; 65% of overall site area. The proposed layout retains 0.93 acres of tree canopy, or 36% of the existing total canopy area. This total falls short of the required retainment of 60% of existing canopy area as described in the City of Bloomington UDO. In some areas, construction activities adjacent to existing trees planned for preservation will require tree protection fencing to be placed within three feet of some trees' driplines.

To retain more tree canopy and maximize buildable area on site, each lot has been designed with a minimum area of 5,000 square feet, minimum lot width of 50 feet, and side setbacks of five (5) feet. These parameters differ from the residential medium lot design standards which require a minimum lot size of 7,200 square feet, minimum lot width of 60 feet, and eight (8) foot side setbacks.

On behalf of our client, Paul Pruitt, Bynum Fanyo & Associates, Inc. would like to request seven (7) variances from the following design standards:

- Minimum Lot Area (R2) – 20.02.010(i)(2)(A)
- Minimum Lot Width (R2) – 20.02.010(i)(2)(B)
- Minimum Side Setbacks (R2) – 20.02.010(i)(2)(E)
- Tree and Forest Preservation; Retention of Existing Canopy – 20.04.030(h)(2)
- Landscaping, Buffering, and Fences; Tree Protection – 20.04.080(c)(3)
- Riparian Buffer; Intermediate Zone Disturbance Activities – 20.04.030(e)(6)(D)
- Riparian Buffer; Fringe Zone Disturbance Activities – 20.04.030(e)(7)(D)

The provided findings of facts for each variance listed above are summarized below:

- A) The approval will not be injurious to the public health, safety, morals and general welfare of the community.

Findings:

- 20.02.010(i)(2)(A, B, E): The proposed size of lots on site will match those allowable within a residential small lot zone. Reduced lot size and side setbacks in this instance does not pose any risk to general welfare and will allow the retention of a larger canopy area on site promoting biodiversity, natural stormwater filtration, and overall ecosystem health.
- 20.04.030(h)(2): Any benefits towards soil stabilization or erosion prevention the existing trees provide will be replaced and improved upon by erosion control devices implemented throughout and after construction on site. With regards to biodiversity, the plantings that will be proposed at this site will introduce a range of tree species which, once matured, will mimic the existing canopy cover.
- 20.04.080(c)(3): The placement of tree protection fencing within the boundaries of some tree protection zones will allow for a greater sum of canopy area to be preserved and reduce overall disturbance accredited to tree removal.
- 20.04.030(e)(6)(D), 20.04.030(e)(7)(D): The removal of trees in the intermediate and fringe riparian buffer zones will allow for the sufficient treatment of on-site stormwater by construction of a stormwater detention facility, as well as allow for a road connection to future developments to the west.

- B) The use and value of the areas adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings:

- 20.02.010(i)(2)(A, B, E): Reduced lot sizes and side setbacks within this subdivision will result in a smaller buildable area per lot. The potential size of new homes alone, barring extreme examples, does not have a direct influence on the property value of adjacent, existing homes and neighborhoods. The smaller lots proposed at this site will also allow for a greater amount of buffer to be preserved, visually separating this site from adjacent properties.

- 20.04.030(h)(2): The site use will adhere to the current zoning, and match that of the surrounding parcels. The surrounding sites are all residential lots, with the parcels to the west containing apartment buildings. Once complete, the proposed development will blend aesthetically with surrounding properties. The area in which canopy retainment is proposed will offer a natural buffer between the western apartments and the new subdivision.
 - 20.04.080(c)(3): The retention of trees directly adjacent to construction activities will contribute to a denser visual buffer between parcels
 - 20.04.030(e)(6)(D), 20.04.030(e)(7)(D): The removal of trees allowing for the construction of a stormwater detention facility will reduce runoff, erosion, and pollution to adjacent properties and areas downstream of site runoff. A road connection to the west connecting N. Walnut St. and N. Dunn St. is desirable for future developments.
- C) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Findings:

- 20.02.010(i)(2)(A, B, E): While we are requesting a variance regarding retention of existing canopy, variances granting a smaller lot size will allow for greater tree canopy retention as well as the introduction of a larger number of homes for Bloomington residents within this subdivision as opposed to that possible with standard R2 lot design metrics.
- 20.04.030(h)(2): The retainment of 60% of the existing total canopy area would impede utilization of the site for new housing by restricting development to a small portion in the east of the lot. This would incur difficulties directing potential runoff from a stormwater detention facility into existing drainage paths as well as connecting sanitary sewer to existing facilities to the south.
- 20.04.080(c)(3): A variance granted to allow tree protection fencing to be placed within three feet of some trees' driplines will assist in protecting and retaining a greater volume of existing canopy cover, as well as aid in implementing the design standards required by the City of Bloomington.
- 20.04.030(e)(6)(D), 20.04.030(e)(7)(D): The proposed removal of trees in the intermediate and fringe riparian buffer zones is necessary for construction of a stormwater detention facility with sufficient volume to treat the project area's stormwater

runoff to standards outlined by the City of Bloomington. Smaller trees relative to those in the surrounding area were chosen for removal when possible. Removal is necessary such that drainage facility construction does not expand into the streamside riparian buffer zone, in which a land disturbance for stormwater infrastructure is not allowed. The construction of a roadway stub terminating at the western property boundary has also been requested by the City of Bloomington, the inability to remove trees in the fringe zone would not allow for the fulfillment of this request.

Thank you for taking the time to hear the request for this property development.

Sincerely,
Bynum Fanyo & Associates, Inc.
Drew Schrand, Project Engineer

COPY: BFA FILE #402301

RECORDER
STAMP



C.D. Graham
Charles D. Graham
Registration No. LS29500014

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

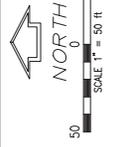
BEB
BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, IN 47404
Phone (812)332-8030 Fax (812)339-2990

Project No: 402301

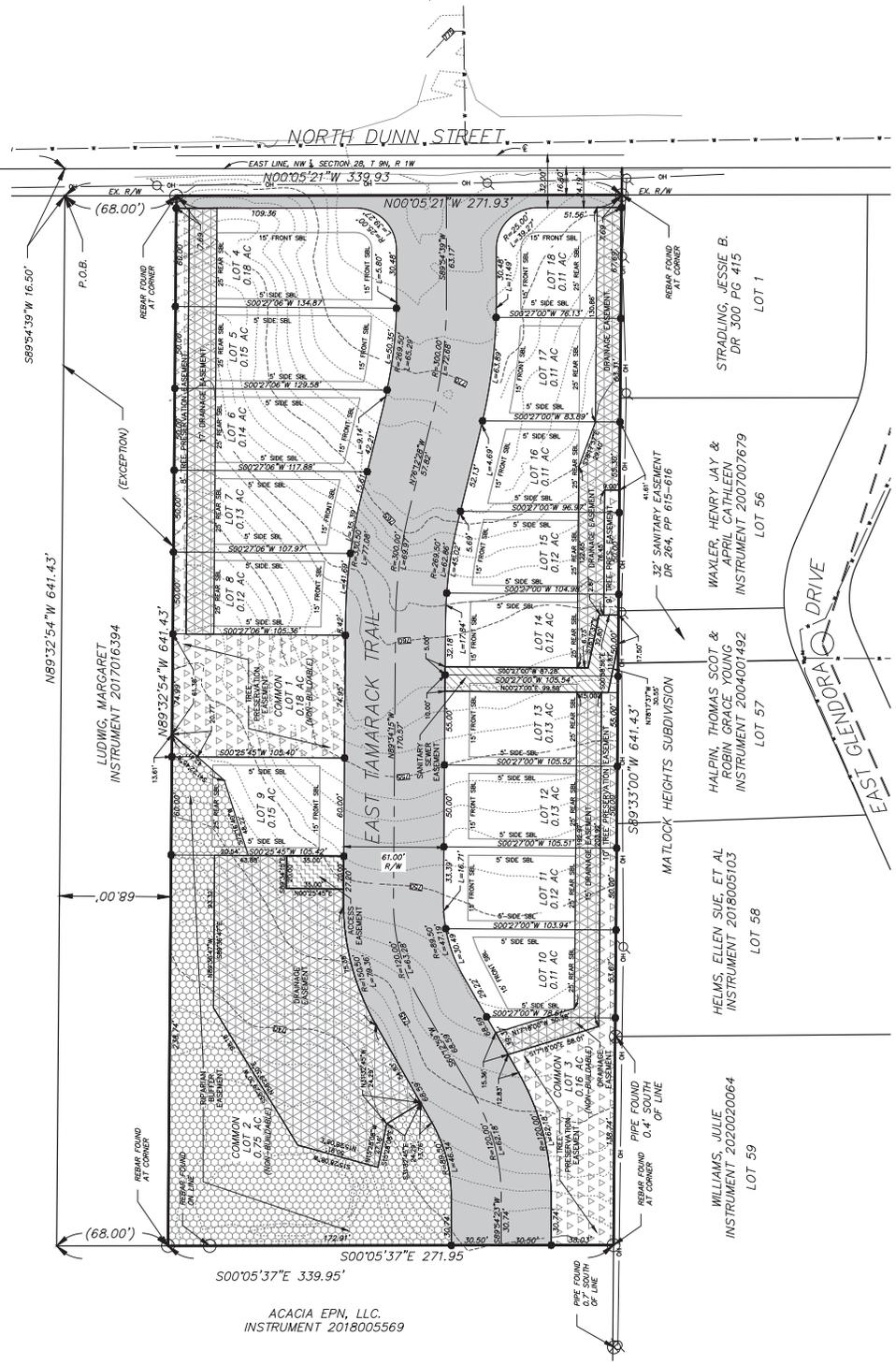
**NORTHGROVE SUBDIVISION
PRELIMINARY PLAT**

- = AREA TO BE DEDICATED RIGHT OF WAY
- = DRAINAGE EASEMENT
- = ACCESS EASEMENT
- = SANITARY SEWER EASEMENT
- = TREE PRESERVATION EASEMENT
- = RIPARIAN BUFFER EASEMENT

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SET BACK LINE
- ROAD CENTERLINE
- OVERHEAD UTILITY
- EXISTING SANITARY
- REBAR FOUND
- PIPE FOUND
- REBAR SET BFA 9500014
- PLUS CORNER



LEGEND



ACACIA EPN, LLC.
INSTRUMENT 2018005569

NORTHGROVE SUBDIVISION
2511 North Dunn Street, Bloomington, IN 47408
Part of NW 1/4, Section 28, Township 9 North, Range 1 West
PRUITT, PAUL R. & KLINE, KEITH

Date: 12/04/2025

NORTHGROVE SUBDIVISION
PRELIMINARY PLAT

RECORDER
STAMP

EASEMENT NOTES:

ACCESS EASEMENT

1. Grants the general public the right to access the access easement for purposes of pedestrian and vehicular traffic accessing the property from Tamarack Trail.
2. Grants the city the right to construct, alter, repair, maintain, or remove improvements within the easement area.
3. Prohibits the placement of any obstruction within the access easement.

SANITARY SEWER EASEMENT

1. Shall allow the City Utilities Department exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.

2. Encroachment by other utilities is prohibited, unless such encroachment is approved by the City Utilities Department in conjunction with the primary plat. Upon written permission from the City Utilities Department, encroachments may be permitted after the recording of the secondary plat.

3. Trees and structures including, but not limited to, buildings, fences, retaining walls, and light fixtures, shall not be located within sanitary sewer easements.

4. Grading activity shall be prohibited within sanitary sewer easements without written permission from the City Utilities Department.

DRAINAGE EASEMENT

1. Shall be required for any surface swales or other minor drainage improvements that are intended to serve the lots on which they are located.
2. Shall prohibit any alteration or structure within the easement that would hinder or redirect flow.
3. Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
4. Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.
5. Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the costs of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.

TREE PRESERVATION EASEMENT

1. Prohibits the removal of any tree over six inches dbh within the easement area.
2. Allows the removal of dead or diseased trees that pose a safety risk as well as allowing the removal of exotic or invasive species, only after first obtaining written approval from the Planning and Transportation Department.
3. All tree preservation easements 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 property owner shall be responsible for installing and maintaining required signage.
4. 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.

RIPARIAN BUFFER EASEMENT

1. Prohibits any 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) of the City of Bloomington Unified Development Ordinance.)
2. 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.
3. All riparian buffer easements 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 property owner shall be responsible for installing and maintaining required signage.
4. 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.

DESCRIPTION (Source as Title: Instrument 2022013705)

A part of the Northeast quarter of the Northwest quarter of Section Twenty-eight (28), Township Nine (9) North, Range One (1) West, described as follows, to-wit: Beginning at a point that is Three Hundred Thirty-seven and Eight Tenths (337.8) feet south and Sixteen and Five Tenths (16.5) feet West of the (28) corner of the Northeast Quarter of the Northwest Quarter of the said Section Twenty-eight (28), Township Nine (9) North, Range One (1) West, thence running South One (1) degree East for a distance of Six Hundred Forty-one and Five Tenths (641.5) feet; thence running South One (1) degree East for a distance of Three Hundred Forty (340) feet; thence running North Eighty-nine (89) degrees Fifteen (15) minutes East for a distance of Six Hundred Forty-one and Five Tenths (641.5) feet; thence running North One (1) degree West for a distance of Three Hundred Forty (340) feet and to the place of beginning, containing in all Five (5) acres, more or less.

EXCEPTING THEREFROM the following: Sixty-eight (68) feet of even width off the entire north side of the above described real estate, previously conveyed to Raymond M. Briawell and Margaret Briawell, husband and wife, by Grantor herein as shown in Deed Record 115, page 328, in the office of the Recorder of Monroe County, Indiana.

OWNER CERTIFICATION:

THE UNDERSIGNED, Paul R. Pruitt and Keith Kline, BEING THE OWNERS OF THE DESCRIBED REAL ESTATE, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT. THIS WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS NORTHGROVE SUBDIVISION.

ALL ADDITIONAL ROAD, RIGHT-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, PAUL R. PRUITT, HAS HEREUNTO

EXECUTED THIS _____ DAY OF _____, 20____.

BY: PAUL R. PRUITT

IN WITNESS WHEREOF, KEITH KLINE, HAS HEREUNTO

EXECUTED THIS _____ DAY OF _____, 20____.

BY: KEITH KLINE

NOTARY CERTIFICATION:

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PERSONALLY APPEARED JOSEPH A. ROSS, AGENT OF 701 CLUB, INC., BEING THE OWNER OF THE DESCRIBED REAL ESTATE, AND WHO HAS BEEN DULY QUALIFIED AS A NOTARY PUBLIC OF THE STATE OF INDIANA, AND KEITH KLINE AS ARLINGTON CIRCLE SUBDIVISION, AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

_____, NOTARY PUBLIC

COUNTY OF RESIDENCE: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL OF PLAT COMMITTEE

UNDER THE AUTHORITY OF INDIANA CODE 36-7-4 700 SERIES, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF BLOOMINGTON AS FOLLOWS:

APPROVED BY THE CITY PLAT COMMITTEE AT A MEETING HELD: _____

DIRECTOR OF PLANNING AND TRANSPORTATION

SURVEYOR'S CERTIFICATE:

THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF, IT COMPLIES WITH THE SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED THIS _____ DAY OF _____, 2025

Prepared by:

C. D. Graham

C. D. GRAHAM
REGISTERED LAND SURVEYOR 29500014
STATE OF INDIANA

I, C. D. GRAHAM, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

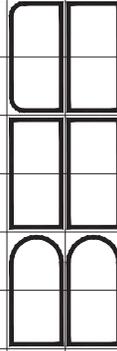
NOTE: SEE BOUNDARY RETRACEMENT SURVEY RECORDED AT INSTRUMENT 2022003460 FOR SURVEYOR'S REPORT



PROPOSED: NORTHGROVE SUBDIVISION

2511 NORTH DUNN STREET
BLOOMINGTON, IN 47408

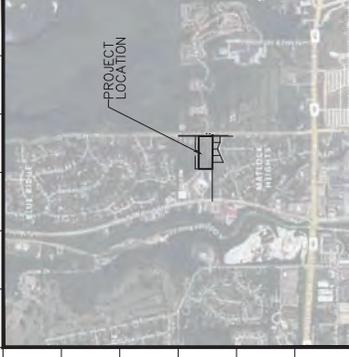
UTILITY CONTACT INFORMATION	
GAS	ELECTRIC
SEWER AND WATER	600 INDUSTRIAL DRIVE
600 S. WALKER PARK	100 N. 2ND ST.
BLOOMINGTON, IN 47403	BLOOMINGTON, IN 47403
781-840-5111	317-326-5111
781-840-5111	317-326-5111
TELEPHONE	CABLE TELEVISION
2400 SOUTH HENDERSON STREET	2400 SOUTH HENDERSON STREET
BLOOMINGTON, IN 47402	BLOOMINGTON, IN 47402
302-981-1200	317-308-5544
PLANT PROTECTION	UNDERGROUND UTILITY LOCATION
2400 SOUTH HENDERSON STREET	2400 SOUTH HENDERSON STREET
BLOOMINGTON, IN 47402	BLOOMINGTON, IN 47402
302-981-1200	317-308-5544



BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404 (812) 332-8030

OWNER/DEVELOPER:
PAUL PRUITT; KEITH KLINE
2241 E POINTE RD
BLOOMINGTON, IN 47401

THE CURRENT EDITION OF THE INDIANA DEPARTMENT OF
TRANSPORTATION, MANUAL ON UNIFORM TRAFFIC CONTROL
DEVICES & CITY OF BLOOMINGTON UTILITIES STANDARD
SPECIFICATIONS IS TO BE USED WITH THESE PLANS



VICINITY/LOCATION MAP

SHEET INDEX

SHEET NO.	SHEET NO.
101	GENERAL NOTES & LEGENDS
201	DEMOLITION PLAN
301	OVERALL SITE PLAN
302-303	ENLARGED SITE PLAN
304	R1 PLAN AND PROFILE
401	LANDSCAPE PLAN
501-503	DRAINAGE, UTILITY, & MISC. DETAILS



architecture
civil engineering
planning

Certified By:

Daniel J. Butler
DANIEL J. BUTLER, P.E.
IND. REG. NO. 11500284



Revisions

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BYNUM FAYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana
(612) 339-2990 (fax)



PROJECT: NORTHGROVE SUBDIVISION
2511 N. DUNN ST
BLOOMINGTON, IN 47408

TITLE: DEMOLITION PLAN
sheet no.: 6201
Project no.: 402301

DEMOLITION LEGEND

- 1 EXISTING DRIVE AND ASSOCIATED DRIVE TO BE REMOVED ON THE SUBJECT PROPERTY AS INDICATED
- 2 EXISTING CONCRETE PAVING AND BASE TO BE REMOVED, AND REPAVING TO BE SCHEDULED TO BE COMPLETED ON PLAN FOR RECONSTRUCTION OF SITE IMPROVEMENTS
- 3 EXISTING BUILDING TO BE REMOVED INCLUDING ALL INTERIOR PARTITIONS, CEILING, FLOORING, MECHANICAL, ELECTRICAL, AND PLUMBING. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS AND DEBRIS TO BE REMOVED FROM THE PROPERTY TO BE DEMOLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS AND DEBRIS TO BE REMOVED FROM THE PROPERTY TO BE DEMOLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS AND DEBRIS TO BE REMOVED FROM THE PROPERTY TO BE DEMOLISHED.
- 4 EXISTING ASPHALT PAVING, BASE, AND CONCRETE NUMBER
- 5 EXISTING SIGN TO BE REMOVED
- 6 EXISTING TREE TO BE REMOVED IN FULL

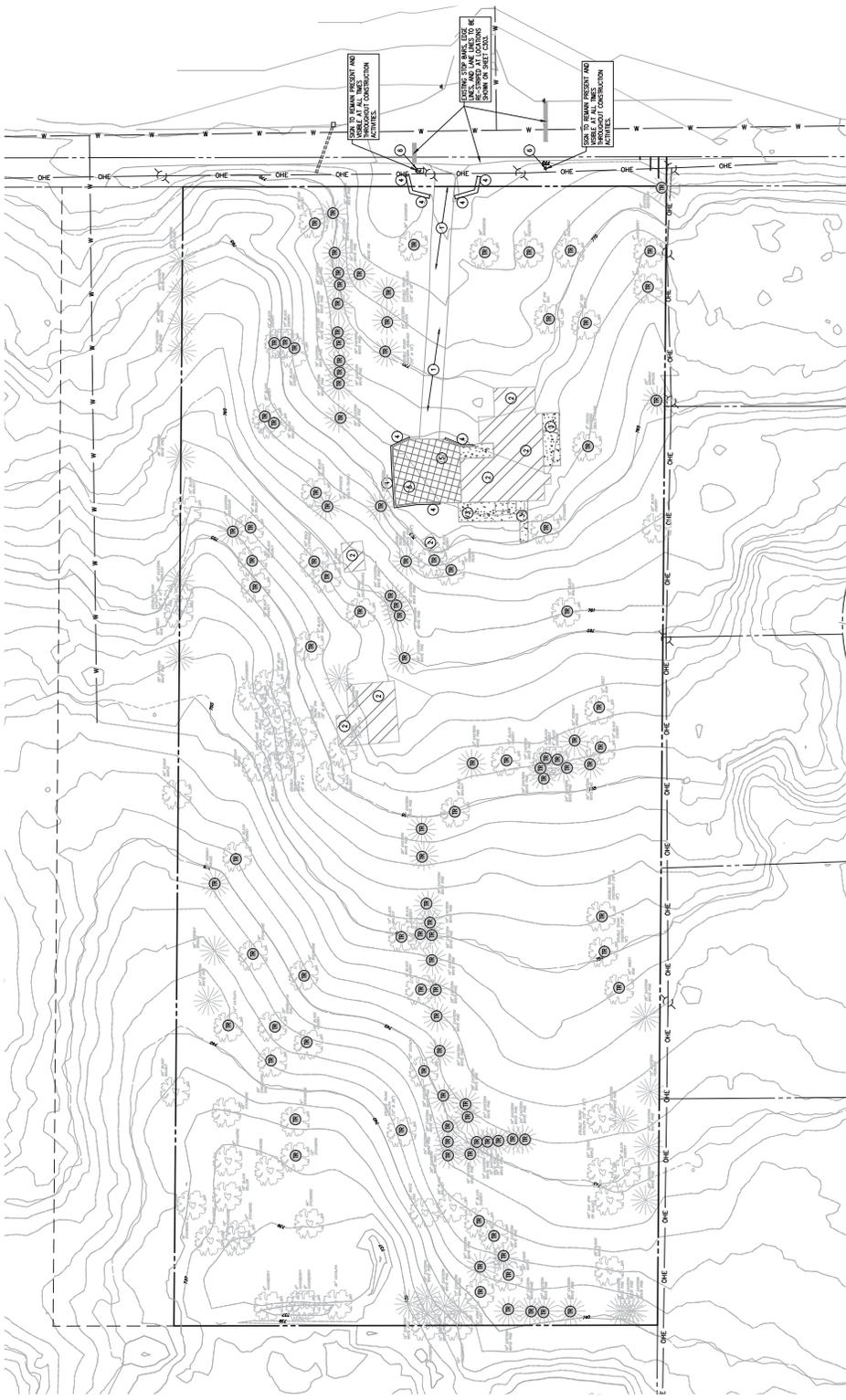
- EXISTING LEGEND**
- X EXISTING FENCE
 - W EXISTING WATER LINE
 - OHE EXISTING OVERHEAD ELECTRIC LINES
 - UGC EXISTING UNDERGROUND ELECTRIC LINES
 - OHT EXISTING OVERHEAD TELEPHONE LINES
 - UGT EXISTING UNDERGROUND TELEPHONE LINES
 - GAS EXISTING GAS LINE
 - XXX EXISTING CONDUIT & ELEVATION
 - BOUNDARY
 - SS EXISTING SANITARY SEWER AND MANHOLE
 - ST EXISTING STORM SEWER AND INLET

NOTE: CONTRACTOR TO OBTAIN ALL NECESSARY WRITTEN PERMISSIONS FROM ADJACENT PROPERTY OWNERS BEFORE DEMOLITION WORK IS BEGUN IF DEMOLITION IS EXPECTED TO GO INTO ADJACENT PROPERTY OWNERS PREMISES

NOTE: ONCE THIS DEMOLITION PLAN HAS BEGUN IMPLEMENTATION THE SITE EROSION CONTROL PLAN SHALL ALSO BE IMPLEMENTED IMMEDIATELY TO PREVENT ANY POLLUTION OFF-SITE

NOTE: ALL ITEMS SCHEDULED TO BE REMOVED SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ITEMS THAT ARE NOT SCHEDULED FOR REMOVAL BUT WOULD IMPEDE THE SUCCESSFUL CONSTRUCTION OF ALL IMPROVEMENTS AND A COMPLETE FUNCTIONAL PROPOSED LOT. ALL ITEMS NOT SCHEDULED FOR REMOVAL SHALL REMAIN IN PLACE AND PROTECTED DURING CONSTRUCTION.

NOTE: EXISTING FOULAGE LOCATED WITHIN BOUNDARY OF LOT SHALL BE REMOVED AND DISPOSED OF APPROPRIATELY OFF SITE.



SCALE: 1"=50'

designed by: D. J. ST...
drawn by: D. J. ST...
checked by: D. J. ST...
sheet no.: 6201
Project no.: 402301

revisions:

ARCHITECTURE	BYNUM FANVO & ASSOCIATES, INC.	528 North Walnut Street Bloomington, Indiana (812) 332-8030
CIVIL ENGINEERING		
PLANNING		



certified by: *David R. Bynum*

PROPOSED
NORTHGROVE SUBDIVISION
2511 N. DUNN ST
BLOOMINGTON, IN 47408

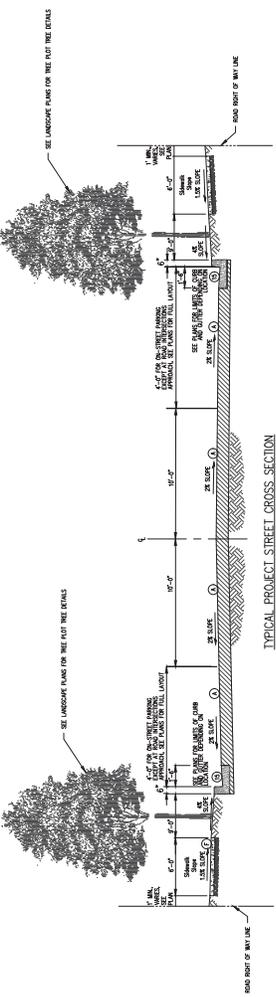
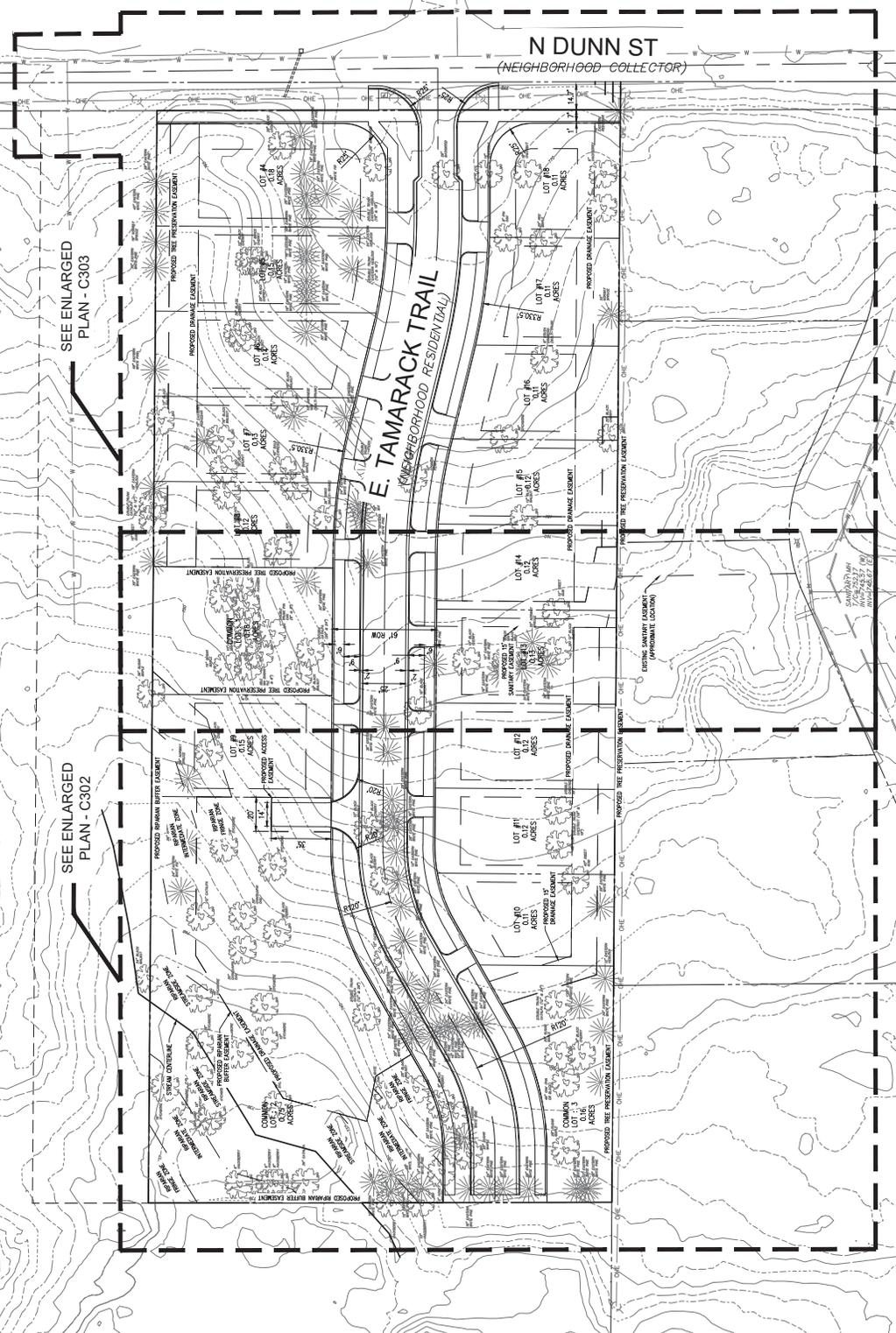
THE OVERALL SITE PLAN
designed by: OAC
drawn by: OAC
checked by: OAC
sheet no.: C303
project no.: 402301

EXISTING LEGEND

---	EXISTING FENCE
---	EXISTING WATER LINE
---	EXISTING OVERHEAD ELECTRIC LINES
---	EXISTING UNDERGROUND ELECTRIC LINES
---	EXISTING OVERHEAD TELEPHONE LINES
---	EXISTING UNDERGROUND TELEPHONE LINES
---	EXISTING GAS LINE
---	EXISTING CONTOUR & ELEVATION
---	BOUNDARY
○	EXISTING SANITARY SEWER AND MANHOLE
□	EXISTING STORM SEWER AND INLET

- OVERALL SITE AREA: 4.00 AC (174,417 SQ FT)
- MINIMUM REQUIRED OPEN SPACE: 5% OF SITE AREA
- EXISTING CANOPY AREA: 2.61 AC (113,485 SQ FT)
- PERCENT CANOPY COVER OF OVERALL AREA: 65%
- PRESERVED CANOPY AREA: 0.93 AC
- REQUIRED CANOPY PRESERVATION: 60% OF EXISTING PRESERVED CANOPY AREA (0.56 AC)
- PRESERVED CANOPY PRESERVATION: 60% OF EXISTING PRESERVED CANOPY AREA (0.56 AC)
- REFER TO STANDARD DRAWING E-610-DRIV-02 ON DETAIL SHEET 001 FOR DRIVEWAY APRON SPECIFICATIONS (CURB RADIUS AT ENTRANCE TO BE 5' FOR ALL APRONS AS SHOWN)

- DRIVEWAYS**
- CURBS TO TRANSITION FROM 6" TO FLUSH AT EDGE OF SIDEWALK ALONG DRIVEWAY ENTRANCE AS SHOWN ON SITE PLANS
 - SIDEWALK JOINT PATTERN TO CONTINUE ACROSS DRIVEWAY CROSSINGS WITH "C" PAVING AS SHOWN ON SITE PLANS
 - REFER TO STANDARD DRAWING E-610-DRIV-02 ON DETAIL SHEET 001 FOR DRIVEWAY APRON SPECIFICATIONS (CURB RADIUS AT ENTRANCE TO BE 5' FOR ALL APRONS AS SHOWN)



SCALE: 1"=30'

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BBB
BYNUM FAYO & ASSOCIATES, INC.

528 North Walnut Street
Bloomington, Indiana 47408
(317) 339-2990 (fax)

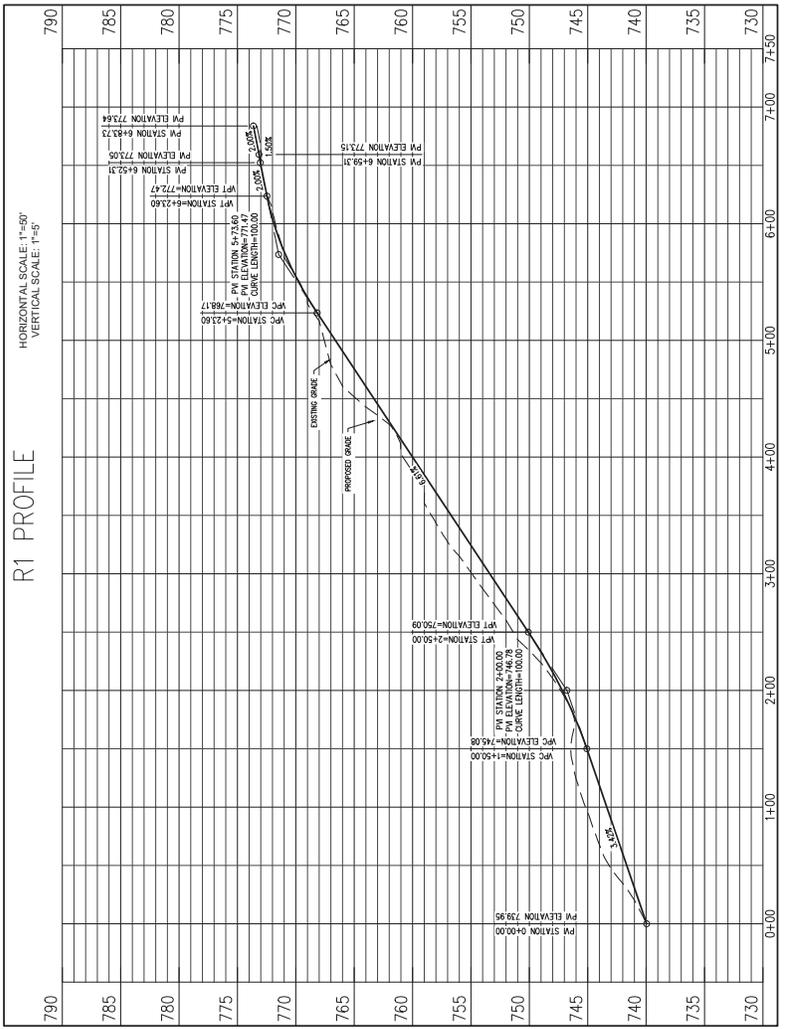
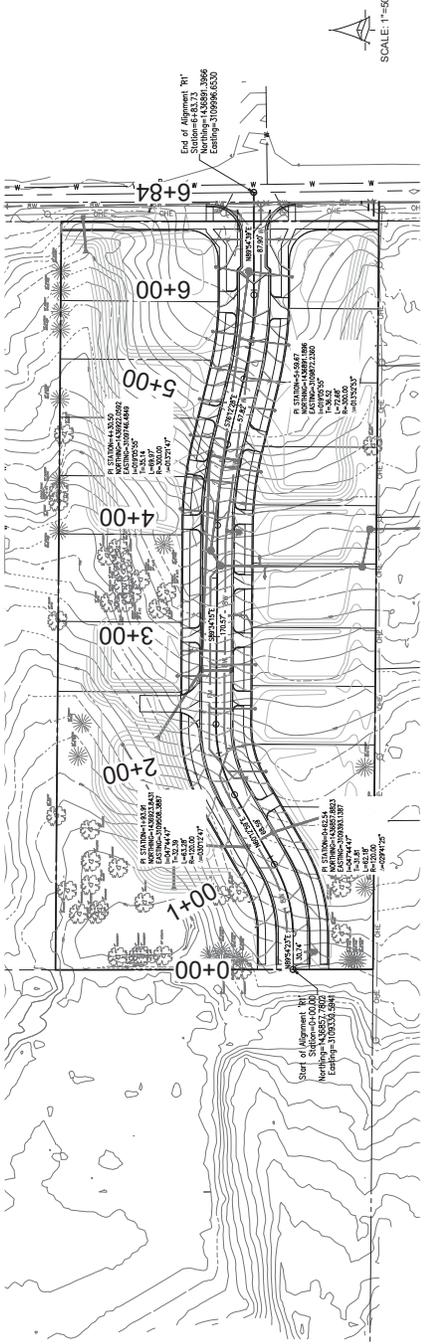


PROPOSED
NORTHGROVE SUBDIVISION
2511 N. DUNN ST
BLOOMINGTON, IN 47408

TITLE: R1 PLAN AND PROFILE
62
designed by: C. J. ...
drawn by: D. J. ...
checked by: ...
sheet no.: C304
project no.: 402301

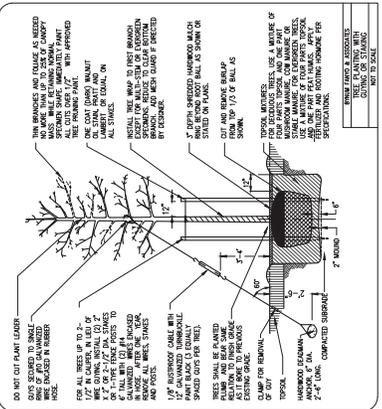
PROFILE NOTE

THIS NEW WATER MAIN REQUIRES MECHANICAL PROTECTION. REFER TO THE CITY OF BLOOMINGTON UTILITIES SEPARATIONS AND PROTECTION SPECIFICATIONS FOR THE LATEST SHEET COST FOR MORE INFORMATION AND DESIGN CRITERIA/REQUIRED USAGE LIMITS.



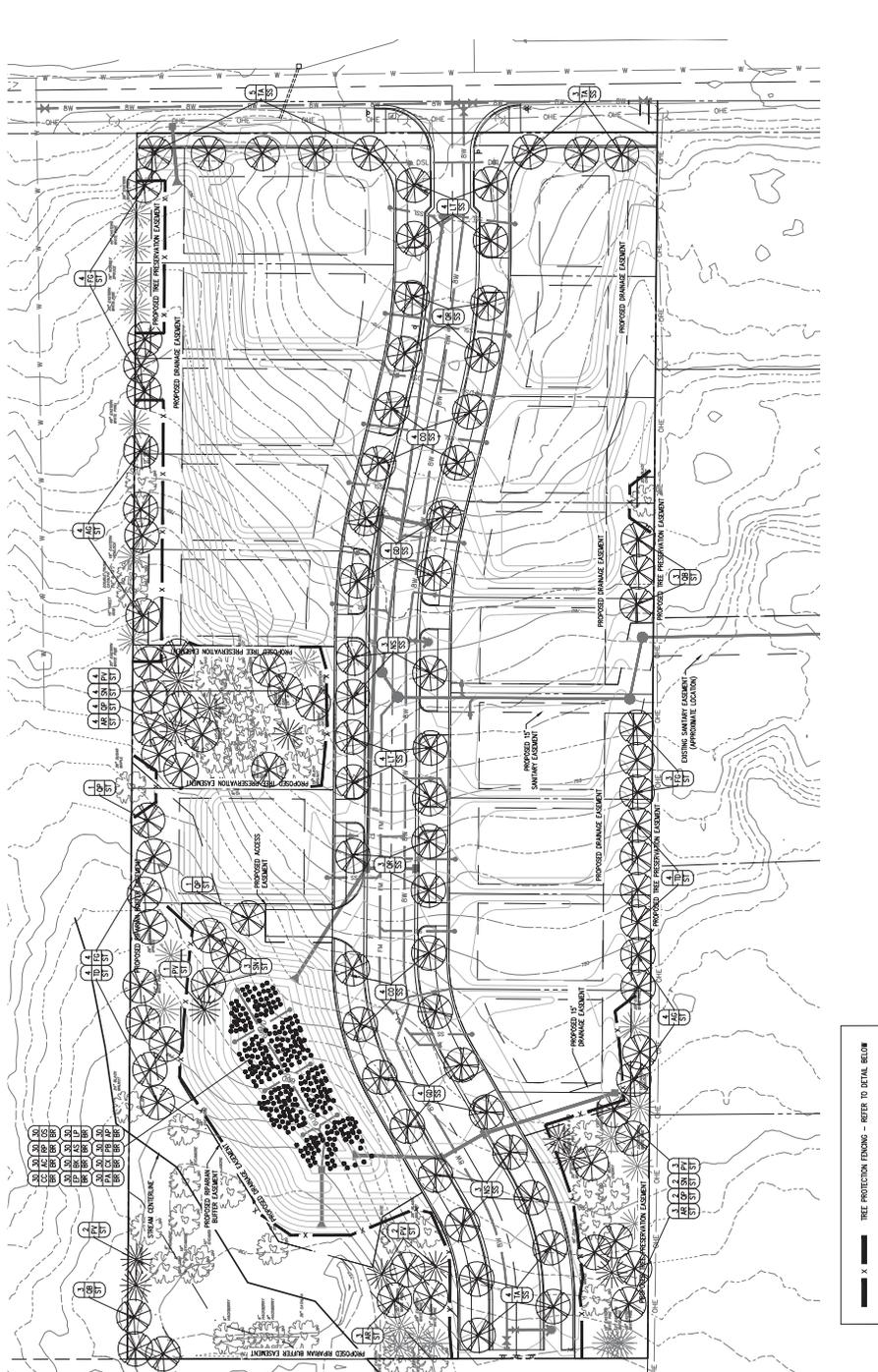
PLANT INVENTORY

SEC	SCHEMATIC NAME	COMMON NAME	SIZE & CONDITION	SPACING	NOTE
1A	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1B	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1C	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1D	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1E	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1F	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1G	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1H	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1I	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1J	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1K	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1L	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1M	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1N	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1O	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1P	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1Q	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1R	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1S	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1T	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1U	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1V	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1W	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1X	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1Y	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12
1Z	AMERICAN LINDEN	AMERICAN LINDEN	2" CAL. B & B	SEE PLAN	12



1470 FT OF PROPERTY ABUTTING PUBLIC ROW:
1470 / 30 = 49 STREET TREES REQUIRED

LARGE CANOPY TREES SHALL BE PLANTED AT
LEAST 10 FEET FROM PUBLIC SANITARY
SEWER, WATER SERVICE LINES, AND NATURAL
GAS LINES.



SITE ACCESS & PREPARATION

Tree preservation and protection fencing shall be installed at all sites where trees are to be preserved and protected.

Tree Preservation & Protection

Minimum:
 1. All trees to be preserved shall be marked with a tree preservation tag.
 2. All trees to be preserved shall be marked with a tree preservation tag.
 3. All trees to be preserved shall be marked with a tree preservation tag.

Tree Preservation & Protection

Minimum:
 1. All trees to be preserved shall be marked with a tree preservation tag.
 2. All trees to be preserved shall be marked with a tree preservation tag.
 3. All trees to be preserved shall be marked with a tree preservation tag.

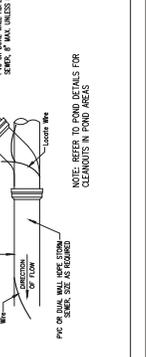
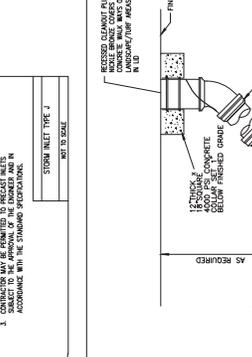
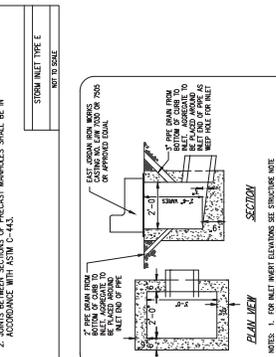
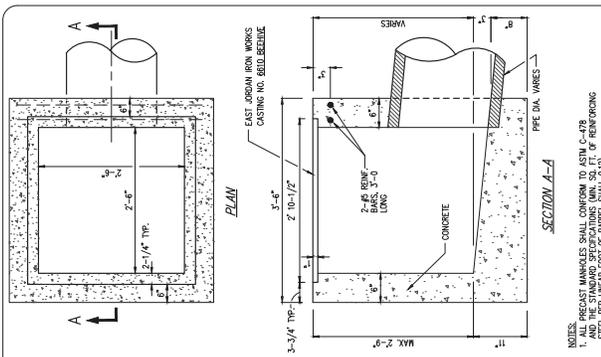
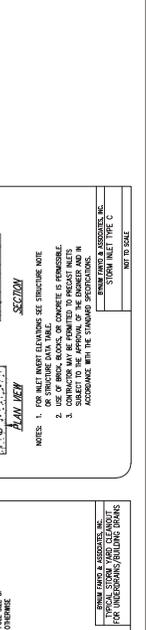
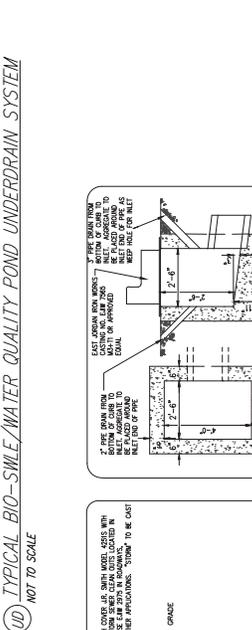
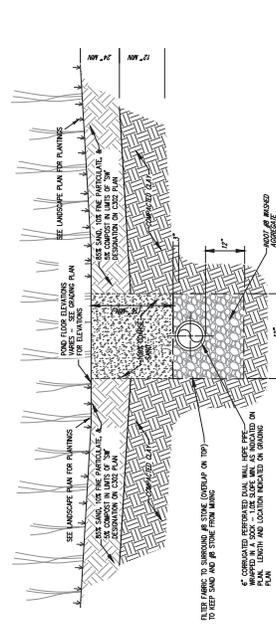
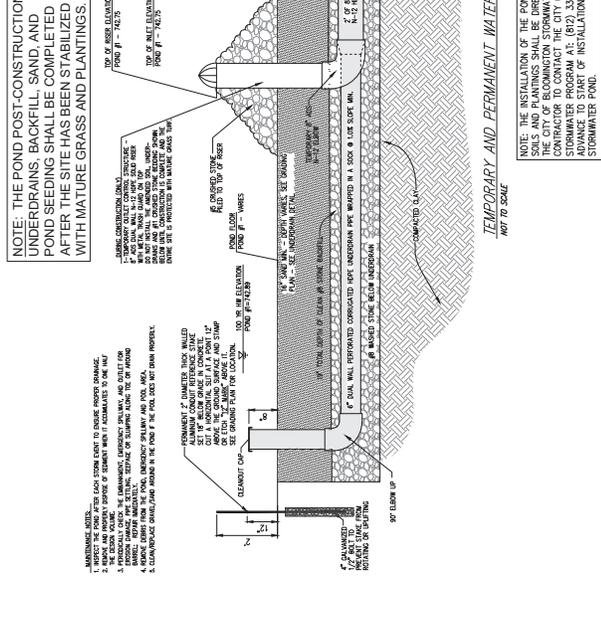
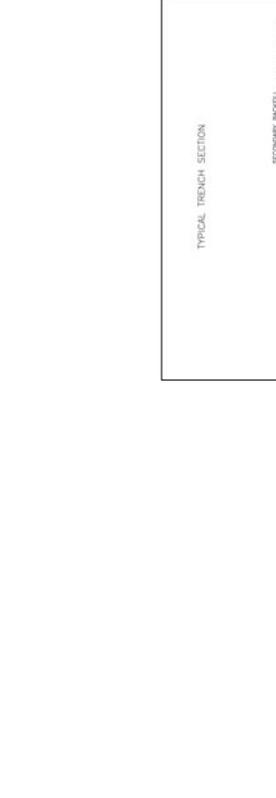
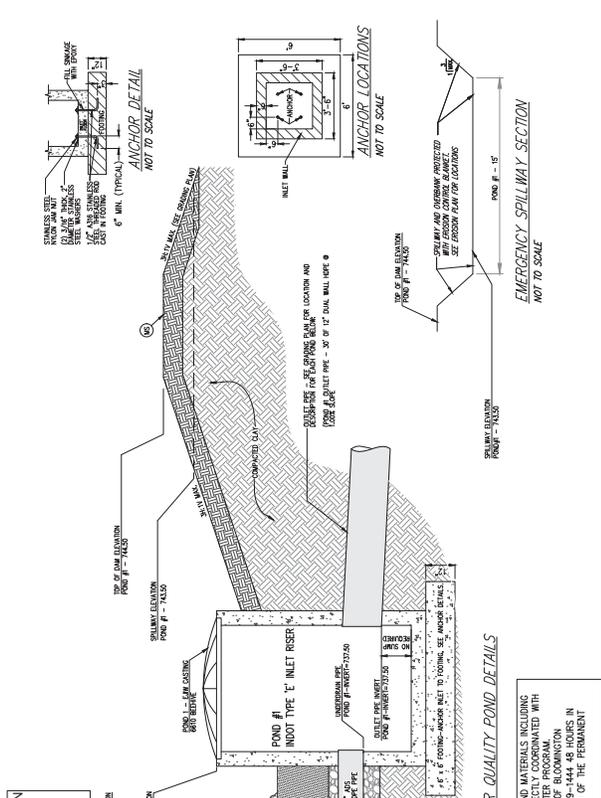
revisions:

ARCHITECTURE	BYNUM FANVO & ASSOCIATES, INC.	528 North Walnut Street Bloomington, Indiana (812) 332-8030
CIVIL ENGINEERING		
PLANNING		



PROPOSED
NORTHGROVE SUBDIVISION
2511 N. DUNN ST
BLOOMINGTON, IN 47408

THE DRAINAGE
DETAILS
designed by: DJS
drawn by: DJS
checked by: DJS
sheet no.: C501
project no.: 402301





**City of Bloomington
Planning Department**



- PLAN COMMISSION
- PLAT COMMITTEE
- BOARD OF ZONING APPEALS
- HEARING OFFICER
- COMMON COUNCIL
- STAFF LEVEL

CASE# _____
 FILING DATE _____
 FILING FEE \$ _____
 HEARING DATE(s) _____

 HT ACCT# _____
 PLANNER: _____

ADDRESS OF PROPERTY 2511 North Dunn Street, Bloomington, IN 47408

Applicant's Name	Paul Pruitt; Keith Kline	Phone	317-796-1281
Address	2241 E Pointe Rd, Bloomington, IN 47401	Email	paul@kpmhotelgroup.com
Owner's Name	Paul Pruitt; Keith Kline	Phone	317-796-1281
Address	2241 E Pointe Rd, Bloomington, IN 47401	Email	paul@kpmhotelgroup.com
Counsel or Consultant	Bynum Fanyo & Associates, Inc	Phone	812-332-8030
Address	528 N Walnut St, Bloomington, IN 47404	Email	dbutler@bynumfanyo.com
Contact for payment for legal ad:	Mary T. Block - 812-332-8030		
Parcel Number(s):	53-05-28-200-046.000-005		

STAFF USE ONLY – TO BE COMPLETED BY STAFF

Plan Commission/Plat Committee

- Change of Zone
- Site Plan Review
- Planned Unit Development (Preliminary Plan)
- Planned Unit Development (Final Plan)
- Primary Plat Review
- Secondary Plat Review

BZA/Hearing Officer

- Appeal from Administrative Decision
- Conditional Use
- Variance

Common Council

- Right-of-Way Vacation

Description of Request: _____

This application must be accompanied by all required submittals and plan elements, as indicated for the requested approval. Submittal of plans for review by City of Bloomington Utilities is required at or prior to time of application. Present CBU verification of receipt of plans at time of filing. Applicants are required to meet with a planner to review their request prior to filing an application. No applications will be accepted without prior Staff consultation. Staff reserves the right to schedule hearing dates for petitions subject to complete submittals and previously filed cases. Notices to adjacent property owners should not be mailed until hearing dates have been confirmed.

I (we) agree that the applicant will notify all adjacent property owners at the applicant's expense.
 I (we) further agree that the Planning Department will cause a legal notice of this application to be published in a paper having general circulation in Bloomington at the applicant's expense.
 I (we) certify that all foregoing information is correct and that I (we) are the owners (legal agents for owners) of property subject to this application and authorize Staff to inspect the site as needed.
 If applicant is other than recorded owner, an affidavit designating authority to act on owner's behalf, must accompany this application.

Applicant Signature: Date: 12/5/25 Staff Initial: _____

401 N. Morton Street · Bloomington, IN 47404 City Hall Phone: (812) 349-3423 · Fax: (812) 349-3520

www.bloomington.in.gov
 E-mail: planning@bloomington.in.gov



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

Fwd: [Planning] Comment for the BZA on the petition for a subdivision at 2511 N. Dunn (SUB2025-12-0051, Paul Pruitt, Keith Kline petitioners)

Melissa Hirtzel <hirtzelm@bloomington.in.gov>

Tue, Feb 3, 2026 at 1:41 PM

To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Planning Department <planning@bloomington.in.gov>, Eric Greulich <greulice@bloomington.in.gov>

Hi Jamie,

Here is another one!



----- Forwarded message -----

From: 'julia livingston' via Planning Department <planning@bloomington.in.gov>

Date: Tue, Feb 3, 2026 at 1:34 PM

Subject: [Planning] Comment for the BZA on the petition for a subdivision at 2511 N. Dunn (SUB2025-12-0051, Paul Pruitt, Keith Kline petitioners)

To: planning@bloomington.in.gov <planning@bloomington.in.gov>

Dear members of the BZA,

I am a resident at [2641 N. Dunn St.](#) and am writing in opposition to the proposed 15 house subdivision at 2511 N. Dunn St by petitioners Paul Pruitt and Keith Kline that will be considered at the Feb. 26th BZA Commission meeting. While they are requesting a variety of variance waivers, I am focusing my comments on their requested waiver for Tree and Forest Preservation and the preservation of the existing home.

The four acres at 2511 N. Dunn have been long in a process of development but a very different kind of development than is being proposed by these petitioners. Long in development has been a magnificent grove of tall white pine trees. Ironically, it is this very grove of trees that gives the subdivision “Northgrove” its name, and the very trees proposed to be cut down in their prime. Trees that have a lifespan of 200-500 years.

This mid neighborhood four acres has developed into an Urban Forest. This was the intentional plan of former owner, and botanist, IU professor John Sinclair, who was one of the first to realize the importance of native trees in Indiana and set out to plant every variety he could find on these four acres.

His efforts have resulted in an urban forest that promotes biodiversity and is home to many generations of birds who nest in the mature trees. The large pines provide winter shelter to a variety of birds including, owls, pilated woodpeckers, and nuthatches and are integral to the migration path of migratory warblers. The trees provide a wind buffer not only for their nests but also for our neighborhoods. The acreage serves as part of a wildlife corridor,

connecting Griffy Woods to Cascades. Yet this proposal would cut down 103 trees and destroy the diverse ecology.

Bloomington's 2020 Environmental Action Plan states that the city should "update codes to maximize the preservation of the largest, long living trees, encouraging tree species and diversity".

It also states:

"Urban forests provide numerous environmental benefits by promoting wildlife along with water and air quality" They "promote wildlife by providing critical habitat, contributing to biodiversity, and conserving soil. Urban forests reduce stormwater runoff and pollution that threaten waterways by filtering and absorbing rainwater."

It warns "Bloomington's native wildlife populations are at risk due to current land development and management practices that destroy and remove habitats."

Furthermore, the Environmental Commission's 2050 long term vision prescribes: "The urban forest will be lush, with green infrastructure limiting the heat island effect while also sequestering carbon, providing habitats, and cleaning air and water."

If allowed to survive, this urban forest will nurture the lives of those of us, both human and animal who call this neighborhood home.

Nestled in this four acres is a classic, mid-century modern, well built, limestone, single family home that is also proposed for demolition. This home is in harmony with the style and size of the mid century modern homes immediately next to it in the Matlock Height's historic district.

According to the Historic Preservation Commission guidelines, this home falls in to the "Contributing" Category which is defined as "A local structure that has been determined to retain enough historic integrity to be included in a larger local historic district if a petition was ever filed to create a new historic district." The loss of this home and its remarkable mid century modern features is a loss to the integrity of the adjacent neighborhoods.

I do applaud the cities efforts to build more single family homes. I believe there are very good places to build them and that the city has found many. I believe that this 4 acres and it's single family home serve a different yet important contribution to the cities goals.

Sincerely,
Julia Livingston



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

Fwd: [Planning] Fwd: Deny Petition for a Subdivision at 2511 N. Dunn

Melissa Hirtzel <hirtzelm@bloomington.in.gov>

Tue, Feb 3, 2026 at 4:40 PM

To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Planning Department <planning@bloomington.in.gov>

Hi Jamie,

Another one :)



----- Forwarded message -----

From: **City of Bloomington Office of the Mayor** <mayor@bloomington.in.gov>

Date: Tue, Feb 3, 2026 at 4:33 PM

Subject: [Planning] Fwd: Deny Petition for a Subdivision at 2511 N. Dunn

To: Planning Department <planning@bloomington.in.gov>

Forwarding for your awareness.

Thank you,

April

Kerry Thomson • Mayor, City of Bloomington • bloomington.in.gov
mayor@bloomington.in.gov • 812-349-3406 • 401 North Morton Street



----- Forwarded message -----

From: **Hart, James G.** <hart@iu.edu>

Date: Tue, Feb 3, 2026 at 11:46 AM

Subject: Deny Petition for a Subdivision at 2511 N. Dunn

To: mayor@bloomington.in.gov <mayor@bloomington.in.gov>

Dear Mayor Thomson,

As citizens and law-makers we have to protect our common good which includes the goods that benefit and indeed are necessary for all citizens of the Political community as well as co-inhabitants of our common eco-community. One such good has to do with the "riparian" areas. The City's UDO standards (see below)

indicate its concern to protect the common good of riparian areas. The proposal for a Subdivision at 2511 N. Dunn St. which requests variances in regard to the city's Riparian Standards disregards or perhaps even displays a form of contempt for this common good.

("Ripa" is the old Latin word for the bank of a river.) Such areas are the transition zones between fully terrestrial and fully aquatic systems, e.g., stream banks, flood plains and wetlands. They are rich in organic nutrients and directly affect biodiversity of plant and animal species. In the US they provide the habitat for one-third of plant species and 60 per-cent of vertebrate species. 70 per-cent of endangered species in the US depend on riparian systems to survive.

At the northwest end of the four acres for which the developers, Paul Pruitt and Keith Klein, seek a variance-waiver, there is a visible riparian area. This is low-lying land where there is already a pond which is surrounded by a protected riparian buffer. This pond water flows through a wetland before it flows on the surface of the surrounding area contributing to the flooding in houses on Fritz St and then heads across Walnut St. towards the creek running through Cascades Park.

The invasive construction site proposed for this 4 acre property would involve the covering of 30,000 square feet of land with gravel for construction vehicles. In addition, there would be the impermeable covering of the land by 15 dwellings with their streets and alleys as well as the extension of the street surface of Tamarack Rd.

The City of Bloomington/ Unified Development Ordinance (UDO) Chapter 20.05 states: "Preference for design of riparian buffer zones shall be fitted to the topography and soil conditions of the site" and there will be an effort to protect "tree crowns and root zones within the drip-line for all trees that are retained." And the UDO exhorts, perhaps even requires, retaining and not cutting down trees, especially those of native species. Thus it states also: "No alteration of forest understory, except for removal of nonnative or invasive species" is permitted. This subdivision plan proposes the cutting down over 100 mature trees. As other neighbors have pointed out in separate mailings this land has a unique representation of native species.

I urge the Mayor and Plan Commission to carefully review the request for a waiver of the requirements for the protection of the riparian zone.

James G. Hart

2641 N. Dunn St.



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

Fwd: [Planning] Northgrove Development

LeAnna Faubion <leanna.faubion@bloomington.in.gov>

Wed, Feb 11, 2026 at 12:32 PM

To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Planning Department <planning@bloomington.in.gov>

Hi Jamie,

Here is another one for you.

----- Forwarded message -----

From: **'Mark Wiedenmayer' via Planning Department** <planning@bloomington.in.gov>

Date: Wed, Feb 11, 2026 at 12:28 PM

Subject: [Planning] Northgrove Development

To: <planning@bloomington.in.gov>

To: Board of Zoning Appeals

Please deny the requests for variances and waivers for the proposed Northgrove Development at 2511 N. Dunn Street. Neighbors and friends continue to articulate many concerns and reasons why this proposal fails to meet a myriad of conditions at this location.

Thank you.

Mark Wiedenmayer

2400 N. Barbara Drive

--

LeAnna Faubion
Administrative Assistant
Planning And Transportation
Phone # 812-349-3423
401 N Morton St.
Bloomington, IN 47404



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

Fwd: [Planning] proposed subdivision at 2511 N. Dunn

Melissa Hirtzel <hirtzelm@bloomington.in.gov>

Tue, Feb 3, 2026 at 11:59 AM

To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Planning Department <planning@bloomington.in.gov>

Hi Jamie,

Here is another one.

Thank you!



----- Forwarded message -----

From: **Hart, James G.** <hart@iu.edu>

Date: Tue, Feb 3, 2026 at 11:42 AM

Subject: [Planning] proposed subdivision at 2511 N. Dunn

To: Board of Zoning Appeals (BZA): <planning@bloomington.in.gov>

Dear Members of BZA,

As citizens and law-makers we have to protect our common good which includes the goods that benefit and indeed are necessary for all citizens of the Political community as well as co-inhabitants of our common eco-community. One such good has to do with the “riparian” areas. The City’s UDO standards (see below) indicate its concern to protect the common good of riparian areas. The proposal for a Subdivision at 2511 N. Dunn St. which requests variances in regard to the city’s Riparian Standards disregards or perhaps even displays a form of contempt for this common good.

(“Ripa” is the old Latin word for the bank of a river.) Such areas are the transition zones between fully terrestrial and fully aquatic systems, e.g., stream banks, flood plains and wetlands. They are rich in organic nutrients and directly affect biodiversity of plant and animal species. In the US they provide the habitat for one-third of plant species and 60 per-cent of vertebrate species. 70 per-cent of endangered species in the US depend on riparian systems to survive.

At the northwest end of the four acres for which the developers, Paul Pruitt and Keith Klein, seek a variance-waiver, there is a visible riparian area. This is low-lying land where there is already a pond which is surrounded by a protected riparian buffer. This pond water flows through a wetland before it flows on the surface of the surrounding area contributing to the flooding in houses on Fritz St and then heads across Walnut St. towards the creek running through Cascades Park.

The invasive construction site proposed for this 4 acre property would involve the covering of 30,000 square feet of land with gravel for construction vehicles. In addition, there would be the impermeable covering of the land by 15 dwellings with their streets and alleys as well as the extension of the street surface of Tamarack Rd.

The City of Bloomington/ Unified Development Ordinance (UDO) Chapter 20.05 states: “Preference for design of riparian buffer zones shall be fitted to the topography and soil conditions of the site” and there will be an effort to protect “tree crowns and root zones within the drip-line for all trees that are retained.” And the UDO exhorts, perhaps even requires, retaining and not cutting down trees, especially those of native species. Thus it states also: “No alteration of forest understory, except for removal of nonnative or invasive species” is permitted. This subdivision plan proposes the cutting down over 100 mature trees. As other neighbors have pointed out in separate mailings this land has a unique representation of native species.

I urge the Plan Commission to carefully review the request for a waiver of the requirements for the protection of the riparian zone.

James G. Hart

2641 N. Dunn St.



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

Fwd: [Planning] Re: proposed North Grove development

Melissa Hirtzel <hirtzelm@bloomington.in.gov>

Wed, Feb 11, 2026 at 12:18 PM

To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Planning Department <planning@bloomington.in.gov>

Hi Jamie,

Is this your petition?

Thank you!



----- Forwarded message -----

From: **Julie Williams** <juliewill@ameritech.net>

Date: Wed, Feb 11, 2026 at 11:55 AM

Subject: [Planning] Re: proposed North Grove development

To: planning@bloomington.in.gov <planning@bloomington.in.gov>

Cc: Julia Livingston <julialivingston2001@yahoo.com>

I am a longtime resident of Matlock Heights, and my home is adjacent to a very ill-conceived development that is under your consideration. Residents from all over the city have weighed in on a petition against this, many Matlock Heights residents attended the first Planning Commission meeting, and you and the planning commissioners have already received numerous letters spelling out the many ways this project is a bad idea.

But aside from all the many good reasons you've heard to deny this plan, which has not been altered in any significant way despite the stated grave concerns of so many residents and even other city departments and officials, the question most on my mind today is: Why do we even have zoning regulations and building codes if they can be ignored or waived simply to suit the preferences, or more likely the financial interests, of the developer?

It seems to me this should have been an open and shut case, as the plan does not meet the requirements of an R2 - or even an R3- development. Why, given the sheer number of major, impactful variances requested, was this petition not immediately denied? Isn't the existence of the BZA and the Planning Commission specifically to ensure that rules established for safety and the common good are followed, regardless of how it may affect the bottom line of the investors?

We, the residents of the most affected neighborhoods of Matlock Heights and Blue Ridge also have a big investment at stake here - and our investments are not only of money, but years of time, love, and care for our homes and community. Shouldn't those investments far outweigh that of the petitioners, who can find another, more suitable site where he can build many new houses more cheaply and easily and move on?

We are here to stay, and when our homes are flooded, our sewer system overloaded, our roads jammed with traffic on a curving, narrow road with no sidewalks, where will those investors be then?

Thank you for your time and consideration of our concerns.
Sincerely,

Julie Williams
311 E. Glendora Dr.



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

Fwd: [Planning] Re-zoning for 2511 North Dunn

Melissa Hirtzel <hirtzelm@bloomington.in.gov>

Wed, Feb 11, 2026 at 3:05 PM

To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Planning Department <planning@bloomington.in.gov>

Hi Jamie,

Here's another one.

Thank you!



----- Forwarded message -----

From: **'Ginny Richey' via Planning Department** <planning@bloomington.in.gov>

Date: Wed, Feb 11, 2026 at 3:05 PM

Subject: [Planning] Re-zoning for 2511 North Dunn

To: planning@bloomington.in.gov <planning@bloomington.in.gov>

To the members of Bloomington Board of Zoning Appeals,

We are writing about the proposed re-zoning of the property at 2511North Dunn Street.

We live at [2711 North Dunn Street](#).

We have only bought two houses in our lives, although we have lived in Bloomington since 1971. After a variety of experiences in rentals and in our first little house, we decided to invest in a house in which we would live out our lives. It took us almost 2 years to find our current home, which we purchased in 1996.

We worked with a wonderful real estate agent, Jenny Woodward, to find this house. As we visited and considered houses throughout Bloomington and Monroe County, Jenny taught us to not just look at the building itself, but to find out about the neighborhood, to learn about regulations that might or might not impact our potential property, and above all, to understand the zoning.

Zoning gave the neighborhood stability, and regulations ensured that the things we prized about our property would be protected. Zoning assured us that any new development would be in keeping with the character of the neighborhood. We believed that the things important to us would be preserved.

We invested in our property with this understanding. We find that the proposed rezoning, with its associated variances and waivers, to be incompatible with the existing neighborhood and detrimental to the environment.

Besides the disruption to the North Dunn corridor, it sets a precedent for future development to disregard zoning and regulation in their planning. ⁴⁴

Please require development along North Dunn to adhere to the existing standards in our R2 zoning.

Thank you,

Virginia and Leon Thayr Richey

ginnyrichey@gmail.com



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

Fwd: [Planning] Variances for proposed project at 2511 N. Dunn

Melissa Hirtzel <hirtzelm@bloomington.in.gov>

Fri, Jan 23, 2026 at 11:30 AM

To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Eric Greulich <greulice@bloomington.in.gov>

Good Morning Jamie,

Please see the attached letter regarding the Paul Pruitt petition.

Thank you!



----- Forwarded message -----

From: **Deirdre Sheets** <sheetsdeir@gmail.com>

Date: Fri, Jan 23, 2026 at 10:28 AM

Subject: [Planning] Variances for proposed project at 2511 N. Dunn

To: <planning@bloomington.in.gov>

Cc: <mayor@bloomington.in.gov>

Dear Board of Zoning Appeals,

The subject project was on the January 22 meeting agenda but removed. I suspect there may be changes before a resubmission but I did not want comments directly related to the currently requested variances to get lost in the process of revision and resubmission. They are attached. Thank you for your time.

Deirdre Sheets

2521 N. Fritz Dr.

Bloomington, IN 47408

 **Comments regarding variances 2411 N Dunn (1).pdf**
91K



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

PLease forward to members of the BZA for their next meeting....thank you!

Gunderson, Nels La Follette <gunderso@iu.edu>
To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>

Wed, Feb 11, 2026 at 9:50 AM

Dear Board of Zoning members,

I'm writing to express my opposition to the proposed Northgrove Subdivision ([2511 North Dunn St.](#)) project which seeks variances to minimize lot area, lot width and minimum lot setback requirements for 15 lots.

The petitioner of the proposed project is also requesting variances that eliminate "tree and forest preservation standards" and "Riparian buffer requirements" which would result in the demolition of over 100 mature trees and vegetation on the site.

With this significant increase of impervious surface area and the loss of natural drainage buffers, these variances would increase the volume of stormwater flow in an area (Glendora Dr. & the backyards of homes in the northern block of Fritz Dr.) where flash flooding already occurs during heavy downpours. While I understand the need for well-planned growth and inclusive housing, this particular proposal isn't balanced or sustainable. Along with other Matlock Heights and North Dunn Street residents, I urge the Commission to deny the requested variances and instead encourage housing development, with adequate storm sewer infrastructure, which is in-scale with the adjoining neighborhoods and its zoning.

The understanding my neighbors and I follow is that standards will be followed. Property is an investment. We have invested in property assuming the UDO would be enforced, and development will follow the standards. A variance is allowed when it does not impact neighbors or the community.

Thank you for your attention to our concerns and your service to the community.

Best regards,
Nels L. Gunderson
2432 N. Dunn Street

City of Bloomington Board of Zoning Appeals Meeting
 January 22, 2026, 5:30 p.m.
 City Hall, 401 N. Morton Street

Comments regarding:

Petition: ZR2025-12-0114 (REMOVED FROM AGENDA FOR 01/22)

Paul Pruitt and Keith Kline
 2511 N. Dunn Street

Parcel: 53-05-28-200-046.000-005

Variations from minimum lot area, minimum lot width, minimum side setbacks, tree and forest preservation standards, and riparian buffer requirements to allow an 18-lot single family subdivision in the Residential Medium Lot (R2) zoning district.

Dear Board of Zoning Appeals,

I am a resident of Matlock Heights and I would like to address the variances being requested by Paul Pruitt and Keith Kline for their proposed development of 18 lots and 14 houses on the 4-acre parcel at 2511 N. Dunn Street. I will address my concerns by variance type, which I have divided into three topic areas: Lot Size and Development Density, Trees / Tree Canopy and Diversity, and Riparian Buffers.

Lot Size and Development Density

- Variance to reduce minimum lot area from 7,200 to 5,000 square feet
- Variance to reduce minimum lot width from 60' to 50'
- Variance to reduce side building setback from 8' to 6'

These variances are about the current R2 zoning, which under the UDO “traditional subdivision” standards prohibits the sort of dense development being proposed for this site. I request that the BZA consider these variances carefully because:

- This large-scale (for this area) development does not fit well with the character of the neighborhood and is incompatible with existing homes.
- Additionally, a development of this size crammed into this small area is likely to have an impact on infrastructure, city services, traffic patterns, and even school enrollment.
- These changes bring safety concerns as well, especially as the current plan for the development seems to have only one place of ingress and egress, significantly increasing traffic on Dunn Street where there is only one stop sign that is already frequently ignored or treated as a pause. Matlock Heights, meanwhile, has no sidewalks and is already used as a traffic cut-through neighborhood with cars traveling from Dunn to Walnut at high speeds. Increasing this traffic flow endangers bike riders, dog walkers, and anyone else moving about the neighborhood.
- Stormwater infrastructure is already an existing problem in the Matlock Heights neighborhood. Wedging this development in, especially with the requested riparian buffer variance, furthers this already significant problem and passes the costs incurred onto Matlock Heights homeowners and the City of Bloomington while the developers are able to profit without incurring these true costs of the development.
- This development will increase noise, decrease lack of green space, and decrease sunlight access for the homes currently adjacent to the lot.

Trees / Tree Canopy and Diversity

- Variance to retain 36% of tree canopy instead of required 60%

- Variance from 20.04.080(c)(3) for tree protection regulation

As Bloomington has been designated a Tree City USA by the Arbor Day Foundation for 41 consecutive years and the City of Bloomington utilized a 2018 Bicentennial Bonds for a Tree Canopy initiative that involved planting more than 300 trees throughout Bloomington to create a more equitable and resilient canopy, tree canopy protection amidst development is a community value as well as critical for climate resilience and temperature regulation. I request the BZA does not allow these variances as protecting the mature trees on this lot is important for the following reasons:

- Climate Resilience: Different tree species tolerate heat, drought, or wind differently, so maintaining a diverse canopy is a way to be better prepared for extreme weather events and a way to nurture long-term stability. The trees on this lot have been around for a long time and are poised to adapt to future environmental changes.
- Resistance to pests & diseases: Diverse species make it harder for pests and pathogens to find hosts, disrupting outbreaks and supporting natural enemies. This diversity significantly reduces vulnerability to catastrophic loss such as a single pest wiping out a whole stand of trees.
- Microclimate Buffering: Canopy variety creates a complex understory that regulates temperature and humidity, protecting vulnerable species from extremes.
- Habitat Support: A variety of trees provides diverse food (nuts, fruits, insects) and shelter for beneficial birds and insects, which in turn help control pests and pollinate.
- Enhanced Ecosystem Services: Trees provide benefits like flood control, cooling, and air purification even as climate conditions change. Different growth patterns and root systems allow various species to utilize light, water, and nutrients more effectively, leading to overall healthier stands.

Riparian Buffers

- Variance from riparian buffer standards 20.04.030(e)(6) and 20.04.030(e)(7)

Riparian buffers are crucial for protecting water quality, controlling erosion, managing stormwater, and preserving habitat by filtering pollutants, stabilizing banks with roots, slowing floodwaters, cooling streams, and providing wildlife corridors, essentially mimicking natural systems to mitigate development impacts and maintain healthy ecosystems. They act as natural barriers and reduce runoff. This variance should not be granted as doing so may result in:

- Water Quality Degradation
- Increased Erosion & Sedimentation
- Habitat Loss & Fragmentation
- Temperature Extremes
- Flooding Risk

Finally, to simply say that Bloomington has a housing problem with regard to availability and cost and name density as the solution to that problem is to pretend that we have a simple answer to a complex question. In reality, cramming this development into a lot that is not prepared to support it and does not fit into the UDO-defined neighborhood types strains resources, negatively affects neighborhood character, and otherwise serves only those set to profit on this rather than the larger Bloomington community. Bloomington should be striving to

become a liveable community for all and this project does not adequately work toward that purpose.

Thank you,
Deirdre Sheets
2521 N. Fritz Dr.
Bloomington, IN 47408



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

letter for Planning Commissioners (Northgrove petition 1/12/26 meeting)

Gunderson, Nels La Follette <gunderso@iu.edu>
To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>

Tue, Jan 6, 2026 at 6:06 AM

Dear Planning Commission members,

I'm writing to express my opposition to the proposed *Northgrove* Subdivision ([2511 North Dunn St.](#)) project which seeks variances to minimize lot area, lot width and minimum lot setback requirements for 15 lots.

The petitioner of the proposed project is also requesting variances that eliminate "tree and forest preservation standards" and "Riparian buffer requirements" which would result in the demolition of over 100 mature trees and vegetation on the site.

With this significant increase of impervious surface area and the loss of natural drainage buffers, these variances would increase the volume of stormwater flow in an area (Glendora Dr. & the backyards of homes in the northern block of Fritz Dr.) where flash flooding already occurs during heavy downpours.

While I understand the need for well-planned growth and inclusive housing, this particular proposal isn't balanced or sustainable. Along with other Matlock Heights and North Dunn Street residents, I urge the Commission to deny the requested variances and instead encourage housing development, with adequate storm sewer infrastructure, which is in-scale with the adjoining neighborhoods and its zoning.

Thank you for your attention to our concerns and your service to the community.

Best regards,

Nels L. Gunderson



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

2511 N Dunn

Margaret Ludwig <mnmludwig@comcast.net>
To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>

Mon, Jan 12, 2026 at 1:51 PM

Hi Jamie,

It's me Margi again. I kept meaning to write this last week or anytime sooner than this, but I guess I was hoping it would all just go away, and it's not looking like that's going to happen.

Since Paul bought the property and I could tell he was not moving in and someone told me he was a developer I became worried and I've been worried for the past 3+ years. He had not once come over to introduce himself to me. I don't even know what he looks like. He cut all the trees down in the front yard. Didn't warn me that there would be someone coming to start bulldozing the rest of the property before 8am, by my bedroom window. Lastly what I have to say about Paul is, there is a tree along my fence on the SW corner of my house that makes me uncomfortable everytime there's a bad storm. I have texted him 4 times to see if he would consider cutting it down, but he has never once returned my text.

Sorry for that rant. I want you to know that, I am strongly against this proposal. I was worried thinking he might put 2 houses. Never in a million years would I have thought someone would try to establish a new neighborhood with 15 homes. That's just crazy. Flooding has always been an issue and you add 15 more homes, there. I've dealt with cleanup before and it is costly and a lot of work.

My husband and I had 89 acres in Greene County and the highway took half of it. We were totally secluded. My dad built this house in 1954, so this has been my home since I was a baby. When my dad died in 2006, we bought this place in 2007 from my siblings. I always knew I would end up here. We felt like we were away from town in a quiet area with trees and not a lot of traffic, except on game days, graduation, and when traffic gets diverted, then that's a whole new ball game. My property 2601 N Dunn runs along side of Paul's. The reason I bring up traffic, is I believe when you just put in a neighborhood with 15 homes and only one way in and out and that's Dunn St and my house is right next door. I will never be able to leave my house, there will be cars in front of my home backed up all the time. You have 15 homes and 2 cars each maybe, that's 30 new cars.

I'm concerned about crime. I've never been before, that's because I know my neighbors and we look out for each other. I can't believe someone thinks it's a good idea to cram 15 homes and 3 common areas on 4 acres.

Light pollution is a big concern. I don't like the one street light that shines in my window now. I can't even begin to imagine the amount of light a jammed pack neighborhood will produce. I like to go outside and sit on my porch or if there's going to be a meteor show expected, I'll take a lawn chair out back, and I'll look up at the stars. It's hard as it is now. I won't even be able to do that if this goes through.

Sorry this is so late. You might not be able to read this until after the meeting.

Game day traffic 🤔🏈 I'm surprised I've survived it this long

Thank you for your time,

Margi Ludwig



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

Fwd: [Planning] Fwd: Northgrove Development Concerns

Melissa Hirtzel <hirtzelm@bloomington.in.gov>

Mon, Jan 12, 2026 at 12:37 PM

To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Planning Department <planning@bloomington.in.gov>

Hi Jamie,

Here is another one!

Thank you



----- Forwarded message -----

From: **City of Bloomington Office of the Mayor** <mayor@bloomington.in.gov>

Date: Mon, Jan 12, 2026 at 12:34 PM

Subject: [Planning] Fwd: Northgrove Development Concerns

To: Planning Department <planning@bloomington.in.gov>, Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Forwarding for your information.

Thank you,
April

Kerry Thomson • Mayor, City of Bloomington • bloomington.in.gov
mayor@bloomington.in.gov • 812-349-3406 • 401 North Morton Street



----- Forwarded message -----

From: **Adam & Jessica Will** <adamjessicawill@gmail.com>

Date: Sun, Jan 11, 2026 at 11:11 AM

Subject: Northgrove Development Concerns

To: <mayor@bloomington.in.gov>

Cc: <jennifer.miers@bloomington.in.gov>

Dear Mayor Thomson,

I am a Matlock Heights resident writing to urge your office to support the enforcement of existing R2 zoning standards for

the proposed Northgrove subdivision.

The developer is seeking five significant variances that bypass protections for riparian buffers and tree preservation. These exceptions pose direct risks to our community, including increased basement flooding, heightened traffic on Dunn Street, and the loss of over 100 mature trees. I support growth, but it must be responsible and follow the Unified Development Ordinance.

I will be traveling for work this Monday, January 12, and cannot attend the hearing in person, but I wanted to express my strong concern for our neighborhood's stability.

Sincerely,
Adam Will
812-449-9040



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

Fwd: [Planning] Fwd: Northgrove Subdivision Concerns

Melissa Hirtzel <hirtzelm@bloomington.in.gov>

Mon, Jan 12, 2026 at 12:36 PM

To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Planning Department <planning@bloomington.in.gov>

Hi Jamie,

This is for you!

Thank you



----- Forwarded message -----

From: **City of Bloomington Office of the Mayor** <mayor@bloomington.in.gov>

Date: Mon, Jan 12, 2026 at 12:33 PM

Subject: [Planning] Fwd: Northgrove Subdivision Concerns

To: Planning Department <planning@bloomington.in.gov>, Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Forwarding for your information.

Thank you,

April

Kerry Thomson • Mayor, City of Bloomington • bloomington.in.gov
mayor@bloomington.in.gov • 812-349-3406 • 401 North Morton Street



----- Forwarded message -----

From: **Jessica Will** <jessica.will.solutions@gmail.com>

Date: Sun, Jan 11, 2026 at 11:07 AM

Subject: Northgrove Subdivision Concerns

To: <mayor@bloomington.in.gov>

Cc: <jennifer.miers@bloomington.in.gov>

Dear Mayor Thomson,

I am writing to you today as a resident of Matlock Heights and a member of a growing group of neighbors concerned

about the proposed “Northgrove” subdivision.

The developer is currently seeking five significant variances—including lot area, width, setbacks, and the bypassing of riparian buffers and tree preservation—to squeeze 18 lots into a Residential Medium Lot (R2) district.

Beyond the threat to the North Side character, these variances pose immediate risks:

- **Public Safety:** Existing stormwater surges already flood neighbors' basements; removing riparian buffers will exacerbate this.
- **Infrastructure:** Traffic safety concerns on Dunn Street will be intensified by this level of density.
- **Environmental Loss:** The removal of over 100 mature trees and the destruction of vital wildlife corridors.

I am not against development, but I am advocating for responsible growth that follows the Unified Development Ordinance. I believe a subdivision that respects R2 restrictions is possible and would better support the city's goal of maintaining permanent residency on the North Side.

For your reference, I have attached the full statement I plan to deliver at the public hearing on Monday, January 12. I would appreciate any support your office can provide in upholding the standards designed to protect our community.



2026-01-12 Northgrove Statement

Thank you for your ongoing commitment to Bloomington's betterment,
Jessica Will
Matlock Heights Resident
812-568-9090



Fwd: Important information re: housing development on 1/12 agenda

Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Fri, Jan 9, 2026 at 9:00 PM

To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Eric Greulich <greulice@bloomington.in.gov>

Hi Jamie,

I received this email today. Ms. Williams requested the PC member email addresses, but I let her know that I could pass along information or pass it out at the hearing. Please add this to the contacts you will distribute.

Thanks,
Jackie

----- Forwarded message -----

From: **Julie Williams** <juliewill@ameritech.net>

Date: Fri, Jan 9, 2026 at 4:28 PM

Subject: Important information re: housing development on 1/12 agenda

To: scanlanj@bloomington.in.gov <scanlanj@bloomington.in.gov>

Cc: April Waxler <awaxler10@gmail.com>, Robin Halpin Young <robinhalpinyoung@gmail.com>

I live in the midcentury historic district of Matlock Heights. A commercial developer, Paul Pruitt, has requested 5 zoning variances in order to build 15 new homes and a road directly north of our neighborhood, off Dunn St. near Tamarack Trail. This matter is on your agenda for Jan. 12th. Pruitt has also requested a waiver of the required second meeting on the topic, apparently hoping for a quick rubber stamp on this travesty of a proposed plan, which asks the commission to disregard many current regulations, including: setback, height, conservation (he wants to cut down 102 trees and then call it "Northgrove", which is ironic.), and lot size. If approved, the homes in this subdivision will sit on some of the smallest lots in the city, being only .12 acre, with only 12' between the buildings. This plan also calls for a 36' wide sanitary easement to run right through two Matlock Heights homeowners' yards and allow the sewage from 15 homes to pour into our 65-year-old sewer system. Our neighborhood currently has zero storm water system, and we have experienced increasingly severe flooding of roads and basements in recent years. Removing so many trees and paving these 4 acres, which are uphill from our properties, can only contribute to those already serious problems, which have been ignored despite appeals to the City.

The problems mentioned here are only a few of our very pressing concerns. There is no upside or reason to build so many little houses on this relatively small lot. It is very doubtful that this will be "affordable" housing by any reasonable definition. The only advantage to be had here is for Paul Pruitt, who currently has permits for only 6 homes, I've been told, and who has no residential developments to his credit that an online search has uncovered. It would be so helpful if you would listen to and seriously consider the concerns of those of us who already call this place their home, and who will undoubtedly be negatively affected by this development should it go through as requested.

I appreciate your time and would be happy to discuss this with you further if you'd like. My neighbors and I will be attending the meeting and listening with great interest to the proceeding. I look forward to hearing that our concerns are being considered at least as much as the developer's interest, which is simply how to cram even more houses on his lot to make even more money- regardless of how many zoning laws are violated or how this high-density housing will impact current residents' lives, homes, and community.

Thank you so much for your time and consideration.

Sincerely,
Julie Williams
311 E. Glendora Dr.
Bloomington

• □



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

Fwd: January 12 Plan Commission Meeting request for projection of photos during the public comment on waiver requests for 2511 N. Dunn St.

Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Mon, Jan 12, 2026 at 9:14 AM

To: Eric Greulich <greulice@bloomington.in.gov>, Jamie Kreindler <jamie.kreindler@bloomington.in.gov>

Eric, Are we still allowing photos from the public during public comment? I seem to have a tiny memory that maybe this became an issue. Please let me know, so that I can get back to Ms. Livingston. If I am wrong and it is still allowed, Jamie, please have these ready for public comment.

Thanks,
Jackie

----- Forwarded message -----

From: **julia livingston** <julialivingston2001@yahoo.com>

Date: Sun, Jan 11, 2026 at 5:03 PM

Subject: January 12 Plan Commission Meeting request for projection of photos during the public comment on waiver requests for [2511 N. Dunn St.](#)

To: scanlanj@bloomington.in.gov <scanlanj@bloomington.in.gov>

Dear Ms. Scanlan,

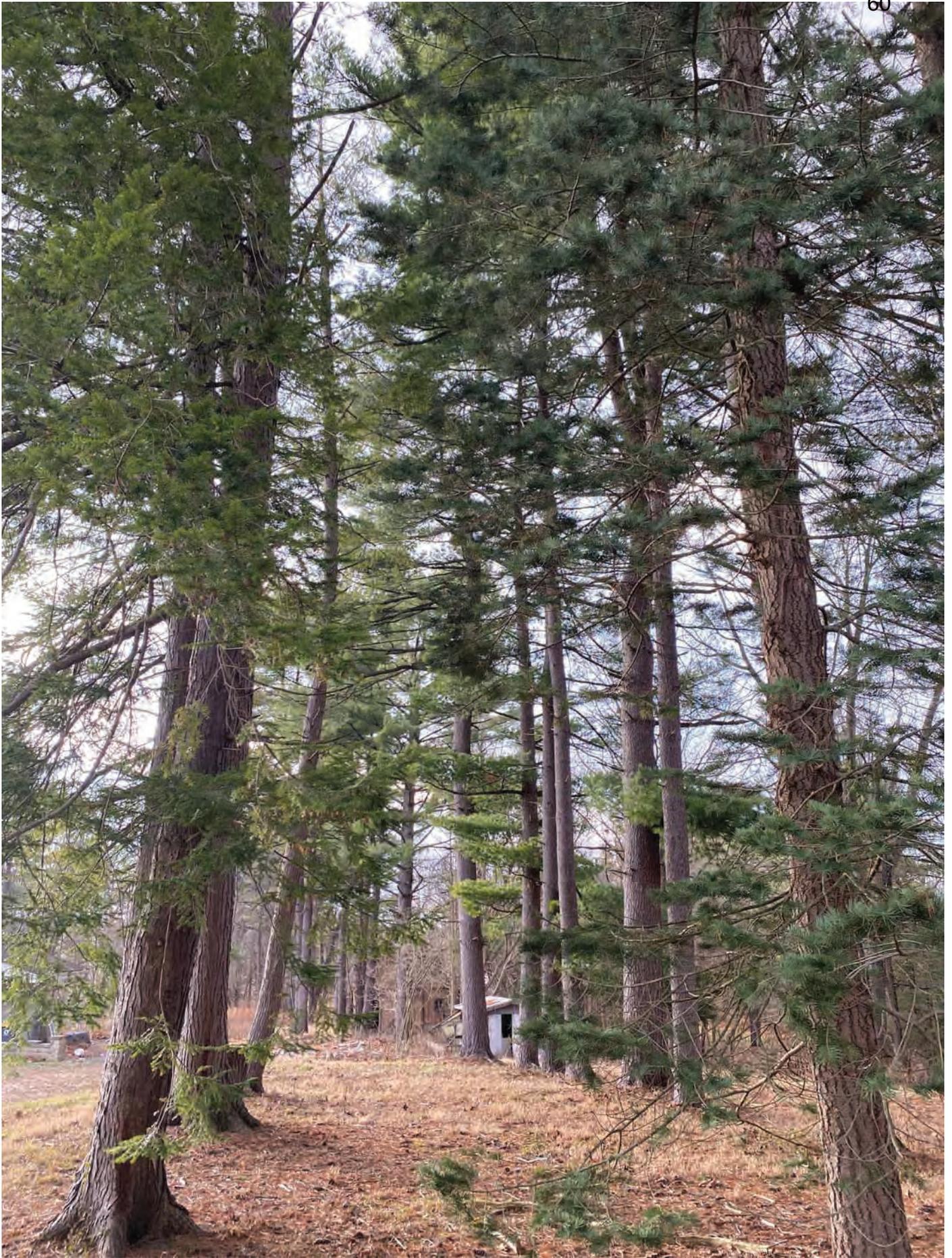
A group of us from Matlock Heights and surrounding neighborhoods will be attending the plan commission meeting on January 12 at 5:30. Some of us will be participating in the public comment section of the meeting on the issue of the five waivers requested for the property at [2511 N. Dunn St.](#)

We have photos of the property that we would like to have viewed by the commission while we make our public comments. Would it be possible for this to be done? If so, I've included the four photos we would like projected.

Thank you!
Julia Livingston
2641 North Dunn St.
812-336-1848











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

Re: Waiver for property at 2511 N. Dunn St. coming before the Plan Commission on Jan. 12

Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Thu, Jan 8, 2026 at 8:00 AM

To: julia livingston <julialivingston2001@yahoo.com>, Jamie Kreindler <jamie.kreindler@bloomington.in.gov>

Thank you for your email. I have copied the Planner in charge of this petition, Jamie Kreindler.

Thank you,
Jackie Scanlan, AICP
Assistant Director

On Wed, Jan 7, 2026 at 5:23 PM julia livingston <julialivingston2001@yahoo.com> wrote:

Dear Ms. Scanlan,

I would like to bring to your attention the petitioner's waiver request for tree and forest preservation for the property at 2511 N. Dunn which will be considered at the Jan 12 Plan Commission meeting. While the petitioner has requested five (yes, five!) waivers, I would like to focus my comments on their requested waiver for tree and forest preservation.

The four acres at 2511 N. Dunn have been in a long process of development but it has been a different kind of development than that which is being proposed. Long in development has been a magnificent grove of at least 70 year old white pine trees that define the four acres. Oddly, it is these very trees that give the proposed subdivision "Northgrove" its name and the very trees that are proposed to be cut down in their prime. Trees that have a lifespan of 200-500 years.

This mid neighborhood four acres has over these many years developed into an Urban Forest. This was the intentional plan of former owner, and botanist, IU professor John Sinclair, who was one of the first to realize the importance of native trees in Indiana and set out to plant every variety he could find on these four acres.

The ecology of the four acres has gradually developed into an urban forest that promotes biodiversity and is now home to many generations of birds who nest in the mature trees and count on the variety of insects in the trees to feed their young. The large pines in particular provide winter shelter to a variety of birds including woodpeckers, and nuthatches and are integral to the migration path of migratory warblers. The trees also serve as a wind buffer not only for their nests but also for our neighborhoods. The acreage also serves as part of a wildlife corridor, connecting Griffy Woods to Cascades.

The development proposal in consideration works against Bloomington's 2020 Environmental Action Plan which sets out the necessity of preservation of existing Urban Forests. This subdivision proposal includes the cutting down of 103 trees and the destruction of the diverse ecology that has developed.

Bloomington's 2020 Environmental action plan recommends that the city "update codes to maximize the preservation of the largest, long living trees, encouraging tree species and diversity". It also states: "Urban forests provide numerous environmental benefits by promoting wildlife along with water and air quality. For instance urban forest promote wildlife by providing critical habitat, contributing to biodiversity, and conserving soil. Urban forests reduce storm water runoff and pollution that threaten waterways by filtering and absorbing rainwater." It warns,

"Bloomington's native wildlife populations are at risk due to current land development and management practices that destroy and remove habitats."⁶³

The city of Bloomington's Environmental Commission's 2050 long term vision includes a guide to the future and states: "The urban forest will be lush, with green infrastructure limiting the heat island effect while also sequestering carbon, providing habitats, and cleaning air and water."

This urban forest has nurtured and improved the lives of those of us, both human and animal who call this neighborhood home and can do so for many years to come if allowed to survive.

The classic, mid-century modern, well built, limestone, single family home that is nestled in this property is also proposed for demolition. This home is in harmony with the style and size of the homes immediately next to it in the Matlock Height's historic district. I do applaud the cities efforts to build more single family homes. I believe there are very good places to build them and that the city has found many. I believe that this 4 acres and it's single family home serve a different yet important contribution to the cities goals.

I urge you to support the plan commission in denying the petitioner a waiver for tree and forest preservation.

Sincerely,

Julia Livingston
2541 N. Dunn St.
Bloomington, IN 47408
812-336-1848

City of Bloomington Plan Commission Meeting
Monday, January 12 · 5:30 – 9:00pm
401 N Morton St, Bloomington, IN 47404
City Hall Council Chambers

Comments regarding:

Petition: SUB2025-12-0051

Bynum Fanyo & Associates, Inc. (Daniel Butler)
2511 N. Dunn Street

Parcel: 53-05-28-200-046.000-005

Request: Primary plat approval for 18 lot subdivision of 4 acres for 3 common area lots and 15 residential lots in the Residential Medium Lot (R2) zoning district.

I am a resident of Matlock Heights, the neighborhood directly south of the proposed development. While I do not live in one of the homes directly bordering the four-acre parcel, I do live in the area and am therefore affected by things like increased stress on already problematic stormwater infrastructure, increased traffic and noise, and most importantly, the crucial greenspace and biodiversity that small parcels like the lot bring to the whole of the area.

I am in my second turn as a Matlock Heights resident. Years ago I lived here as a renter and now I have returned as a homeowner. In both instances I have felt welcomed and included as a neighbor and community resident. This is a balanced neighborhood in which homeowners and renters of varied age, family, structure, and income live in community. While Matlock Heights is a special neighborhood for multiple reasons, my objection to the proposed development is not about safeguarding or gatekeeping what we have and expecting others to find living spaces elsewhere; it is about the number of variances necessary for this development that falls outside of the UDO-defined neighborhood types and about the proposal of a poorly planned high-density development with negative impacts that far outweigh the limited housing opportunities it provides. Cramming this small parcel with a dense distribution of houses will strain infrastructure, limit and reduce quality in both new and existing homes, and most importantly, bring about environmental degradation. This final concern is crucial in an area where flooding has affected homes and at a time when riparian buffers are crucial for managing water amid climate change and increased development.

It is true that Bloomington faces a significant housing shortage, particularly for actual affordable options. There is, however, no indication that this development will increase affordable housing in Bloomington. In a broad sense, housing density may ultimately create affordable and sustainable options in Bloomington. This density, however, needs to be well-planned and balanced. The new Hopewell neighborhood for example, will

have varied density in a near-downtown neighborhood. The Dunn Street Project neighborhood and related homes along the B-Line trail were also planned with density in mind. These areas are integrated into locations that support pedestrian, bicycle, and public transport options so they support both infrastructure and residents. Apartment complexes all over Bloomington have created density throughout the city. The Rive, The Hub, and Evolve near Miller-Showers Park and the IU Stadium, respectively are large northside developments. The Atlas on 17th and the under-construction four-story, 200-unit MGH Apartment complex on Arlington Road near Tri-North Middle School, provide further northside housing density. For single family home options, the Kinser Ridge project at Kinser and Acuff has a projected over 100 single family home lots being developed.

As Bloomington looks forward to facing the real housing needs of this city as well as considering the character and quality of our community, we need to consider proposed developments and what they do or do not offer this community. Dense developments should be evaluated for balance and should reflect smart-planning. This proposed development does not appear to fulfill either. I ask that the planning commission does not grant the requested variances for this proposed development.

Thank you,
Deirdre Sheets
2521 N. Fritz Dr.
Bloomington, IN 47408



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

Fwd: [Planning] Proposed Development at 2511 North Dunn

Melissa Hirtzel <hirtzelm@bloomington.in.gov>

Wed, Feb 4, 2026 at 3:11 PM

To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Planning Department <planning@bloomington.in.gov>

Hi Jamie,

Here's another one!

Thank you,



----- Forwarded message -----

From: **Hegeman, George D.** <hegemang@iu.edu>

Date: Wed, Feb 4, 2026 at 2:39 PM

Subject: [Planning] Proposed Development at 2511 North Dunn

To: Planning@bloomington.in.gov <Planning@bloomington.in.gov>

From: Hegeman, George D. <hegemang@iu.edu>

Sent: Wednesday, February 4, 2026 2:25 PM

To: planning@BloomingtonMN.gov

Subject: Proposed development at [2511 North Dunn](#)

Dear Members of the Planning Commission,

I write as Bloomington resident, a member of the City Tree Commission and a friend and colleague of John Sinclair, the former property owner, botanist and IU Biology Professor.

The property at 2511 N. Dunn (about 4 acres) is being proposed for development. This parcel is home to a magnificent collection of trees. It is this very grove of trees that gives the subdivision "Northgrove" its name. Professor Sinclair took pains to plant a diverse collection of trees and other plants. The trees proposed to be cut down in this development are in their prime. Trees that have a lifespan of hundreds of years in some cases. They are at the peak of their lifetimes' contributions to our air, soil and water as well as many at the peak of their natural beauty.

The location of this property is an integral part of the biome including the Griffy Reservoir and Woods - key park land north of town. It is an important wildlife corridor component and houses many key indigenous species of fast-disappearing wildlife.

I urge you to recognize Professor Sinclair's original hopes for this property and allow only plans for it that best preserve the old growth vegetation and wildlife that is so important to our community.

Yours truly,

George Hegeman

[2219 E. Rock Creek](#) Dive

Bloomington, IN 47401

Professor Emeritus of Microbiology
Dept. of Biology, Indiana University
Student Advocates
Student Advocates Office

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

Fwd: [Planning] Proposed subdivision at 2511 N. Dunn St. (SUB225-12-0051)

Melissa Hirtzel <hirtzelm@bloomington.in.gov>

Tue, Feb 3, 2026 at 11:38 AM

To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Planning Department <planning@bloomington.in.gov>

Cc: Eric Greulich <greulice@bloomington.in.gov>

Hi Jamie,

This is regarding your petition.

Thank you!



----- Forwarded message -----

From: **Hart, James G.** <hart@iu.edu>

Date: Tue, Feb 3, 2026 at 11:33 AM

Subject: [Planning] Proposed subdivision at 2511 N. Dunn St. (SUB225-12-0051)

To: planning@bloomington.in.gov <planning@bloomington.in.gov>

Dear Members of Plan Commission,

As citizens and law-makers we have to protect our common good which includes the goods that benefit and indeed are necessary for all citizens of the Political community as well as co-inhabitants of our common eco-community. One such good has to do with the “riparian” areas. The City’s UDO standards (see below) indicate its concern to protect the common good of riparian areas. The proposal for a Subdivision at [2511 N. Dunn St.](#) which requests variances in regard to the city’s Riparian Standards disregards or perhaps even displays a form of contempt for this common good.

(“Ripa” is the old Latin word for the bank of a river.) Such areas are the transition zones between fully terrestrial and fully aquatic systems, e.g., stream banks, flood plains and wetlands. They are rich in organic nutrients and directly affect biodiversity of plant and animal species. In the US they provide the habitat for one-third of plant species and 60 per-cent of vertebrate species. 70 per-cent of endangered species in the US depend on riparian systems to survive.

At the northwest end of the four acres for which the developers, Paul Pruitt and Keith Klein, seek a variance-waiver, there is a visible riparian area. This is low-lying land where there is already a pond which is surrounded by a protected riparian buffer. This pond water flows through a wetland before it flows on the surface of the surrounding area contributing to the flooding in houses on Fritz St and then heads across Walnut St. towards the creek running through Cascades Park.

The invasive construction site proposed for this 4 acre property would involve the covering of 30,000 square feet of land with gravel for construction vehicles. In addition, there would be the impermeable covering of the land by 15 dwellings with their streets and alleys as well as the extension of the street surface of Tamarack Rd.

The City of Bloomington/ Unified Development Ordinance (UDO) Chapter 20.05 states: “Preference for design of riparian buffer zones shall be fitted to the topography and soil conditions of the site” and there will be an effort to protect “tree crowns and root zones within the drip-line for all trees that are retained.” And the UDO exhorts, perhaps even requires, retaining and not cutting down trees, especially those of native species. Thus it states also: “No alteration of forest understory, except for removal of nonnative or invasive species” is permitted. This subdivision plan proposes the cutting down over 100 mature trees. As other neighbors have pointed out in separate mailings this land has a unique representation of native species.

I urge the Plan Commission to carefully review the request for a waiver of the requirements for the protection of the riparian zone.

James G. Hart

2641 N. Dunn St.

BLOOMINGTON BOARD OF ZONING APPEALS**STAFF REPORT****Location: 614 North Grant Street****CASE #: ZR2025-12-0115****DATE: February 26, 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 73 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.

This variance petition was previously heard by the Hearing Officer on January 14, 2026. At the hearing, the Hearing Officer noted that the demolition of structures on the site, including the house and the brick sidewalk along Grant Street, is subject to demolition delay and review by the Historic Preservation Commission (HPC). The Hearing Officer further noted that the outcome of the HPC's review could alter the proposed site plan, including altering the location of proposed mitigation trees for the removed trees. For these reasons, the Hearing Officer transferred the petition to the Board of Zoning Appeals.

The HPC reviewed the proposed demolition of the house and brick sidewalk on February 12, 2026, and released the demolition delay. With the release of the demolition delay, the proposed site plan can be implemented without further revisions, if your Board grants the requested variance.

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.*

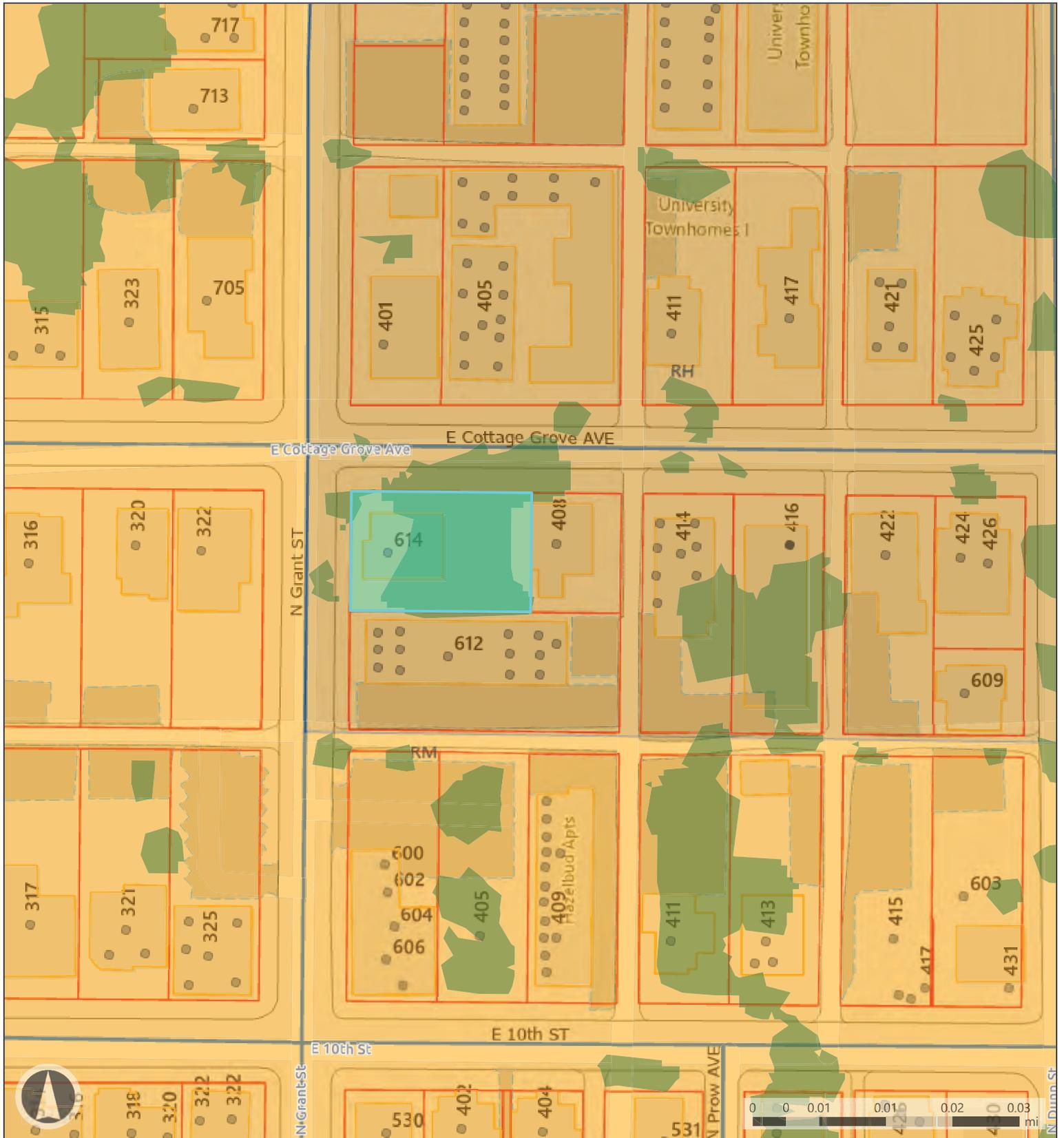
PROPOSED FINDING: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that the small size of the property and amount of closed canopy coverage substantially restricts the ability to use the property. Peculiar features 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. The granting of the variance will relieve the practical difficulties by allowing for an appropriately sized residential building and driveway to be constructed.

RECOMMENDATION

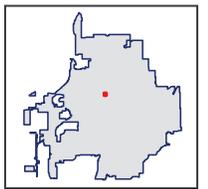
The Department recommends that the Board of Zoning Appeals adopt the proposed findings for ZR2025-12-0115 and approve the requested variance with the following condition:

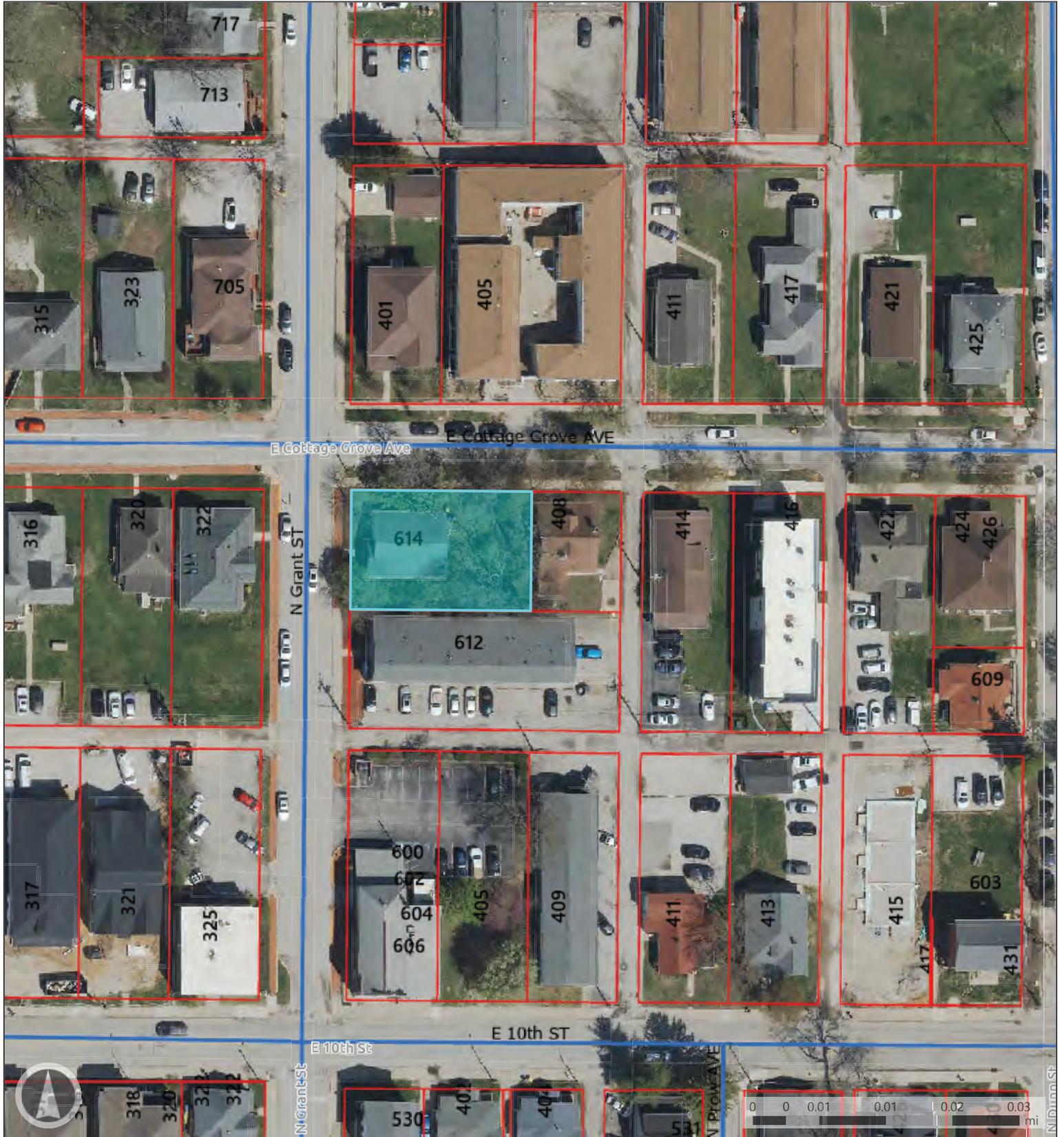
1. A least nine new trees, chosen from species listed in the UDO as permitted large street trees or permitted large interior trees, shall be planted on the property. These nine trees shall be in addition to required street trees. The required tree planting shall be verified by a site inspection by Planning 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
- Residential High-Density Multifamily
- Address Points Bloomington
- Buildings
- Pavement
- Alley
- Residential Multifamily
- Parking Lot Type





Map Legend

-  Parcels
-  City Maintained Streets
-  RGB Red: Band_1
-  RGB 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.**

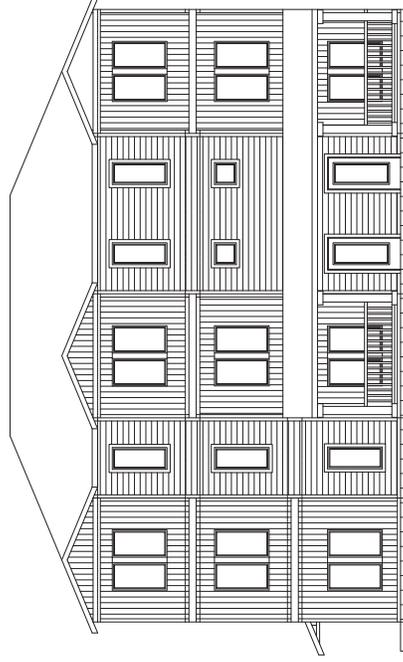
Respectfully Submitted,

Ernest Xi, Member

Valu-built Construction LLC

THREE-PLEX REDEVELOPMENT

614 N. Grant Street
Bloomington, IN 47408



General Notes:

VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. ALL LOCATION OF FOUNDATION PIER'S 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.
DIMENSIONS ON DRAWINGS ARE PENDING CABINET MANUFACTURER'S SELECTIONS, SPEC'S AND IN FIELD MEASUREMENT VERIFICATION.

THREEPLEX REDEVELOPMENT

614 N. Grant Street
Bloomington, IN 47408

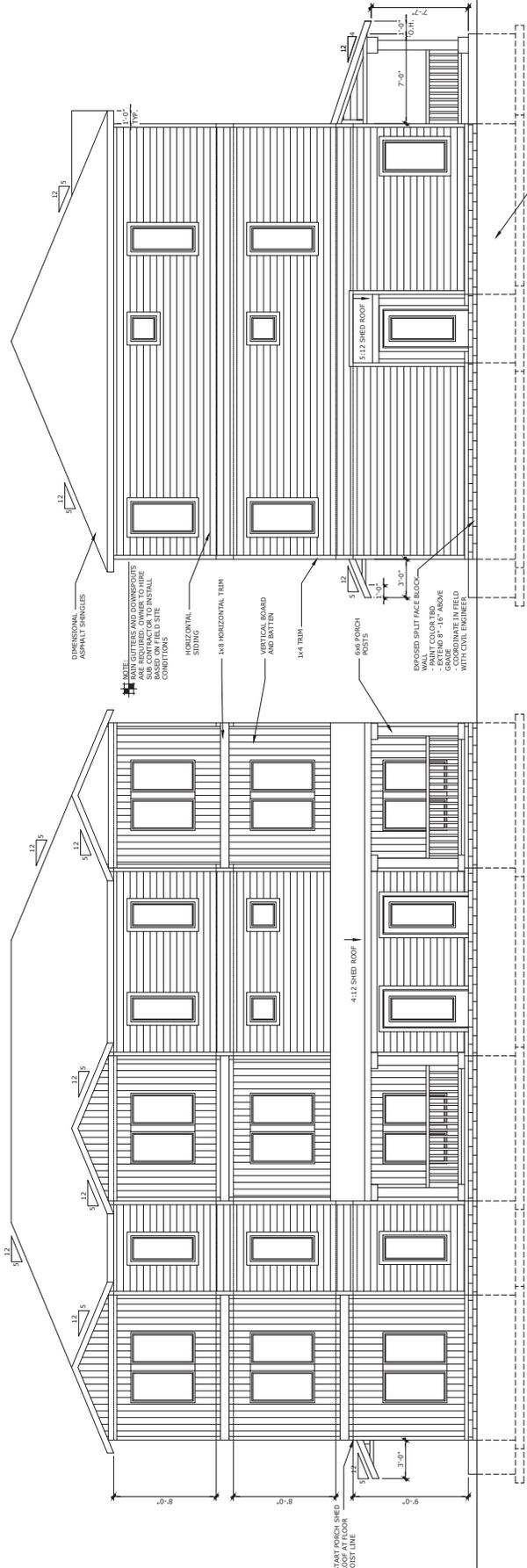
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Project Phase: PERMIT
Date: 12-17-2025
Scale: REFER TO SHEET



01 SOUTH ELEVATION

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

02 WEST ELEVATION

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

NOTE:
 MAIN GUTTERS AND DOWNSPOUTS
 SHALL BE INSTALLED BY THE
 SUB CONTRACTOR TO INSTALL
 BASED ON FIELD SITE
 CONDITIONS

EXPOSED BRIT FACE BLOCK
 WALL COLOR TIE
 - EXTEND 8" - 16" ABOVE
 - COORDINATE IN FIELD
 WITH CIVIL ENGINEER



General Notes:
 VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL
 ENGINEER. ALL 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.
 DIMENSIONS ARE PENDING CABINET MANUFACTURE. FIGURE
 SELECTIONS ARE SUBJECT TO FIELD MEASUREMENT VERIFICATION.

THREEPLEX REDEVELOPMENT

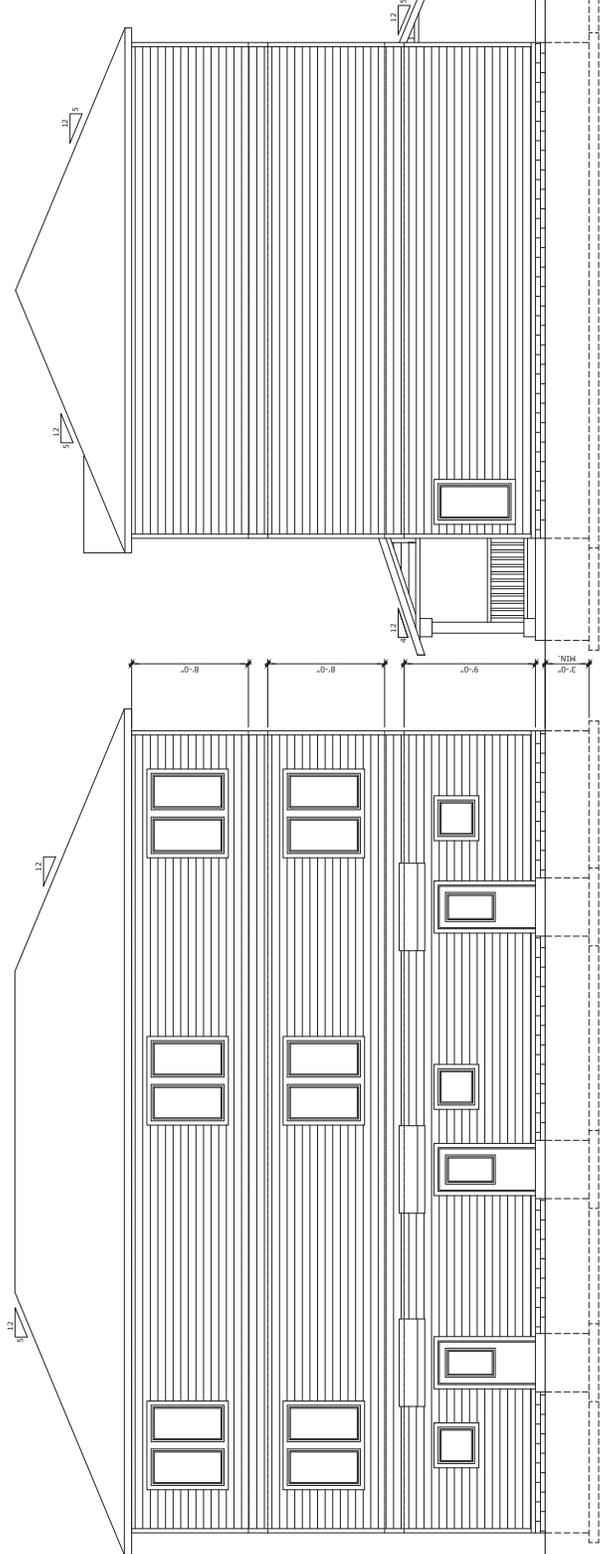
614 N. Grant Street
 Bloomington, IN 47408

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A1.3	Appurtenance
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Project Phase: PERMIT
 Date: 12-17-2025
 Scale: REFER TO SHEET

A1.09



01 NORTH ELEVATION

SCALE: 3/4" = 1'-0"

02 EAST ELEVATION

SCALE: 3/4" = 1'-0"



General Notes:
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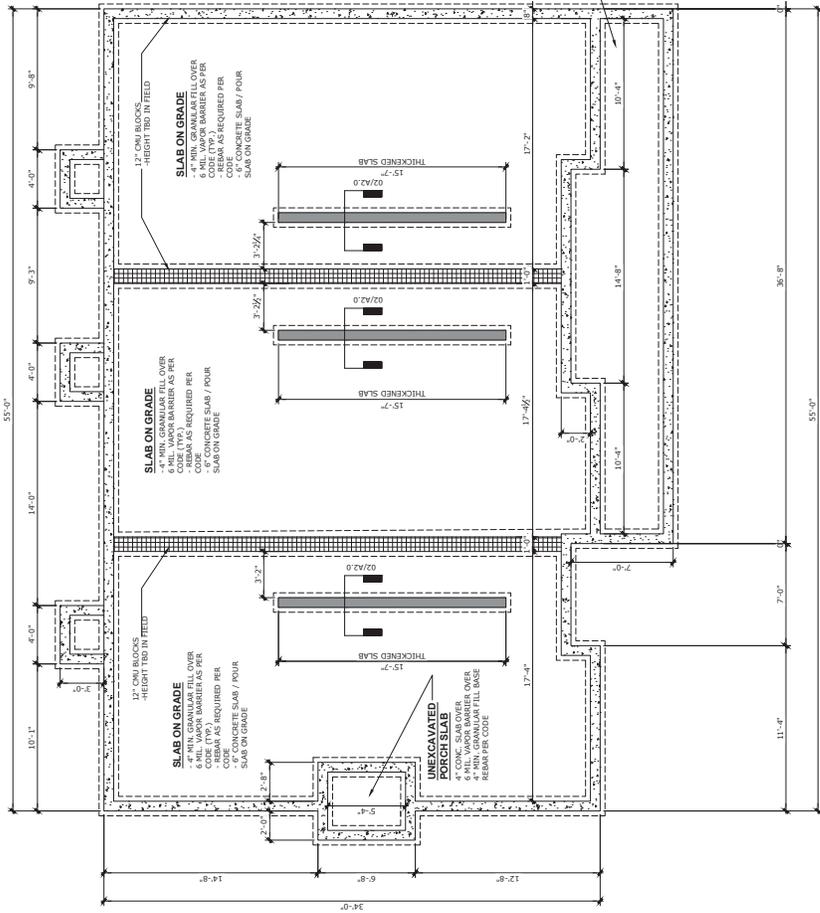
THREEPLEX REDEVELOPMENT
 614 N. Grant Street
 Bloomington, IN 47408

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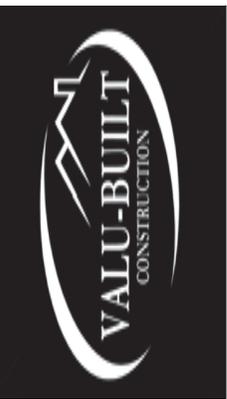
Project Phase
 PERMIT
 Date
 12-17-2025
 Scale
 REFER TO SHEET



NOT TO SCALE
 UNEXCAVATED PORCH SLAB TO BE INSTALLED BY FROM
 CORNERS = 4" O.C. MAX.
 REBAR TO BE PLACED ON 1/4" DIA. CONTINUOUS REINFORCING (TYP.)
 UNEXCAVATED AREA IS POOR LINE

01 FOUNDATION PLAN

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



General Notes:
 VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. ALL 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.
 DIMENSIONS ARE PER ENDING CABINET AND USE FUTURE SELECTIONS PER SPEC AND IN FIELD MEASUREMENT VERIFICATION

THREEPLEX REDEVELOPMENT

614 N. Grant Street
 Bloomington, IN 47408

Table of Contents

No.	Revision / Issue	Date
1.		
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Project Name: PERMIT
 Date: 12-17-2025
 Scale: REFER TO SHEET

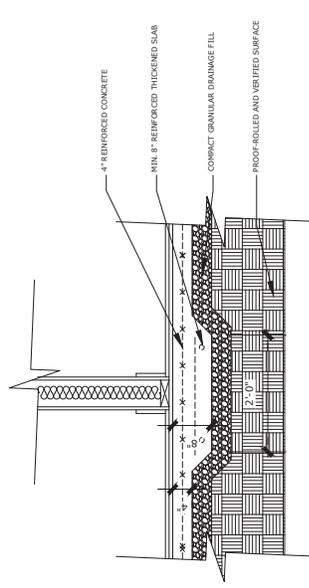
Summary Area Totals

Area of	8,814.4
Permit Area	1,165.4
Permit Area	5,494.4
TOTAL	

A2.08

02 THICKENED SLAB DETAIL

SCALE = 1" = 1'-0"



- NOTE:** ALL BUILDINGS WILL BE DESIGNED AS SQUARE OR RECTANGULAR ENERGY READY AND INCORPORATE THE FOLLOWING INTO THE DESIGN:
1. ROOF LOAD BEARING SPECIFICATIONS SHALL BE SIZED TO ACCOMMODATE ALL LOADS TO BE APPLIED TO MAXIMIZE SOLAR CAPACITY AND ROOF TYPES SHALL BE COMPATIBLE WITH NON-SOLAR ROOF TOP EQUIPMENT (HVAC SYSTEMS, 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.
 2. INVERTER AND BATTER BANKS SHALL BE PLACED FROM THE ROOF TO THE ELECTRICAL PANEL.

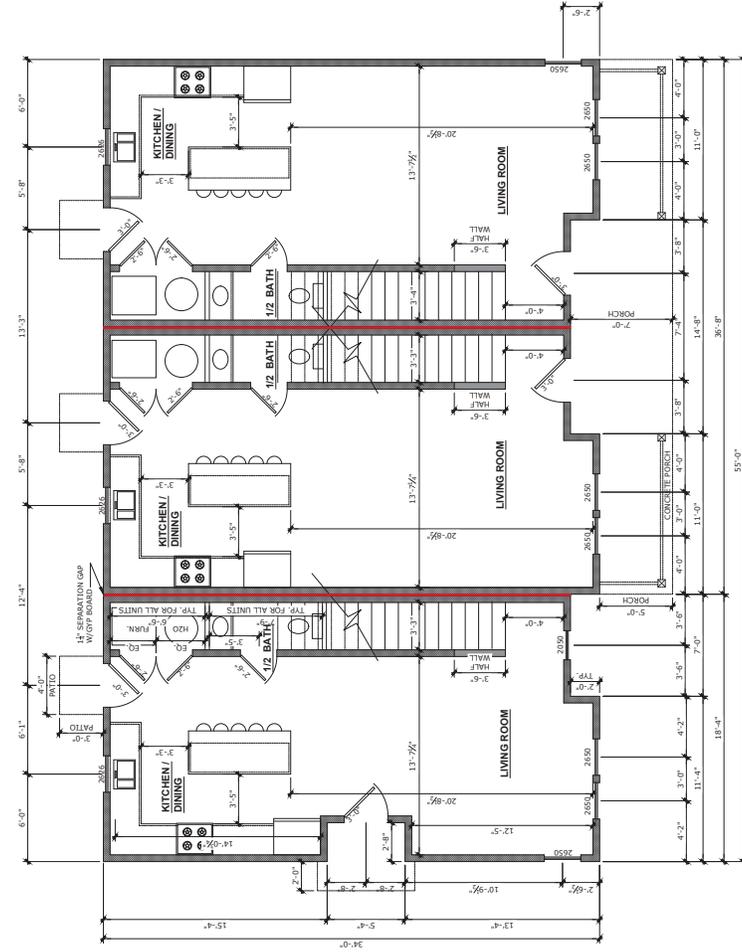
- CONNECTIONS:** ALL STUDS UNLESS NOTED OTHERWISE SHALL BE:
- * STRUCTURAL BRACING BRIDGE + FLOOR MEMBER SIZES AS PER CODE
 - * ALL FIRST FLOOR WINDOW + DOOR HEADERS TO BE (2) 2X12'S UNLESS OTHERWISE NOTED.
 - * DIMENSIONS ARE O.V.O SHEATHING BOARD, *X* IS APPLICABLE TO ALL DIMENSIONS UNLESS NOTED OTHERWISE.
 - * ROUGH OPENINGS - SEE SPEC SHEETS
 - * WINDOW OPENINGS TO BE BRICKWALL WRAPPED - ALL LOCATIONS INTERIOR DOORS CASES 3'-1 1/2" x 8'-0" + BASE TO BE 3'-1 1/2" HIGH SMOOTH FINISH (ALL LOCATIONS)
 - * ALL DIMENSIONS TO TRIM UNLESS NOTED OTHERWISE IF COLUMNS/STAIRS NEEDED (SPACING AND STAIRS)

- DOOR FINISHES:** ALL DOOR FINISHES TO BE:
- * ALL DOOR FINISHES TO BE TRIMMING FINISHES UNLESS NOTED OTHERWISE
 - * ALL DOOR FINISHES TO BE TRIMMING FINISHES UNLESS NOTED OTHERWISE
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- INTERIOR DOORS:** ALL INTERIOR DOORS SHALL BE:
- * ALL INTERIOR DOORS SHALL BE TRIMMING FINISHES UNLESS NOTED OTHERWISE
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- FRAMING:** ALL FRAMING SHALL BE:
- * ALL FRAMING SHALL BE TRIMMING FINISHES UNLESS NOTED OTHERWISE
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01 FIRST FLOOR PLAN

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



General Notes:

VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. ALL 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.

ALL DIMENSIONS ARE PER DIMENSIONAL CODE UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS AND IN FIELD MEASUREMENT VERIFICATION.

THREPLEX REDEVELOPMENT

614 N. Grant Street
Bloomington, IN 47408

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Table of Contents

A.1.0 - A.1.1	Foundations
A.1.2 - A.1.3	Floor Plans
A.1.4	Roof Plan
TOTAL	

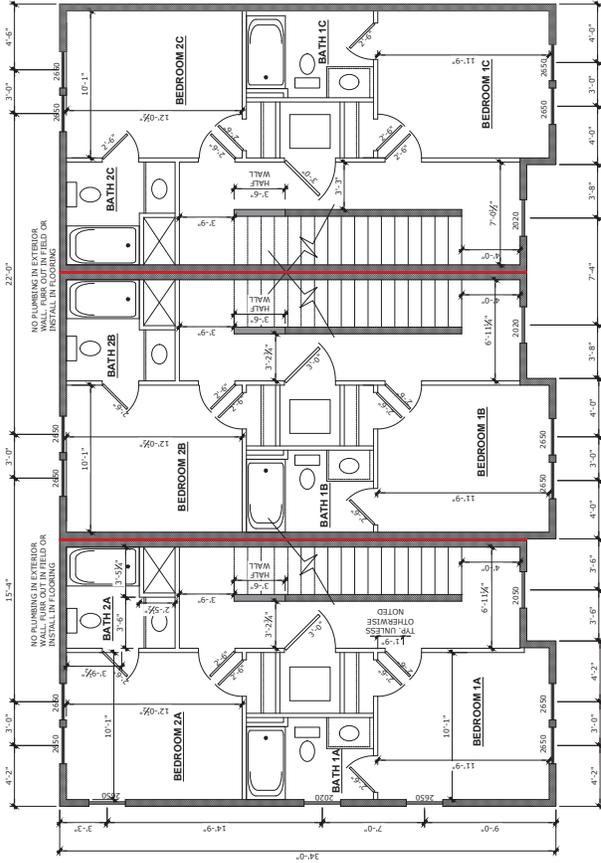
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Project No.: 12-17-2025

Date: 12-17-2025

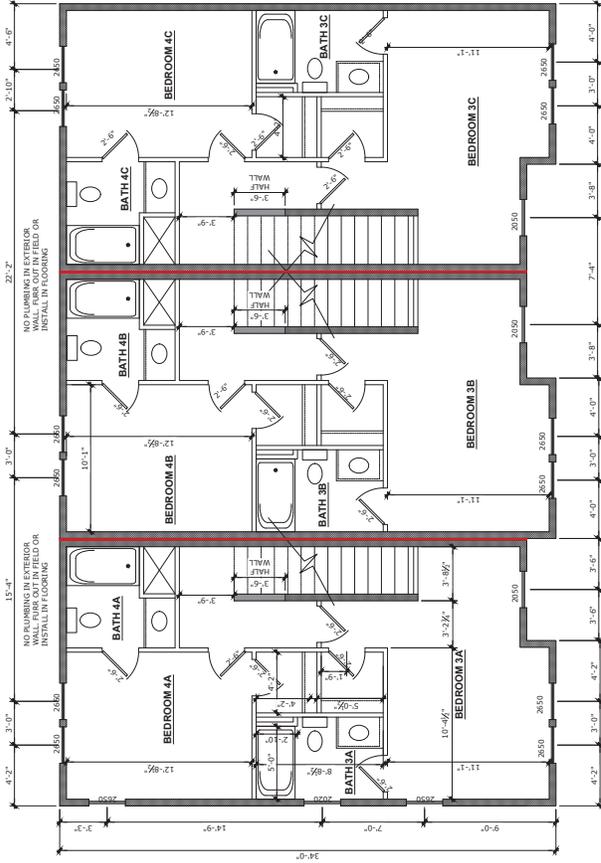
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A3-08



01 SECOND FLOOR PLAN

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



02 THIRD FLOOR PLAN

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



General Notes:

- VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. ALL 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 PER FLOOR PLAN, NOT JUMP, FITTURE SELECTIONS PER SPEC AND IN FIELD MEASUREMENT VERIFICATION.

THREEPLEX REDEVELOPMENT

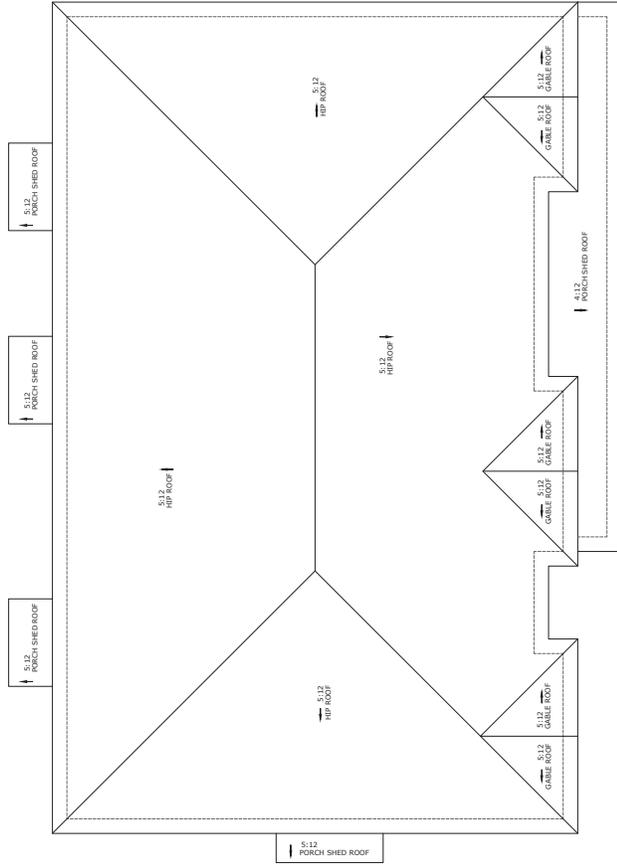
614 N. Grant Street
Bloomington, IN 47408

No.	Revision / Issue	Date
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Table of Contents	
No.	Description
A1.0	Site Plan
A2.0	Foundation Plan
A3.0	Floor Plans
A4.0	Roof Plan
A5.0	MEP Plan
TOTAL	

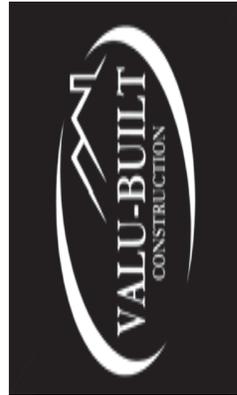
Project Information	
Project Name	THREEPLEX REDEVELOPMENT
Project No.	12-27-2025
Scale	REFER TO SHEET

A3-03



01 ROOF PLAN

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



General Notes:
 VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. ALL 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.
 ALL DIMENSIONS ARE PENDING CABINET MANUFACTURER'S SELECTIONS AND IN FIELD MEASUREMENT VERIFICATION.

THREEPLEX REDEVELOPMENT

614 N. Grant Street
 Bloomington, IN 47408

No.	Revision / Issue	Date
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Table of Contents:
 No. A1.0 Foundation Plan
 A1.1 Roof Plan
 A1.2 Roof Plan
 A1.3 Roof Plan

Summary Area Totals:
 Square Footage of
 Second Floor
 TOTAL: 5,494.4

Sheet No. **A4.08**

Date: 12-17-2025
 Scale: REFER TO SHEET

**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
LOCATION: 1004 S Henderson St**

CASE#: ZR2025-12-0116

DATE: February 26, 2026

PETITIONER/: H&E Rentals LLC (Eric Masten)
OWNER 7781 S Zikes Rd
Bloomington, IN 47401

REQUEST: The petitioner is requesting Conditional Use approval to allow a “Dwelling, duplex” in the Residential Small Lot (R3) zoning district.

REPORT: This 0.16 acre property is located on South Henderson Street just south of East Allen Street. This site and all surrounding properties to the north, west, and south are zoned Residential Small Lot (R3) and contain single family residences within the Bryan Park Neighborhood Association area. Bryan Park, zoned Parks and Open Space (PO), is located directly across the street to the east from this property. This property is currently undeveloped and has no known environmental features.

The petitioner is proposing to build a duplex on this lot consisting of side-by-side (front/back) two-story design. The duplex design does not incorporate a garage or carport, but does propose a drive consisting of permeable pavers along the north side of the property to provide ample room for on-site parking. Both sides of the duplex feature an entrance facing Henderson Street with each side consisting of three bedrooms, for a total of six bedrooms in the duplex. Total proposed impervious surface coverage is approximately 2479 square feet which is less the maximum 45% allowance for R3 District Dimensional Standards. The proposed two-story configuration, roof pitch, setbacks, materials used and overall appearance do feature some aspects that are slightly different from the residential designs utilized in the immediate area, however there is not a consistent design in the adjacent residences along this block face to discern distinct elements of all of the structures and these differences are not found to be substantial enough to alter the overall character of the area. The Comprehensive Plan identifies the future land use of this area to be Mixed Urban Residential. Land Use Development within this area, discussed on page 84 of the Comprehensive Plan, states for new development that “...A few locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations...” This property meets that criteria being directly across from Bryan Park and located on South Henderson Street, which is identified as a Secondary Arterial Thoroughfare. No problems connecting to existing utilities has been identified and final acceptance and approval from CBU is required upon application for a Building Permit. No conditional uses for a duplex have been approved within 150 feet of this property in the past two years. The Dimensional and Use-Specific Standards for a duplex on this property are satisfied.

The petitioner contacted the Bryan Park Neighborhood Association regarding the proposed duplex and held a neighborhood meeting on February 5, 2025, of which approximately two dozen people were in attendance. Some concerns raised during the meeting related to the total number of bedrooms, the amount of parking provided, and the location being across from Bryan Park and next to the greenway which raised safety concerns. An additional concern was voiced regarding the height of the duplex being a two-story structure and an inquiry was made if a 1.5 story structure

could be considered instead. Others present also made comments that were generally in favor of the overall design and use of the property. While there were some disagreements, as noted above the duplex proposed meets the overall Dimensional and Use-Specific Standards for a duplex on this property.

The petitioner is requesting conditional use approval to allow for a “Duplex, dwelling” use on the property.

CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT

20.06.040(d)(6)(B) General Compliance Criteria: All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these criteria.

- i. Compliance with this UDO*
- ii. Compliance with Other Applicable Regulations*
- iii. Compliance with Utility, Service, and Improvement Standards*
- iv. Compliance with Prior Approvals*

PROPOSED FINDING: There are use-specific standards that apply to the use “dwelling, duplex” within the R3 zoning district and this petition meets those standards. In accordance with those standards, each unit has its own separate exterior entrance facing South Henderson Street, as required, and the design incorporates many elements similar to the existing and surrounding residences on this block face including- roof pitch design, front porch width and depth, front building setback, and vehicle parking access. The duplex will not exceed the six bedroom maximum allowance. The property owner does not have any notices of violation on file. There are no other applicable regulations or prior approvals for this site.

20.06.040(d)(6)(C) ADDITIONAL CRITERIA APPLICABLE TO CONDITIONAL USES

- i. Consistency with Comprehensive Plan and Other Applicable Plans*
The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other applicable adopted plans and policies.

PROPOSED FINDING: The Comprehensive Plan identifies this area as “Mixed Urban Residential” for future land use and that this use is largely in older neighborhoods and redevelopment should be compatible with surroundings. The Comprehensive Plan further states for Land Use Approvals within Mixed Urban Residential (Page 84), it should “Allow context sensitive multifamily redevelopment along higher volume roads, along district edges, and near major destinations when appropriately integrated with adjacent uses and styles.” Policy 5.3.1 encourages opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units and duplexes. This proposal is congruent with the goals of the Comprehensive Plan. .

- ii. Provides Adequate Public Services and Facilities*
Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while

maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

PROPOSED FINDING: Adequate public service capacity exists with water and sanitary sewer provided along Henderson Street. The property is currently undeveloped, but sufficient capacity for water and sewer connections and services are present along Henderson Street, but will nonetheless be reviewed by City of Bloomington Utilities upon application for the Building Permit.

iii. *Minimizes or Mitigates Adverse Impacts*

1. *The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
2. *The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.*
3. *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*
4. *The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.*

PROPOSED FINDING: There are no known regulated natural or scenic features that will be impacted. The property is not located within a historic district. No significant adverse impacts are expected from the establishment of the proposed duplex. No changes to trash and waste collection service are expected. While some concerns were raised at the Bryan Park Neighborhood Association meeting, the overall design and proposed duplex use are not found to significantly alter the overall character of the area.

iv. *Rational Phasing Plan*

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

PROPOSED FINDING: No phasing is proposed with this plan.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve ZR2025-12-0116 with the following conditions:

1. This conditional use approval is limited to the design shown and discussed in the packet.
2. This conditional use approval requires the petitioner to pass a rental inspection from HAND and procure a rental permit for any units that will be rented.



**BUNGER &
ROBERTSON**
ATTORNEYS AT LAW

William J. Beggs

Partner

Direct: 812-245-6015

wjbeggs@lawbr.com

December 23, 2025

City of Bloomington Planning and
Transportation Department

*Via Hand Delivery By Petitioner's
Representative*

Re: *H & E Rentals, LLC*
Petition For Conditional Use Approval
1004 S. Henderson Street (a currently vacant lot)

Dear Planning Department:

This shall serve as the Petitioner's Statement of H & E Rentals, LLC with respect to the Petition for Conditional Use Approval for the property known as 1004 S. Henderson Street, Bloomington, Indiana. This Petition is being filed with the consent of the present property owner.

Project Description. In general, the proposed project involves the construction of a duplex at the property commonly known as 1004 S. Henderson Street in Bloomington. The property is currently a vacant lot, and is located in the R3 zone. Each unit will have a separate exterior entrance facing Henderson Street and will be similar to other existing houses in the block in terms of roof pitch, front porch width and depth, front setback, and vehicle parking access. In addition, the subject property is not located in a floodway or floodway fringe, and there is no historic adaptive reuse opportunity (the subject property is vacant). A general visual representation, but not exact, of the project is attached hereto as Exhibits A-1, A-2, and A-3. As you will see, the proposed project is similar in appearance to nearby residences and is entirely consistent with their uses. Access to the site is via Henderson Street and connection to public utilities is anticipated.

The project has been considered in light of the list that follows and no adverse or detrimental effects are anticipated. That list includes the following:

- A. The proposed use and development is consistent with the Comprehensive Plan;
- B. The proposed use and development will not create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights;
- C. The proposed use and development will not have an undue adverse impact upon adjacent properties, the character of the area, or the public health, safety and general welfare;

BLOOMINGTON, IN | lawbr.com

211 South College Ave | PO Box 910 | Bloomington, IN 47402 | Phone 812.332.9295 | Fax 812.331.8808

- D. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, stormwater management structures, and other services;
- E. The proposed use and development will neither cause undue traffic congestion nor draw significant amounts of traffic through nearby residential streets;
- F. The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic or historic feature of significant importance;
- G. The hours of operation, outside lighting, and trash and waste collection will not pose a hazard, hardship or nuisance to the neighborhood;
- H. No signage is proposed with respect to this residential use and development;
- I. Other use-specific standards are believed to be met and, at this time, no variances are believed to be necessary in order for this project to go forward.

Also attached to this statement are preliminary scaled site plans that reflect the placement of buildings and structures, entrances and drives, parking layout, landscaping, and rights-of-way.

To the extent necessary, a copy of these plans will be submitted to the City of Bloomington Utilities Department for their consideration.

We understand that Notice of Public Hearing letters must be served, that notice must be published in the Herald-Times, and that a yard sign will be required. Petitioner will cooperate in each of these respects.

H & E Rentals, LLC respectfully requests that its petition for Conditional Use be approved. Please let us know if there are any questions or concerns.

Sincerely yours,



William J. Beggs

WJB/khj
Enclosures

Notes:

1. Basis of Bearings - State Plane (Indiana-West)
2. Fieldwork performed - December 2025
3. Source of title - Now or formerly owned by PDMF, LLC, as found in Instrument Number 2019009995 in the office of the Monroe County recorder
4. Zoning Classification of Subject Property - R3
5. Proposed 1st floor elevation of residence shall be 755.0'
6. The proposed finish floor and finish grade elevations shown are minimum elevations in order to provide positive surface drainage away from the proposed residence. The finish grade elevations shall not in any way shed surface water flow onto the adjoining properties unless provisions have been made with the adjacent property owner. The proposed finish floor and finish grade elevations shall be made by the finish grade substrate along the common lines with adjoining property owner to direct the storm water flow, as shown on this plot plan. The builder shall verify this from field adjustments are made lowering than the elevations shown or redressing the surface storm water flows.
7. The dimensions shown on the proposed residence are based upon plans provided by the builder. Prior to construction the builder shall verify no changes have been made from those shown herein.
8. The plot plan has been prepared for use in obtaining a building permit and is not intended to identify lot or property lines. The dimensions shown do not fit or lines representing property lines are shown based upon limited field evidence of said lines and the dimensions are subject to the same limitations which might affect the accuracy of the dimensions.
9. No wetlands shall be disturbed during or after the construction of the site improvements.
10. Any subsurface drainage tiles encountered during the construction of the site improvements shall be protected from damage and if necessary rerouted with the drainage flow within perpetuity. If said tile is damaged, repairs shall be made immediately to restore the tile to its original condition.
11. The builder and/or any underground site contractor shall call Indiana 811 to verify the location of the underground utilities on this site and report any conflicts to Deckard Land Surveying prior to commencing work.
12. Construction drive: Temporary construction drive to comply with Monroe County ordinances.
13. Gentle swale statement: Gentle swale required to be constructed (or be protected if existing along site lot line) during construction and to remain post-construction to direct sheet drained watershed towards the front and back of lot and not towards existing or proposed residence.
14. Erosion control measure must be functional and maintained through construction.
15. Sediment Discharge and tracking from lot shall be minimized.
16. Adjacent lots disturbed by an individual lot operator must be repaired and stabilized.
17. Concrete and Cementitious Washwater: Include location of concrete washwater and building materials area on site plan. All concrete and cementitious washwater is required to be captured in a leak-proof concrete washwater container.
18. Ingress/Egress: Equipment is only allowed to access the site through the approved driveway with a Driveway Permit. Maintain the driveway as a stabilized construction ingress/egress. If alternate access is required, please apply for another Driveway Permit with the Highway Department.
19. Tracking and Off-Site Discharges: Any sediment tracked off site, must be swept (not flushed) off the road by the end of the business day. Off-site discharges of sediment must be remediated by the end of the business day.
20. Spill Response: No vehicle fueling, storage of fuel, or repair of equipment is allowed on site. All spills must be cleaned up immediately and reported according to local, state, and federal regulations. Contact the MS4 Coordinator immediately for any reportable spills or discharges to storm sewers or waterbodies.
21. Kest: New sinkholes that develop as a result of construction must be reported to the MS4 Coordinator within 24 hours of discovery. Immediately protect the sinkhole with erosion control measures. Filling of new sinkholes requires MS4 Coordinator approval.
22. Stabilization: Permanently stabilize areas at final grade within 7 days. Temporary stabilization is required for disturbed areas left inactive for more than 7 days. Any disturbance caused on adjacent lots must be repaired or stabilized.
23. Changes or deviations to this plan shall be submitted to Monroe County Planning Department for approval.
24. The individual lot operator is responsible for installation and maintenance of all erosion and sediment control measure until the lot is stabilized. The operator must comply with all the requirements of the zoning ordinance of Monroe County.
25. This drawing is not intended to be represented as a replacement or original boundary survey, route survey, or a Survey of Location Report.
26. I affirm, under penalty for perjury, that I have taken responsible care to redact each Social Security Number in this document, unless required by law.

-ERIC L. DECKARD

MASTEN - SITE PLAN
LOT 12 IN ROGERS PARK ADDITION,
MONROE COUNTY, INDIANA

Water Line Notes(W):

- 1). Connect to building, see architectural/plumbing plans
- 2). All utilities have been located per the GIS and should be field verified before construction.

Sanitary Sewer Notes(S):

- 1) 6" SDR35 PVC sanitary sewer lateral (slope @ 1.00% min). Backfill per CBU detail 11.
- 2). Sanitary cleanout per CBI standard detail 19.
- 3). Connect to building sanitary waste line (see plumbing plans) sanitary sewer pipe to be 6" minimum diameter outside of building.
- 4). Existing sewer lateral connection located approx. 48 ft. from the downstream MIT #11482.

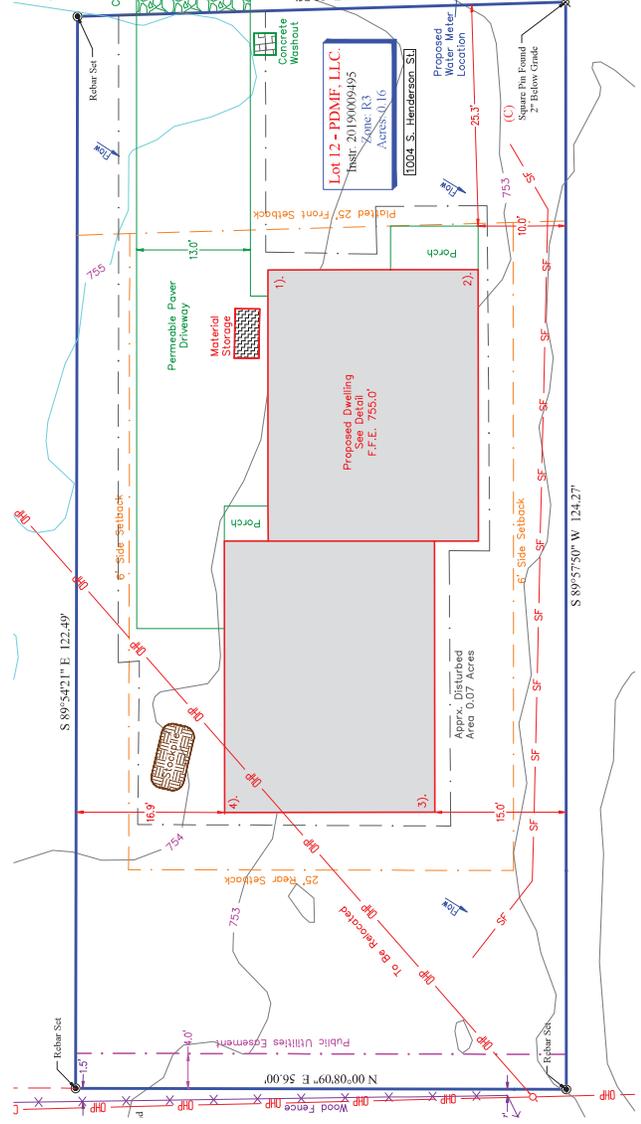
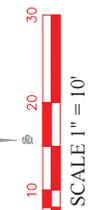
SETBACK TABLE

- Front - 25' Placed
Side - 6'
Rear - 25'
These setbacks for "Snake Family" use.
ZONE RESIDENTIAL SMALL LOT (R3)

PROJECT LOCATION
PERRY TWP.
TOWNSHIP 8 N
RANGE 11 W
SECTION 4
DEVELOPER, APPLICANT & OR OWNER
ERIC MASTEN (CLIENT)
781 S. ZIEKES RD.
BLOOMINGTON, IN 47401

LEGEND

[Symbol]	STORM DRAIN PROTECTION
[Symbol]	CONSTRUCTION ENTRANCE
[Symbol]	MATERIALS STORAGE AREA
[Symbol]	STAGING AREA
[Symbol]	CONCRETE WASTE MANAGEMENT
[Symbol]	REBAR FOUND
[Symbol]	PIPE FOUND
[Symbol]	RR SPIKE FOUND
[Symbol]	NALE FOUND
[Symbol]	TEMPORARY SEDIMENT TRAP
[Symbol]	STAKEABLE LOCATION
[Symbol]	GRAVEL BAG BARRIERS
[Symbol]	RECORD
[Symbol]	MEASURED
[Symbol]	TEMPORARY SEEDING
[Symbol]	PERMANENT SEEDING
[Symbol]	OVERHEAD POWER LINE
[Symbol]	STORMWATER INFRASTRUCTURE
[Symbol]	UNDISTURBED AREA



Elevations:

- Proposed F.F.E. 755.0'
Existing Adjacent Grades
1). Existing Elevation: 754.2'
2). Existing Elevation: 753.2'
3). Existing Elevation: 752.4'
4). Existing Elevation: 753.6'

Impervious Surface Coverage Calculations:

Total Lot Area: 6,970 Sq. Ft.
Proposed Impervious Surface: 2,479 Sq. Ft.
Proposed Coverage: 36%

Approx. Disturbed Area Calculations:

Area: 0.07

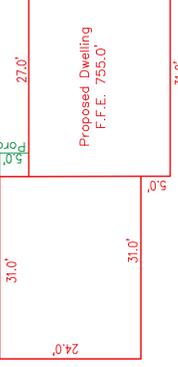
CERTIFICATION:

This drawing was prepared in the office without the benefit of a field survey and examination of adjoining deeds. This certification does not take into consideration additional facts that an accurate and correct title search and/or examination of a field survey might disclose.

Certified this _____ 12th _____ day of _____, 2026.



Eric L. Deckard
Registered Surveyor 152990012
State of Indiana



*Grading adjacent to home shall be 6" fall in 10 feet min.

A PART OF SECTION 4, T8N, R1W
MASTEN
SITE PLAN

DECKARD
LAND SURVEYING
1601 S HENDERSON STREET
BLOOMINGTON, IN 47403
TEL: 317.346.4229
ERICK@DECKARDLANDSURV.COM



LOCATION MAP

Sheet Index:

- Sheet 1 - Site Plan
Sheet 2 - Details

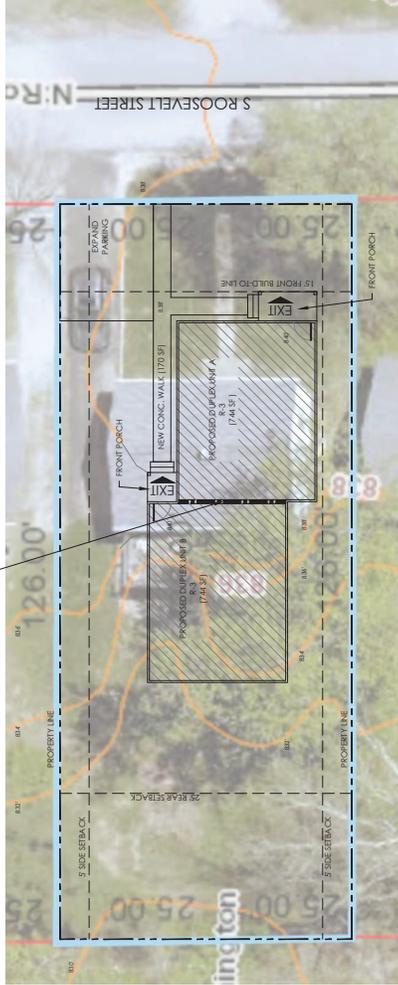


DATE	01/26/26
BY	ELD
CHKD	ELD
APP'D	ELD
SCALE	AS SHOWN
TITLE	MASTEN SITE PLAN
PROJECT	LOT 12 - ROGERS PARK ADDITION
OWNER	ERIC MASTEN

NO. 25-217
REVISED
1
or
2
DATE
01/12/26
BY
BNDY-SHT

1004 S. Henderson St.

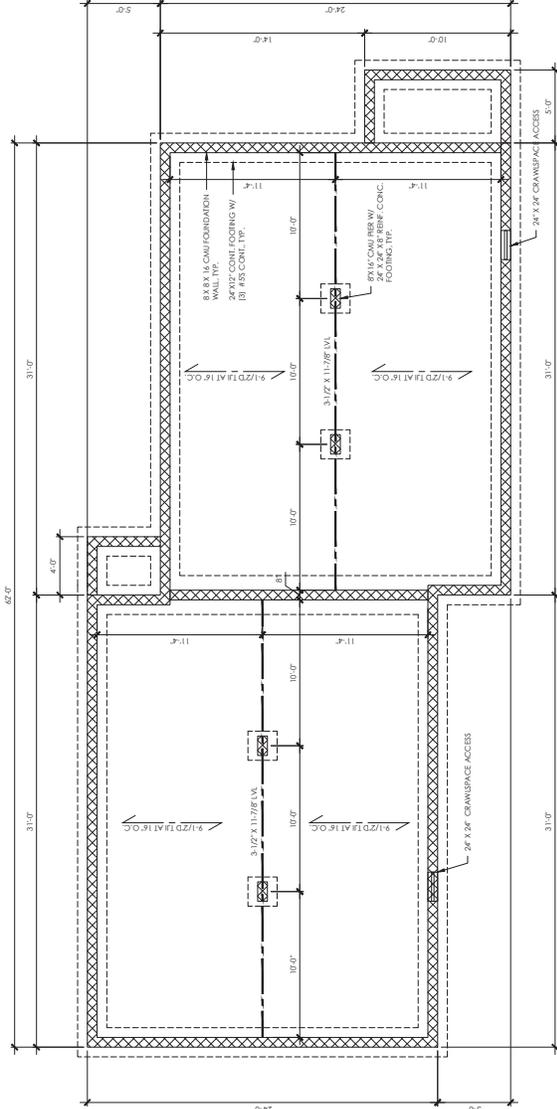
OWNER:
GRANT PROPERTIES
400 W 7TH ST, SUITE 233,
BLOOMINGTON, IN 47404



1. IRR RATED FIRE SEPARATION REQUIRED, TYP. PER IRC R302.3 TWO-FAMILY DWELLINGS

02 SITE PLAN
SCALE: 1" = 10'

FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR SITE INFORMATION



01 FOUNDATION / FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

CODE REVIEW

PROPERTY INFORMATION:
807 N ROOSEVELT ST.
BLOOMINGTON, IN 47408
EXISTING USE: SINGLE-FAMILY
PROPOSED USE: TWO-FAMILY DWELLINGS (DUPLEX) (R-3)
BUILDING CODE INFORMATION:
BUILDING CODE: 2020 INDIANA RESIDENTIAL CODE (RC) WITH INDIANA ADAPTMENTS
BUILDING OCCUPANCY: R3 (DUPLEX)
CONSTRUCTION TYPE: V8 (WOOD-FRAME NON-HEAVY)
BUILDING HEIGHT: 35.0 FT. 2 STORES (ACTUAL)
BUILDING AREA: 1,488 SF (FOOTPRINT)
FIRE PARTITIONS:
1. IRR FIRE SEPARATION PROVIDED BETWEEN UNITS, PER IRC R302.3

R302.3 TWO-FAMILY DWELLINGS
DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY A FIRE-RATED WALL OR FIRE-RATED PARTITION WITH A HOUR FIRE RESISTANCE RATING WHERE TESTED IN ACCORDANCE WITH ASTM E119, E136, OR SECTION 703.3 OF THE INTERNATIONAL BUILDING CODE. THE FIRE-RATED WALL OR FIRE-RATED PARTITION SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR UNDERLIE OF THE ROOF SHEATHING.
R302.3.1 SUPPORTING CONSTRUCTION
WHERE FLOOR ASSEMBLIES ARE REQUIRED TO BE FIRE RESISTANCE RATED ASSEMBLIES SHALL HAVE AN EQUAL OR GRATED FIRE RESISTANCE RATING.
R302.12 PARTITIONING
WHERE THERE IS AVAILABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A ROOF-CEILING OR FLOOR-CEILING ASSEMBLY, THE CONCEALED SPACE SHALL BE APPROXIMATELY EQUAL LATERAL AREA. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, THE CONCEALED SPACE SHALL BE APPROXIMATELY EQUAL LATERAL AREA UNDER THE FOLLOWING CONDITIONS:
1. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB STEEL MEMBERS.

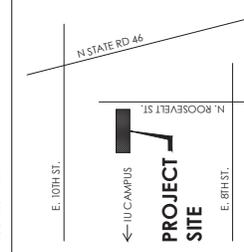
GENERAL NOTES (APPLICABLE TO ALL TRADES)

- ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT AND LOCAL BUILDING CODES AND ORDINANCES AND THE COMMENTS OR INSTRUCTIONS OF THE LOCAL BUILDING OFFICIAL.
- THESE DRAWINGS AND ALL NOTES ARE REFERENCED TO SET IN AN UNIFORM MANNER. NO CONFLICTING NOTES ARE TO BE ACCEPTED BETWEEN TRADES. IN CASE OF CONFLICT, THE NOTES SHALL BE IN THE ORDER SHOWN HEREIN FROM TOP TO BOTTOM. THE NOTES SHALL APPLY.
- CHECK AND VERIFY ALL DIMENSIONS BEFORE THE FIELD AND NOTIFY OTHER TRADES OF ANY DISCREPANCIES.
- THE CENTER OF GRAVITY OF THE BUILDING SHALL BE LOCATED AT THE CENTER OF WALL OPENING (DOOR OR WINDOW) AND CENTER OF GRAVITY OF CEMENTY MASS SHALL BE LOCATED AT THE FACE OF STUDS.
- PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS, FLOORS AND ROOFS PRIOR TO COMPLETION OF PERMANENT STRUCTURE AND FINISH LOADS.
- ROOF LIVE LOAD = 25 PSF, DEAD LOAD = 10 PSF.
FLOOR LIVE LOAD = 40 PSF.
SOIL BEARING CAPACITY = 2,000 PSF.

DRAWING SHEET INDEX

- A1.0 THE MAIN FOUNDATION / FLOOR FRAMING PLAN
- A1.1 FIRST FLOOR FLOOR PLAN, SECTION FLOOR PLAN & SCHEDULES
- A1.2 SECOND FLOOR FLOOR PLAN, SECTION FLOOR PLAN & SCHEDULES
- A1.3 ELEVATIONS, BUILDING SECTION, & ROOF / ROOF FRAMING PLAN
- A1.4 ELEVATIONS & WALL SECTION

LOCATION MAP



SCALE: N.T.S.

DATE 2.22.24
ISSUE PERMIT
JOB NO. 24-02
DRAWN BY: MBE

AMANTECH ARCHITECTURE
1004 S. HENDERSON ST.
BLOOMINGTON, IN 47404
TEL: 317.344.4444
WWW.AMANTECHARCH.COM

A1.0
SITE PLAN &
FOUNDATION
PLAN

MATTE
BLACK
ARCHITECTURE
1004 S. HENDERSON ST.
BLOOMINGTON, IN 47404
TEL: 317.344.4444
WWW.AMANTECHARCH.COM

1004 S. Henderson St.

GENERAL FLOOR PLAN NOTES:
 A. ALL DIMENSIONS ARE TO FACE OF FRAMING OR CENTER LINE UNLESS NOTED OTHERWISE.
 B. ALL INTERIOR PARTITION WALLS SHALL BE 2x4x10 GCM, 1/2" GAB, 1/2" CGM BOTH SIDES W/ SOUND ATTENUATION.
 C. EXTERIOR ALL GYPSUM WALL BOARD (GWB) TO FRAMING ABOVE UNDO.
 D. WALLS TO BE FINISHED WITH 1/2" GAB, 1/2" CGM TO COVER TOP OF ALL INTERIOR PARTITION WALLS.
 E. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.
 F. FINISH FLOORING TO INCLUDE BATHROOM, KITCHEN, AND LIVING ROOM WALLS.
 G. CEILING SHALL BE FINISHED WITH 5/8" GAB, 1/2" CGM TO COVER TOP OF ALL INTERIOR PARTITION WALLS.
 H. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.
 I. FINISH FLOORING TO INCLUDE BATHROOM, KITCHEN, AND LIVING ROOM WALLS.
 J. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.
 K. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.
 L. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.
 M. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.
 N. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.
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 U. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.
 V. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.
 W. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.
 X. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.
 Y. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.
 Z. PROVIDE ALL NECESSARY FURNITURE SUPPORT FOR CABINETS, SINKING, FRIGS, ETC.

- FLOOR PLAN KEY NOTES:**
- 1 NEW STACED WASHER & DRYER
 - 2 HANGING ROD & SHELF
 - 3 THERMOCLAST SHOWER WALL SURROUND W/ SHOWER CURTAIN ROD
 - 4 3/4" FIX 3/4" W/ VANTY WINK AND WALL MIRROR
 - 5 WATER CLOSET
 - 6 TOILET ACCESSORIES TOWEL BAR AND TOILET PAPER DISPENSER
 - 7 24" W UNDER-COUNTER DISHWASHER
 - 8 36" W WINK W/ CABINETS/ DODGAL
 - 9 36" W WINK WITH WAKE HOOD ABOVE
 - 10 36" W REFRIGERATOR
 - 11 36" F COUNTERTOP
 - 12 36" D UPPER WALL CABINETS
 - 13 36" D BASE CABINETS
 - 14 FULL CABINET
 - 15 HINGED
 - 16 ELECTRICAL PANEL
 - 17 WATER HEATER
 - 18 WASHIR CONNECTION BOX
 - 19 HANDRAIL
 - 20 WOOD LINE BELOW TOP
 - 21 1 HOUR SPERMATION WALL
 - 22 DOUBLE 2x4x10 1" AIR GAP SOUND MITIGATION AND 5/8" TYPE X GIB DOWNSIDE PER (304.1)
 - 23 1 HOUR SPERMATION WALL
 - 24 1 HOUR SPERMATION WALL
 - 25 1 HOUR SPERMATION WALL
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 - 100 1 HOUR SPERMATION WALL

DOOR SCHEDULE

DOOR	SIZE	HEIGHT	FRAME	REMARKS
A	3'-0"	7'-0"	1.5" S	1.5" S
B	2'-6"	6'-8"	1.5" S	1.5" S
C	2'-6"	6'-8"	1.5" S	1.5" S
D	3'-0"	6'-8"	1.5" S	1.5" S
E	3'-0"	6'-8"	1.5" S	1.5" S
F	2'-6"	6'-8"	1.5" S	1.5" S
G	2'-6"	6'-8"	1.5" S	1.5" S
H	2'-6"	6'-8"	1.5" S	1.5" S
I	2'-6"	6'-8"	1.5" S	1.5" S
J	2'-6"	6'-8"	1.5" S	1.5" S
K	2'-6"	6'-8"	1.5" S	1.5" S
L	2'-6"	6'-8"	1.5" S	1.5" S
M	2'-6"	6'-8"	1.5" S	1.5" S
N	2'-6"	6'-8"	1.5" S	1.5" S
O	2'-6"	6'-8"	1.5" S	1.5" S
P	2'-6"	6'-8"	1.5" S	1.5" S
Q	2'-6"	6'-8"	1.5" S	1.5" S
R	2'-6"	6'-8"	1.5" S	1.5" S
S	2'-6"	6'-8"	1.5" S	1.5" S
T	2'-6"	6'-8"	1.5" S	1.5" S
U	2'-6"	6'-8"	1.5" S	1.5" S
V	2'-6"	6'-8"	1.5" S	1.5" S
W	2'-6"	6'-8"	1.5" S	1.5" S
X	2'-6"	6'-8"	1.5" S	1.5" S
Y	2'-6"	6'-8"	1.5" S	1.5" S
Z	2'-6"	6'-8"	1.5" S	1.5" S

DOOR TYPES

GENERAL NOTES

A. FIN FLOOR SECTIONS OWNER.
 B. FIN FLOOR SECTIONS OWNER.
 C. ALL FIN FLOOR SECTIONS TO BE SELECTION OWNER.
 D. COUNTER FINISHES TO BE SELECTION OWNER.

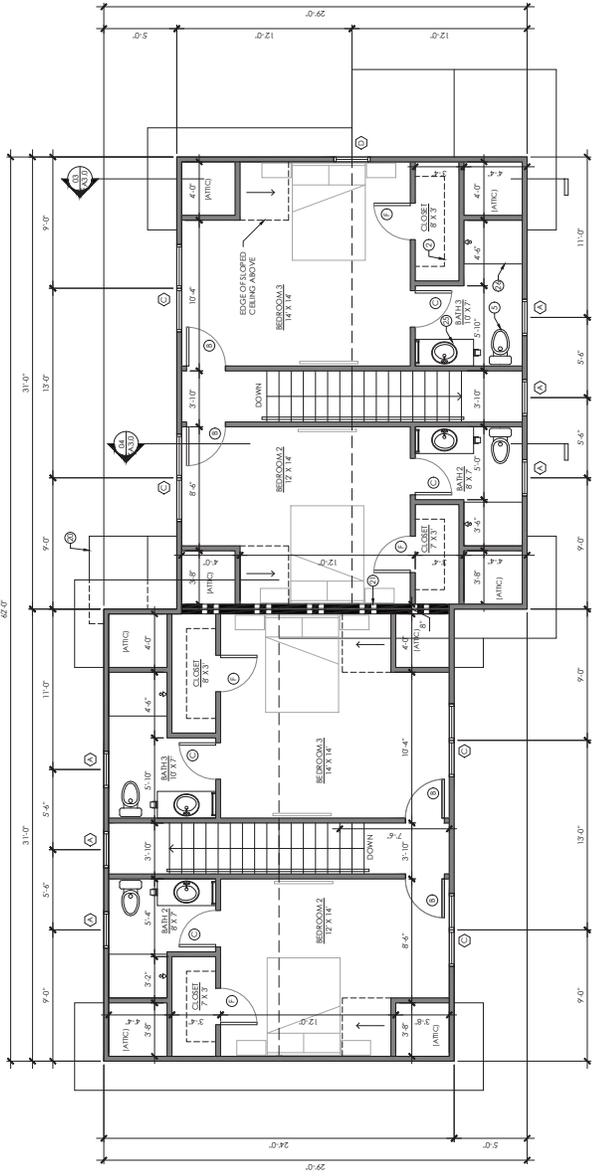
WINDOW SCHEDULE

WINDOW	SIZE	HEIGHT	TYPE	REMARKS
A	2'-6"	6'-8"	1.5" S	1.5" S
B	3'-0"	6'-8"	1.5" S	1.5" S
C	3'-0"	6'-8"	1.5" S	1.5" S
D	2'-6"	6'-8"	1.5" S	1.5" S
E	2'-6"	6'-8"	1.5" S	1.5" S
F	2'-6"	6'-8"	1.5" S	1.5" S
G	2'-6"	6'-8"	1.5" S	1.5" S
H	2'-6"	6'-8"	1.5" S	1.5" S
I	2'-6"	6'-8"	1.5" S	1.5" S
J	2'-6"	6'-8"	1.5" S	1.5" S
K	2'-6"	6'-8"	1.5" S	1.5" S
L	2'-6"	6'-8"	1.5" S	1.5" S
M	2'-6"	6'-8"	1.5" S	1.5" S
N	2'-6"	6'-8"	1.5" S	1.5" S
O	2'-6"	6'-8"	1.5" S	1.5" S
P	2'-6"	6'-8"	1.5" S	1.5" S
Q	2'-6"	6'-8"	1.5" S	1.5" S
R	2'-6"	6'-8"	1.5" S	1.5" S
S	2'-6"	6'-8"	1.5" S	1.5" S
T	2'-6"	6'-8"	1.5" S	1.5" S
U	2'-6"	6'-8"	1.5" S	1.5" S
V	2'-6"	6'-8"	1.5" S	1.5" S
W	2'-6"	6'-8"	1.5" S	1.5" S
X	2'-6"	6'-8"	1.5" S	1.5" S
Y	2'-6"	6'-8"	1.5" S	1.5" S
Z	2'-6"	6'-8"	1.5" S	1.5" S

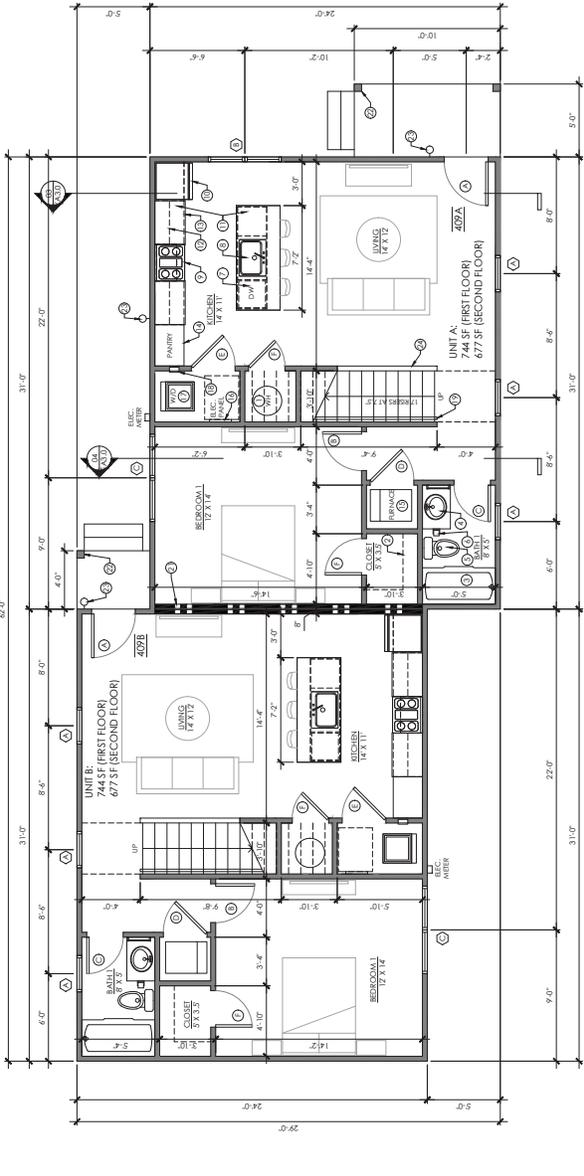
WINDOW TYPES

GENERAL NOTES

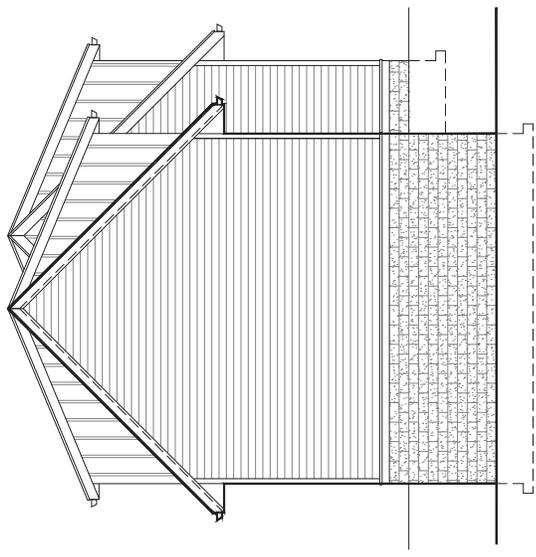
A. PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATION. (IBC 604.1)
 B. PROVIDE EGRES WINDOW IN ALL SLEEPING SPACES



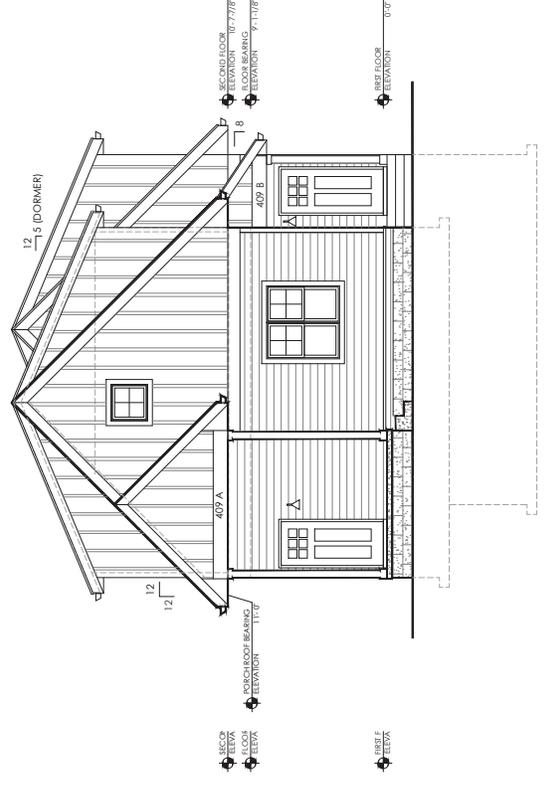
02 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



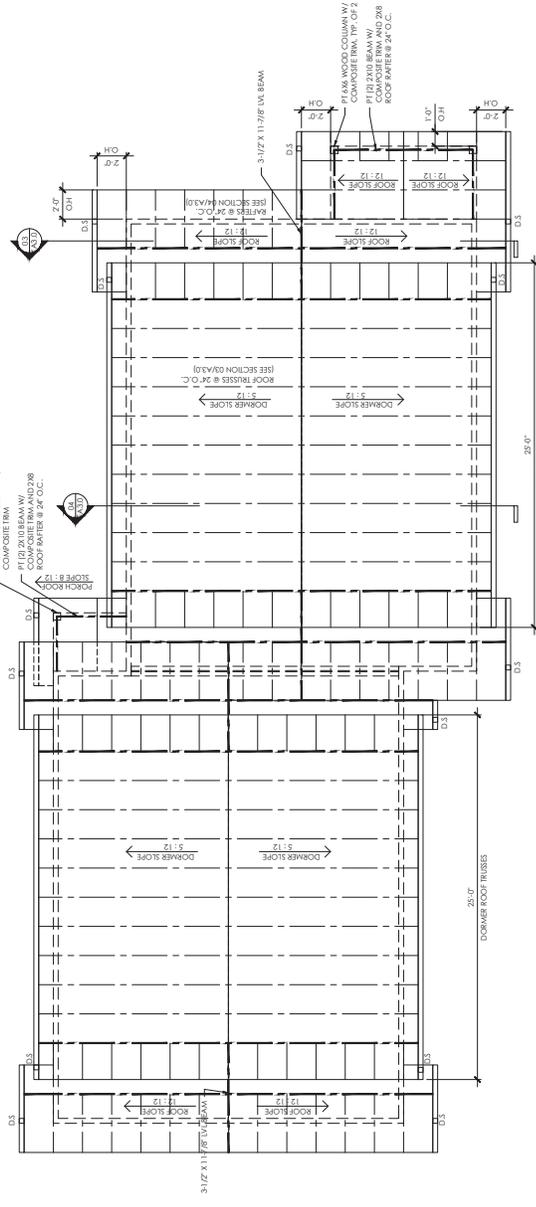
01 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



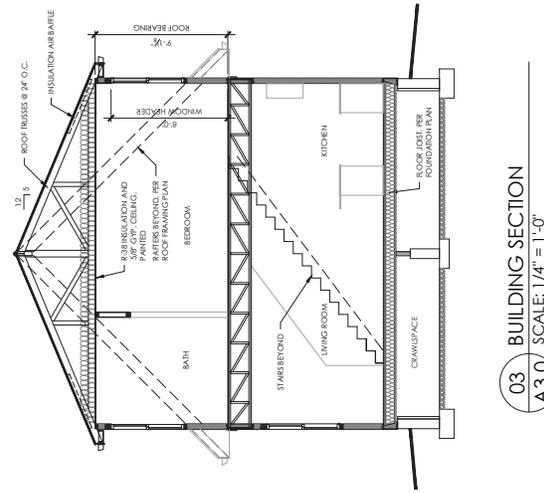
02 WEST ELEVATION
 A3.0 SCALE: 1/4" = 1'-0"



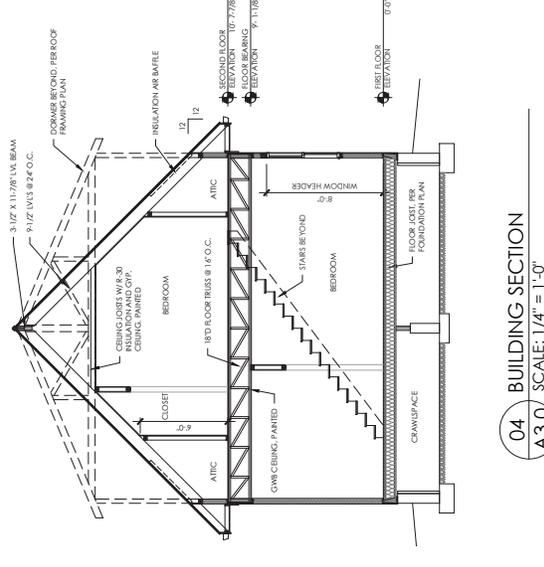
01 EAST ELEVATION
 A3.0 SCALE: 1/4" = 1'-0"



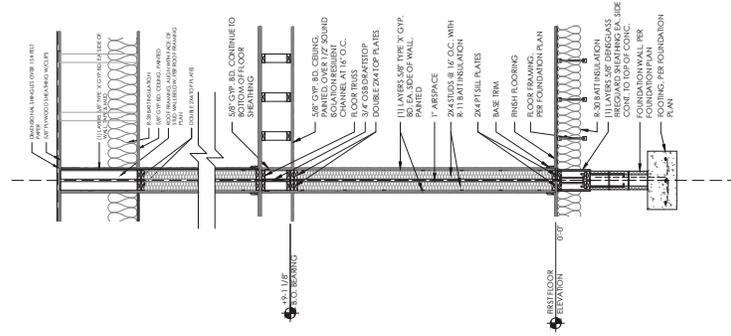
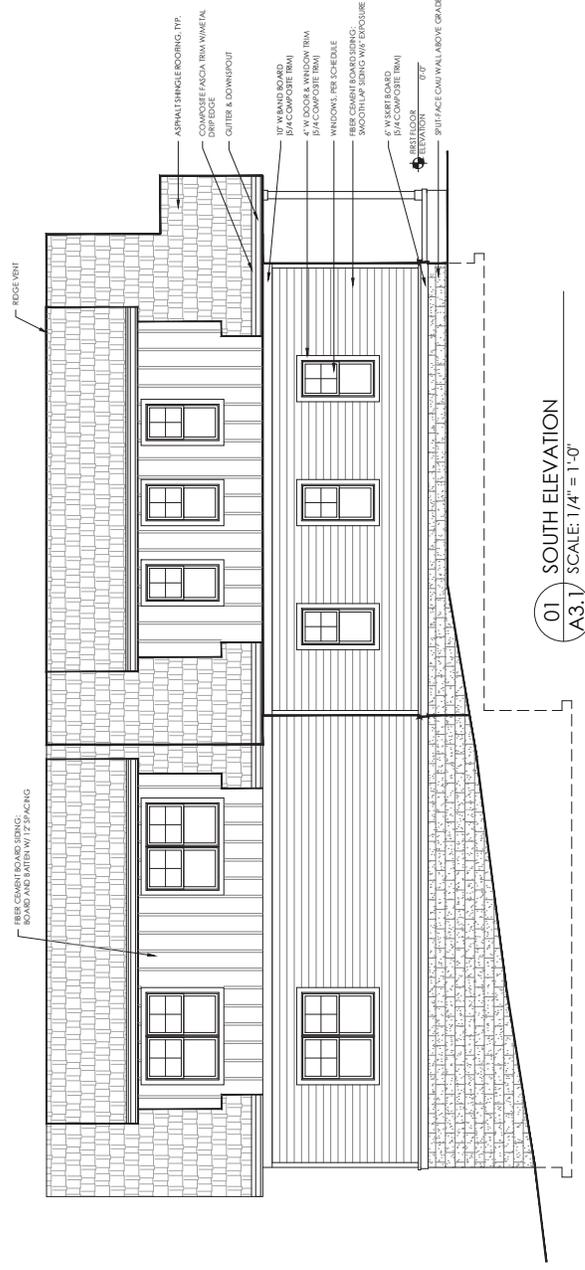
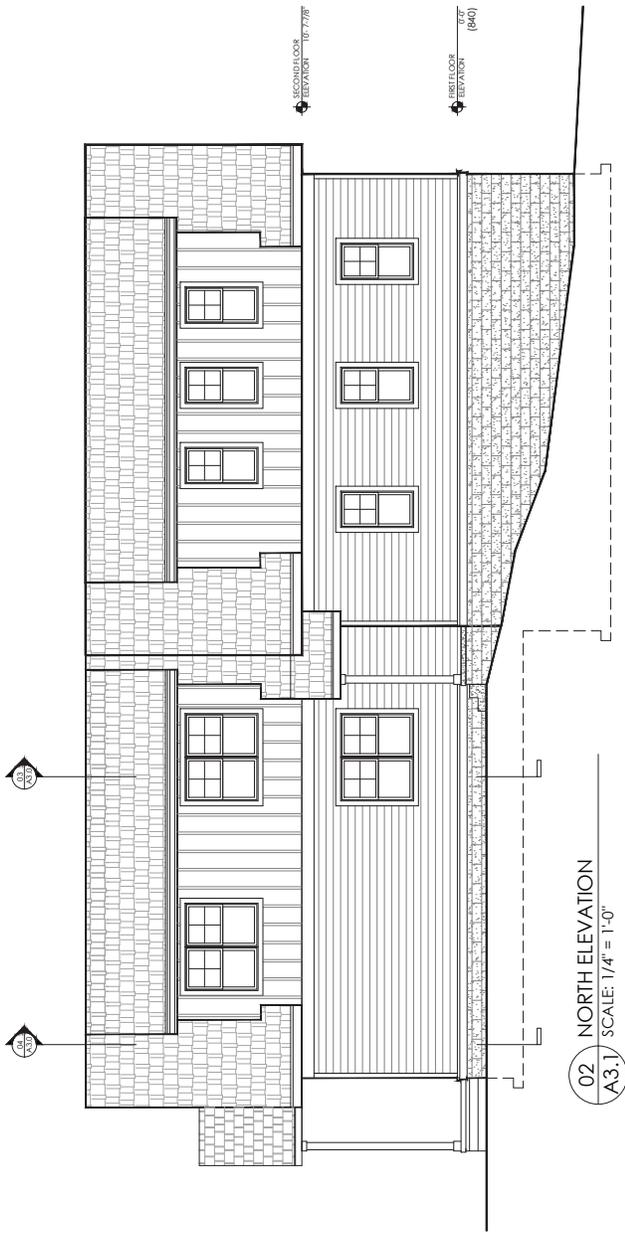
05 ROOF PLAN / ROOF FRAMING PLAN
 A3.0 SCALE: 1/4" = 1'-0"



03 BUILDING SECTION
 A3.0 SCALE: 1/4" = 1'-0"



04 BUILDING SECTION
 A3.0 SCALE: 1/4" = 1'-0"



03 1-HR DEMISING WALL
A3.1 SCALE: 1/2" = 1'-0"



Joe Patterson <joe.patterson@bloomington.in.gov>

BPNA meeting 2-3-26

Eric Masten <emcontracting@icloud.com>

Mon, Feb 16, 2026 at 7:14 PM

To: Joe Patterson <joe.patterson@bloomington.in.gov>

I enjoyed the BPNA meeting. I presented the duplex that I'm planning to build- passed around the site plan- showed actual photos of elevations of a duplex that is the exact same as the one I'm proposing- shared floor plans as well-answered several questions and took into consideration several questions and ideas. It was really nice to meet everyone and look forward to building a duplex that architecturally fits the neighborhood and helps with the housing crisis.

Sent from my iPhone

Attendance BFWA

2-3-26

1. Jon Lawrence
2. Jenny Bauer
3. Jim Opiat
4. Pete Kinne
5. Pat Medland
6. Laura Haley
7. Amy Berndtson
8. Clay Fuqua
9. Angela Sturdevant
10. Wes Sturdevant
11. Mary Miller
12. Mackenzie Mills
13. Hayden Blankenship
14. David Miller
15. Tom Sexton
16. Jan Sorby
17. Robert Freeman-Day
18. Mariel Spencer
19. Ewa Palusakiewicz
20. Liz Brown
21. Margie Goodwin-Schrader
22. David Stewart
23. Linda Stewart

Subject: Proposed Duplex on Henderson Street

Dear Planning Staff and BZA Members,

I am writing to share concerns related specifically to context, scale, and massing. This is not an objection to housing type or density. It is important to acknowledge that Bryan Park Neighborhood was originally developed with a mix of single-family homes and duplexes. But my concern is about how the physical dimensions of this particular structure compare to the existing pattern of development along this block face and adjacent walking/biking corridor along Allen Street.

The surrounding homes on this segment of the block are modest in scale. The adjacent cottage is approximately 1,148 square feet and presents a one-story wall condition along the side property line. The neighboring mid-century home is approximately 1,120 square feet and similarly maintains a single-story profile.

By comparison, the proposed duplex contains approximately 2,976 square feet of floor area — more than twice the size of surrounding homes. This increase in floor area is reflected in its physical mass:

- A two-story wall condition
- Approximately 19 feet of wall height (exclusive of roof)
- A 62-foot-long continuous side elevation

While the street-facing width may appear comparable in isolation, the side-wall condition introduces a taller and more continuous vertical plane than currently exists along this block. From the adjacent walking and biking path, the experience shifts from a one-story residential edge to a two-story mass extending substantially longer along the property line.

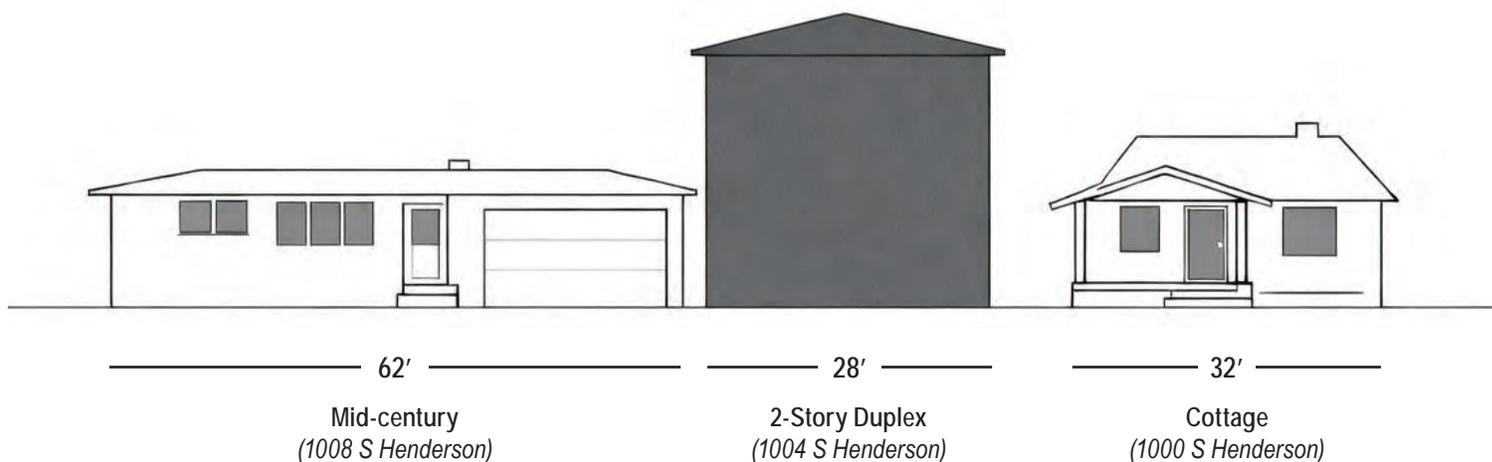
The concern, therefore, is not the style or use. It is the introduction of a different scale condition — specifically in wall height and wall length — that alters the established pattern of development along Henderson.

Thoughtful infill is important. However, compatibility in scale and massing remains a core consideration in preserving neighborhood character and pedestrian experience along neighborhood streets..

Thank you for your attention to these considerations.

Respectfully,
Jan Sorby
525 E Grimes

Henderson Street Elevation – Comparative Width, Height, and Street-Facing Massing



Focus of the Illustration:

This diagram illustrates the relative street-facing proportions of the proposed duplex compared to the adjacent mid-century home and cottage.

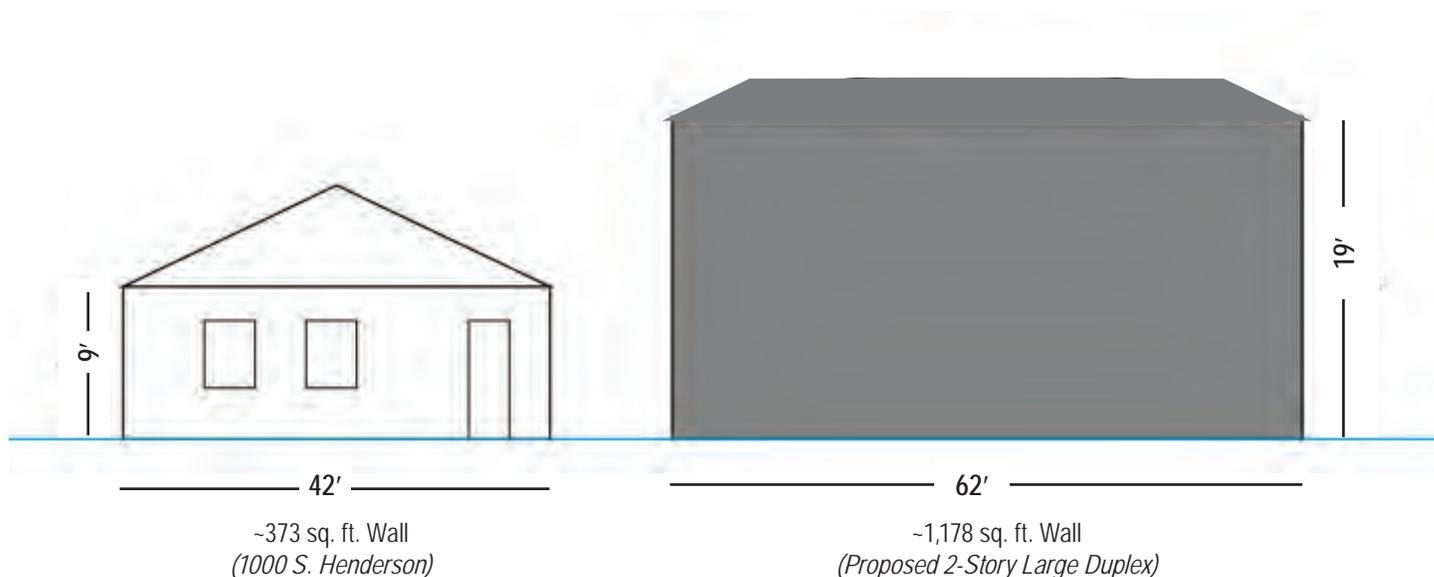
The purpose of this view is to compare visible frontage width and overall wall height in context.

Observations:

- The proposed duplex presents approximately 28 feet of visible frontage from Henderson.
- The adjacent mid-century home presents approximately 60 feet of frontage, while the cottage presents approximately 32 feet.
- The duplex wall height is approximately two stories (approximately 19 feet to the eave), while adjacent homes are one story.
- The duplex introduces a taller vertical wall plane compared to the roof-dominant forms of neighboring homes.
- While the street-facing width is comparable, the duplex introduces a substantially taller vertical wall condition than surrounding structures. This is a noticeable shift in scale.

The duplex is illustrated as a simplified mass with roof form to convey relative scale. Architectural details are not shown, as final elevations are not available. Heights shown proportionally based on standard residential construction assumptions.

Side Property Line Elevation— Comparative Wall Length, Height, and Massing



Purpose of Illustration:

This diagram compares the side-wall massing of the existing cottage with the proposed duplex along the shared property line and Allan Street walking/biking path. The focus is on wall length, wall height, and overall massing.

Observations:

- The existing cottage presents a 42-foot-long, one-story wall plane.
- The proposed duplex introduces a 62-foot-long, two-story wall plane.
- The duplex wall height is approximately twice that of the cottage wall.
- The duplex wall height is approximately 19 feet to the eave, compared to approximately 9 feet for the cottage.
- The duplex contains approximately 2,976 square feet of floor area; adjacent homes contain approximately 1,120–1,148 square feet.
- The increase in floor area is reflected in greater wall height and a longer continuous side elevation.

The duplex is illustrated as a simplified mass with roof form to convey relative scale. Architectural details are not shown, as final elevations are not available. Heights shown proportionally based on standard residential construction assumptions.



Fwd: [Planning] Formal Opposition to Conditional Use Request – 1004 S. Henderson St.

LeAnna Faubion <leanna.faubion@bloomington.in.gov>

Thu, Feb 19, 2026 at 10:51 AM

To: Joe Patterson <joe.patterson@bloomington.in.gov>, Planning Department <planning@bloomington.in.gov>

Hi Joe,

This email is regarding your BZA case.

Thank you,

----- Forwarded message -----

From: **Cory Hawkins** <coryahawkins@gmail.com>

Date: Thu, Feb 19, 2026 at 10:47 AM

Subject: [Planning] Formal Opposition to Conditional Use Request – 1004 S. Henderson St.

To: <planning@bloomington.in.gov>

Dear Members of the Bloomington Board of Zoning Appeals,

My name is Cory Hawkins, and I am the homeowner of [506 E. Allen Street](#), directly adjacent to the vacant lot at [1004 S. Henderson Street](#). I am writing to formally oppose the Conditional Use request submitted by H&E Rentals LLC to allow a two-story, two-unit duplex (six bedrooms total) in the R3 Residential Small Lot district.

I respectfully urge the Board to deny this request because the proposal does not meet the standards required for approval of a conditional use.

1. Incompatibility with Surrounding Development Pattern

The established development pattern of this block consists predominantly of modest, single-story homes. The proposed two-story duplex, with six total bedrooms, represents a substantial increase in massing, vertical scale, and intensity compared to adjacent properties.

This structure would be incompatible in height and density with surrounding homes and would materially alter the character of the immediate neighborhood. As the directly adjacent property owner, I am concerned that the scale and massing of this proposal would adversely affect the use, enjoyment, privacy, and value of my property.

The R3 district is intended to accommodate residential development that is consistent with small-lot character. A six-bedroom duplex of this size exceeds what is contextually appropriate for this specific location.

2. Public Safety and Traffic Concerns

The proposal includes a parking strip that does not appear sufficient to accommodate six bedrooms' worth of residents and guests. This raises serious concerns regarding overflow street parking and increased vehicle circulation.

Of particular concern is the nearby Allen Street Greenway and entrance to Bryan Park at the playgrounds which functions as a heavily used pedestrian and cyclist corridor. Walkers, runners, families, and cyclists use this route consistently throughout the day.

Increasing residential density at this location without adequate on-site parking will inevitably increase vehicle trips, turning movements, and circulation near a corridor that serves vulnerable road users. This creates additional conflict points between vehicles and pedestrians and raises legitimate public safety concerns.

Under the conditional use standards, the Board must determine whether the proposal would be injurious to public health and safety. Given the proximity to a high-use greenway, and the crosswalk to enter Bryan Park this question deserves careful scrutiny.

3. Lack of Demonstrable Affordability Benefit

If the increased density and scale of this proposal are being justified as contributing to housing supply or affordability, it is important to examine whether that claim is supported by the facts.

The petitioner has indicated an expected rent of approximately \$1,000 per bedroom, or roughly \$6,000 per month in total. At standard affordability benchmarks (30% of household income), this rent level would require an annual household income of approximately \$240,000 to be considered affordable. This appears to position the development as high-end, market-rate housing rather than workforce or moderate-income housing.

If the proposal is not income-restricted or tied to any affordability commitments, the Board should consider what public benefit justifies approving this level of density and intensity in a small-lot residential district. Increased scale alone does not inherently equate to increased affordability.

Questions Requiring Clarification at the Public Hearing

I respectfully request that the following questions be addressed clearly on the record at the February 26 public hearing:

How many off-street parking spaces are proposed, and how does that compare to expected occupancy levels for six bedrooms?

What is the projected number of residents for this property?

Has a traffic impact analysis been conducted specific to this site's proximity to the Allen Street Greenway?

How does the petitioner demonstrate that this proposal will not adversely affect adjacent property values?

In what way is this level of density consistent with the intent and character of the R3 Residential Small Lot district in this specific block context?

Is the proposed development income-restricted or subject to any affordability commitments, and if not, what specific public benefit justifies approval of a six-bedroom duplex at this scale?

These questions are central to determining whether the required findings for conditional use approval can legitimately be made.

4. Reasonable Alternative

I am not opposed to development of this lot or increasing affordable housing in Bloomington. However, a 1.5-story structure with a single 3–4 bedroom unit would be substantially more consistent with surrounding homes, would better align with the neighborhood's established scale, and would significantly reduce traffic and parking strain near the Greenway.

Such an approach would allow responsible infill while protecting neighborhood character and public safety.

For these reasons, I respectfully request that the Board deny the current Conditional Use request and require a revised proposal that is compatible in scale, density, and impact with the surrounding neighborhood.

Thank you for your consideration and for your service to our community.

Thanks,
Cory Hawkins
[506 E. Allen St.](#)
[Bloomington, IN 47401](#)

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LeAnna Faubion
Administrative Assistant
Planning And Transportation
Phone # 812-349-3423
[401 N Morton St.](#)
[Bloomington, IN 47404](#)

BLOOMINGTON BOARD OF ZONING APPEALS**STAFF REPORT****Location: 105 E Driscoll ST****CASE #: ZR2025-12-0117****DATE: Feb 26, 2025**

PETITIONER/OWNER: Rusty Wampler
 1807 W Gray ST
 Bloomington, IN 47404

REQUEST: Conditional Use approval to allow “Dwelling, duplex” use in the Residential Small-Lot (R3) zoning district.

REPORT: The property is located on the North side of E Driscoll ST between Walnut and Washington. This site and adjacent properties to the north, east, and south are zoned Residential Small Lot (R3) and have been developed with single family dwellings. Properties to the west include multi-family residences in the Mixed Use Medium Scale (MM) zoning district. The property currently contains a single family residence and is within the Bryan Park Neighborhood Association area. The petitioner presented to the neighborhood association on Feb 5th. The building is listed as a Contributing historic structure, but the scope of work does not warrant demolition delay.

The petitioner is proposing remodel the existing residence to become a “Dwelling, duplex.” There are three existing bedrooms, and the proposal is for this to remain the same. The lower floor unit has two bedrooms and the upper floor unit has one bedroom. The existing interior stairs will be removed and the units will be fully separated with an existing exterior entrance utilized for the lower floor unit. The upper unit will have access from the front door facing Driscoll ST and the lower unit will use an existing door that faces the alley to the West. There will be only minor changes to the exterior of the building along the front porch. The existing driveway will be completely removed and replaced by an 8.5ft by 16ft gravel parking pad to located to the north. Access to this parking space will be from the alley.

CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT

20.06.040(d)(6)(B) General Compliance Criteria: All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these criteria.

- i. *Compliance with this UDO*
- ii. *Compliance with Other Applicable Regulations*
- iii. *Compliance with Utility, Service, and Improvement Standards*
- iv. *Compliance with Prior Approvals*

PROPOSED FINDING: There are use-specific standards that apply to the use “dwelling, duplex” within the R3 zoning district and this petition meets those standards. The property owner does not have any notices of violation on file. Each unit has its own separate exterior entrance and there are not more than two entrances facing the street. The structure will remain within the maximum number of bedrooms per unit. The petitioner presented to the Bryan Park neighborhood association as required.

20.06.040(d)(6)(C) ADDITIONAL CRITERIA APPLICABLE TO CONDITIONAL USES***i. Consistency with Comprehensive Plan and Other Applicable Plans***

The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other applicable adopted plans and policies.

PROPOSED FINDING: This proposal is congruent with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as the “Mixed Urban Residential” land use. The Comprehensive Plan notes that “The district includes both single-family residences and larger 2-4 story apartment buildings...Architectural styles largely consist of cottages and bungalows of less than two stories that were mostly built prior to the 1950s.... The district is essentially built out; the most appropriate development activity is the rehabilitation of older structures for residential uses.” It also makes note of parking that should be accessed via the alley, which is proposed with this petition and shown in the site plan.

ii. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

PROPOSED FINDING: The current property has existing utility connections within Driscoll ST and no issues have been identified with any proposed connections.

iii. Minimizes or Mitigates Adverse Impacts

- 1. The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
- 2. The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.*
- 3. The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*
- 4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.*

PROPOSED FINDING: There are no known natural or scenic features. The current house will have minor changes to the interior and exterior including aesthetic improvements on the front porch. The petitioner proposes to construct a six foot tall wooden privacy fence along the North Property line. The structure is historically contributing, but the scope of work does not warrant demolition delay.

No significant adverse impacts are expected from the proposed duplex conversion. No

hardships or nuisances are expected to impact the neighborhood. Some parking concerns were expressed by neighbors. The petitioner proposed to provide one onsite parking space which satisfies the minimum required. Street parking is available on the South side of Driscoll.

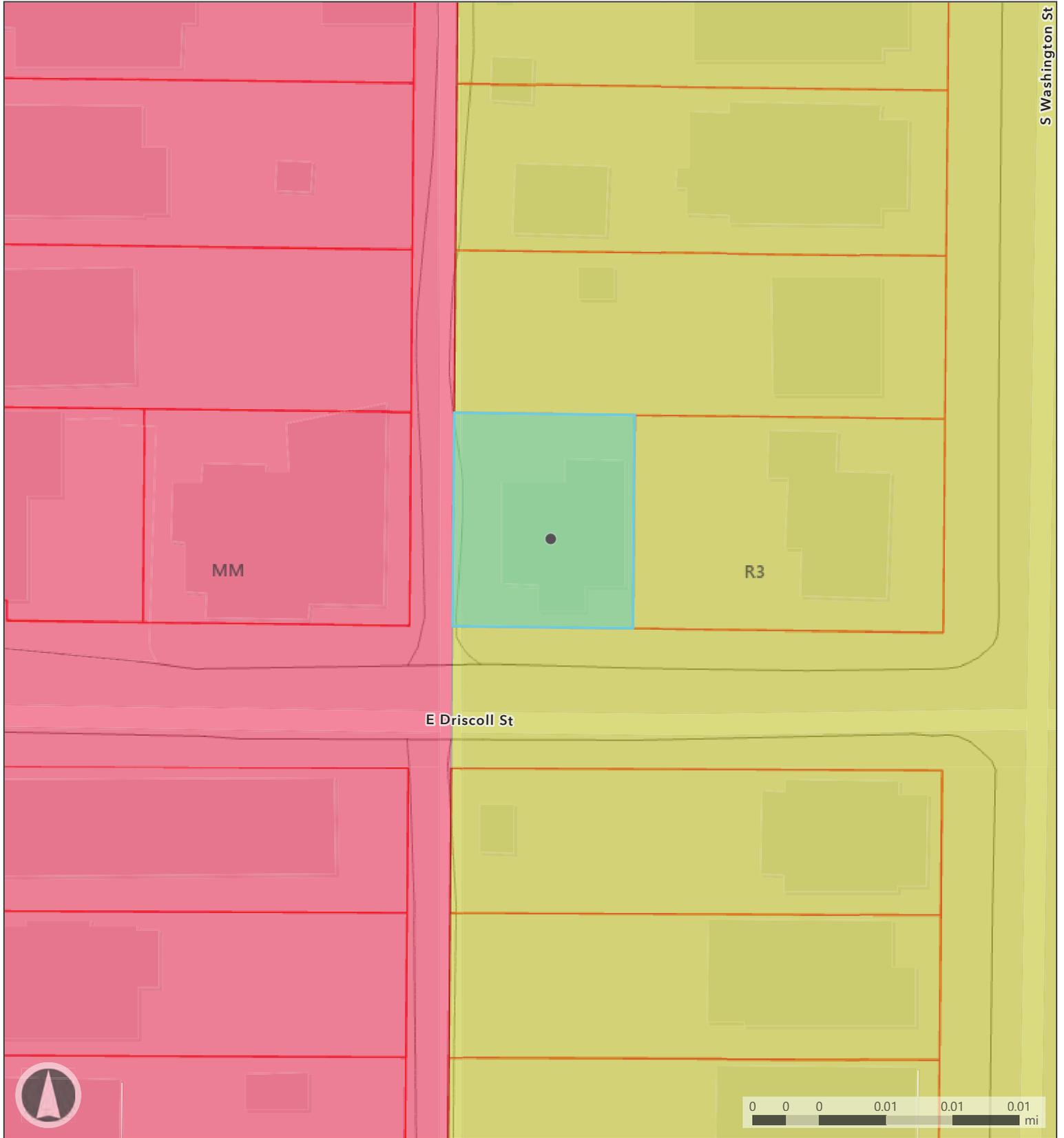
iv. Rational Phasing Plan

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

PROPOSED FINDING: No phasing is proposed with this plan.

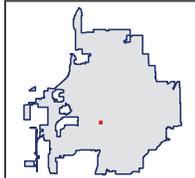
RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve ZR2025-12-0117 with the following conditions:

1. This conditional use approval requires the petitioner to pass a rental inspection from HAND and procure a rental permit for all units that will be rented.
2. A building permit from the Monroe County Building Department is required.
3. Construction to replace the front porch must meet applicable standards in the UDO.
4. A maximum of one drive cut is permitted on this property, and must be located on alley.



Map Legend

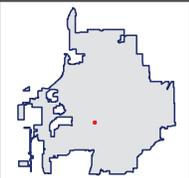
- Mixed-Use Medium-Scale
- Residential Small Lot
- Parcels
- Pavement
- Alley
- Bloomington Municipal Boundary





Map Legend

- Parcels
- Pavement
- Alley
- Bloomington Municipal Boundary



Petitioner statement

I'm asking to convert 105 Driscoll

From three bedroom to three bedroom
duplex

Only moving the garage parking 11 x 16' to
backyard 8 1/2 x 16'.

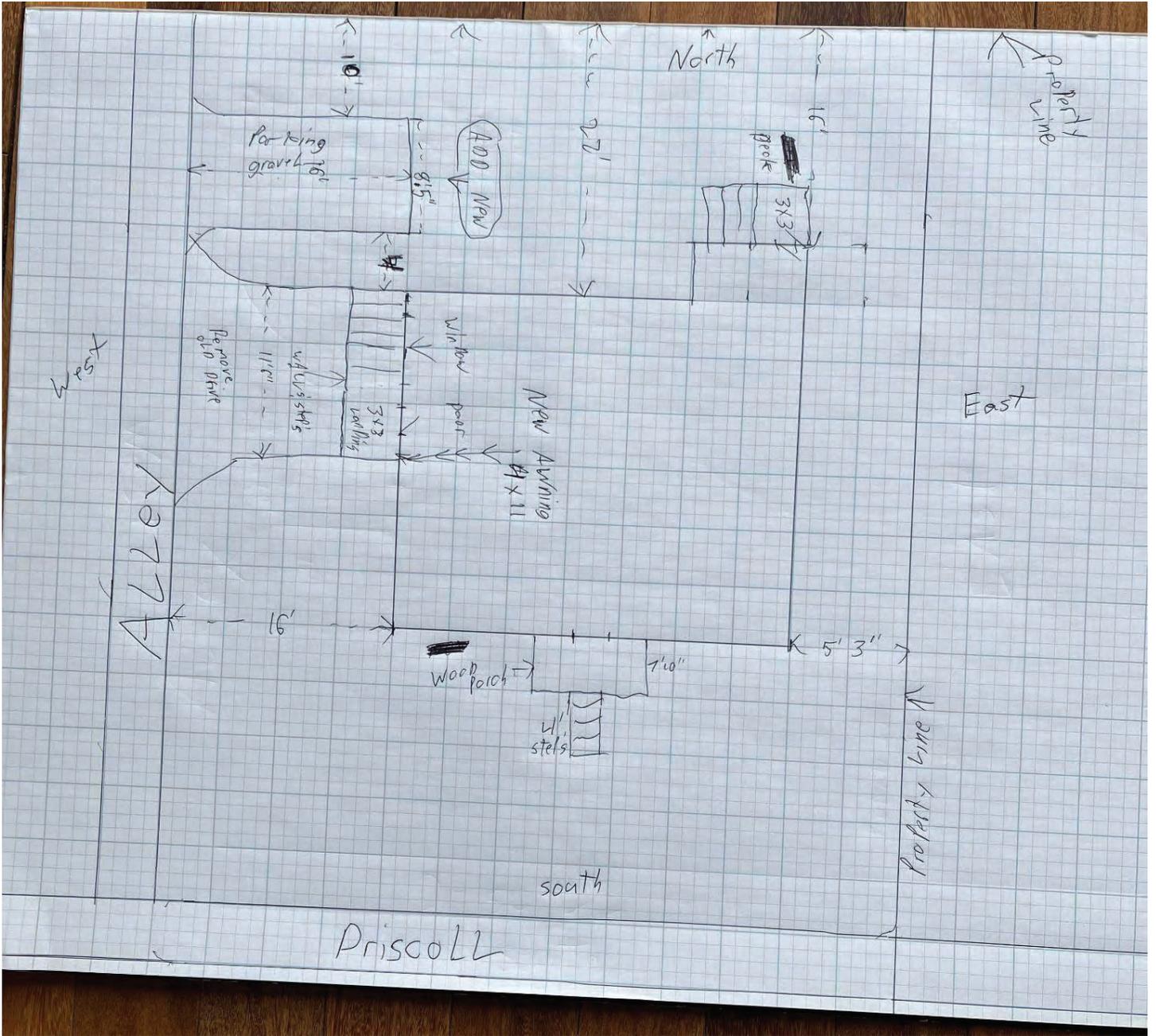
Creating 11' x 4' poured concrete entrance
With awning and gutter.

Return garage parking to grass

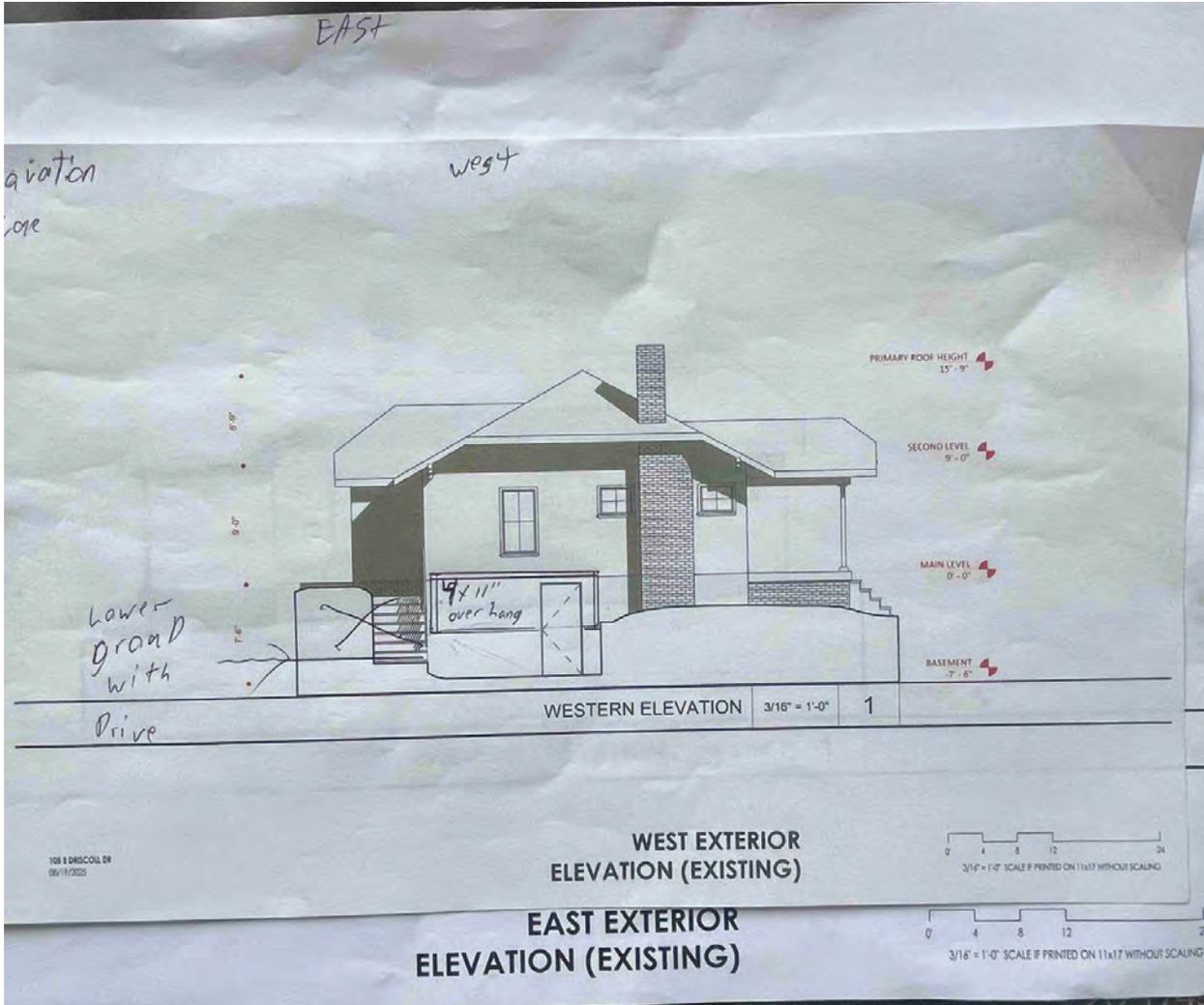
Narrowing the front porch 5 feet

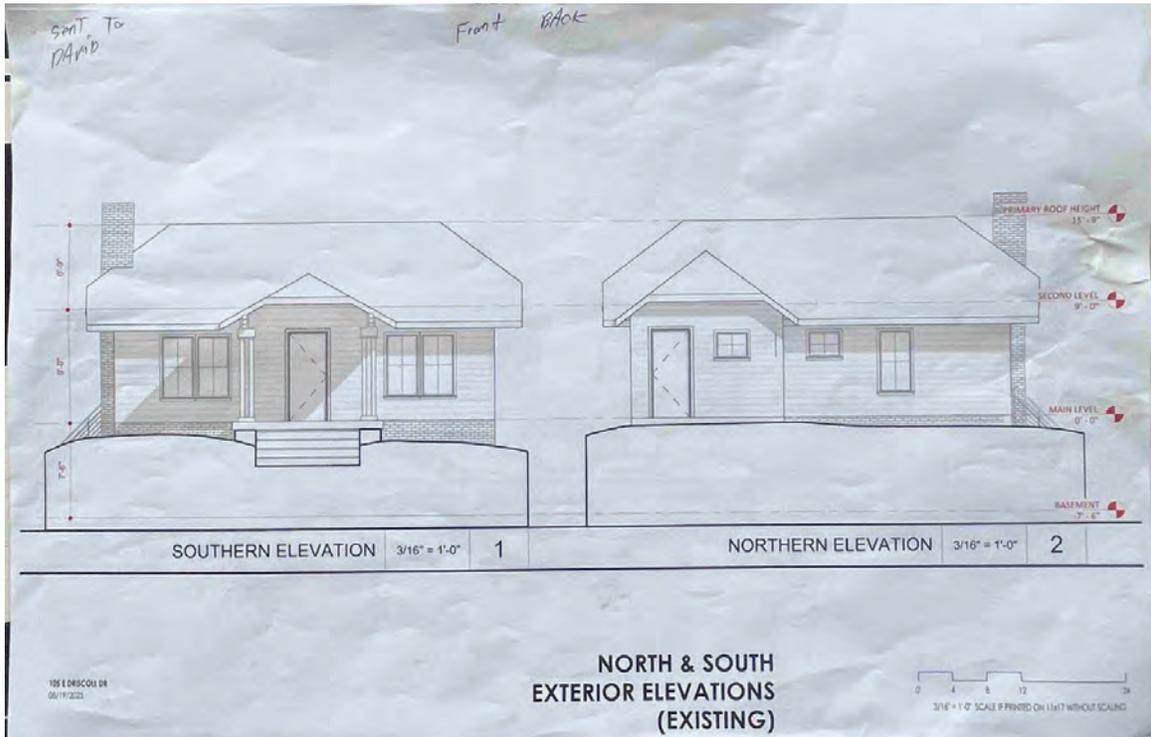
To fit the build

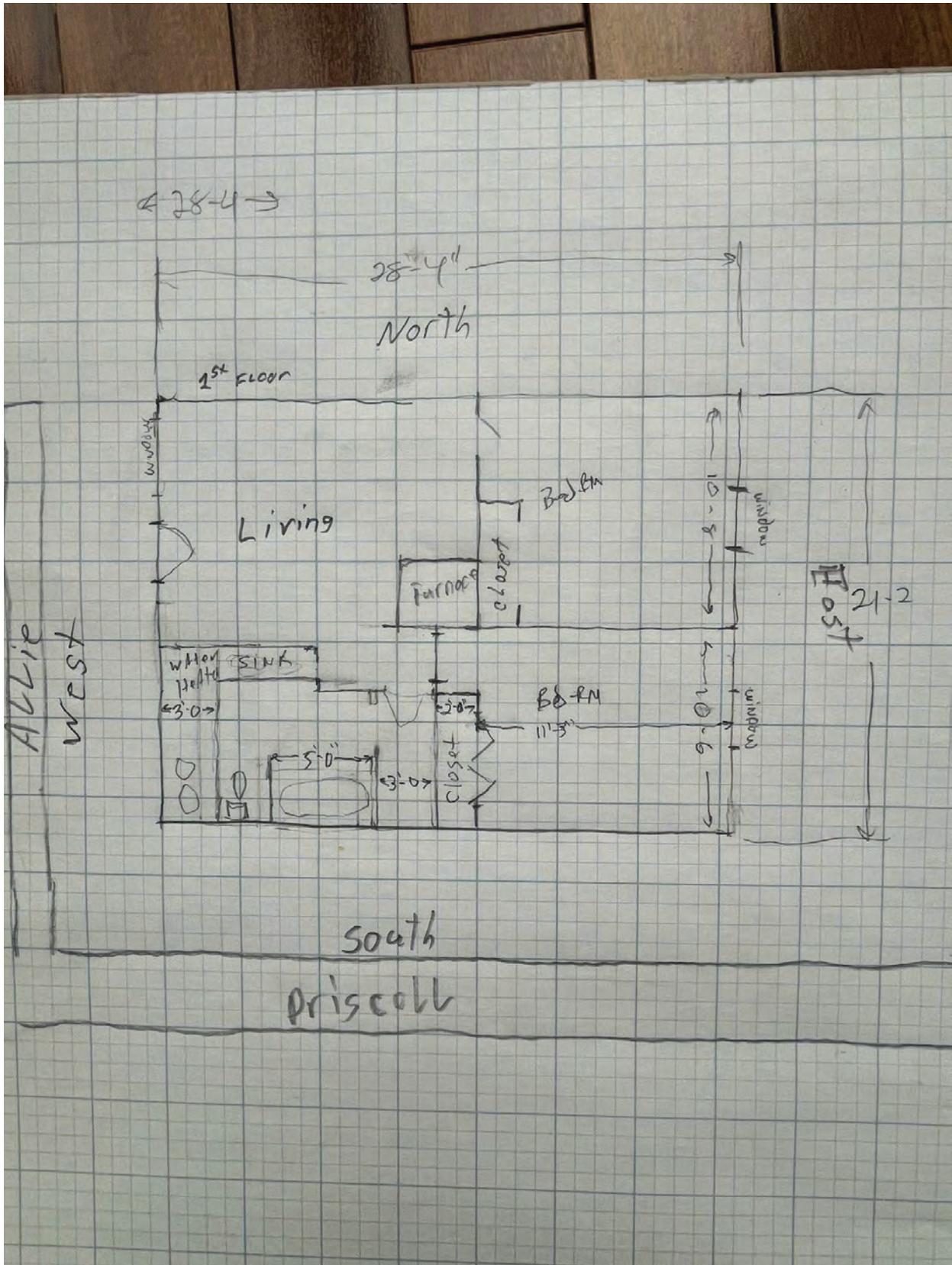
Building 6 foot wooden privacy fence north
property line to give neighbors privacy.

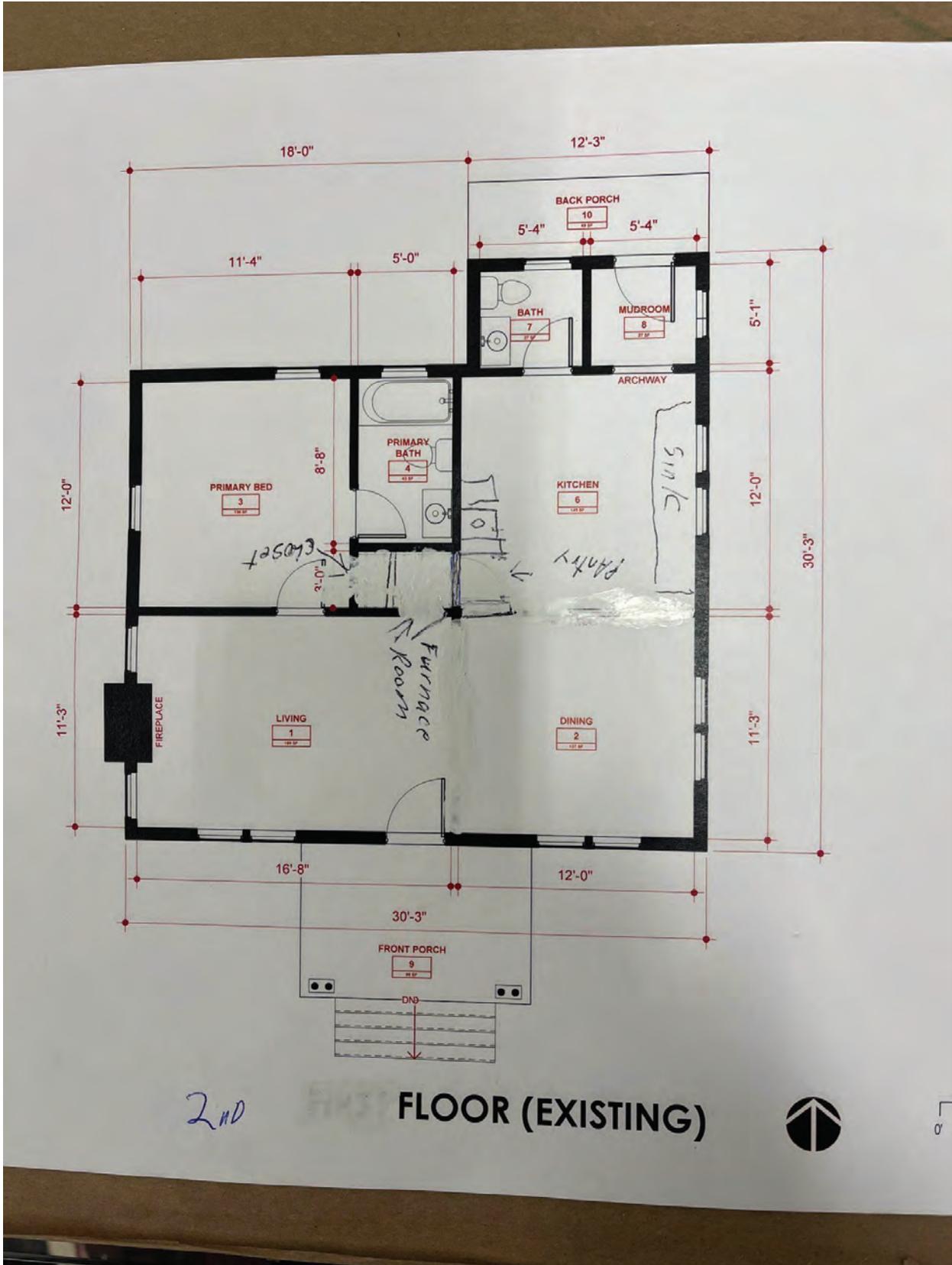


Priscoll









2ND

FLOOR (EXISTING)



0



David Brantez <david.brantez@bloomington.in.gov>

Pre-submittal neighborhood meeting summary

Rusty Wampler <rustywampler@yahoo.com>

Tue, Feb 10, 2026 at 9:08 AM

To: David Brantez <david.brantez@bloomington.in.gov>

At the neighborhood meeting I Rusty wampler told that I'm not changing the amount of bedrooms nor the size of the house or parking space. Just moving the parking to the rear of the lot. One person spoke of street parking was tight. She said I could get two spaces I said I wasn't allowed that much coverage.

Someone else said the parking buy the fence was never full.

Here is a list of people at the meeting.

8:54

5G+ 95



1. Jon Lawrence
2. Jenny Bauer
3. Jim Opiat
4. Pete Kinne
5. Pat Medland
6. Laura Haley
7. Amy Berndtson
8. Clay Fuqua
9. Angela Sturdevant
10. Wes Sturdevant
11. Mary Miller
12. Mackenzie Mills
13. Hayden Blankenship
14. David Miller
15. Tom Sexton
16. Jan Sorbv

- 17. Robert Freeman-Day
- 18. Mariel Spencer
- 19. Ewa Palusakiewicz
- 20. Liz Brown
- 21. Margie Goodwin-Schrader
- 22. David Stewart
- 23. Linda Stewart





David Brantez <david.brantez@bloomington.in.gov>

105 Driscoll

1 message

Tanya Pettay <tpettay@gmail.com>
To: david.brantez@bloomington.in.gov

Tue, Dec 16, 2025 at 3:50 PM

Hello,

Rusty Wampler, who recently bought a house at 105 Driscoll called me today to ask what I think about him changing the house to a duplex. I own a house at 1218 S Washington street, and our yards touch.

I think it's great he bought the house and is fixing it up, because it was in really bad shape before and I often found trash and even needles in the backyard of my property. I don't have a problem at all with the house being turned into a duplex. That wouldn't really change much in the neighborhood. It's not like he wants to tear it down and build apartments there - that I probably wouldn't like so much. But a duplex wouldn't change the character of the neighborhood and it's already a huge improvement compared to before.

If you have any questions, I'm happy to answer them!

Thanks and happy holidays,

Tanya Pettay
812-325-8192

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
Location: 3901 N. Kinser Pike

VAR2025-03-0064
DATE: February 26, 2026

PETITIONER: Monroe County School Corporation
 PO Box 5543, Bloomington, IN

CONSULTANTS: Bledsoe Riggert Cooper and James
 1351 W. Tapp Road, Bloomington

REQUEST: Variance from parking standards for electric vehicle charging stations for the use “School, public or private”.

REPORT: This approximately 68 acre property is located along N. Kinser Pike and is zoned Mixed-Use Institutional (MI). The property has been developed with the use “School, public or private” and contains Bloomington High School North. Surrounding land uses include single family residences to the north and east, a quarry to the south, and a mix of single family residences and a church to the west. The property contains a mix of outdoor athletic facilities, parking areas, and the main school building. There is a large stand of closed canopy tree coverage on the south side of the site that includes a possible intermittent stream with regulated riparian buffer. No work within those areas is proposed with this project. The petitioner has applied for a staff level minor site plan approval under case #SP2025-11-0090.

The petitioner is proposing to relocate a large parking area on the site to a new location and construct a new parking area with 268 parking spaces as part of a wide range of overall improvements to the site. The proposed new parking area must meet all UDO requirements and also requires the portions of the site containing the proposed work to come into compliance with the UDO. Surrounding improvements include new landscaping being installed within and around the new parking area, bicycle racks, and street trees along Prow.

Section 20.04.060(i)(8) of the UDO states that-

Parking areas with 50 or more parking spaces shall provide a minimum of one parking space dedicated to electric vehicles for every 25 parking spaces provided on site. If more than 6 EV charging stations are required, at least one shall be an ADA van accessible parking space. The provision of three or fewer electric vehicle parking spaces shall not count toward the maximum allowed number of parking spaces. The provision of four or more electric vehicle parking spaces shall count toward the maximum allowed number of parking spaces. The electric vehicle parking space shall be:

- (A) Located on the same lot as the principal use;
- (B) Signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; and
- (C) Outfitted with a standard electric vehicle charging station.

The proposed 268 parking spaces would require 11 electric vehicle charging stations. The petitioner is requesting a variance from the requirement to provide electric vehicle charging stations to not require the installation of any electric vehicle charging stations.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(E) Standards for Granting Variances from Development Standards:

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

PROPOSED FINDING:

The granting of the variance from providing less than the required number of electric vehicle charging stations will not be injurious to the public health, safety, morals, or general welfare of the community. A condition of approval has been included requiring the installation of three charging stations.

- 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 impacted in a substantially adverse manner as a result of the granting of the variance to allow less charging stations than required.

- 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.*

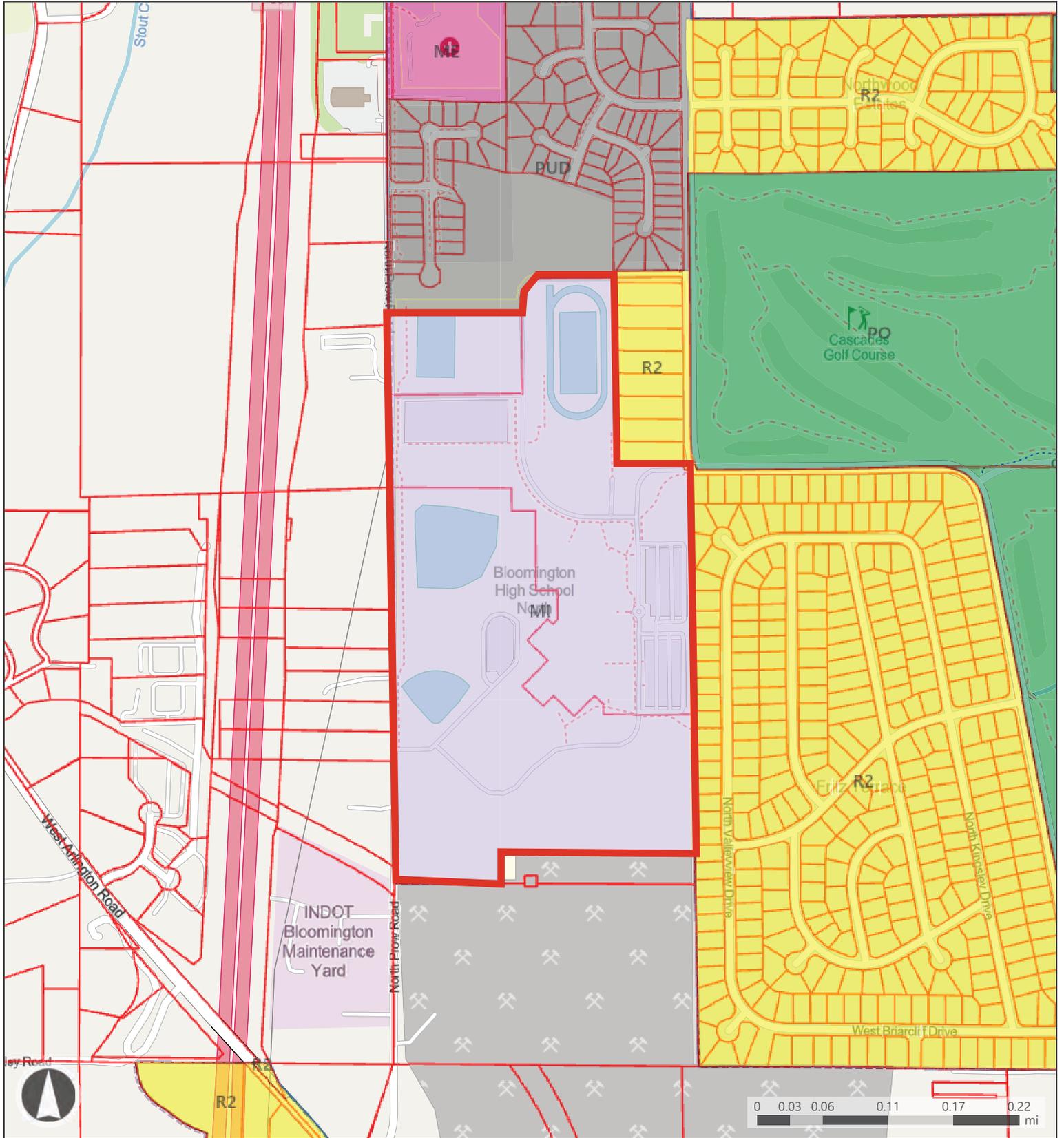
PROPOSED FINDING:

The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property as it would unnecessarily restrict the number of parking spaces on the site for the exclusive use of electric vehicle charging stations. The practical difficulties are peculiar to the property in question in that there is limited space available on this site for parking due to the location of buildings, large outdoor facilities and open space needs, and existing closed tree canopy that is subject to tree preservation

requirements and restricts development potential on the site.

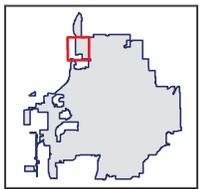
RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve the variance with the following condition:

1. A total of 3 electric vehicle charging stations are required.



Map Legend

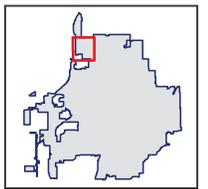
- Mixed-Use Employment
- Planned Unit Development
- Bloomington Municipal Boundary
- Mixed-Use Institutional
- Residential Medium Lot
- Parks and Open Space
- Parcels





Map Legend

- Parcels
- Bloomington Municipal Boundary
- RGB**
- Red: Band_1
- Green: Band_2



Bledsoe Riggert Cooper James

LAND SURVEYING • CIVIL ENGINEERING • GIS

December 24, 2025

Mr. Eric Greulich
 Development Services Manager
 City of Bloomington Planning and Transportation Department
 401 North Morton Street
 Bloomington, IN 47404

via email: greulice@bloomington.in.gov

RE: Bloomington High School North – 2026 Athletic & Parking Improvement Project
 Variance Request – Petitioner Statement

Eric,

On behalf of the Monroe County Community School Corporation (MCCSC), we request a hearing for the Bloomington High School North (BHSN) – 2026 Athletic & Parking Improvement Project at the Bloomington Board of Zoning Appeals (BZA) meeting scheduled for January 22, 2026. The Project will relocate the existing lower parking lot to make way for a new soccer complex, and the new parking area triggers a requirement for reserved Electrical Vehicle (EV) parking. It is our intent to respectfully request a variance from the EV parking standards for this project.

MCCSC is excited to advance the subject Project which will result in major improvements to athletic and parking facilities serving the Bloomington community, and address multiple issues with safety, accessibility, and layout of the BHSN campus. The primary goals of the Project are to:

- Provide the BHSN student athletes with new throwing sports, soccer, and lacrosse facilities to be used for practices and games, including a press box and spectator seating.
- Relocate parking from the existing lower lot, where supervision and safety issues have been problematic for the school administration, staff, and students. The new parking lot will be located closer to the auditorium and football stadium which are used to host large public events.
- Install new landscaping, green infrastructure stormwater management, and utility infrastructure in compliance with City of Bloomington standards.
- If the construction budget allows, the project may also include:
 - A new gateway element at the south end of the football field, with ticketing, bathrooms, lockers, and concessions. The new entrance would serve to resolve accessibility issues at the existing football stadium.
 - Renovated concessions pavilion for the soccer/lacrosse facility.

Under UDO Section 20.04.060(i)(8), “Parking areas with 50 or more parking spaces shall provide a minimum of one parking space dedicated to electric vehicles for every 25 parking spaces provided on site.” The proposed project will relocate 268 parking spaces from the existing lower lot to a new parking area to be constructed between the main school building and the football stadium. The UDO provision cited above would require 11 of these spaces to be exclusively available to electric vehicles, and outfitted with EV charging stations.

Under current usage, the existing lower lot is generally the last parking area to be used by the MCCSC community due to its relatively remote location and challenging accessibility to most uses. During typical school days, the lower lot fills to roughly 65% capacity, while the other parking areas tend to be completely occupied. However, during large community events when demand for parking is high, the lower lot is fully utilized. For events such as concerts, performances, sporting events, and commencement ceremonies, the parking lots across the entire campus are often fully occupied. After the parking spaces in the lower lot are relocated to the new lot, it is expected that they will be in even higher demand and more regularly used due to closer proximity to the school and stadium.

MCCSC strongly supports Bloomington's sustainable mobility goals, and shares the enthusiasm for electric vehicles as evidenced by their fleet of 38 EV school buses, with an additional 25 EV buses to be added soon. MCCSC also has large solar installations at eight MCCSC properties - including on the rooftop of BHSN, and plans are currently in development for expansion of the solar canopies and EV charging stations at the MCCSC transportation center. However, EV charging in the parking lot at BHSN is not the right application of sustainability initiatives for MCCSC. If eleven of the relocated parking spaces are exclusively available to drivers of electric vehicles, then these spaces will not be available for general use by BHSN students, staff, and guests, and the preferential treatment of EV drivers would create an imbalance of equitable access. The purchase and use of an electric vehicle is a personal choice that we respect and encourage, but we also must acknowledge that an EV is a luxury that the majority of MCCSC staff, students, and guests may not be able to afford. Therefore, it is more appropriate for our public education dollars to support sustainability goals by investing in EV buses and solar energy initiatives that more broadly benefit the community.

The installation of the EV charging stations within the new parking area would create practical difficulties in construction, installation, maintenance, and equitable access. In order to accommodate the electrical demand at the EV chargers, an additional transformer and service point would need to be installed, along with the infrastructure - conduit, wiring, charging pedestals, etc. - all at the expense of our public school system. In order to make efficient use of this infrastructure, it would be necessary to locate all of the EV chargers adjacent to the ADA parking so that one of the required charging stations may be placed at an ADA accessible parking space per UDO guidelines. This would further contribute to the perception that EV drivers are receiving preferential treatment by reserving parking spaces nearest to the doors for their exclusive use.

Monthly billings for the use of the charging stations would be sent from Duke Energy directly to MCCSC. In order to cover the cost for this use MCCSC would have to develop and maintain a billing system for the users of the EV charging stations - because we cannot expect our public schools to provide free fuel in their parking lots, whether it's electricity or gasoline. The technology and staff time required to maintain such a system would be a continuous demand on limited MCCSC resources. But even the requirement to provide the EV charging stations on MCCSC property again raises the issue of equity. Drivers of conventional vehicles need to travel at least 1.6 miles from the BHSN campus to fuel up. It hardly seems fair that EV drivers should be provided exclusive access to charging stations at preferred parking spaces at the expense of our public school system.

Under Section 20.06.080 of the Bloomington UDO, a variance from development standards may be granted if the approval meets the following three conditions:

1. Approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The requested variance from the EV parking requirements will not negatively impact the public health, safety, or general welfare, since the property will continue to provide safe, adequate parking consistent with all other UDO standards.

2. Approval will not substantially adversely affect the use and value of adjacent property;

Surrounding properties will not experience increased traffic, noise, or environmental impacts as a result of granting the variance. The proposed parking layout otherwise complies with all design standards for parking, including circulation and landscaping, ensuring compatibility with adjacent development.

Bloomington High School North – 2026 Athletic & Parking Improvement Project
Board of Zoning Appeals - Petitioner Statement
December 24, 2025
Page 3 of 3

3. The strict application of the ordinance causes practical difficulties for the use of the property.

The new parking lot does not increase the total number of parking spaces on the BHSN campus – they are being relocated to improve safety and accessibility. Reserving spaces for EV parking would lead to underutilized and inefficiently allocated parking areas on the BHSN campus, where all available parking spaces are necessary to accommodate large community events frequently taking place.

Exclusive access to preferred parking spaces and availability of charging infrastructure on the public school grounds constitutes preferential treatment for EV drivers, who tend to be of higher socioeconomic standing. MCCSC prefers to invest in sustainability by increasing their fleet of EV buses, and developing additional solar energy projects that more broadly benefit the entire community.

For the reasons stated above, we respectfully request that the Board of Zoning Appeals grant a variance from the EV parking standard in the Bloomington UDO. Approval will allow efficient and equitable use of parking on the property, without causing harm to the public or neighboring properties.

Thank you for your consideration.

Sincerely,



Andrew E Knust, PE
Senior Engineer | Partner
Bledsoe Riggert Cooper James

**BLOOMINGTON HIGH SCHOOL NORTH
2026 ATHLETICS & PARKING FACILITY
IMPROVEMENT PROJECT**

KINSER PIKE

KINSER PIKE

PROW ROAD

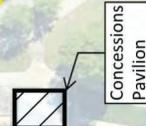


NEW PARKING LOT

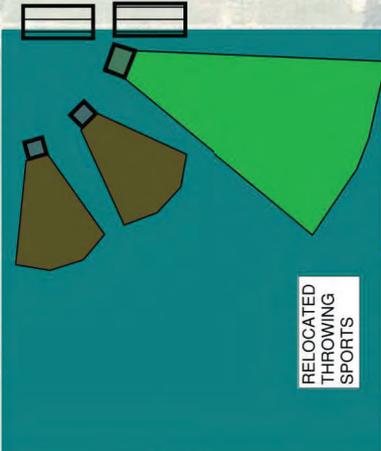
EXISTING HIGH SCHOOL BUILDING



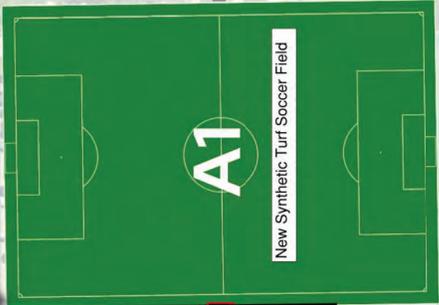
Bleachers



Concessions Pavilion

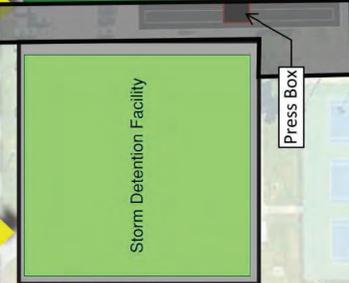


RELOCATED THROWING SPORTS



A1

New Synthetic Turf Soccer Field



Storm Detention Facility

Press Box

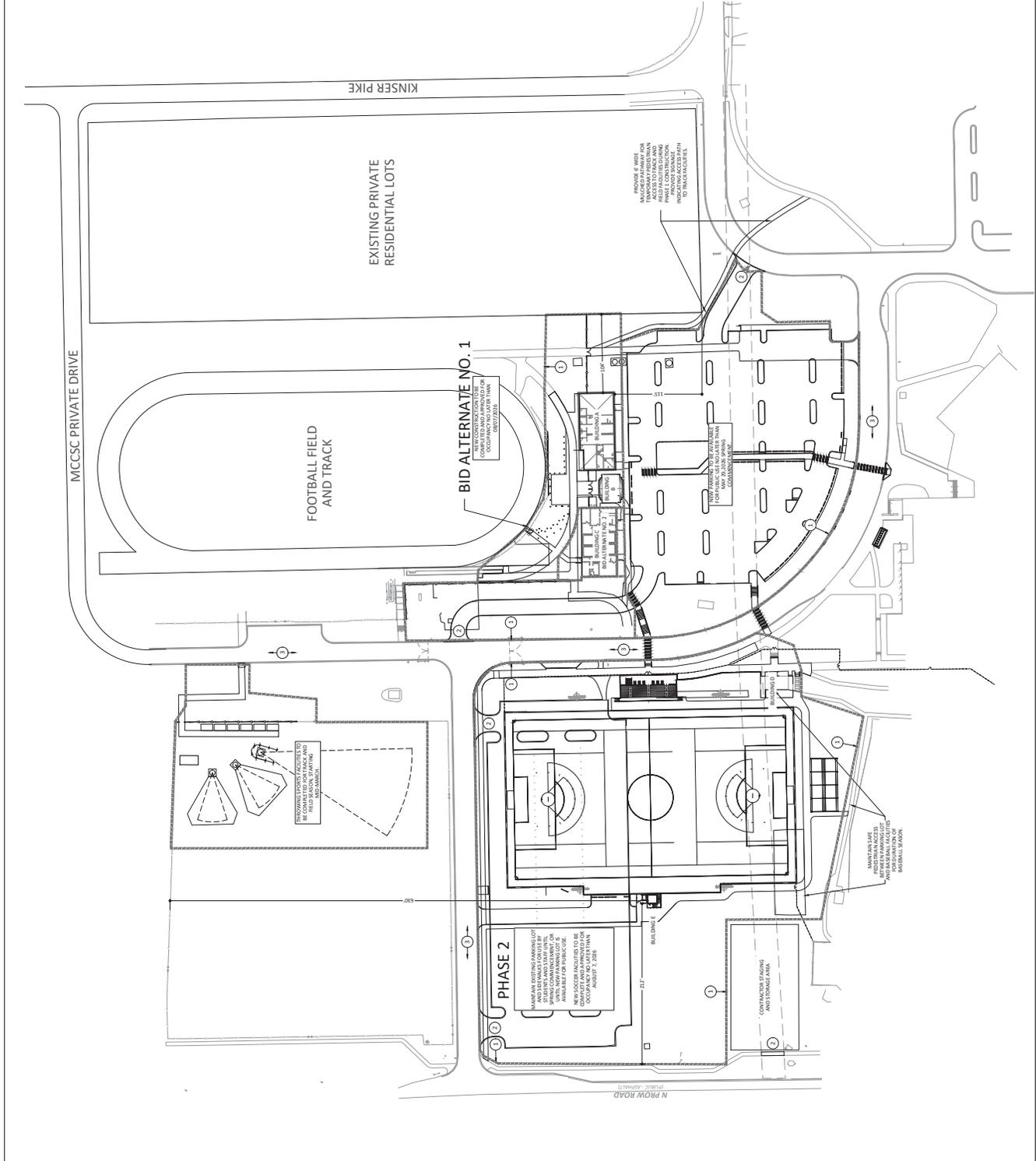


PLAN NOTES

- CONTRACTOR RESPONSIBLE FOR ALL TEMPORARY COVERAGE IS REQUIRED TO INFORM STUDENTS, STAFF, AND VISITORS OF CONSTRUCTION AREAS, RESTRICTIONS AND LIMITATIONS. SEE REGULATIONS FOR TEMPORARY COVERAGE. ALL TEMPORARY COVERAGE TO BE MITIGATED.

PLAN NOTES

- CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES TO REMAIN UNINTERRUPTED. TEMPORARY FENCING TO IMPROVE TEMPORARILY CLOSED ACCESS DURING CONSTRUCTION SHALL BE MAINTAINED WITH TREE PROTECTION FENCING AS INDICATED ON SHEETS 12-030, 12-031, AND 12-032.
- CONSTRUCTION ACCESS POINT.
- MAINTAIN EXISTING BUS DRIVE WITH ANNUAL CLEANING TO MAINT DRAINAGE AND EXCAVATIONS DURING THE BUILDING SHALL BE PLACED TO PREVENT A MINIMUM OF ONE CARLIFE ON ALL LANE SPACES EXCEPT IN SEASON.



BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
Location: 3002 E. 3rd Street

CASE #: ZR2026-02-0002
DATE: February 26, 2026

PETITIONER: Marvin S. Veatch
125 S. Chestnut Street
Seymour, Indiana, 47274

OWNER: Jackson County Bank
125 S. Chestnut Street
Seymour, Indiana, 47274

REQUEST: The petitioner is requesting an administrative appeal of the staff determination regarding signs above the roofline of the building.

STAFF REPORT: The property is located at 3002 E. 3rd Street and zoned Mixed-Use Corridor (MC). The property has been developed with a one-story commercial building that was recently remodeled for a new “Financial Institution” use to allow for the establishment of a bank called JC Bank.

The applicant applied for a sign permit (SIGN2025-11-0407) on November 25, 2025. The permit submission included the request for 2 wall signs on the north side of the building facing E. 3rd Street. Each of the proposed wall signs is approximately 40” tall by 126” wide or 35 square feet in size. The proposed wall signs are located on an architectural feature that extend above the roof on the north side of the building. Therefore, the proposed wall signs are located above the roofline of the building.

Section 20.04.100(f)(3) of the Unified Development Ordinance (UDO) regulates “Prohibited Sign Locations” and states the following: *Signs shall not be installed at any of the following locations: On the roof of a building, or extending above the eave, roof line or parapet of a building, except that signs may be located on the vertical portion of a mansard roof if no vertical wall space is available on the wall space associated with that tenancy or occupancy below and excepting that signs may be placed on top of awnings.*

In reviewing the request for new signage at the locations shown on the building, the Department reviewed the aforementioned Section 20.04.100(f)(3) of the UDO as well as the following sections of the UDO related to the definitions for a “Sign, Wall” and “Parapet”. These terms are defined as follows:

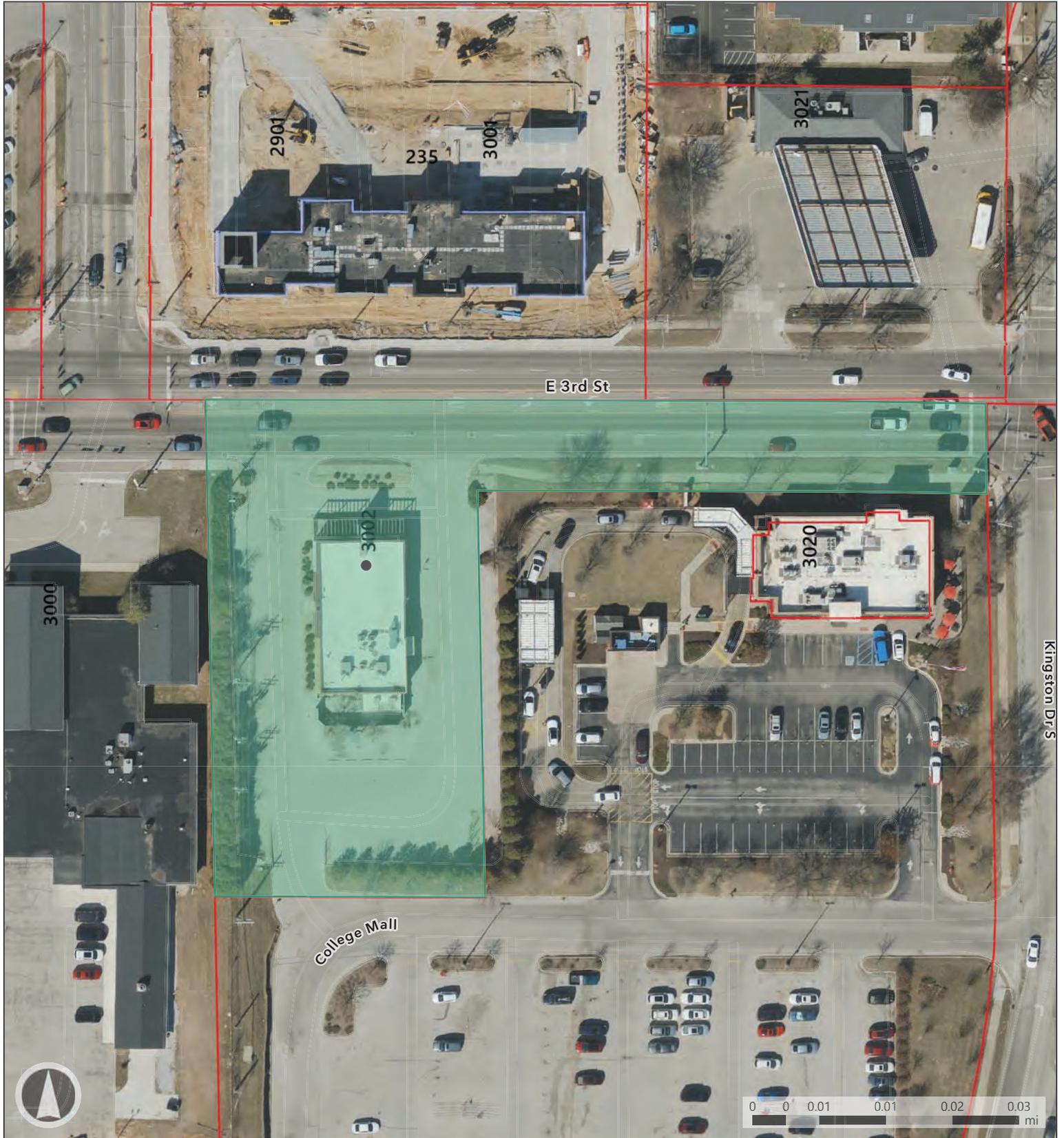
- *Sign, Wall: A sign attached to and/or integral with the exterior wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the exterior wall and that does not project more than 12 inches from the exterior wall surface.*
- *Parapet: That portion of a wall that extends above the roof line.*

In this case, staff determined that since the location of the signs on the architectural feature of the building was not in a plane parallel to the plane of the exterior wall beneath it (as described in the definition of “Sign, Wall”) nor on a parapet, the location was identified as a prohibited sign

location. In addition, the location of the signs was above the roofline of the building. The roofline was determined to be the width of the façade facing E. 3rd Street, and per UDO Section 20.04.100(f)(3), signs are not allowed to extend above the roofline of a building. Based on UDO Section 20.04.100(f)(3), staff was not able to approve the permit for the requested wall signs.

The applicant was informed of the formal staff determination on January 27, 2026 as follows: *At the staff level, it has been determined that the proposed signs are in violation of UDO Section 20.04.100(f)(3). If you disagree with this determination and do not wish to modify the plans accordingly, you may administratively appeal the determination using UDO Section 20.06.080(d) which must be filed within ten (10) days of staff's decision. An alternative would be to request a variance as detailed in the UDO.* On January 29, 2026, the applicant confirmed that they would like to proceed with an administrative appeal for the wall signs.

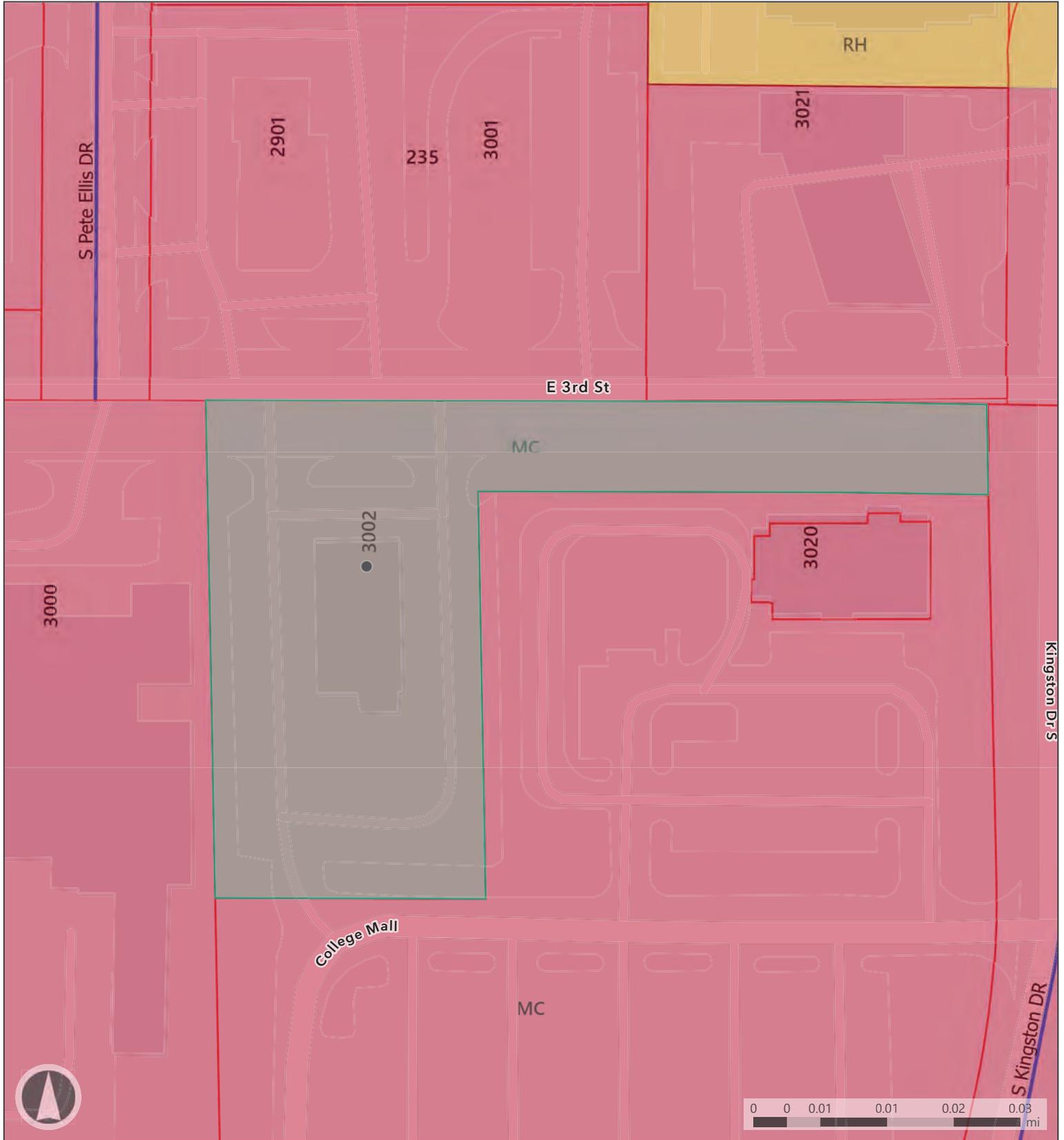
RECOMMENDATION: In accordance with UDO Section 20.06.080(d)(3)(B)(ii), because this petition is an administrative appeal, the staff report shall not make a formal recommendation.



Map Legend

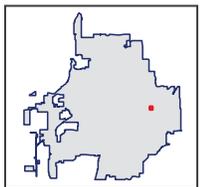
- Board of Zoning Appeals RGB
- Parcels
- Red: Band_1
- Green: Band_2





Map Legend

- Board of Zoning Appeals
- Mixed-Use Corridor
- Residential High-Density Multifamily
- Parcels
- City Maintained Streets





February 12, 2026

City of Bloomington
Department of Planning and Transportation
Attn: Jamie Kreindler – Senior Zoning Planner
401 N Morton St., Suite #130
Bloomington, IN 47404

Dear Jamie:

As you are aware, on December 10, 2025, JCBank was notified by the City of Bloomington Planning and Transportation Department of the decision to deny JCBank's permanent signage application for the new JCBank Banking Center to be located at 3002 E. Third St. for the following reason:

"Two of the proposed wall signs facing E 3rd Street are not allowed per UDO Section 20.04.100(f)(3). This section of code states the following: Signs shall not be installed at any of the following locations: On the roof of a building, or extending above the eave, roof line or parapet of a building, except that signs may be located on the vertical portion of a mansard roof if no vertical wall space is available on the wall space associated with that tenancy or occupancy below and excepting that signs may be placed on top of awnings."

As a result of the Planning and Transportation Department's decision, JCBank is submitting the attached application (Exhibit A) to appeal the decision for the following reasons:

- The architectural wing ("wing") has been an existing part of the building since the building was constructed in 2004. The wing serves a structural function and encloses occupiable space within it on the interior of the building. Additionally, the wing has a roof membrane to prevent storm water from entering the building interior, serving as a roofline for the building.
- As referenced in the attached letter from Force Design, Inc., JCBank and Force Design participated in a call with a City of Bloomington Planning and Transportation Department staff member on 8/1/2024 to review renderings of the site plan and building. During the call, various permanent signage requirements were discussed, including the placement of signage on the "wing". During the discussion, it was not shared with JCBank and Force Design that the proposed placement of the signage on the "wing" was not in compliance with the Uniform Development Ordinance (UDO) nor was Section 20.04.100(f)(3) referenced. Had that information been shared, efforts would have been made prior to beginning the renovation of the building to resolve this matter. As shown in Exhibit B, signage for the two (2) previous occupants (Joella's Chicken and Scholar's Inn Bakehouse) was located in the approximate same location on the wing as proposed

BANKING • INVESTMENTS • TRUST

125 South Chestnut Street • P.O. Box 1001 • Seymour, Indiana 47274 • 812.522.3607 • JCBank.com • Member FDIC

for JCBank's permanent signage. Refer to Exhibit C for the proposed placement of JCBank's permanent signage on the wing.

- Several businesses in the same vicinity as the new JCBank Banking Center (3002 E. Third St.) display permanent signage above the building's main roof line. Photos are included in Exhibit D for the following businesses:
 - Burger King at E Third St. and College Mall Rd.
 - Chick-fil-A at E Third St. and Kingston Dr.
 - Crew Car Wash at E Third St. and Pete Ellis Dr.
 - Best Buy at 2721 E Third St.
 - BJ's Brewhouse at 412 S College Mall Rd.
 - Fazoli's at 315 S College Mall Rd.
- The renovation of the building is well underway and in order to meet the UDO Section 20.04.100(f)(3), as written, would require a redesign of a structural element of the existing building which could be very costly and further delay the opening of the banking center.

JCBank has diligently worked with the City of Bloomington Planning and Transportation Department to ensure ordinance requirements are reasonably complied with. With the efforts taken to ensure compliance with the UDO, it was disappointing to learn of the decision to deny JCBank's permanent signage application. Included are supporting letters from JCBank's various contractors:

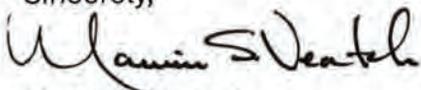
- Strauser Construction Co., Inc – JCBank's general contractor (Exhibit E)
- Force Design, Inc. – JCBank's design firm and architect (Exhibit F)
- GAI Consultants – JCBank's civil engineering firm (Exhibit G)
- Vanadco Signs – JCBank's signage vendor (Exhibit H)

JCBank is committed to furthering its investment in Bloomington and Monroe County by providing a second full-service banking center that offers a full range of banking, investment and trust services to all residents and businesses in the market. Additionally, JCBank's focus on providing the various financial services to the Bloomington and Monroe County communities is important to JCBank and we intentionally provide support to various civic and charitable organizations through donations, sponsorships and volunteer hours.

JCBank appreciates reconsideration of the City of Bloomington Planning and Transportation Department's decision to deny JCBank's permanent signage application due to the proposed location of permanent signage on the existing architectural wing on the JCBank Banking Center to be located at 3002 E Third St.

Please contact me at (812) 524-4412 or Melodie Yarnell, SVP, Chief Risk & Management Services Officer at (812) 524-4463 with any questions.

Sincerely,



Marvin S. Veatch
President/CEO

Enclosures

EXHIBIT A



City of Bloomington
Planning Department



- PLAN COMMISSION
- PLAT COMMITTEE
- BOARD OF ZONING APPEALS
- HEARING OFFICER
- COMMON COUNCIL
- STAFF LEVEL

CASE# _____
 FILING DATE _____
 FILING FEE \$ _____
 HEARING DATE(s) ____/____/____
 HT ACCT# _____
 PLANNER: _____

ADDRESS OF PROPERTY 3002 E. 3rd Street

Applicant's Name Marvin S. Veatch Phone 812-524-4412
 Address 125 S. Chestnut Street, Seymour, Indiana 47274 Email mveatch@jcbank.com
 Owner's Name Jackson County Bank Phone _____
 Address 125 S. Chestnut Street, Seymour, Indiana 47274 Email _____
 Counsel or Consultant _____ Phone _____
 Address _____ Email _____
 Contact for payment for legal ad: _____
 Parcel Number(s): 53-08-02-200-011.000.009

STAFF USE ONLY – TO BE COMPLETED BY STAFF

Plan Commission/Plat Committee

- Change of Zone
- Site Plan Review
- Planned Unit Development (Preliminary Plan)
- Planned Unit Development (Final Plan)
- Primary Plat Review
- Secondary Plat Review

BZA/Hearing Officer

- Appeal from Administrative Decision
- Conditional Use
- Variance

Common Council

- Right-of-Way Vacation

Description of Request: _____

This application must be accompanied by all required submittals and plan elements, as indicated for the requested approval. Submittal of plans for review by City of Bloomington Utilities is required at or prior to time of application. Present CBU verification of receipt of plans at time of filing. Applicants are required to meet with a planner to review their request prior to filing an application. No applications will be accepted without prior Staff consultation. Staff reserves the right to schedule hearing dates for petitions subject to complete submittals and previously filed cases. Notices to adjacent property owners should not be mailed until hearing dates have been confirmed.

I (we) agree that the applicant will notify all adjacent property owners at the applicant's expense.
 I (we) further agree that the Planning Department will cause a legal notice of this application to be published in a paper having general circulation in Bloomington at the applicant's expense.
 I (we) certify that all foregoing information is correct and that I (we) are the owners (legal agents for owners) of property subject to this application and authorize Staff to inspect the site as needed.
 If applicant is other than recorded owner, an affidavit designating authority to act on owner's behalf, must accompany this application.

Applicant Signature: Marvin S. Veatch Date: 2/11/2026 Staff Initial: _____

401 N. Morton Street · Bloomington, IN 47404 **City Hall** Phone: (812) 349-3423 · Fax: (812) 349-3520

www.bloomington.in.gov
 E-mail: planning@bloomington.in.gov

Google Maps

3006 IN-46

Bloomington, Indiana

 Google Street View

Jul 2023 [See more dates](#)



Google Maps

Google Maps

2936 E 3rd St

Bloomington, Indiana

 Google Street View

Jul 2023 [See more dates](#)



Google Maps

2936 E 3rd St

Google Street View

Oct 2017



Google Maps

zvs
About
QR
Link



Street View



2701 E 3rd St

Google Maps



Image capture: Jul 2023 © 2025 Google

3066 IN-46

Google Maps



Google Maps

Image capture: Oct 2017 © 2025 Google

Photo history
Google Street View
Oct 2017

CVS
Chick-fil-A
Big C
Lark Bloom





Bloomington, Indiana

Google Street View

Jul 2023 See more dates



Google Maps

Image capture: Jul 2023 © 2025 Google

EXHIBIT D

← **Bloomington, Indiana** Google Street View
Jul 2023 See more dates



German Bank
IU Credit Union
CoinFlip Bitcoin ATM - College...
Kingston Dr
Fifth Third Bank



453 S. CLARIZZ BLVD.
BLOOMINGTON, IN 47401
T 812.336.3608
F 812.336.8870

February 6, 2026

Re: JCBank - Signage
3002 E. 3rd Street
Bloomington, Indiana

Statement

At the request of JCBank, I have been asked to provide a statement regarding my perspective on the initial denial of signage permit and subsequent appeal to the City in regard to the determination that the project signage plan does not conform to requirements of the UDO, specifically Section 20.04 100(f)(3).

This section of the UDO is stating types of signs that are prohibited. The City Planning Department has made the determination that the JCBank signage submitted for review is prohibited because it is a "Roof" sign. To meet this definition in the UDO the sign would be located on the roof of a building, or extending above the eave, roof line or parapet of the building. For reference, in the UDO the parapet is defined as the portion of wall that extends above the roof line.

Based upon this denial and the information in the UDO on a roof sign, one can conclude the following:

- 1) The City has made a determination that the roof line of the building is the lower roof elevation and not counting the upper roof elevation of the wing as part of the determination.
- 2) The City had made a determination that only the low parapet wall is being counted towards the definition of parapet or contributing exterior wall of the building.

My suggestions to JCBank would include further investigation of the following:

- 1) Why is the upper roof on the wing structure not being counted as the defining upper roof elevation for the building? This upper roof appears to be of compliant height, has occupiable space underneath it and also forms the weather barrier membrane for this area of the building at the upper elevation.
- 2) If the upper roof on the wing structure is not being defined as a roof by the City as we believe it should, then why would this not be considered the highest extension of the parapet wall? An exterior wall on a building typically has to terminate at a roof elevation or be part of a parapet wall assembly. Just because it is perpendicular to the main building façade should not be a disqualifying factor as it integrates into the overall composition of the building facade. In this case the wing assembly helps to break up the front module of the building, has a face (although small) towards the public way parallel to the main building façade, and adds variation in height to the low parapet elevation. This is all while maintaining what was an existing building element that included signage for the previous owner prior to the building renovation.
- 3) Request additional clarification as to why this signage submission is being reviewed differently then the signage on the car wash across the street at 2901 E. 3rd Street. This new facility completed in 2025 has signage located on multiple sides of an over-build which is higher than the primary roof elevation. The main roof elevation is lower than the primary building parapet and their installed signage is located on the over-build parapet wall assembly. While larger than our wing structure it is not functionally different. The signage is located on both the façade facing west in-line with the exterior building wall and on the over-build face that is above the main roof level and sets back from the south façade. This signage appears to have similar conditions as the JCBank proposal, but is being interpreted differently.

To summarize, I believe this wing structure should be defined as having an upper roof or is an extension of the exterior wall of the building which would have to terminate at the upper roof or be an extension of the building parapet assembly from the lower roof elevation. In either case, the sign would be either below the upper roof or not extending above the parapet wall.

Please let me know if you have any questions.

Ryan M. Strauser

Ryan M. Strauser
RA, AIA, LEED AP

Strauser Construction Co., Inc.
453 S. Clarizz Blvd.
Bloomington, IN 47401



February 5, 2026

City of Bloomington
Board of Zoning Appeals
401 N. Morton Street, Suite 130
Bloomington IN 47404

Dear Board of Zoning Appeals,

RE: JCBank Bloomington Remodel / FDI Project #23827
Ref. City Permit #: CZC-2025-1070

We are writing on behalf of JCBank regarding the Bloomington Third Street Branch remodel project, located at 3002 E 3rd Street. (Please reference City Permit #: CZC-2025-1070.)

We are the Architect of Record and have worked with JCBank and the City of Bloomington Planning & Transportation Department throughout the design and planning of this project. With the Department's assistance, we have successfully worked through the Bloomington Unified Development Ordinance (UDO) requirements, including several amendments that occurred during our design timeframe, carefully reviewing plans with the Department to avoid any future potential permit hurdles. These meetings also included signage discussions, with the Department noting any discrepancies from the UDO in preparation for the Permit submittals.

We have become aware of issues regarding JCBank's Signage permit submittal and want to clarify our interpretation of UDO Section 20.04.100 and how JCBank's signage conforms with these requirements. We believe UDO Section 20.04.100 (f) (3) is the specific section of concern:

20.04.100 Signs
(f) Prohibited Sign Locations

Signs shall not be installed at any of the following locations:

(3) Roofs

On the roof of a building, or extending above the eave, roof line or parapet of a building, except that signs may be located on the vertical portion of a mansard roof if no vertical wall space is available on the wall space associated with that tenancy or occupancy below and excepting that signs may be planed on top of awnings.

Please reference renderings submitted as part of the Signage Permit application. The "JCBank / BANKING-INVESTMENTS-TRUST" signage in question is located on the building portion denoted as the "wing" structure. This wing structure is part of the pre-existing building and was not constructed by JCBank as part of this project. This portion of the structure is not a stand-alone element or an additive piece, is part of the primary structure, and is above interior office space. Additionally, it compromises part of the roof structure, includes a roof membrane and is a critical part of the building structure.

Because this wing structure has a roof, integral to keeping water out of the interior of the building, and the building signage is located below this existing roof's eave, by definition this conforms to the above UDO requirement.

Please also find attached renderings timestamped 8/1/2024, which were reviewed during a meeting with the Department on 8/1/2024 to review any UDO discrepancies. During this meeting, the design team was made aware of square footage requirements for signage on the "wing" and around the site. We were also made aware that the desired electronic reader board had additional requirements per the UDO. Because the "JCBank" signage on the wing



February 5, 2026

is not above a roofline, it was not noted during this meeting as not being acceptable as shown.

Beyond meeting the basic signage requirements as defined in the UDO, JCBank's purchase and remodel of the former Joella's site conforms with the ideology of the UDO in many other important ways:

1. Remodeling the former Joella's building enhances the aesthetic environment of the city (reference Section 20.04.100 (a) (5)).
 - a. Prior to JCBank's purchase, this building was abandoned and derelict. JCBank has invested in the building and location to make it aesthetically pleasing. They have made a clear financial and long-term commitment to enhancing the City of Bloomington.
2. JCBank's signage locations help eliminate potential hazards to motorists and pedestrians resulting from sign clutter (reference Section 20.04.100 (a) (6)).
 - a. JCBank's submitted signage locations, in addition to conforming with the UDO, also allow better visibility from the main thoroughfare, without clutter, and allows for better driver lines of sight as they travel 3rd Street. This directional wayfinding is of prime importance on such a fast-moving street.
3. JCBank's remodel helps promote the health, safety, and welfare of the residents of the City of Bloomington (reference Section 20.04.100 (a) (7)):
 - a. JCBank's remodel and rework of the site plan has negated the unsafe traffic thoroughfare that was occurring on the abandoned site.
 - b. Remodeling the abandoned derelict building has removed safety concerns that inherently arise with abandoned buildings (break-in, fire, unauthorized habitation, etc.)
 - c. The signage location helps with wayfinding to reduce accidents on the 3rd Street thoroughfare.

In summation, it is our opinion that JCBank has met the UDO signage requirements as specified in Section 20.04.100. JCBank has gone above and beyond the clear intent of the UDO when they selected to remodel the existing abandoned building and site. We believe JCBank will continue to be a supportive member of the Bloomington community for many years to come.

Thank you for your time and consideration of the above.

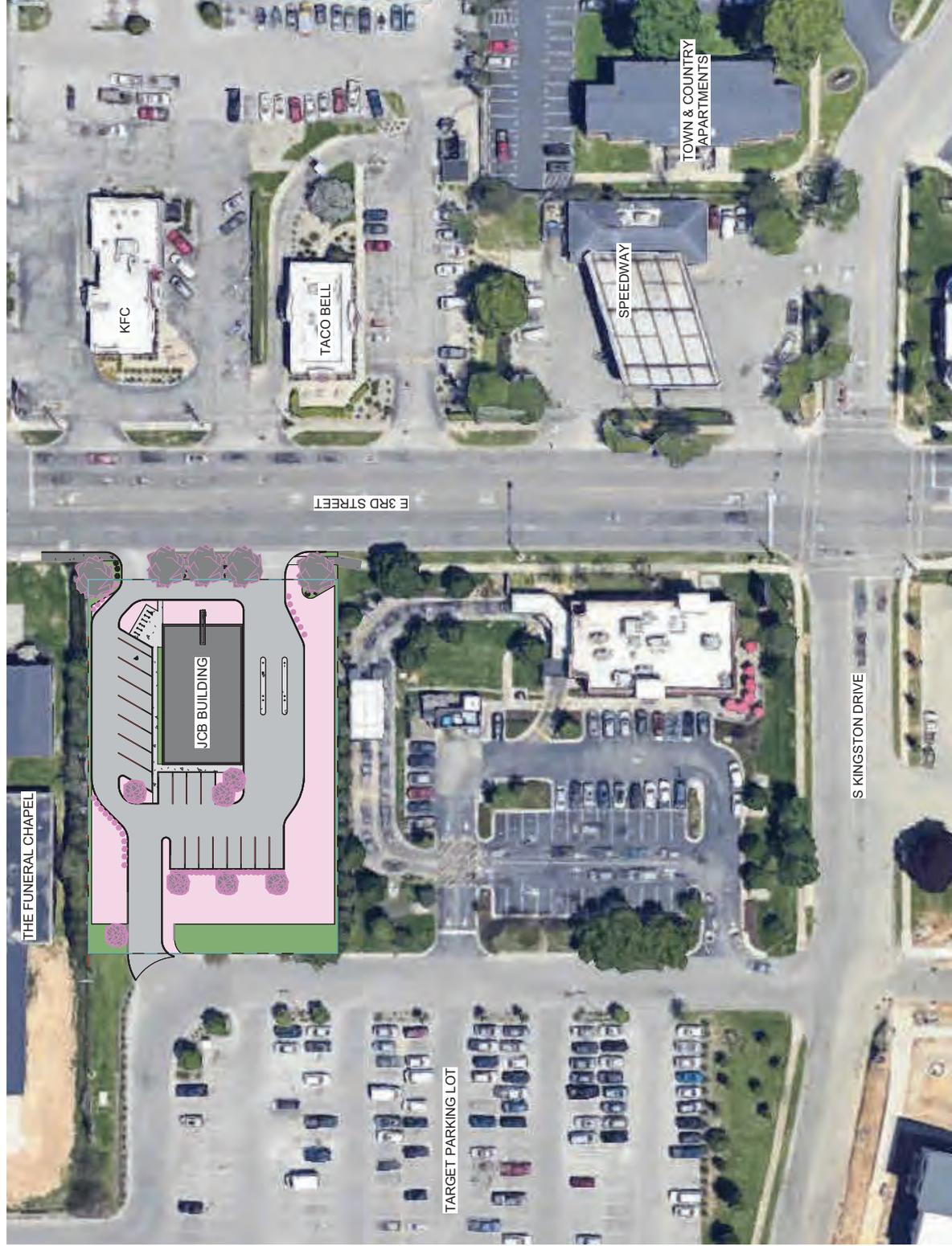
Best regards,

Carrie Fulp, AIA
Senior Architect
Force Design, Inc.

Force Design, Inc.
Architects | Engineers

990 N. National Road
Columbus, IN 47201
812.372.8441

forceco.com



LEGEND
 EXISTING LANDSCAPE
 NEW LANDSCAPE
 PROPERTY LINE



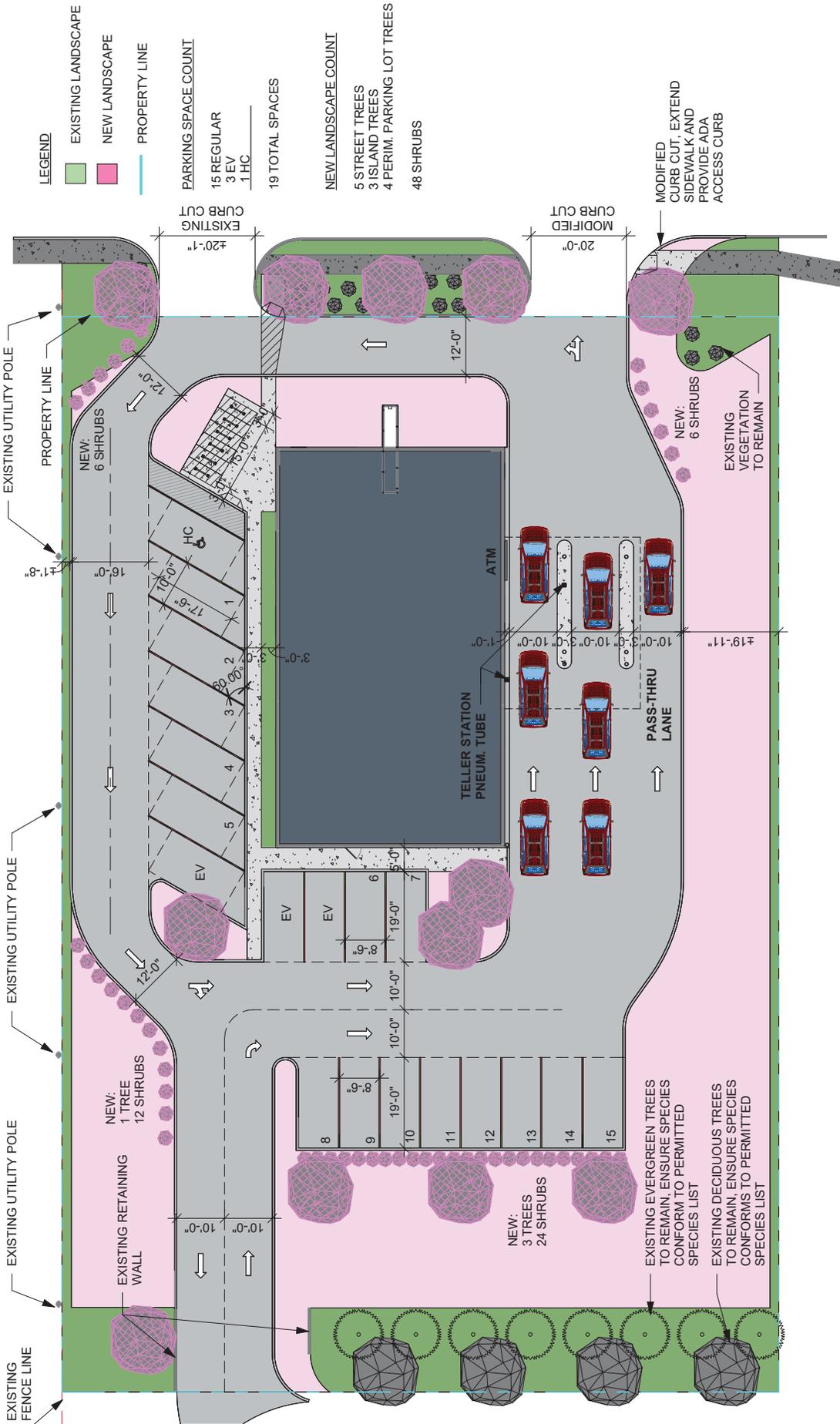
1 PROPOSED OPTION 8 W/ CONTEXT
 1" = 60'-0"

DATE ISSUED 07/18/2024
 DRAWN BY CLF/JR
 ACTIVITY NUMBER 23827
 SKETCH NUMBER A102

PROJECT 3002 E. 3RD ST. REMODEL
 SKETCH TITLE PROPOSED SITE PLAN W/ CONTEXT

CLIENT 149
 Force Design, Inc.
 Architects | Engineers
 990 N. National Road
 Columbus, Indiana 47201
 812.372.8441

EXHIBIT F



- LEGEND**
- EXISTING LANDSCAPE
 - NEW LANDSCAPE
 - PROPERTY LINE
- PARKING SPACE COUNT**
- 15 REGULAR
 - 3 EV
 - 1 HC
- 19 TOTAL SPACES
- NEW LANDSCAPE COUNT**
- 5 STREET TREES
 - 3 ISLAND TREES
 - 4 PERIM. PARKING LOT TREES
 - 48 SHRUBS

EXISTING LOT (WITHIN EXISTING PROPERTY LINES)
33,900 TOTAL SF

EXISTING LANDSCAPE:	3,289 SF =	9.7%
EXISTING IMPERVIOUS:	30,611 SF =	90.3%
CONVERTED TO LANDSCAPE:	10,307 SF	
NEW + EXIST LANDSCAPE	13,596 SF =	40.1%

PROPOSED OPTION 8



DATE ISSUED 07/18/2024
DRAWN BY CLF/JR
ACTIVITY NUMBER 23827
SKETCH NUMBER A101

PROJECT 3002 E. 3RD ST. REMODEL
SKETCH TITLE PROPOSED SITE PLAN

Force Design, Inc.
Architects | Engineers
990 N. National Road
Columbus, Indiana 47201
812.372.8441



CLIENT
J151

Force Design, Inc.
Architects | Engineers
990 N. National Road
Columbus, Indiana 47201
812.372.8441

PROJECT
3002 E. 3RD ST. REMODEL

SKETCH TITLE
PROPOSED SITE PLAN W/ SIGNAGE

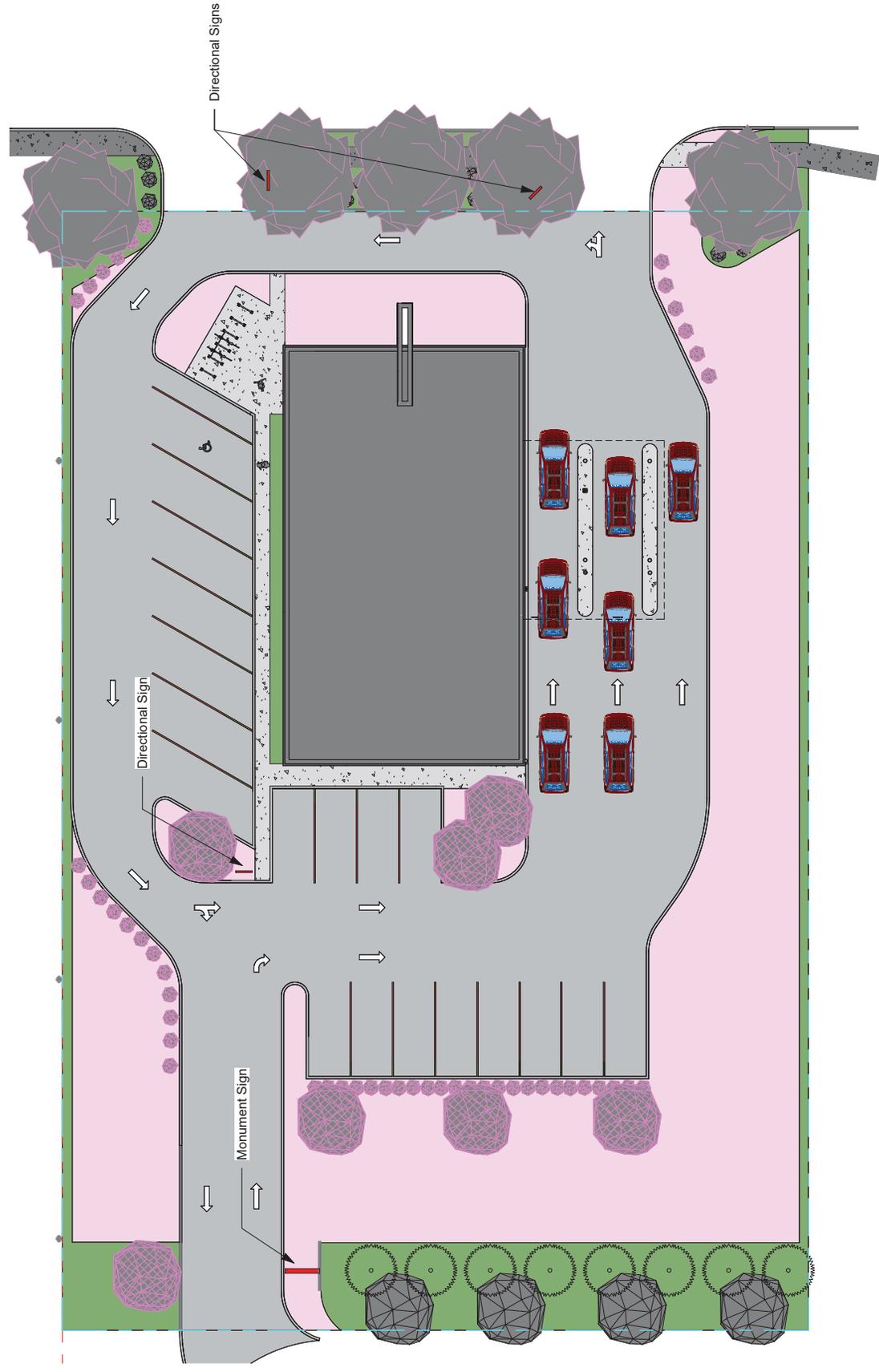
DRAWN BY
CLF/JJR

ACTIVITY NUMBER
23827

SKETCH NUMBER
A103

DATE ISSUED
07/18/2024

8/1/2024 9:57:30 AM



1 PROPOSED OPTION 8 W/ SIGNAGE

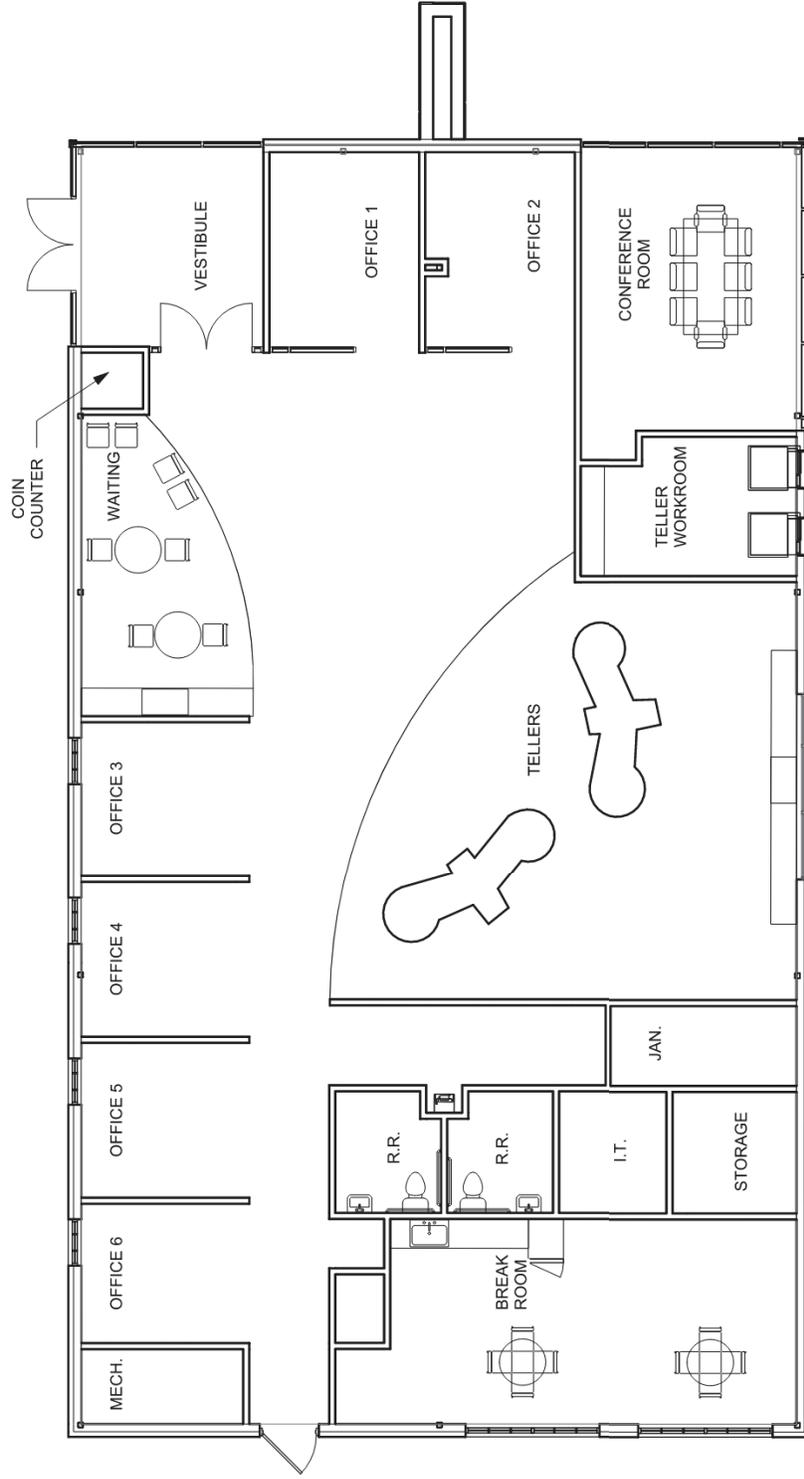
1" = 20'-0"



EXHIBIT F



1 FIRST FLOOR PLAN
1/8" = 1'-0"



Force Design, Inc.
Architects & Engineers
990 N. National Road
Columbus, Indiana 47201
812.372.8441

CLIENT
150

PROJECT
3002 E. 3RD ST. REMODEL

SKETCH TITLE
FLOORPLAN

DRAWN BY
CLF/JR

ACTIVITY NUMBER
23827

SKETCH NUMBER
A100

DATE ISSUED
07/18/2024

7/31/2024 4:08:19 PM

\\C:\I\ENAS\I\Projects\Design\Projects\2023\23827_JCB_Bloomington remodel\03_Architectural\model\23827_Option 8_Prefered_CM.rvt



Street Entrance

08/01/2024







Rear Entrance

08/01/2024







February 6, 2026

City of Bloomington Board of Zoning Appeals
 Planning Department
 401 N. Morton Street, Ste. 130
 Bloomington, IN 47404

BZA Hearing – February 2026
Petitioner’s Letter for JCBank Bloomington Sign Permit

Dear Members of the Board of Zoning Appeals:

The purpose of this letter is to appeal a zoning requirement regarding proposed signage for the JCBank building located at 3002 E. Third Street, a project that remodels a building that formerly housed Joella’s Chicken and Scholar’s Inn Bakehouse before it. The core of the JCBank project is goal shared with the City of Bloomington’s Unified Development Ordinance: conservation. JCBank remodels an existing building that historically has been used for restaurants and repurposed it for a higher use.

GAI Consultants is a civil engineering firm retained by Force Design, Inc. to complete the site civil engineering for the JCBank building remodeling project. The development was approved as a minor site plan approval. The sign approval reviews are a separate track, but JCBank sign permit was denied by City Planning, who cited UDO Section 20.04 100(f) (3) prohibiting signs on the roof of a building or extending above the eave of the roof line or parapet. This interpretation discounts the existing architecture of the building, the function of the wing structure, and other approved signage in the immediate area of the JCBank building, all of which are grounds for this appeal.

Appeal for Sign Placement

The architectural wing that protrudes north from the face of the building has been a feature of the building for its last two uses (restaurants). The sign location for both of the restaurants is in the same precise location as the proposed JCBank sign – that is on the wing structure above the primary roof line. The sign location is shown on the renderings and in the architectural drawings throughout the approval process and was approved by Planning.

JCBank provided pictures of several nearby examples of sign placement above the roof lines of buildings as part of their appeal. City Planning cites UDO Section 20.04 100(f) (3) prohibiting the JCBank sign location above the roof line. It is worth noting that this portion of the sign ordinance was originally intended in the context of denser urban developments where multi-story buildings could be made to look taller in the event a sign was allowed to be placed on the roof. At the time the first UDO was developed, there was specific focus on in-fill projects in the downtown where this requirement was best suited. In this context, the sign prohibition seems less applicable to one-story building in a frontage lot for College Mall. In fact, the following examples support this assertion:

- ▶ Burger King at East Third Street and College Mall Road – The restaurant is relatively new, and its site includes two ground mounted signs and three signs on two non-functional architectural features protruding above the main roof line.
- ▶ Chic-fil-a at East Third Street and Kingston Drive – The restaurant building has a non-functional architectural feature where their street-facing sign is located above the main roof line.
- ▶ Speedway at 3021 East Third Street - The Speedway gas station next to Crew Carwash displays a sign on the awning over the fuel pumps which is above the roof line of the main building.
- ▶ Crew Carwash at East Third Street and Pete Ellis Drive - Crew Carwash is the newest development of these examples. Its sign did not require an appeal or variance. The building is new and includes a non-functional architectural feature of the building in the northwest corner of the building. Their signs are mounted above the main roof line on this architectural feature. There is also a ground mounted sign at Pete Ellis and Third Street, and a sign mounted to the south-facing wall of the building. The carwash development removed two restaurant buildings that also displayed signs located above the main roof lines of the respective buildings.

We mention these examples because they contribute to establishing a precedent in proximity to the JCBank building. Additionally, the JCBank site itself has two prior examples whereby signs were mounted at the top of the wing above the primary roof line for both the Scholar’s Inn Bakehouse and the Joella’s Chicken restaurants.

Board of Zoning Appeals
February 6, 2026
JCBank Bloomington Remodel

Page 2

While the UDO exempts mansard roofs, allowing signs to be mounted on these types of roofs, it seems wasteful to further alter the building by constructing a non-functioning feature specifically for the signs. At this time, the building remodeling is underway. Any solution that alters the approved plans will be improvised and poses further hardship in terms of the schedule and cost. That seems wasteful given preservation of the existing building has been JCBank's primary goal and risks erosion of the overall aesthetic of the building if the changes are made and approved in haste.

GAI is not the architect for the building, but it is our understanding that the wing serves a structural function and encloses occupiable space within it on the interior of the building. This means the wing structure does have a roof to prevent storm water from entering the building interior. The roof is flat and does not extend beyond the face of the wing structure, so there is no eave. The fact that the roof over the wing structure is not part of the primary roof line seems irrelevant given that the wing has served a dual purpose to provide both a structural purpose to the building and an aesthetic style that provide unique variation and/or modulation to the building's architecture that makes it stand out. This type of design is also encouraged by the UDO.

Considering these factors, we support JCBank's appeal on reasoning that the sign location complies with the UDO and is not located on an area of the building prohibited by UDO Section 20.04 100(f). We respectfully submit this appeal for the BZA's deliberation and thank you for your consideration of this matter.

Sincerely,

GAI Consultants, Inc.



Adrian Reid, PE
Engineering Manager

cc: Carrie Fulp, Force Construction
Joe Green, JCBank



The Department of Planning and Transportation

The bank has chosen to repurpose an existing building that features a blade design specifically for signage. As previous tenants utilized this same location for their branding, JCBank would prefer to maintain this consistency. As a community bank, JCBank relies on clear signage to help customers easily identify its location.

We have designed the new signs to comply with all square footage requirements and are requesting the board's approval to install them in this established location. In regard to this request, I have two specific questions:

1. If a variance was previously granted for Joella's sign, would that variance transfer to the next property owner?
2. If the ordinance has changed since the previous installation, would the location of Joella's signage be grandfathered in for the new owner?

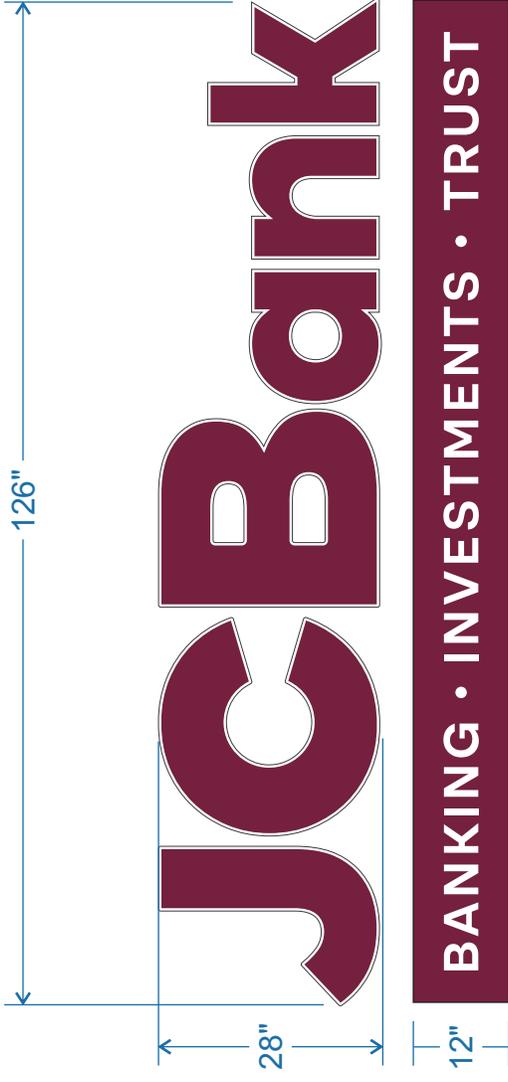
As you are likely aware, there are several examples of similar signage in the immediate vicinity-including Crew Car Wash, Taco Bell, and Chick-fil-A-all of which feature signage that could be viewed as being above the eave of the main building. We are simply asking for our proposal to be viewed in a similar light.

Thank you for your time and consideration of this matter.

Best regards,

Tim Overmyer

3RD ST, BLOOMINGTON



■ PMS 209 BURGUNDY
3M Translucent Burgundy Vinyl

SCALE: 1/8"=1' & 1/2"=1'
DATE: 07-25-24 Rev. 08-23-24
FILE: JCBank 3rd St Bloomington
Bldg Letters B.cdr

INTERNALLY ILLUMINATED LED CHANNEL LETTERS, FACE LIT
LOWER CABINET TO HAVE ROUTED FACE, BACKED UP WITH WHITE ACRYLIC
DURANODIC BRONZE RETURNS

Vanadco Signs
10625 STATE RD. 10 - ARGOS, IN. 46501 | vanadco.com

All drawings/designs/derivatives: ©2024, Vanadco Signs, Inc., All Rights Reserved. Due to the limitations of the printing process, printed colors can vary from actual colors.

ARTWORK APPROVED BY: _____ APPROVAL DATE: _____



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

RE: JCBank Signs Update

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

Thu, Jan 29, 2026 at 6:00 PM

To: Joe Green <jgreen@jcbank.com>

Cc: Ryan Strauser <rmstrauser@strausercci.com>, Eric Greulich <greulice@bloomington.in.gov>, Jacqueline Scanlan <scanlanj@bloomington.in.gov>, Melodie Yarnell <myarnell@jcbank.com>

Joe, I have received your confirmation that you would like to file an administrative appeal for the JC Bank signs. Attached is our general application form that you can fill out and send back to me. It will be helpful to have a narrative/petitioner's statement from you detailing the requested administrative appeal and your reasoning as to why you disagree with the staff interpretation - if you can send that to me by the BZA final revision deadline on 2/12/26, that would be greatly appreciated. As Jackie mentioned during yesterday's meeting, there is not a filing fee for an administrative appeal. Based on this email confirmation, the case will be added to the BZA agenda for public hearing on 2/26/26. A staff report for the case will be distributed approximately a week prior to the hearing. I will touch base with my supervisor tomorrow to ensure that we are not missing any steps in the process, and please let me know if you have any additional questions at this time.

All the best,
Jamie



**Jamie Kreindler, Senior Zoning
Planner**

Department of Planning and
Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

On Thu, Jan 29, 2026 at 7:06 AM Joe Green <jgreen@jcbank.com> wrote:

Good Morning, Jamie, thank you for meeting with us yesterday. Please accept this email as confirmation that JCBank would like to proceed with the internal administration appeal process regarding the proposed JCBank signs. Please provide the details and related information needed for the appeals application. I have added Melodie Yarnell to the email thread for reference.

Appreciate your help.

Joe

Joe Green

AVP Facilities & Purchasing
Facilities & Purchasing Department
812-524-4434
812-216-8737 Mobile
jgreen@jcbank.com

JCBank

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From: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>
Sent: Tuesday, January 27, 2026 5:08 PM
To: Joe Green <jgreen@jcbank.com>
Cc: Ryan Strauser <rmstrauser@strausercci.com>; Eric Greulich <greulice@bloomington.in.gov>; Jacqueline Scanlan <scanlanj@bloomington.in.gov>
Subject: Re: JCBank Signs Update

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Yes, I will send over a link/invite in a moment!



Jamie Kreindler, Senior Zoning Planner

Department of Planning and Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

On Tue, Jan 27, 2026 at 5:03 PM Joe Green <jgreen@jcbank.com> wrote:

Hi Jamie, can you send me a meeting link or do I need to be there in person?

Joe

Joe Green
AVP Facilities & Purchasing
Facilities & Purchasing Department
812-524-4434
812-216-8737 Mobile
jgreen@jcbank.com



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

Sent: Tuesday, January 27, 2026 4:17 PM

To: Joe Green <jgreen@jcbank.com>

Cc: Ryan Strauser <rmstrauser@strausercci.com>; Eric Greulich <greulice@bloomington.in.gov>; Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Subject: Re: JCBank Signs Update

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Sounds good, Joe! I look forward to seeing you tomorrow at 1pm at City Hall.

Best,

Jamie



**Jamie Kreindler, Senior Zoning
Planner**

Department of Planning and
Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

On Tue, Jan 27, 2026 at 2:34 PM Joe Green <jgreen@jcbank.com> wrote:

Hi Jamie, thank you, for the clarification, we appreciate it. Yes, please let schedule the 1pm to discuss the next step.

We appreciate your help.

Joe

Joe Green

AVP Facilities & Purchasing
Facilities & Purchasing Department
812-524-4434
812-216-8737 Mobile
jgreen@jcbank.com



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From: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>
Sent: Tuesday, January 27, 2026 2:14 PM
To: Joe Green <jgreen@jcbank.com>
Cc: Ryan Strauser <rmstrauser@strausercci.com>; Eric Greulich <greulice@bloomington.in.gov>;
Jacqueline Scanlan <scanlanj@bloomington.in.gov>
Subject: Re: JCBank Signs Update

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Hi Joe and Ryan,

We discussed the administrative appeal option with our Legal team as well as our Planning Director. Since you were previously not informed of the 10 day window to request an administrative appeal from the date of the staff determination on the proposed signs, we are going to restart the clock in this case.

Our formal staff determination is as follows: *At the staff level, it has been determined that the proposed signs are in violation of UDO Section 20.04.100(f)(3). If you disagree with this determination and do not wish to modify the plans accordingly, you may administratively appeal the determination using UDO Section 20.06.080(d) which must be filed within ten (10) days of staff's decision. An alternative would be to request a variance as detailed in the UDO.*

Whether you decide to proceed with an administrative appeal or a variance, I am happy to meet with you tomorrow afternoon and can be available at 1pm if that works for you. I apologize for any confusion in this case - if there are any questions that I can help to answer at this time, please feel free to reach out to me.

All the best,

Jamie



**Jamie Kreindler, Senior Zoning
Planner**

Department of Planning and
Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

On Tue, Jan 27, 2026 at 9:59 AM Joe Green <jgreen@jcbank.com> wrote:

Good morning, Jamie, great to hear, I have 1p-2p, 2p-3p or 3p - 4p available tomorrow. What ever one is the most convenient for you. Please send me a intite or would you prefer a call?

Thank you.

Joe

Joe Green

AVP Facilities & Purchasing
Facilities & Purchasing Department
812-524-4434
812-216-8737 Mobile
jgreen@jcbank.com

JCBank

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

Sent: Tuesday, January 27, 2026 8:10 AM

To: Joe Green <jgreen@jcbank.com>

Cc: Ryan Strauser <rmstrauser@strausercci.com>; Eric Greulich <greulice@bloomington.in.gov>;

Subject: Re: JCBank Signs Update

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good to hear from you, Joe! My day is pretty open this Wednesday 1/28 if you're available to meet then.



**Jamie Kreindler, Senior Zoning
Planner**

Department of Planning and
Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

On Fri, Jan 23, 2026 at 2:30 PM Joe Green <jgreen@jcbank.com> wrote:

Good Friday Afternoon, Jamie, I can confirm, that JCBank would like to proceed with the filing for the 2/26 Board of Zoning Appeals hearing. As you shared in your January 15th email, to reach out to you when we are ready to file to schedule a meeting at least 2 days in advance of the 1/30/2026 deadline.

I am ready to schedule a variance petition filing process meeting with you.

Thank you for helping us.

Joe

Joe Green
AVP Facilities & Purchasing
Facilities & Purchasing Department
812-524-4434
812-216-8737 Mobile
jgreen@jcbank.com

JCBank

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168
this message in error, delete it immediately and please contact the sender at the telephone number or email address listed above.

From: Joe Green

Sent: Thursday, January 22, 2026 4:13 PM

To: 'Jamie Kreindler' <jamie.kreindler@bloomington.in.gov>; Ryan Strauser <rmstrauser@strausercci.com>

Cc: Eric Greulich <greulice@bloomington.in.gov>; Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Subject: RE: JCBank Signs Update

Good afternoon, Jamie, as an update, JCBank will know by the 1/28 (2 days before the deadline) if we intend on completing the variance pre-submittal packet.

We appreciate your offer to help with the pre-submittal packet.

Safe travels this weekend!

Thank you.

Joe

Joe Green

AVP Facilities & Purchasing
Facilities & Purchasing Department
812-524-4434
812-216-8737 Mobile
jgreen@jcbank.com

The logo for JCBank, featuring the letters 'JCBank' in a bold, dark red, sans-serif font.

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

Sent: Thursday, January 15, 2026 2:24 PM

To: Ryan Strauser <rmstrauser@strausercci.com>

Cc: Joe Green <jgreen@jcbank.com>; Eric Greulich <greulice@bloomington.in.gov>; Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Subject: Re: JCBank Signs Update

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Hi Joe and Ryan,

Thanks for meeting with us this morning! As mentioned during the call, the next Board of Zoning Appeals filing deadline is 1/30/2026, and this would be for the 2/26/2026 hearing. The full schedule is available on our [website](#).

Attached is the variance pre-submittal packet which contains all the information on what's required to apply to the Board of Zoning Appeals. When you are ready to file, please reach out to me to schedule a meeting at least 2 days in advance of the 1/30/2026 deadline.

If you have any additional questions, feel free to contact me!

Best,

Jamie



**Jamie Kreindler, Senior Zoning
Planner**

Department of Planning and
Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

On Tue, Jan 13, 2026 at 11:02 AM Jamie Kreindler <jamie.kreindler@bloomington.in.gov> wrote:

Yes, will do!



**Jamie Kreindler, Senior Zoning
Planner**

Department of Planning and
Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

On Tue, Jan 13, 2026 at 10:55 AM Ryan Strauser <rmstrauser@strausercci.com> wrote:

Thursday at 1 works for me as well.

Ryan

Ryan M. Strauser

RA, AIA, LEED AP

Strauser Construction Co., Inc.

453 S. Clarizz Blvd.

Bloomington, IN 47401

T: 812.336.3608

F: 812.336.8870

E: rmstrauser@strausercci.com

On Tuesday, January 13, 2026 at 10:53:39 AM EST, Joe Green <jgreen@jcbank.com> wrote:

Hi Jamie, 1 pm would be great, can you send us a teams or zoom invite or a phone number to dial into ?

Thank you.

Joe Green

AVP Facilities & Purchasing
Facilities & Purchasing Department

812-524-4434

812-216-8737 Mobile

jgreen@jcbank.com

The logo for JCBank, featuring the letters "JCBank" in a bold, dark red, sans-serif font. The "J" and "C" are significantly larger than the "B" and "Bank".

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are not the intended recipient, any disclosure, copying, distribution or use of the contents of this information in any manner is strictly prohibited and may be unlawful. If you have received this message in error, delete it immediately and please contact the sender at the telephone number or email address listed above.

From: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>
Sent: Monday, January 12, 2026 7:01 PM
To: Joe Green <jgreen@jcbank.com>
Cc: Eric Greulich <greulice@bloomington.in.gov>; Jacqueline Scanlan <scanlanj@bloomington.in.gov>; Ryan Strauser <rmstrauser@strausercci.com>
Subject: Re: JCBank Signs Update

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Joe,

I have some time this Thursday 1/15 between 12:30-2pm. If that does not work for you, let me know some times that you are available next week Tuesday, Wednesday, or Thursday.

Thanks,

Jamie



**Jamie Kreindler, Senior Zoning
Planner**

Department of Planning and
Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

On Mon, Jan 12, 2026 at 3:17 PM Joe Green <jgreen@jcbank.com> wrote:

Good afternoon, Jamie, thank you for the information, to be sure we do it correctly, I have included Ryan Strauser from Strauser Construction our project general contractor who will be taking the steps with me through the BZA appeal and permitting process. Please provide us a date and time that works for you, that we can either meet with you, call you or have a team's meeting with you.

Appreciate your help.

Joe

Joe Green
AVP Facilities & Purchasing
Facilities & Purchasing Department
812-524-4434
812-216-8737 Mobile
jgreen@jcbank.com



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From: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>
Sent: Monday, January 12, 2026 9:33 AM
To: Joe Green <jgreen@jcbank.com>
Cc: Eric Greulich <greulice@bloomington.in.gov>; Jacqueline Scanlan <scanlanj@bloomington.in.gov>
Subject: Re: JCBank Signs Update

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Hi Joe,

It's good to hear from you! For an administrative appeal, that would be heard by the Board of Zoning Appeals (BZA). The BZA pre-submittal meeting deadline is January 21 with a filing deadline by January 30 for the February 26 public hearing. [This link has the full meeting schedule and project deadline information.](#)

To get started with this process, let's schedule a meeting and I can talk you through more of the steps involved.

Best,
Jamie



**Jamie Kreindler, Senior Zoning
Planner**

Department of Planning and
Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

On Fri, Jan 9, 2026 at 1:20 PM Joe Green <jgreen@jcbank.com> wrote:

Good afternoon, Jamie, hope you are having a great week.

Regarding the 3 options you recently provided us with to consider for JCBank's permanent sign permit application (front wing signs), we have decided to pursue an administrative appeal as you offered in the email below.

Our architect, engineers, general contractor and sign contractor can provide the wing structure information that may help confirm it's a structural roof with membrane and drainage as could support the proposed signage. In addition, the structure is similar to many of the area neighbors (both new and old) that currently carry similar signage on their buildings above the traditional roof lines and parapets.

At your convenience, please share the steps and related details for the internal appeal. We look forward to talking about our application.

I appreciate your help and guidance.

Joe

Joe Green
AVP Facilities & Purchasing
Facilities & Purchasing Department
812-524-4434
812-216-8737 Mobile
jgreen@jcbank.com

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please contact the sender at the telephone number or email address listed above.

From: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>
Sent: Friday, December 12, 2025 8:49 AM
To: Joe Green <jgreen@jcbank.com>
Cc: Eric Greulich <greulice@bloomington.in.gov>; Jacqueline Scanlan <scanlanj@bloomington.in.gov>
Subject: Re: JCBank Signs

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Hi Joe,

The paths forward in this case would be to: 1) request a variance, 2) request an administrative appeal, or 3) revise the plans.

We are happy to discuss these options in further detail if that would be helpful!

Thanks,

Jamie



**Jamie Kreindler, Senior Zoning
Planner**

Department of Planning and
Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

On Thu, Dec 11, 2025 at 2:01 PM Joe Green <jgreen@jcbank.com> wrote:

Good afternoon, Jamie,

Thank you for sharing the information pertaining to JCBank's permanent sign permit request. I took this information to the builder and sign contractor who have experience in this building for their feedback and both say the area you referred to as a blade is actually part of the building and roof structure including support steel, roofing and storm drainage. Also, please

see the attached photo of the prior owner of just a couple years ago to see how they used the area for their signs.

We would like further consideration of our request. We are all willing to meet to talk about it as well.

We appreciate your help with this project.

Joe

Joe Green

AVP Facilities & Purchasing
Facilities & Purchasing Department
812-524-4434
812-216-8737 Mobile
jgreen@jcbank.com



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From: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>
Sent: Wednesday, December 10, 2025 2:50 PM
To: Joe Green <jgreen@jcbank.com>
Cc: Eric Greulich <greulice@bloomington.in.gov>; Jacqueline Scanlan <scanlanj@bloomington.in.gov>
Subject: Re: JCBank Signs

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Hi Joe,

I appreciate your patience with me getting back to you regarding the proposed signs for JC Bank. Unfortunately, two of the proposed wall signs facing E 3rd Street are not allowed per UDO Section 20.04.100(f)(3). This section of code states the following: *Signs shall not be installed at any of the following locations: On the roof of a building, or extending above the eave, roof line or parapet of a building, except that signs may be located on the vertical portion of a mansard roof if no vertical wall space is available on the wall space associated*

with that tenancy or occupancy below and excepting that signs may be planed on top of awnings. ¹⁷⁶

I will review the other proposed wall sign and freestanding sign for compliance with zoning and get back to you as soon as possible.

Best,

Jamie



Jamie Kreindler, Senior Zoning Planner

Department of Planning and Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

On Fri, Dec 5, 2025 at 2:39 PM Jamie Kreindler <jamie.kreindler@bloomington.in.gov> wrote:

Thanks for clarifying, Joe!



Jamie Kreindler, Senior Zoning Planner

Department of Planning and Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

On Fri, Dec 5, 2025 at 10:38 AM Joe Green <jgreen@jcbank.com> wrote:

Good morning, Jamie, thank you for helping us. Attached please see the site plan with our sign location points and rendering of the building signs and monument sign. Also, as pointed on the site we are requesting 3 building signs and one monument sign.

Have a great weekend.

Joe

Joe Green

AVP Facilities & Purchasing
Facilities & Purchasing Department
812-524-4434
812-216-8737 Mobile
jgreen@jcbank.com



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From: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>
Sent: Friday, December 5, 2025 9:35 AM
To: Joe Green <JGreen@jcbank.com>
Subject: JCBank Signs

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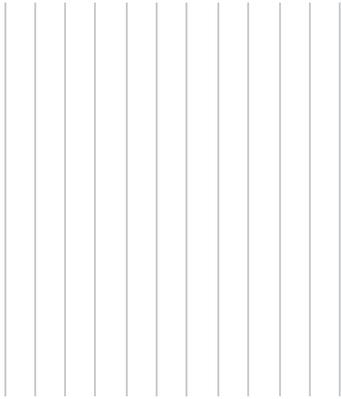
Hi Joe,

I am reviewing the zoning for the new JCBank signs and have a couple questions/comments.

1. Can you update the site plan to show the location of the proposed signs?
2. Please clarify the number of signs proposed.

Thank you,

Jamie



**Jamie Kreindler, Senior Zoning
Planner**

Department of Planning and
Transportation

City of Bloomington
Direct: 812-287-6752
Office: 812-349-3423

 **Application form_REVISED (09-08-2022) fillable.pdf**
265K

Bloomington Hearing Officer**Case #: ZR2026-02-0003****Location: 422 W. 10th Street, 477 W. Maker Way, 617 N. Madison Street****Meeting Date: February 25, 2026**

Staff Report

Petitioner:

Williams S. Riggert, PE (Bledsoe Riggert Cooper James)
1351 W. Tapp Road
Bloomington, IN, 47403

Owner:

Charles B. Whittaker, CPCU (Alluinn IU Trades District Hotel)
456 W. Frontage Road #235
Northfield, IL, 60093

Request

The petitioner is requesting variances from the landscaping standards regarding tree plot width and number of street trees for the use "Hotel or motel" in the Mixed-Use Downtown Showers Technology (MD-ST) zoning district.

Report

Overview

The property is zoned Mixed-Use Downtown Showers Technology (MD-ST) district and part of the Downtown Overlay District as well as the Bloomington Trades District. The total site is slightly under 1.5 acres in size, and the Trades District Hotel is planned to be located on lots bound by W. Maker Way to the north, N. Madison Street to the east, W. 10th Street to the south, and N. Rogers Street to the west. The surrounding properties to the north, east, and west are also zoned MD-ST, and the adjacent properties to the south are zoned Mixed-Use Downtown Core (MD-DC). Notable nearby sites include the Forge, the Mill, and City Hall.

The proposed Trades District Hotel is a 4 story tall, full service boutique hotel with 160-170 guestrooms and approximately 5,000 square feet of meeting space. Along W. 10th Street to the south, the hotel lobby and primary hotel entry will be located on the eastern portion of the first level. A restaurant to serve guests and the public will be located on the western half of W. 10th Street as well as the southern corner of the façade along N. Rogers Street to the west. Hotel administrative offices will face N. Rogers Street, and there will be third party retail spaces at the corner of N. Rogers Street and W. Maker Way. The second, third, and fourth levels of the hotel will consist of guestrooms and guest amenity spaces. A rooftop bar and outdoor patio that is

open to the public is proposed on the southeast corner of the fourth level of the Trades District Hotel.

Board of Zoning Appeals 11-20-25

The petitioner was granted two variances from the Board of Zoning Appeals (BZA) on Thursday, November 20, 2025 under case #V-48-25/ZR2025-10-0104. The first variance was from UDO Section 20.02.050(a)(5) which relates to the upper floor façade setbacks on parts of the west and south façades that are unable to comply with this setback regulation. The second variance granted by the BZA was from the minimum landscape area regulation. Table 04-4 regulates the Downtown Character Overlay Dimensional Standards, and the minimum landscape area required in the MD-ST zoning district is 15%. The petitioner's Open Space Diagram submitted to the BZA showed that compliance with the 15% minimum landscape area regulation would require 8,983 square feet of landscape area. On their Open Space Diagram, the petitioner provided 6,215 square feet of landscape area, 4,940 square feet of outdoor space, and 9,523 square feet of green roof area. The petitioner's submitted plan also identified locations for public art, a green wall, garden spaces, bicycle parking, outdoor patios, and more features.

Plan Commission 1-12-26

The Plan Commission reviewed and approved the major site plan for the hotel construction with several conditions in case #SP2025-12-0094. One of the Plan Commission conditions is that along W. 10th Street, a minimum 10' wide sidewalk and 8' wide tree plot are required. The petitioner has continued to work through resolution of the design along W. 10th Street and the conditions of approval from the major site plan approval.

Hearing Officer 2-25-26

At this time, the petitioner is requesting two additional variances from the landscaping standards regarding tree plot width and number of street trees along W. 10th Street. The petitioner is unable to satisfy the Plan Commission condition about the minimum 8' wide tree plot along W. 10th Street. The plan shows the required 10' wide travel lanes, allowed 7.45' wide parking and short term loading zone, and required 10' wide sidewalk. However, the proposed site plan does not show a compliant tree plot with street trees not more than 30' from center along the length of W. 10th Street. Within the parking and short term loading zone, there are street tree bumpouts surrounded by concrete planter curbs. This does not comply with the required 8' wide tree plot, so a variance is required from UDO Section 20.04.050(d)(8). In addition, UDO Section 20.04.080(f)(1) requires 1 large canopy tree per 30 feet of property frontage that abuts a public right-of-way. As provided by the petitioner, the frontage along W. 10th Street is 368 feet, which requires a minimum of 13 street trees on the north side of W. 10th Street. The petitioner is only able to provide 10 street trees on the north side of W. 10th Street, and a variance is being requested to reduce the number of required street trees along W. 10th Street from 13 street trees to 10 street trees.

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:
 - Tree Plot Width: The granting of this variance is not expected to be injurious to the public health, safety, morals, or general welfare of the community. In the plan for W. 10th Street, a short term loading zone as well as 3 parking spaces are included. The short term loading zone and parking spaces are intended to serve the needs of the public. Allowing the limited number of on-street parking spaces increases public safety by providing a space directly adjacent to the hotel for guests to unload from vehicles rather than crossing the public street. There is limited space to include the travel lanes, parking, loading/unloading, tree plot, and sidewalk. The petitioner proposes to install two 10' wide travel lanes and a 10' wide sidewalk per the Transportation Plan's requirements. They are asking for a variance to not install the 8' wide tree plot as required by the UDO and Transportation Plan. Instead, they are proposing to balance the hotel's needs for a loading/unloading area and parking spaces with street tree bumpout planting areas. The plan shows 8 street tree bumpout planting areas of various sizes along W. 10th Street, which will benefit the public health, safety, morals, and general welfare of the community. The presence of the tree bumpouts and on-street parking separate the vehicular travel lanes from the pedestrian facilities. Therefore, the granting of the variance to not require a continuous tree plot along the length of W. 10th Street will not cause any public safety hazards.
 - Street Trees: The granting of this variance is not expected to be injurious to the public health, safety, morals, or general welfare of the community. The petitioner is asking for a minimal reduction in the number of street trees along W. 10th Street. Based on the W. 10th Street frontage of 368 feet, the petitioner calculated that 13 street trees are required. They are proposing to install 10 street trees instead of the required 13 street trees, which is a slight reduction of 3 street trees. The plan's inclusion of 8 bumpout planting areas with a total of 10 street trees will have a positive impact on the public health, safety, morals, and general welfare of the community.
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:
 - Tree Plot Width: No adverse impacts to the use and value of surrounding properties as a result of the requested variance are found. The adjacent properties to the south of the proposed Trades District Hotel are a parking garage intended to serve the hotel as well as government offices including Monroe County and City Hall. The Trades District Hotel is expected to add value to this currently undeveloped part of the Bloomington Trades District which will be a benefit to the surrounding areas and properties. Despite not complying with the UDO and Transportation Plan, staff finds that the proposed 8 bumpout planting areas of varying sizes with a total of 10 street trees is a satisfactory plan that adds aesthetic value while balancing the needs for parking spaces and a loading/unloading area for the hotel. Overall, staff finds that the use and value of the area adjacent to the property will be positively impacted by the approval of the requested variance from the tree plot width along W. 10th Street.
 - Street Trees: No adverse impacts to the use and value of surrounding properties as a result of the requested variance are found. The adjacent properties to the south of the proposed Trades District Hotel are a parking garage intended to serve the hotel as well as government offices including Monroe County and City Hall. The Trades District Hotel is expected to add value to this currently undeveloped part of the Bloomington Trades District which will be a benefit to the surrounding areas and properties. Despite not complying with the UDO and Transportation Plan, staff finds that the proposed 8 bumpout planting areas of varying sizes with a total of 10 street trees is a satisfactory plan that adds aesthetic value while balancing the needs for parking spaces and a loading/unloading area for the hotel. Overall, staff finds that the use and value of the area adjacent to the property will be positively impacted by the approval of the requested variance from the number of street trees along W. 10th Street.
3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.
- Proposed Finding:
 - Tree Plot Width: The strict application of the terms of the UDO will result in practical difficulties in the use of the property because it will not allow for a small general purpose loading/unloading area along W. 10th Street which is a typical feature for hotels. Furthermore, there is limited space for the inclusion of the 10' wide travel lanes, 8' wide tree plot, 13 street trees, and 10' wide sidewalk as required by the UDO and Transportation Plan. The practical difficulties are peculiar to the property in question because the subject property has four frontages along W. Maker Way to the north,

N. Madison Street to the east, W. 10th Street to the south, and N. Rogers Street to the west which are all subject to UDO and Transportation Plan regulations. The curvature along W. 10th Street is another unique characteristic of the site for the proposed Trades District Hotel. The granting of the requested variance will relieve the practical difficulties by accommodating the needs for a loading/unloading area, adding 3 parking spaces, and including 8 bumpout planting areas with a total of 10 street trees. Staff finds that the proposed alternative plan along W. 10th Street meets the spirit of the UDO as the proposed design for the north side of W. 10th Street will preserve the urban character of this location within the City.

- Street Trees: The strict application of the terms of the UDO will result in practical difficulties in the use of the property because it will not allow for a small general purpose loading/unloading area along W. 10th Street which is a typical feature for a hotel. Furthermore, there is limited space for the inclusion of the 10' wide travel lanes, 8' wide tree plot, 13 street trees, and 10' wide sidewalk as required by the UDO and Transportation Plan. The practical difficulties are peculiar to the property in question because the subject property has four frontages along W. Maker Way to the north, N. Madison Street to the east, W. 10th Street to the south, and N. Rogers Street to the west which are all subject to UDO and Transportation Plan regulations. The curvature along W. 10th Street is another unique characteristic of the site for the proposed Trades District Hotel. The granting of the requested variance will relieve the practical difficulties by accommodating the needs for a loading/unloading area, adding 3 parking spaces, and including 8 bumpout planting areas with a total of 10 street trees. Staff finds that the proposed alternative plan along W. 10th Street meets the spirit of the UDO as the proposed design for the north side of W. 10th Street will preserve the urban character of this location within the City.

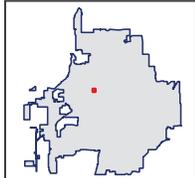
Recommendation

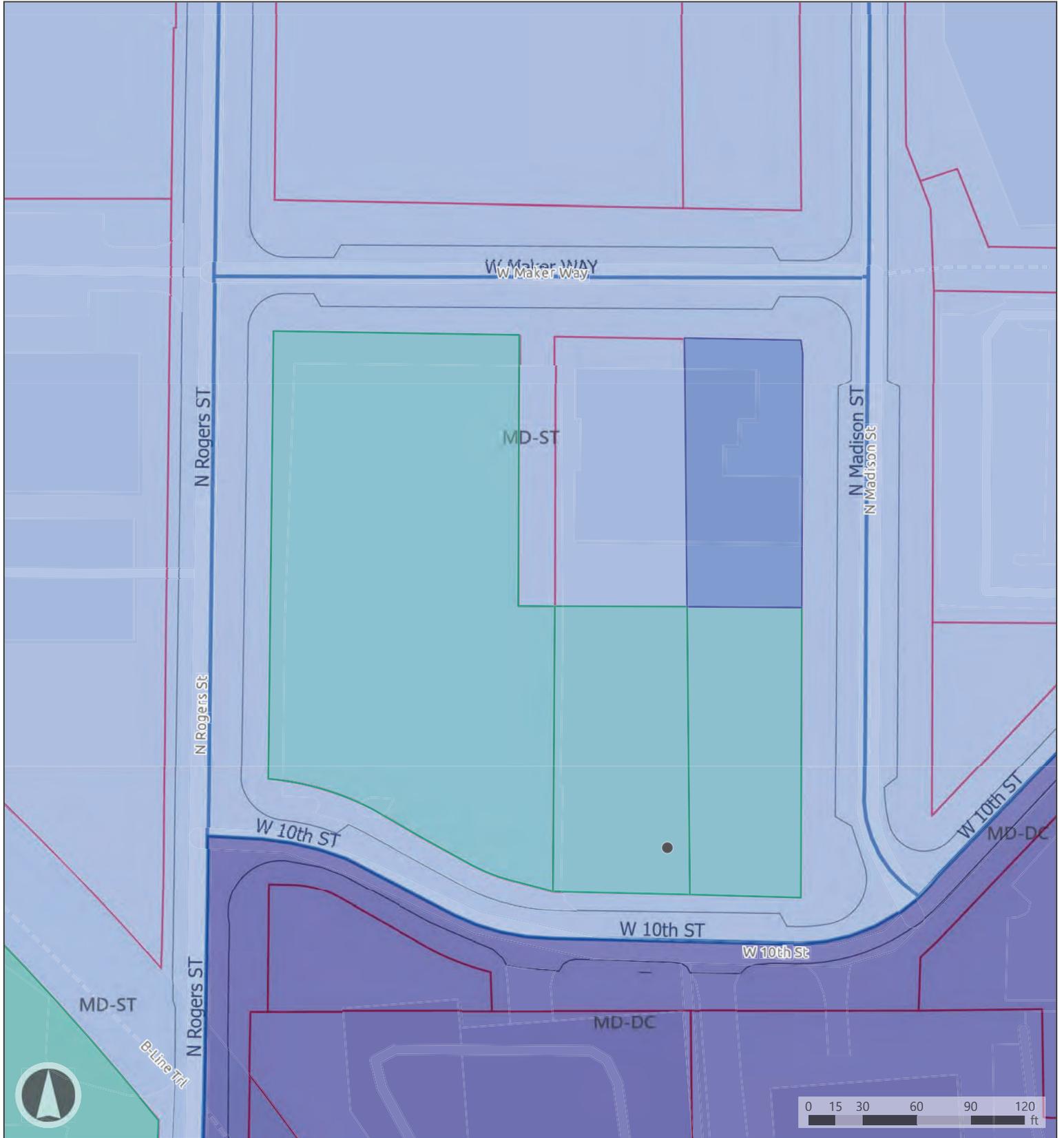
The Department recommends that the Hearing Officer adopt the proposed findings and approve the petition.



Map Legend

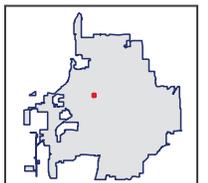
- | | | |
|--|--|---|
|  Board of Zoning Appeals |  Parcels | RGB |
|  Other |  Bloomington Municipal Boundary |  Red: Band_1 |
| | |  Green: Band_2 |





Map Legend

- Board of Zoning Appeals
- Other
- Mixed-Use Downtown Core
- Mixed-Use Downtown Shows Technology
- Parcels
- Pavement
- City Maintained Streets
- Bloomington Municipal Boundary



Bledsoe Riggert Cooper James
 LAND SURVEYING • CIVIL ENGINEERING • GIS

February 2, 2026

Jamie Kreindler, Senior Zoning Planner
 City of Bloomington Planning and Transportation
 401 N. Morton Street, Suite 130
 Bloomington, IN 47404 via email

jamie.kreindler@bloomington.in.gov

RE: Trades District Hotel
 Hearing Officer - Request for Variances

Dear Jamie:

On behalf of Alluinn IU Trades District Hotel, LLC, we respectfully request a hearing for the Trades District Hotel Project at the Hearing Officer meeting scheduled for February 25, 2026. After further design and coordination with City Planning and City Engineering, we request the following variances:

1. UDO Section 20.04.050(d)(8) - Minimum Tree Plot Width. We request a reduction in the tree plot width from the Transportation Plan to allow for a small general-purpose loading/unloading area along 10th Street.
2. UDO Section 20.04.080(f)(1) - Street Trees. As currently designed, the project cannot meet the requirements for number of trees due to a preference for a small general-purpose loading/unloading area. The loading/unloading area is on the north side of the proposed 10th Street layout and provides accommodation for up to three vehicles. This arrangement precludes the incorporation of street trees at a maximum distance of 30 feet on center. While on-street parking is planned on the north side of 10th Street, tree plot bump outs will be provided at 30 feet on center between each parking space to provide for street trees. Based on frontage alone, 13 street trees are required along the north side of 10th Street. The proposed layout accounts for 10 street trees. Overall, the proposed design for the north side of 10th Street still provides the intended character for an urban street at this location with the city.
3. UDO Section 20.04.080(f)(3)(F) - Vision Clearance. As we continue to work through our desing and to be able to satisfy City Engineering and Planning review comments we may need the flexibility for a reduction in the number of required street trees to satisfy the vision clearance requirements. We ask the Hearing Officer and/or Planning Director for an approval, if necessary, for a variance on the number of required street trees along Rogers Street at the intersection of Marker Way, along 10th Street at the intersection of Madison Street, and along Madison Street at the intersection of the new midblock alley.

Attached, for your reference, please find an exhibit illustrating the proposed 10th Street configuration.

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

Thank you for your consideration.

Sincerely,



William S. Riggert, PE
 Principal Engineer



City of Bloomington Planning Department



- PLAN COMMISSION
- PLAT COMMITTEE
- BOARD OF ZONING APPEALS
- HEARING OFFICER
- COMMON COUNCIL
- STAFF LEVEL

CASE# _____
 FILING DATE 02/02/2026
 FILING FEE \$ _____
 HEARING DATE(S) 02 / 25 / 2026
 _____ / _____ / _____
 HT ACCT# _____
 PLANNER: Jamie Kreindler

ADDRESS OF PROPERTY 477 W. Maker Way, 422 W. 10th Street, and 617 N. Madison Street

Applicant's Name <u>William S. Riggert, PE - Bledsoe Riggert Cooper James</u>	Phone <u>812-336-8277</u>
Address <u>1351 W. Tapp Road, Bloomington, IN 47403-3238</u>	Email <u>wriggert@brjcivil.com</u>
Owner's Name <u>Charles B. Whittaker, CPCU - Alluinn IU Trades District Hotel, LLC</u>	Phone <u>312-485-9875</u>
Address <u>456 W. Frontage Road, #235, Northfield, IL 60093</u>	Email <u>charles@alluinn.com</u>
Counsel or Consultant <u>William S. Riggert, PE - Bledsoe Riggert Cooper James</u>	Phone <u>812-336-8277</u>
Address <u>1351 W. Tapp Road, Bloomington, IN 47403-3238</u>	Email <u>wriggert@brjcivil.com</u>

Contact for payment for legal ad: _____
 Parcel Number(s): 53-05-32-100-035.001-005, 53-05-32-100-035.012-005, and 53-05-33-200-013.012-005

STAFF USE ONLY – TO BE COMPLETED BY STAFF

Plan Commission/Plat Committee

- Change of Zone
- Site Plan Review
- Planned Unit Development (Preliminary Plan)
- Planned Unit Development (Final Plan)
- Primary Plat Review
- Secondary Plat Review

BZA/Hearing Officer

- Appeal from Administrative Decision
- Conditional Use
- Variance

Common Council

- Right-of-Way Vacation

Description of Request: _____

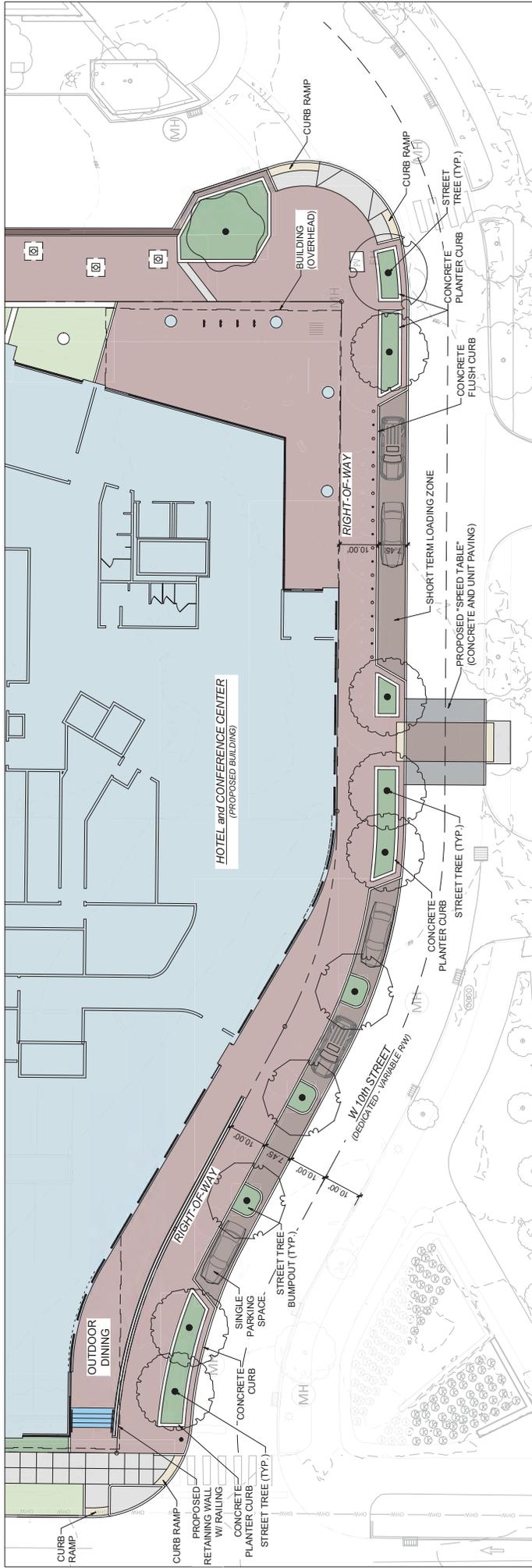
This application must be accompanied by all required submittals and plan elements, as indicated for the requested approval. Submittal of plans for review by City of Bloomington Utilities is required at or prior to time of application. Present CBU verification of receipt of plans at time of filing. Applicants are required to meet with a planner to review their request prior to filing an application. No applications will be accepted without prior Staff consultation. Staff reserves the right to schedule hearing dates for petitions subject to complete submittals and previously filed cases. Notices to adjacent property owners should not be mailed until hearing dates have been confirmed.

I (we) agree that the applicant will notify all adjacent property owners at the applicant's expense.
 I (we) further agree that the Planning Department will cause a legal notice of this application to be published in a paper having general circulation in Bloomington at the applicant's expense.
 I (we) certify that all foregoing information is correct and that I (we) are the owners (legal agents for owners) of property subject to this application and authorize Staff to inspect the site as needed.
 If applicant is other than recorded owner, an affidavit designating authority to act on owner's behalf, must accompany this application.

Applicant Signature:  Date: 02-02-2026 Staff Initial: _____

401 N. Morton Street · Bloomington, IN 47404  Phone: (812) 349-3423 · Fax: (812) 349-3520

www.bloomington.in.gov
 E-mail: planning@bloomington.in.gov



10TH STREET CONFIGURATION
SCALE: 1" = 20'



PLAN DETAIL | ON-STREET PARKING
SCALE: 1" = 10'

BLOOMINGTON UDO PLANTING REQUIREMENTS - STREET TREES @ 10th STREET			
DESCRIPTION	LENGTH (F)	QTY REQUIRED	QTY PROVIDED
SOUTH	388	13	10

REFERENCE NOTES SCHEDULE		DETAIL
SYMBOL	DESCRIPTION	DETAIL
[Symbol]	PRECAST ARCHITECTURAL CONCRETE	
[Symbol]	PRECAST CONCRETE STAIRWAY	
32	EXTERIOR IMPROVEMENTS	
[Symbol]	CONCRETE PAVING, LIGHT DUTY, BROOM FINISH	
[Symbol]	CONCRETE PAVING, HEAVY DUTY, BROOM FINISH	
UNIT PAVING		
[Symbol]	UNIT PAVING, LIGHT DUTY PAVERS	
[Symbol]	UNIT PAVING, HEAVY DUTY PAVERS	
PAVING SPECIALTIES		
[Symbol]	PAVING SPECIALTIES, DETECTABLE WARNING SURFACE, UNIT PAVING	
TURF AND GRASSES		
[Symbol]	TURF AREA	
[Symbol]	PLANTING AREA	