

# CITY OF BLOOMINGTON



March 20, 2019 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON  
HEARING OFFICER  
March 20, 2019 at 2:00 p.m.

\*Kelly Conference Room #155

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**PETITION CONTINUED TO:** 4/3/19

CU-07-19      **Matthew Francisco and Selma Sabanovic**  
512 W. Howe St.  
Request: Conditional Use approval to allow a detached accessory dwelling unit (ADU).  
*Case Manager: Eric Greulich*

**PETITIONS:**

CU-05-19      **Peter and Sara Kinne**  
1016 S. Henderson St.  
Request: Conditional Use approval to allow an accessory dwelling unit (ADU).  
*Case Manager: Ryan Robling*

V-06-19      **Fierst Rentals**  
503 N. Grant St.  
Request: Variance from side yard building setback standards to allow an addition to a single-family residence.  
*Case Manager: Eric Greulich*

**\*\*Next Meeting: April 3, 2019**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or E-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).*

**BLOOMINGTON HEARING OFFICER  
STAFF REPORT  
Location: 1016 S. Henderson Street**

**CASE #: CU-05-19  
DATE: March 20, 2019**

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**PETITIONER: Peter Kinne  
8899 E. Baby Creek Road, Bloomington, Indiana**

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**REQUEST:** The petitioner is requesting conditional use approval to allow an attached accessory dwelling unit in the Residential Core (RC) zoning district.

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**REPORT:** This 0.39 acre (17,205 sq. ft.) site is located at 1016 S. Henderson Street. The property is zoned Residential Core (RC). The site currently contains one single family residence and a detached garage which has a legal nonconforming accessory dwelling unit above the garage. The petitioner is requesting conditional use approval in order to legitimize the existing Accessory Dwelling Unit (ADU) to allow an addition to the primary structure and to connect the ADU to the primary residence. The residence and the garage/accessory dwelling unit will be connected by the addition of a new 120 sq. ft. mud room. The petitioner will also be adding a 99 sq. ft. kitchen addition.

There is an existing driveway that accesses the garage from S. Henderson Street. The garage will continue to be used for parking. The accessory dwelling unit is currently being rented, and will continue to be so after the additions are constructed. The proposed addition will meet all side and rear yard setback requirements. A building permit has been applied for to construct the addition and can be approved pending the approval of this conditional use application.

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**ACCESSORY DWELLING UNIT ISSUES:**

Section 20.05.0333 outlines the particular standards required for Accessory Dwelling Units in single-family residential zoning districts in Bloomington.

The petition meets all of the standards of Section 20.05.0333.

**Setbacks:** The proposed structure will be located approximately 5' from both side property lines.

Site Standards	Allowed	Proposed
Maximum Number	1 per lot	1
Number of Residents	One Family per lot	One Family or 3 unrelated per lot
Minimum Lot Size	7,200 square feet	17,424 sq. ft.
Proximity	At least 300 feet from approved ADU	No approved ADU's within 300'
Owner Occupancy	Required on Lot	Owner in House

Design Standards	Allowed	Proposed
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Maximum Square Footage	440 square feet	422 square feet
Maximum Bedrooms	1	1
<b>Minimum Setbacks</b>		
Front	Same as Dwelling	10 feet behind house
Side	5 feet	5 feet
Side	5 feet	5 feet
Maximum Height	25 feet	25 feet

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## Criteria and Findings for Conditional Use Permits

### 20.05.023 Standards for Conditional Use Permits

No Conditional Use approval shall be granted unless the petitioner shall establish that the standards for the specific Conditional Use are met and that the following general standards are met.

1. *The proposed use and development must be consistent with the Comprehensive Plan and may not interfere with the achievement of the goals and objectives of the Comprehensive Plan;*

**Proposed Finding:** The proposal for an ADU does not interfere with the goals and objectives of the Comprehensive Plan and in fact the Comprehensive Plan specifically supports Accessory Dwelling Units as a way to provide affordable housing options and maintain owner occupied housing in the older neighborhoods by incorporating Accessory Dwelling Units. Policy 5.3.1 encourages opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities through accessory dwelling units. Under Land Development policy guidance the Comprehensive Plan states “Accessory dwelling units for single-family residential uses offer options to consider for affordability, aging in place, and to meet other housing needs.”

2. *The proposed use and development will not create nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights;*

**Proposed Finding:** The proposed use will not create a nuisance. The structure currently exists on the site and no known nuisance exists or have been reported. The use on the site will take place completely indoors. No smoke, odors, vibrations, or objectionable lights are typically associated with a residential use.

3. *The proposed use and development will not have an undue adverse impact upon the adjacent property, the character of the area, or the public health, safety and general welfare;*

**Proposed Finding:** No adverse impacts to the adjacent properties or character of the area will occur as a result of this petition. An accessory dwelling unit already exist on the site, with no known adverse impacts upon adjacent properties. The

overall use of the property will still be a single family residential use. The limits on occupancy for the property minimizes impacts to the adjacent properties. No additional buildings are proposed.

4. *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, or that the applicant will provide adequately for such services;*

**Proposed Finding:** The site is adequately served by all public utilities. No additional development is proposed.

5. *The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;*

**Proposed Finding:** The limit on occupancy imposed with the ADU standards insures that the maximum occupancy on the property does not exceed that of a typical residential property. There is ample parking on site for both the house and accessory dwelling unit with a driveway in front of the garage plus parking within the garage, and no significant amounts of traffic will be generated by the one-bedroom ADU unit.

6. *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;*

**Proposed Finding:** The ADU will have no significant effect on the natural, scenic, or historic features of the parcel or area. The house is not located in a historic district.

7. *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*

**Proposed Finding:** The Department does not find any negative impacts to the neighborhood from the proposed ADU operation.

8. *Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage that is out of character, in the Board of Zoning Appeal's determination, shall not be approved.*

**Proposed Finding:** No signage is allowed for the ADU.

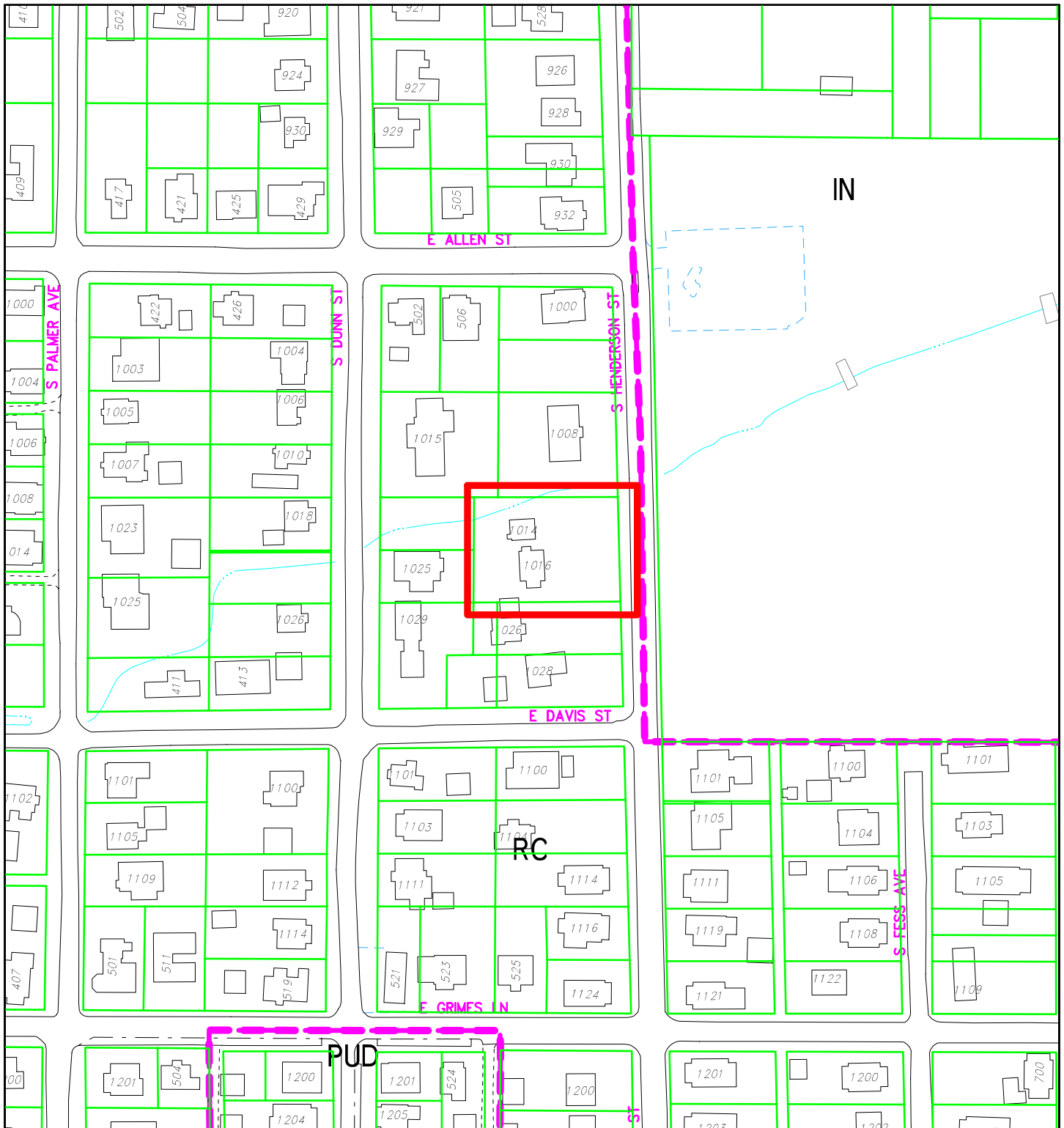
9. *The proposed use and development complies with any additional standards imposed upon the particular use by Chapter 20.05; CU: Conditional Use Standards.*

**Proposed Finding:** There are no other standards applicable to the ADU.

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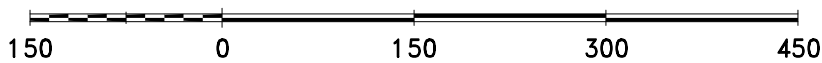
**RECOMMENDATION:** The Department recommends that the Hearing Officer adopt the proposed findings and approve CU-05-19 with the following conditions:

1. The Conditional Use is approved for the existing accessory structure as submitted.
2. Petitioner shall record a commitment to satisfy 20.05.0333(l), indicating that the ADU cannot be sold separately from the primary unit and that the conditional use approval shall only be in effect as long as the owner(s) of record occupies either the house or the ADU as his or her primary residence. If the ADU approval is revoked at any time, the ADU must be removed from the property.
3. Petitioner shall submit a copy of the property tax homestead exemption for the property.



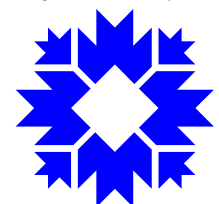
CU-XX-19 Peter Kinne  
 1016 S Henderson St  
 Hearing Officer  
 Site Location, Zoning, Parcels

By: roblingr  
 11 Mar 19

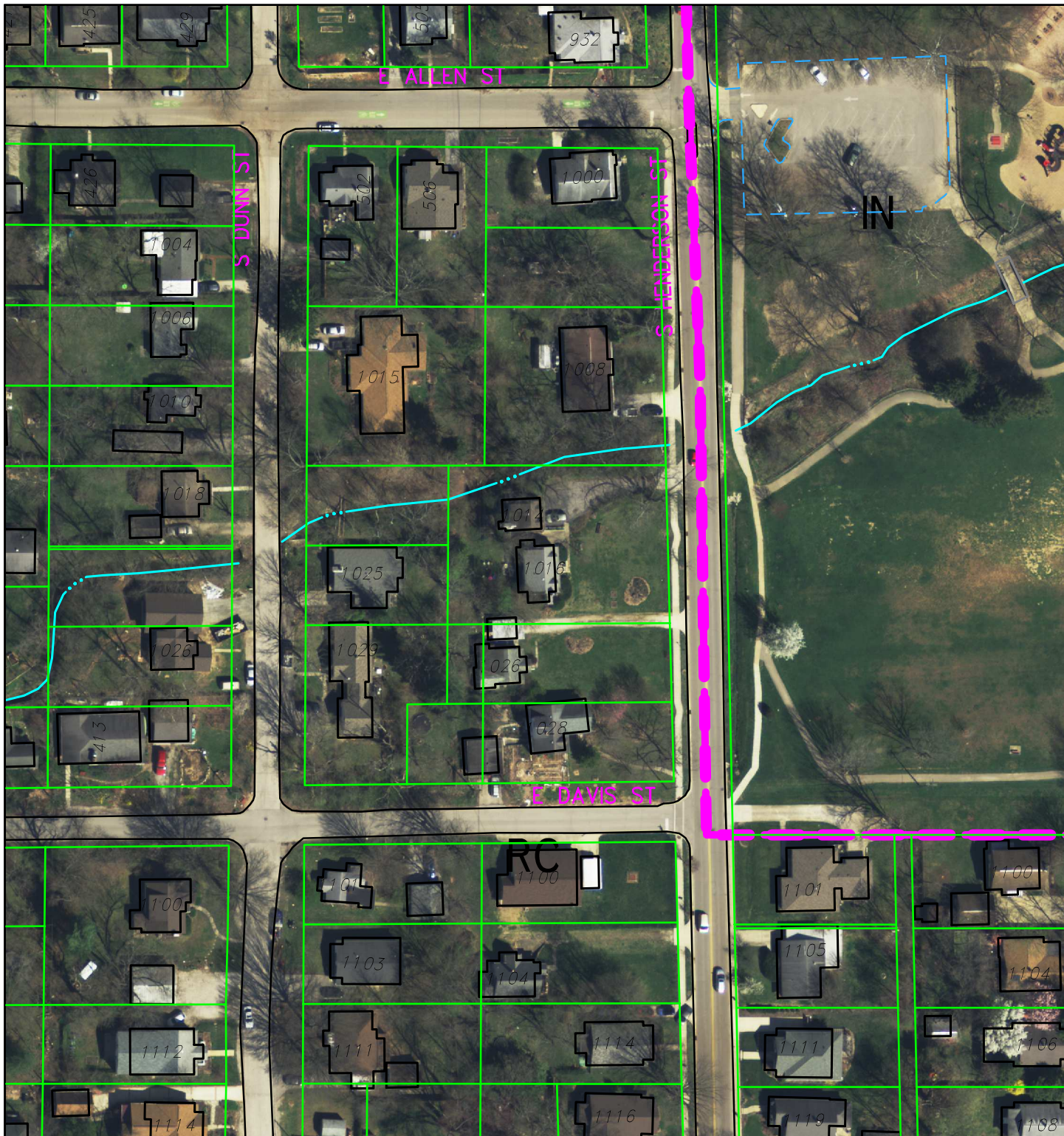


For reference only; map information NOT warranted.

City of Bloomington  
 Planning & Transportation

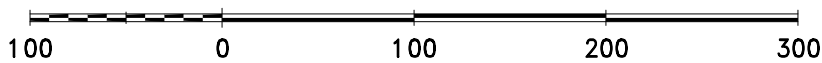


Scale: 1" = 150'



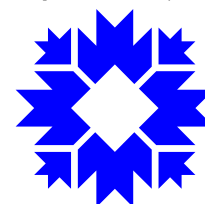
CU-05-19 Peter Kinne  
 1016 S Henson Street  
 Hearing Officer  
 2016 Aerial Photograph

By: roblingr  
 11 Mar 19



For reference only; map information NOT warranted.

City of Bloomington  
 Planning & Transportation



Scale: 1" = 100'

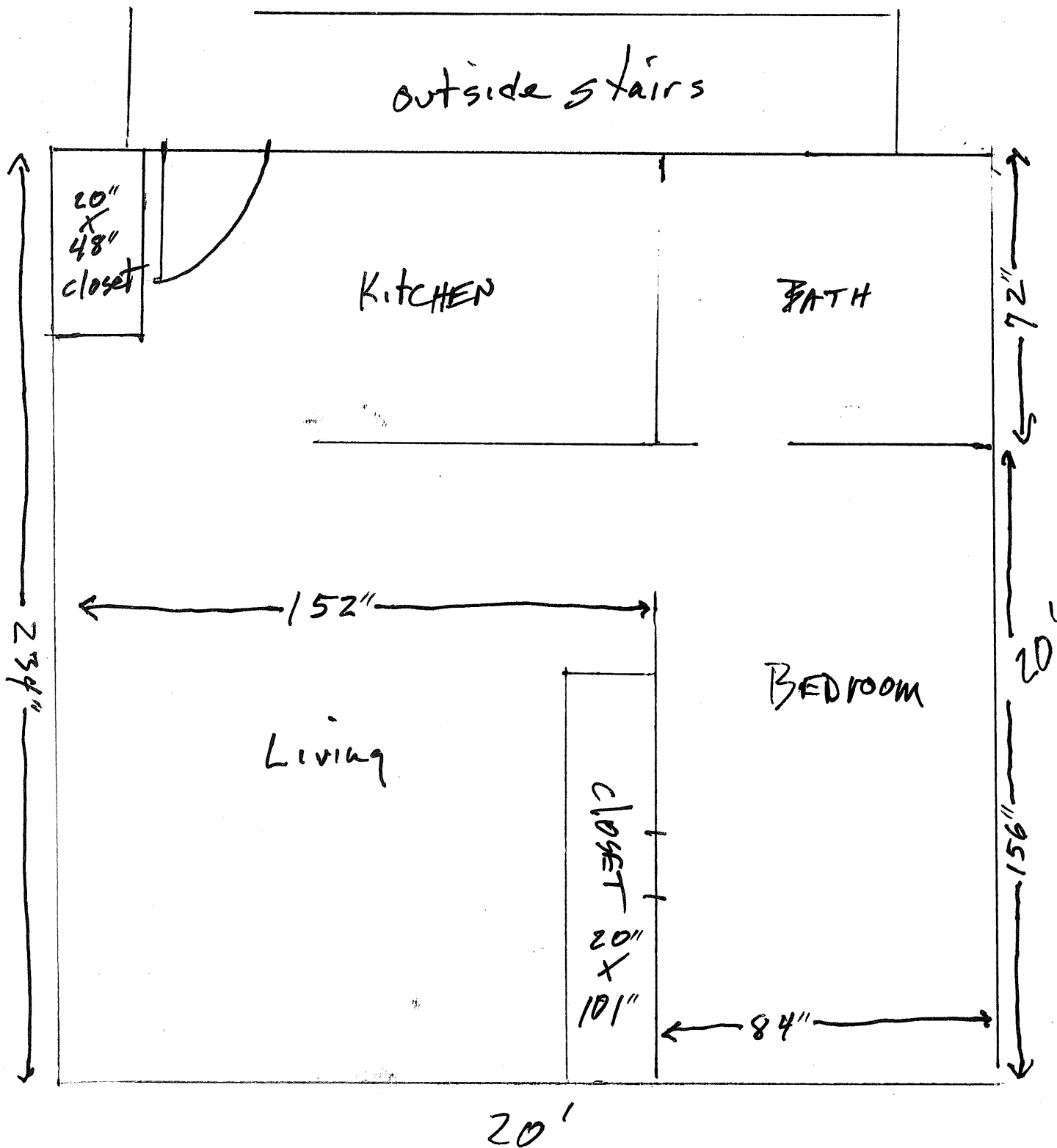


My name is Pete Kinne. My wife, Sara, and I have owned the property at 1016 S. Henderson since 1998, having bought it for my mother to be able to live nearer to us in her declining years. After she needed to move to Bell Trace for assisted living accommodations, we decided to keep the property for our own residence in our later years. We live in eastern Monroe County on Baby Creek Rd, an unimproved gravel road which floods regularly, causing us to deal with impassable low bridges, power outages, auto damage and degradation, and limited public services, like water and internet. Those factors seemed romantic 35 years ago, but have worn thin now that we are both older and retired. Our house in Bloomington was built in 1949 by Elmo and Zelka Beatty, who added an apartment above their garage to take advantage of the postwar college boom caused by the newly established GI bill. It was verified to me by their grandson that there were tenants in the apartment during those later years when the Beattys were retired, and it is probable that the practice has continued through subsequent owners, whether the main house was occupied by owners or renters. It was under absentee ownership when we bought it,

When the HAND rental code was introduced in Bloomington, the apartment was grandfathered, since it existed for decades previously, and has been tenant occupied and regularly inspected, though not conforming to zoning regulations as they have developed. Now that there exists a zoning provision for accessory dwelling units, "Granny Flats," the planning department prefers that our property be brought into compliance, rather than remain "grandfathered." Our interest in expanding the kitchen of the main house requires a building permit for expanding the original footprint, allowing the planning department to intercede and require such compliance, hence my application for this permission, and this letter of detail. Our apartment tenants have always been chosen with care, since the apartment is so close to the house, so our management of the property will not change. The apartment requires no changes to meet the standards of the new ordinance, the current tenant of 3 years will be staying put, and the property is secluded and remote, due to it's separation from the neighbors by vegetation and the stream from Bryan park.

On this matter, we welcome inquiries from our fellow members of the Bryan Park Neighborhood Association and we pledge to continue to be good neighbors. At the completion of this remodeling project we look forward to being residents, and have already begun Sara's extensive plantings of Daffodils (fortunately, completely inedible to Deer).

Pete and Sara Kinne  
8899 E. Baby Creek Road  
812 369-8302



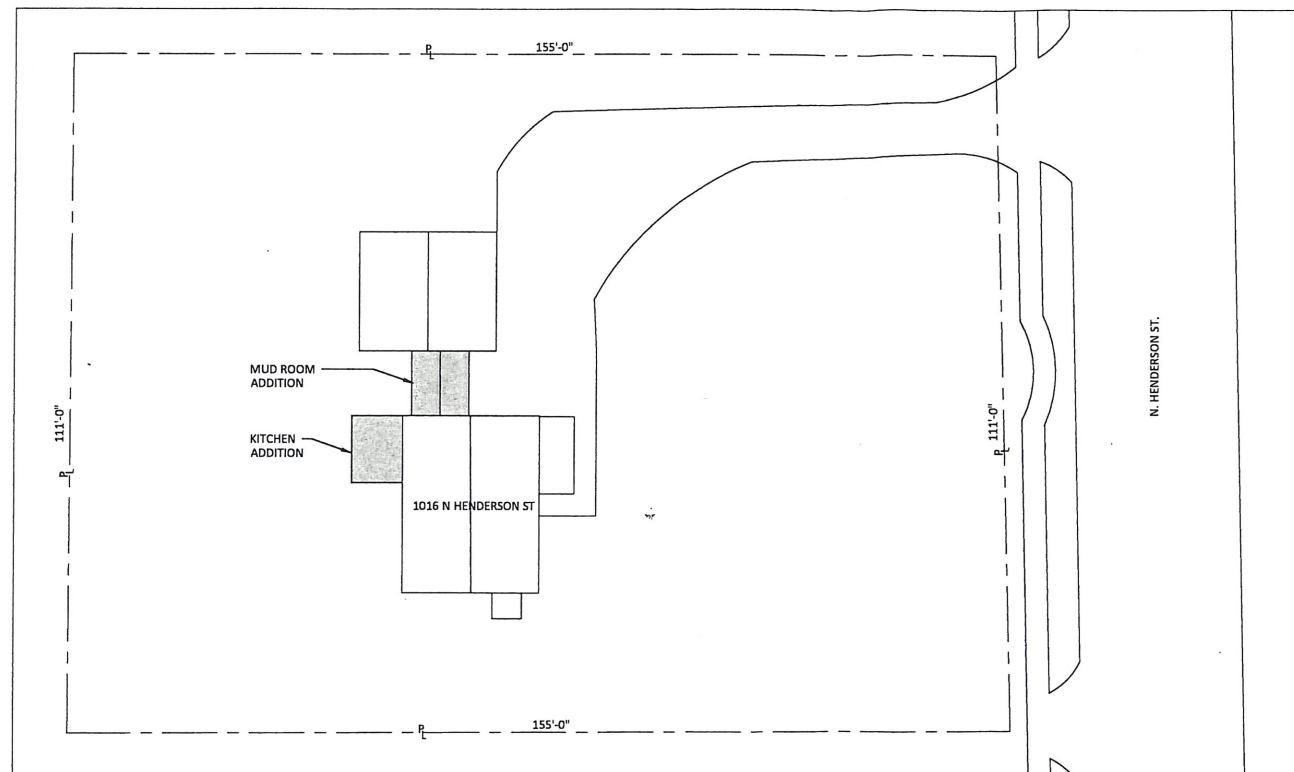
Floorplan 1014 S. HENDERSON

338 SQ FT after deductions - BATH + CLOSETS

Kalle & Sarah in lw office  
 LiWood Pull building permit ... Wendy & Misty sent message

ARCHITECT'S PROJECT NO. 2018-34  
**KINNE RESIDENCE**  
 KITCHEN RENOVATION & ADDITION  
 1016 HENDERSON STREET, BLOOMINGTON, IN

October 9, 2018

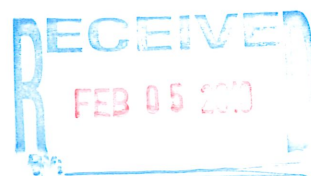


DRAWING INDEX

- COVER DRAWING INDEX, SITE PLAN
- A001 DEMOLITION PLAN
- S101 FOUNDATION & FRAMING PLANS
- A101 FLOOR AND ROOF PLAN
- A111 REFLECTED CEILING & LIGHTING/ELECTRICAL PLAN
- A201 BUILDING ELEVATIONS & SCHEDULE
- A301 SECTIONS
- A501 INTERIOR ELEVATIONS

**A SITE PLAN**  
 SCALE: 1/16" = 1'-0"  
 LEGAL DESCRIPTION: 015-02990-00 Rogers Pk L8/9 Pt Lt 18/19  
 PARCEL NUMBER: 53-08-04-300-117.000-009

**KINNE, PETER**  
 Project - KINNE-RES-ADD/REM-1016  
 Address - 1016 HENDERSON S  
 Parcel - 53-08-04-300-117.000-09  
 App # - 65500 Twp - PR-04



252  
 780 9F 786  
 291  
 98 95  
 148  
 650 VP  
 780 DN  
 98 sunroom  
 99 Kitchen add  
 120 mudroom  
 505 garage  
 422 Apt

ARCHITECT

springpoint  
 ARCHITECTS<sub>PC</sub>

SPRINGPOINT ARCHITECTS PC  
 213 SOUTH ROGERS STREET, SUITE 5  
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 812.318.2930  
 WWW.SPRINGPOINTARCHITECTS.COM

STRUCTURAL ENGINEER

KEVIN POTTER, P.E.  
 P.O. BOX 5563  
 BLOOMINGTON, INDIANA 47407  
 812.331.7981



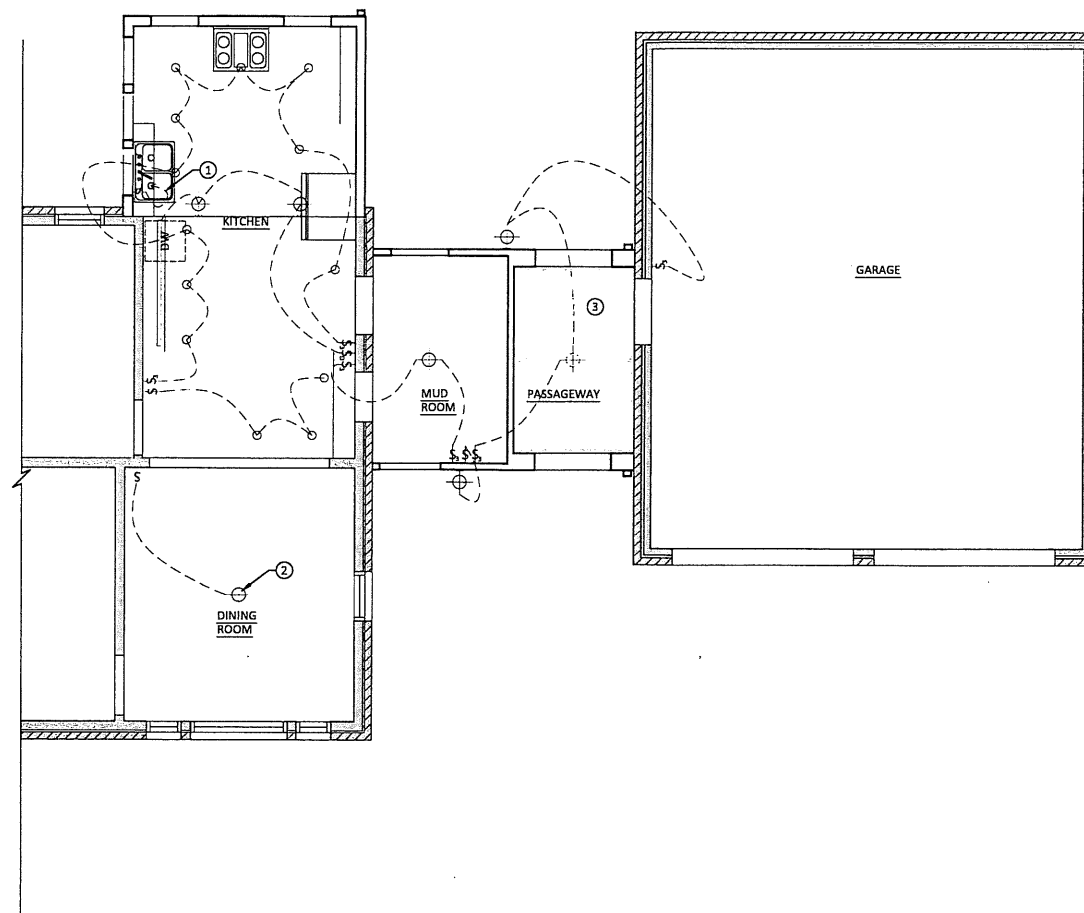
springpoint  
ARCHITECTS.  
213 SOUTH ROGERS STREET, SUITE 5  
BLOOMINGTON, INDIANA 47404  
812.318.2930  
www.springpointarchitects.com

LIGHTING GENERAL NOTES

- A. ELECTRICAL WORK TO BE IN COMPLIANCE WITH ALL LOCAL, STATE AND NATIONAL ELECTRICAL CODES.
- B. ALL FIXTURES TO HAVE LED LAMPS.
- C. ALL RECESSED FIXTURES TO BE IC-RATED IN ATTIC.
- D. PROVIDE DUPLEX OUTLETS IN NEW WALLS PER CODE.
- E. OWNER TO PROVIDE DECORATIVE FIXTURES FOR CONTRACTOR TO INSTALL.

LIGHTING KEY NOTES

- ① DISPOSAL
- ② REPLACE LIGHT FIXTURE, THIS LOCATION
- ③ 1/2" FIBERCEMENT BOARD PANEL W/ 1 X 2 BATTENS



**A** REFL. CLG. PLAN ↑  
SCALE: 1/4" = 1'-0"

LEGEND

- S LIGHT SWITCH
- S<sub>3</sub> THREE-WAY LIGHT SWITCH
- S<sub>D</sub> LIGHT SWITCH W/ DIMMER
- GFCI GFCI DUPLEX OUTLET
- 4" LED RECESSED CAN LIGHT, WIDE SPREAD
- ⊕ CEILING MOUNTED FIXTURE
- ⊖ WALL MOUNTED SCONCE
- SD SMOKE DETECTOR, CEILING MOUNTED
- ▬ UNDER COUNTER LED STRIP

certified

project title

**KINNE RESIDENCE  
RENOVATION & ADDITION**  
1016 HENDERSON STREET BLOOMINGTON, INDIANA

project information

PROJECT NUMBER: 18-34  
ISSUE DATE: 10.09.2018  
REVISION DATE:

sheet title

REFLECTED CEILING  
& LIGHTING/  
ELECTRICAL PLAN

sheet number

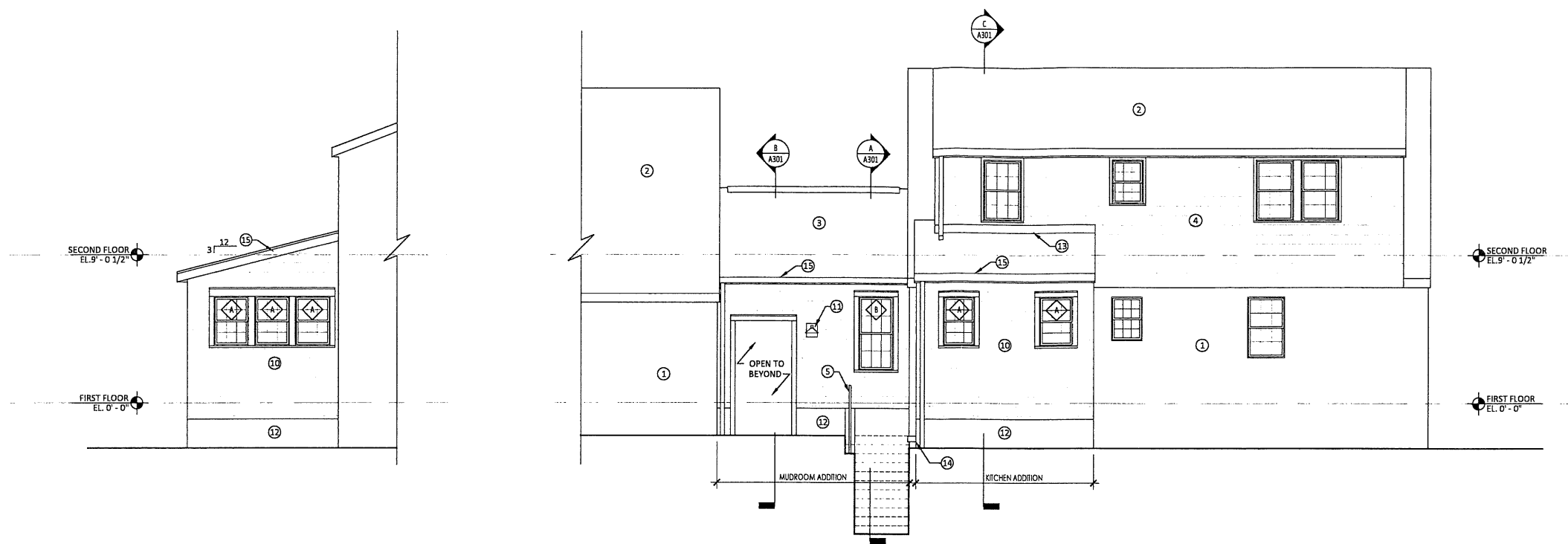
**A111**

ELEVATION GENERAL NOTES

- A. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND LOCATIONS. REPORT DISCREPANCIES TO ARCHITECT.
- B. COORDINATE WORK OF OTHER TRADES WITH YOUR TRADE BEFORE STARTING ANY CONSTRUCTION.
- C. PAINT EXISTING WINDOW AND DOOR TRIM TO REMAIN. FOLLOW SAFE LEAD REMOVAL PRACTICES.
- D. REFERENCE WINDOW SCHEDULE ON SHEET A201.
- E. TRIM TO BE BORAL TRU EXTERIOR TRIM, PAINTED, SMOOTH SIDE.
- F. WINDOW TRIM: 1 X 4 HEAD TRIM WITH SLOPED 1X CAP, 1 X 4 JAMBS, 2 X 2 SILL, RIPPED TO SLOPE. DOOR TRIM SIMILAR.

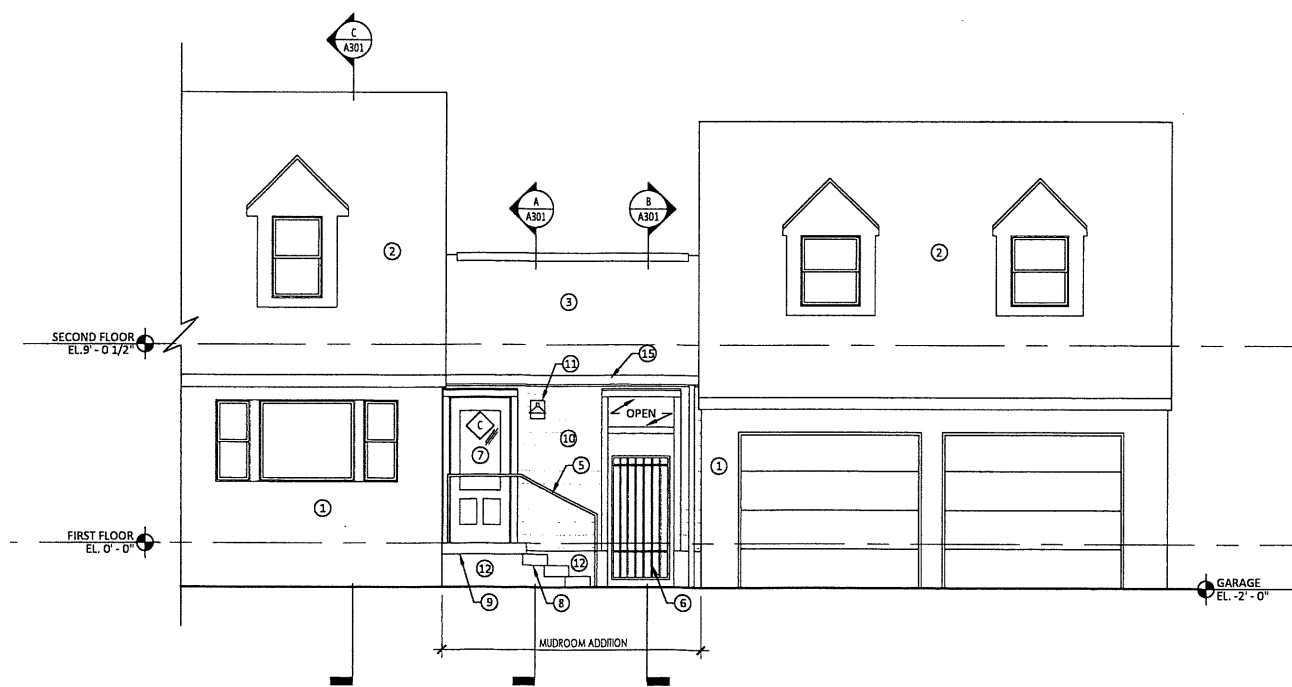
ELEVATION KEY NOTES

- ① EXISTING LIMESTONE VENEER RANDOM ASHLAR
- ② EXISTING ARCHITECTURAL ASPHALT SHINGLE ROOFING
- ③ NEW ROOFING TO MATCH EXISTING
- ④ EXISTING ALUMINUM SIDING, 8" EXPOSURE
- ⑤ METAL RAILING
- ⑥ METAL GATE
- ⑦ FIBERGLASS DOOR, REF. SCHEDULE
- ⑧ LIMESTONE STEPS
- ⑨ 6" CONCRETE STOOP
- ⑩ FIBER-CEMENT 9 1/4" BOARD LAP SIDING, 8" EXPOSURE, WITH METAL OUTSIDE CORNERS, PAINTED
- ⑪ LIGHT FIXTURE WITH 8 X 8 MOUNTING BLOCK
- ⑫ LIMESTONE VENEERED FOUNDATION WALL
- ⑬ WALL FLASHING AND COUNTER FLASHING
- ⑭ LIMESTONE VENEERED RETAINING WALL
- ⑮ 2 X 6 FASCIA AND RAKE BOARD, TYPICAL



**C SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**B WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**A EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

WINDOW & DOOR SCHEDULE							
WINDOW/DOOR	MFR.	SERIES	OPERATION	MODEL NO.	R.O. WIDTH	R.O. HEIGHT	REMARKS
A	PELLA	DESIGNER	DOUBLE HUNG	2535	2'-1 1/2"	2'-11-3/4"	1
B	PELLA	DESIGNER	DOUBLE HUNG	3353	2'-9 1/2"	4'-5-3/4"	1
C	PELLA	FIBERGLASS	SWING DOOR	-	3'-0-1/4"	6'-10-1/4"	2, 3, 4

- REMARKS:
- 1. SIMULATED DIVIDE LIGHTS
  - 2. FROSTED, LOW E-GLASS
  - 3. SMOOTH FINISH
  - 4. ENDURA CLAD FRAME

**D WINDOW & DOOR SCHEDULE**  
SCALE: NTS

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project title

**KINNE RESIDENCE  
RENOVATION & ADDITION**

1016 HENDERSON STREET  
BLOOMINGTON, INDIANA

project information

PROJECT NUMBER: 18-34  
ISSUE DATE: 10.09.2018  
REVISION DATE:

sheet title

ELEVATIONS  
& SCHEDULE

sheet number

**A201**

certified

project title

KINNE RESIDENCE  
RENOVATION & ADDITION

1016 HENDERSON STREET  
BLOOMINGTON, INDIANA

project information

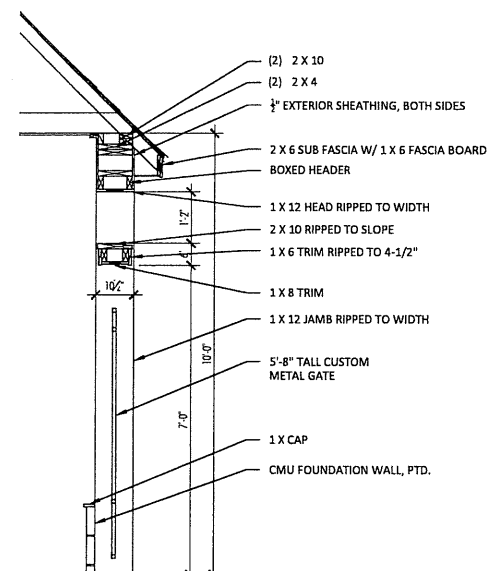
PROJECT NUMBER: 18-34  
ISSUE DATE: 10.09.2018  
REVISION DATE:

sheet title

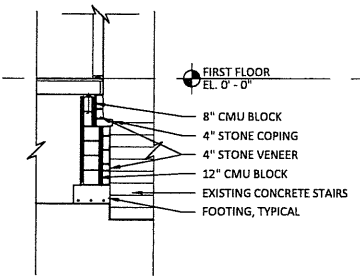
SECTIONS

sheet number

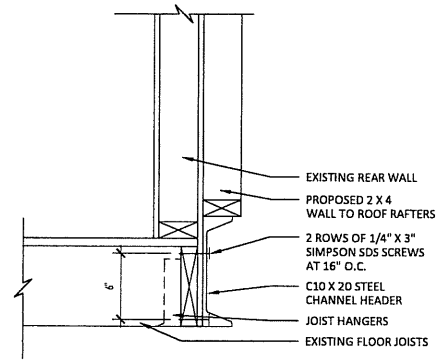
A301



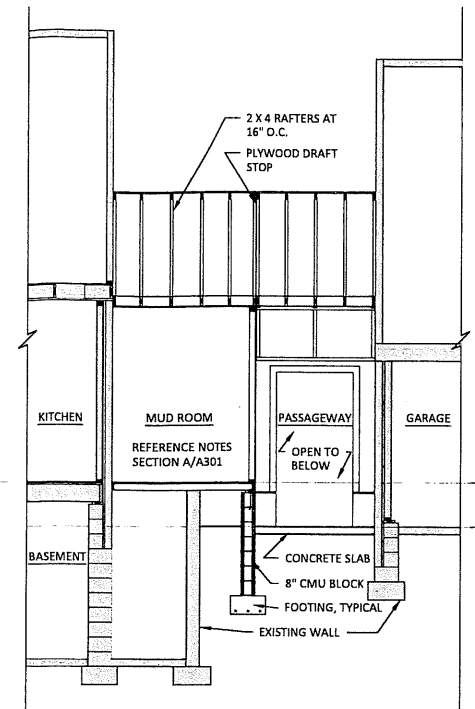
**G** SECTION DETAIL  
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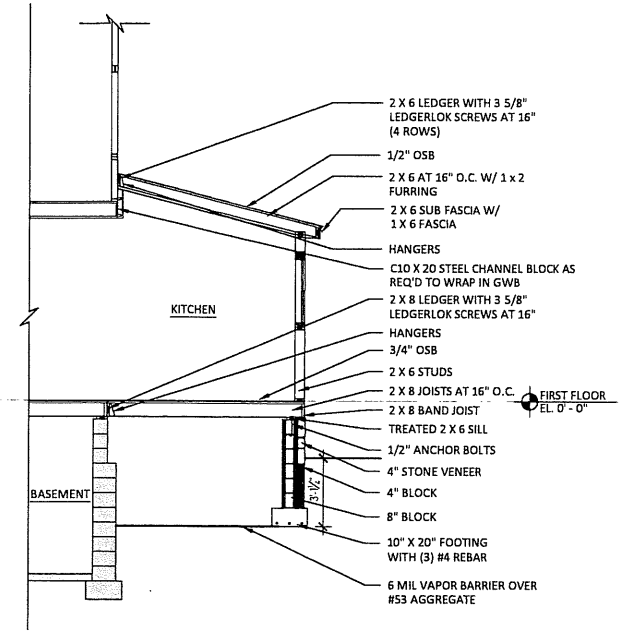
**F** PARTIAL SECTION  
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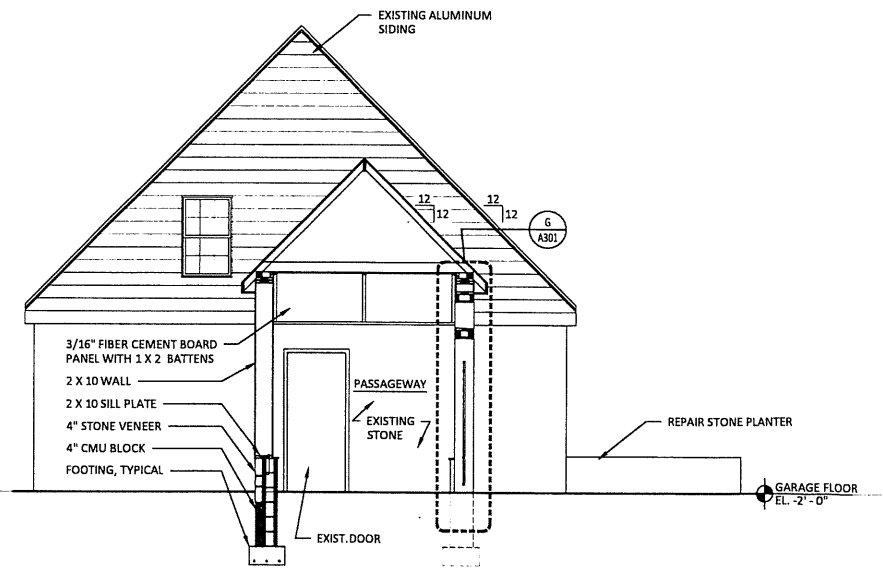
**E** DETAIL  
SCALE: 1 1/2" = 1'-0"



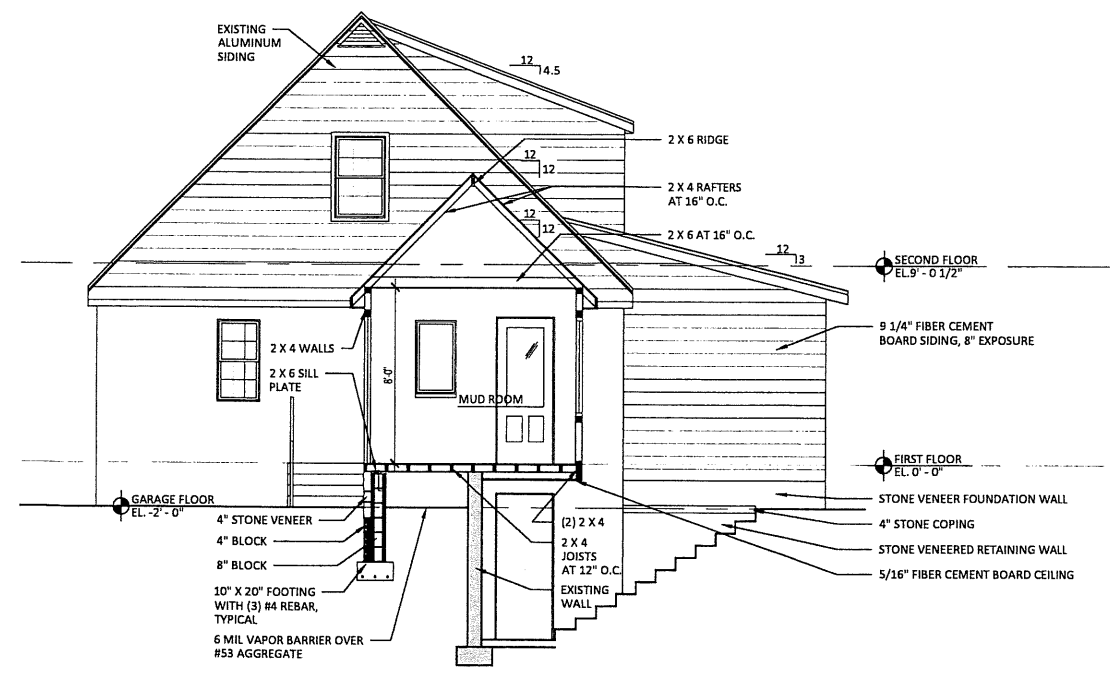
**D** LOOKING WEST SECTION  
SCALE: 1/4" = 1'-0"



**C** LOOKING SOUTH SECTION  
SCALE: 1/4" = 1'-0"



**B** LOOKING NORTH SECTION  
SCALE: 1/4" = 1'-0"



**A** LOOKING SOUTH SECTION  
SCALE: 1/4" = 1'-0"

springpoint ARCHITECTS

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certified

project title

KINNE RESIDENCE  
RENOVATION & ADDITION

BLOOMINGTON, INDIANA

1016 HENDERSON STREET

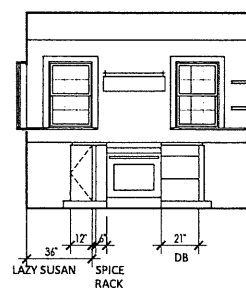
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PROJECT NUMBER: 18-34  
ISSUE DATE: 10.09.2018  
REVISION DATE:

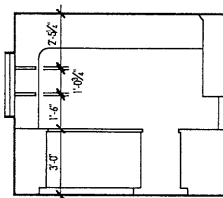
sheet title

INTERIOR ELEVATIONS

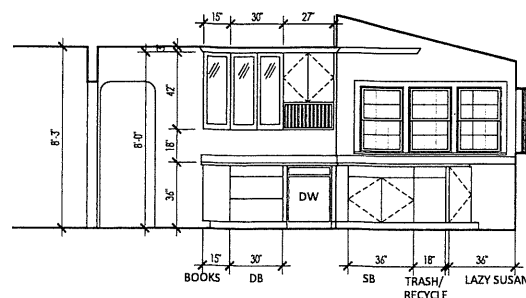
sheet number



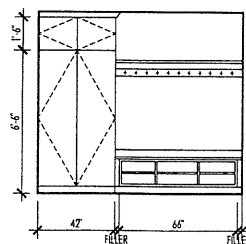
D CABINET ELEVATION  
SCALE: 1/4" = 1'-0"



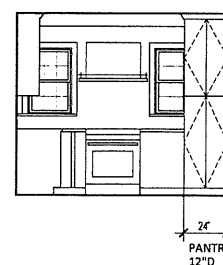
C CABINET ELEVATION  
SCALE: 1/4" = 1'-0"



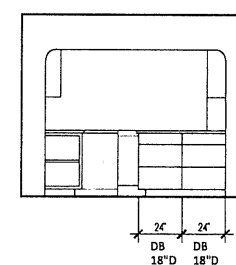
B CABINET ELEVATION  
SCALE: 1/4" = 1'-0"



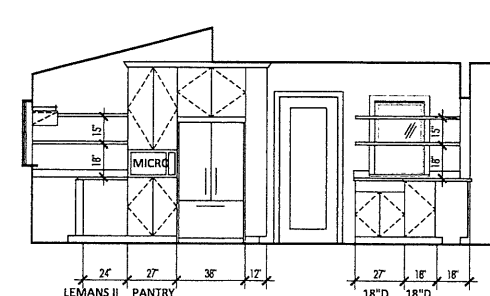
G CABINET ELEVATION  
SCALE: 1/4" = 1'-0"



F CABINET ELEVATION  
SCALE: 1/4" = 1'-0"



E CABINET ELEVATION  
SCALE: 1/4" = 1'-0"



A CABINET ELEVATION  
SCALE: 1/4" = 1'-0"

A501



certified

project title

**KINNE RESIDENCE  
RENOVATION & ADDITION**

BLOOMINGTON, INDIANA

1016 HENDERSON STREET

project information

PROJECT NUMBER: 18-34  
ISSUE DATE: 10.09.2018  
REVISION DATE:

sheet title

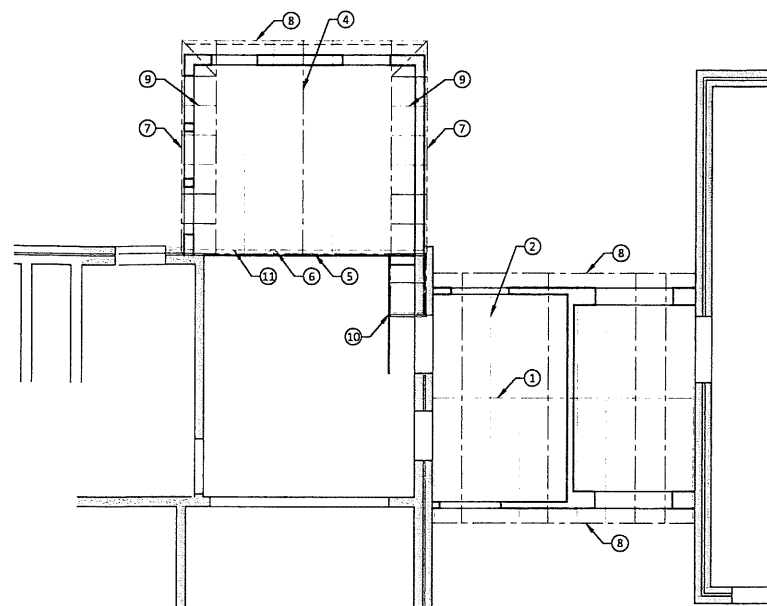
FOUNDATION PLAN  
& FRAMING PLANS

sheet number

**S101**

**ROOF FRAMING NOTES**

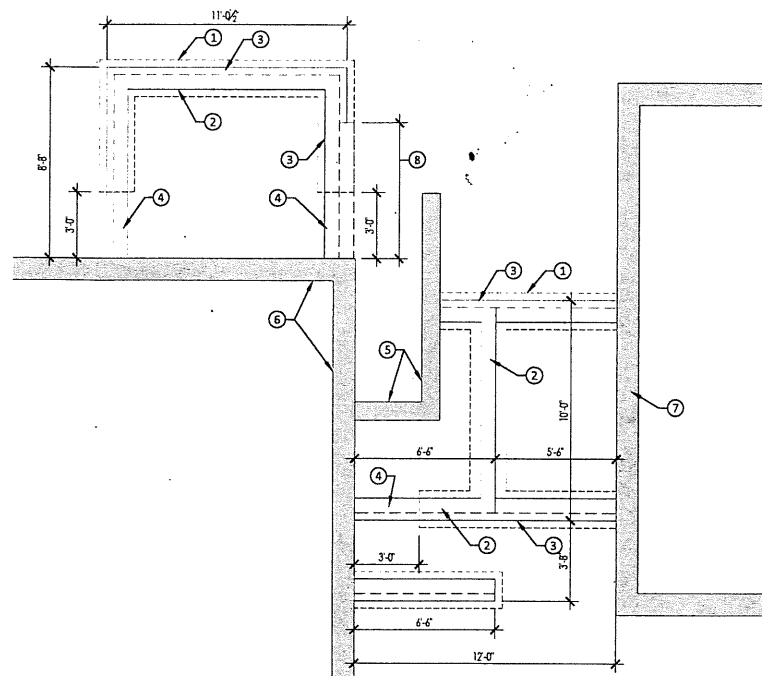
- ① 2 X 6 RIDGE BOARD
- ② 2 X 4 RAFTERS/2 X 6 CEILING JOISTS, TYPICAL
- ③ N/A
- ④ 2 X 6 RAFTERS AT 16" O.C. WITH 2X FURRING, TYPICAL
- ⑤ 2 X 6 LEDGER WITH 3 5/8" LEDGERLOK SCREWS AT 16" O.C. INTO STUDS
- ⑥ RAFTER HANGERS, TYPICAL
- ⑦ 2 X 6 RAKE BOARD
- ⑧ 2 X 6 FASCIA BOARD
- ⑨ 2 X 6 BLOCKING, TYPICAL
- ⑩ DORMER WALLS
- ⑪ C 10 X 20 STEEL CHANNEL HEADER



**C ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

**FOUNDATION NOTES**

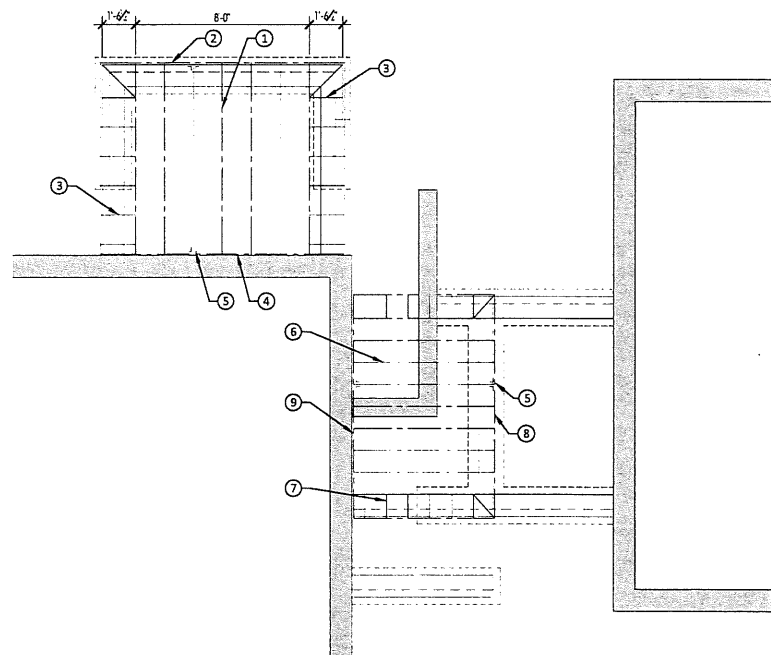
- ① 10" X 20" FOOTING WITH (3) #4 REBAR, TYPICAL
- ② 8" CONCRETE BLOCK FOUNDATION WALL
- ③ 4" CONCRETE BLOCK UNDER STONE VENEER
- ④ (3) 4" X 8" PRECAST CONCRETE LINTELS. POCKET INTO EXISTING CONCRETE BLOCK WALL
- ⑤ EXISTING STAIRWELL WALLS
- ⑥ BASEMENT WALLS
- ⑦ GARAGE WALLS
- ⑧ SECTION OF 12" CONCRETE BLOCK FOR RETAINING WALL AT STAIR



**A FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**FLOOR FRAMING NOTES**

- ① 2 X 8 JOISTS AT 16" O.C., TYPICAL
- ② 2 X 8 BAND JOIST
- ③ 2 X 8 BLOCKING AT 16" O.C., TYPICAL
- ④ 2 X 8 LEDGER WITH 3 5/8" LEDGERLOK SCREWS AT 16" O.C.
- ⑤ JOIST HANGERS, TYPICAL
- ⑥ 2 X 4 JOISTS AT 12" O.C., TYPICAL
- ⑦ 2 X 4 BLOCKING, TYPICAL
- ⑧ 2 X 4 BAND JOIST
- ⑨ 2 X 4 LEDGER WITH 3 5/8" LEDGERLOK SCREWS AT 16" O.C.



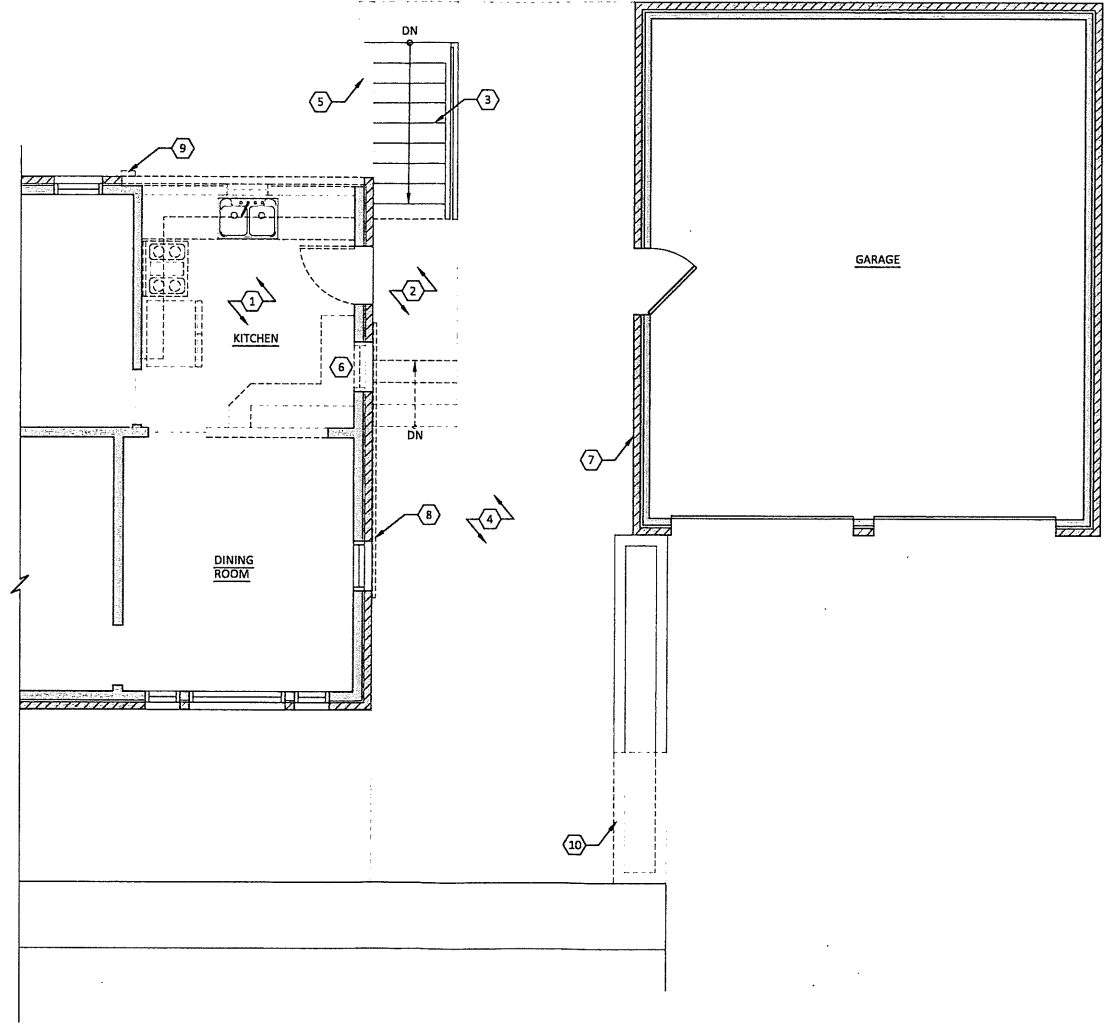
**B FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

- A. CONTRACTOR SHALL VERIFY IN FIELD LIMITS OF DEMOLITION REQUIRED FOR NEW WORK. NOTIFY ARCHITECT OF DISCREPANCIES.
- B. SECURE STRUCTURE WHEN REMOVING ITEMS. NOTIFY ARCHITECT OF ANY STRUCTURAL ISSUES.
- C. WHERE REMOVAL OF ITEMS LEAVES HOLES AND DAMAGED SURFACES THAT WILL BE EXPOSED IN FINISHED WORK, PATCH AND REPAIR TO MATCH ADJACENT SURFACES.
- D. AS A RESULT OF NEWLY EXPOSED CONDITIONS, NOTIFY ARCHITECT OF NEEDED REPLACEMENT OF DAMAGED MATERIALS.
- E. DISCONNECT ALL SWITCHES, RECEPTACLES AND DEVICES IN AREAS OF WALL TO BE DEMOLISHED.

DEMOLITION KEY NOTES

- 1 REMOVE KITCHEN COMPLETE
- 2 REMOVE ENTRY STOOP COMPLETE. EXISTING STAIRWAY RETAINING WALLS BELOW TO REMAIN
- 3 CONCRETE STAIR TO REMAIN
- 4 REMOVE AREA OF CONCRETE PAVING
- 5 REMOVE SECTION OF CONCRETE RETAINING WALL
- 6 REMOVE WINDOW
- 7 REMOVE WINDOW ABOVE
- 8 REMOVE METAL RAILING
- 9 RELOCATE ELECTRICAL METER BOX
- 10 REMOVE SECTION OF LIMESTONE PLANTER BOX



**A** DEMOLITION PLAN ↑  
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- - - - - WALL OR ITEM TO BE REMOVED

certified

project title

**KINNE RESIDENCE  
RENOVATION & ADDITION**

1016 HENDERSON STREET BLOOMINGTON, INDIANA

project information

PROJECT NUMBER: 18-34  
ISSUE DATE: 10.09.2018  
REVISION DATE:

sheet title

DEMOLITION PLAN

sheet number

**A001**

**BLOOMINGTON HEARING OFFICER**  
**LOCATION: 503 N. Grant Street**

**CASE #: V-06-19**  
**DATE: March 20, 2019**

**PETITIONER:** Fierst Rentals  
 PO Box 1288, Bloomington

**CONSULTANT:** Kirkwood Design Studios, Mary Krupinski  
 PO Box 7915, Bloomington

**REQUEST:** The petitioner is requesting a variance from side yard setback standards to allow an addition to an existing residence.

**REPORT:** The property is located at 503 N. Grant Street and is zoned Residential Multifamily (RM). Surrounding land uses include single and multifamily residences to the north, south, west and east. The property has been developed with a two-story, single family residence. The building is listed as a contributing structure and the Historic Preservation Commission voted not to locally designate the building at their February 14, 2019 meeting per Demo Delay case #19-03.

The petitioner is proposing to add a 200 square foot, one-story addition on the rear of the building. The existing residence is located 8.6' from south property line and 11.6' from the north property line, both of which are side yards. The proposed addition has been designed to be historically appropriate to the house and will be inset 2' from both adjacent façades of the house. The proposed addition would be 10' from the south property line and 12' from the north property line. Since this property is in a multi-family district, the UDO requires a 15' setback from a side yard property line regardless of the number of stories.

The petitioner is requesting a variance from the required 15' side yard setback in order to allow a 13.6' setback to the north and a 10.6' setback to the south.

#### **CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**

**20.09.130 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:** No injury is found with this petition. The proposed addition would be setback further from the property line than the existing house and would exceed the setback for a structure if this was located in a single family zoning district. The use of the property will remain as a single family house.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

**PROPOSED FINDING:** No negative effects from this proposal on the areas adjacent to the property are found. The setback encroachment is not increasing and is actually getting closer to compliance. There are several other structures in this area with a side yard setback that

does not meet the required sideyard setback. The property will remain as one detached single-family dwelling.

- 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:** Practical difficulty is found in the limits inherent in the lot size combined with the location of the existing residence on the lot. The addition will not be closer to the side property line than the existing structure. Peculiar condition is found in the location of the existing residence within the required setback and that the setbacks for the lot do not provide a very useable portion remaining to allow for a small addition to the house. In addition, the zoning and development standards for the property are designed for a larger scale development and not for a single family residence.

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**RECOMMENDATION:** Based upon the written findings above, the Department recommends that the Hearing Officer adopt the proposed findings and recommends approve V-06-19 with the following conditions:

1. The petitioners must obtain a building permit prior to construction.
2. This variance applies to the addition as proposed only. Any subsequent encroachment would require a variance.







February 22, 2019 Updated March 15,2019

Eric Gruelich  
 City of Bloomington Planning Department  
 401 N Morton  
 Bloomington, IN 47404

Sent Via Email: [gruelice@bloomington.in.gov](mailto:gruelice@bloomington.in.gov)

PO BOX 7915  
 BLOOMINGTON IN 47407  
 812-331-0255  
[www.kdsarchitects.com](http://www.kdsarchitects.com)

Re: Addition to 503 N. Grant Street

Dear Mr. Gruelich,

ARCHITECTURE+PLANNING

On behalf of Fierst Rentals, LLC, we are submitting this project for your review and approval. The subject property is 503 N Grant Street, Bloomington, IN and is zoned RM, Multi-family Residential. It is a two-story single-family residential structure for which we are proposing a one-story addition.

We have introduced this project to you at a pre-application meeting held on Friday, January 25<sup>th</sup>. This property is located in the Old Northeast Neighborhood and is considered a contributing structure within the Bloomington Survey of Historic Structures. We have submitted to the Historic Preservation Commission for a hearing on February 14<sup>th</sup> regarding the partial demolition delay process. We posted the required sign for this hearing on January 25<sup>th</sup>.

The subject home is a small craftsman four-square constructed in 1930. It was built as a companion property to property immediately to the north at 509 N Grant Street. These two four-square style homes were built by two brothers, approximately 5 years apart in 1925 and 1930. Each have small, almost identical footprints and both are of brick construction. The companion property at 509 has an addition at the rear that appears to have been added sometime in the latter half of the 20<sup>th</sup> Century. The homes share a driveway that straddles the property line between them.

Currently the subject property at 503 N Grant contains 4 bedrooms. Given the date of the home, the RM zoning allows for up to 5 unrelated adults. The owner would like to add on to the rear of the home to accommodate a main floor bedroom. They would also like to return the upper floor to it's original bedroom configuration and make the bedroom sizes more accommodating to today's market. The addition and renovation would accommodate two bedrooms in the basement level. One of these currently exists and the second would be located within the addition. Each of these lower level bedrooms would have code complying windows and egress window wells. These market improvements would help secure the long-term viability of this historically contributing neighborhood residence.

Being located in one of the oldest sectors of the downtown, the lot size is typical of the Old Northeast neighborhood, but certainly smaller than what is typically required in RM Zones. The lot size is 43' x 110' for a total of 4,730 square feet. The current lot coverage is 23.4%. We are proposing a 200 square foot addition and paving modifications that would increase the lot coverage to 35.5%. This is below the allowable 40% coverage allowed by the UDO.

The house currently is located 8' from the south side-yard. This is a typical pattern of the neighborhood, which more resembles a Residential Core setting rather than the RM zone. The RM zone requires a 15' setback, which the current home would not meet. The proposed addition is to the rear of the home, with a 2' setback from each of the prominent sides of the house. This setback mimics the inset dimension afforded the front porch. This would put the one-story addition 10.67 from the south property line. The distance between the existing home and the north property line is 11.66', making the distance to the proposed addition 13.66. the distance to the rear property line would be 49.93

It is our intent to add on to this structure in a most compatible manner to complement the original historic pattern of this home. The home has a patterned brick for the full two stories with a wood detailed porch with brick columns.

- We would be matching the homes 7:12 roof pitch and materials. The rear addition would only be 10'-8" wide in order to keep the addition and resulting roof form as small as possible.
- The addition would cover-up the original window openings on the west side of the home. The original brick would be kept in place with the exception of where a new door opening would be created. This door opening would occur where there is a current window, and hence minimize the impact to any demolition of the existing brick.
- The brick that would be removed for this purpose would be re-used to partially block in a second story window that is impacted by the proposed addition roof.
- The current home would be receiving new roofing shingles at the time of this addition and renovation.
- The materials of the addition would be cement board siding. We would utilize vertical siding, similar to a bead board pattern, in the upper triangular gable sections. The primary siding would be a smooth, horizontal, cement board clapboard with a 4" exposure. We would utilize a painted metal corner bead at the outside corners rather than vertical trim. We believe this approach to be more complementary to the original structure.
- The foundation, where exposed, would be split-faced concrete masonry. The original home has a limestone foundation which exposes itself near grade.

The site improvements consist of extended paving to accommodate two parking spaces on site. The drive between the properties would remain shared. With these improvements the property is approximately at 35.5% coverage. The parking pad extension would extend to 10' from the rear property line. Currently there is a fence at about 7' from the rear property line, which is also the rear property line limit for parking. The fence would remain in place. The other site improvements would be window wells at two locations along the south side of the home. We anticipate that these window wells will extend approximately 4'-6" into the side-yard setback.



It should be noted that there is a black walnut tree in the rear of the property that sits approximately 18' from the existing house and 5' from the south property line. We are proposing to remove this tree as it sits close to the home, the proposed addition and is suspected of attributing to current drainage problems.

Regarding landscape, the current home has mature plantings at the front of the home, including a mature street tree adjacent to the front sidewalk. There are also plantings along the property chain-link fence at the south side and rear line of the property.

Attached, please find supporting documents: Site Plan, Building Elevations, and Photos.

We thank you for your time and effort in this review. Please let us know if you should need any further information in addressing your potential approval of this project.

Sincerely,  
KIRKWOOD DESIGN STUDIO, P.C.



Mary J. Krupinski, RA, AIA

C: Dan Fierst

Enclosures:  
Survey  
Plans & Elevations (7 sheets)  
Photos



RETRACEMENT SURVEY  
 503 NORTH GRANT STREET BLOOMINGTON IN

SOURCE OF TITLE: IN DR 450 PG 156

Part of Lots Number 11 and 12 in Owen's Sub-division to the City of Bloomington, Indiana, as shown by the plat thereof, recorded in Plat Book 1, page 12, in the Office of the Recorder of Monroe County, Indiana, bounded and described as follows, to-wit: Commencing at a point on the East line of said Lot 12, 40 feet North of the Southeast corner thereof, running thence West 110 feet, thence North 43 feet, thence East 110 feet, thence South to the place of beginning. ALSO, an Easement for a mutual driveway as shown in Miscellaneous Record 32, pages 127-128, in the Office of the Recorder of Monroe County, Indiana.

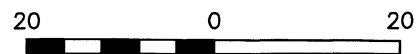
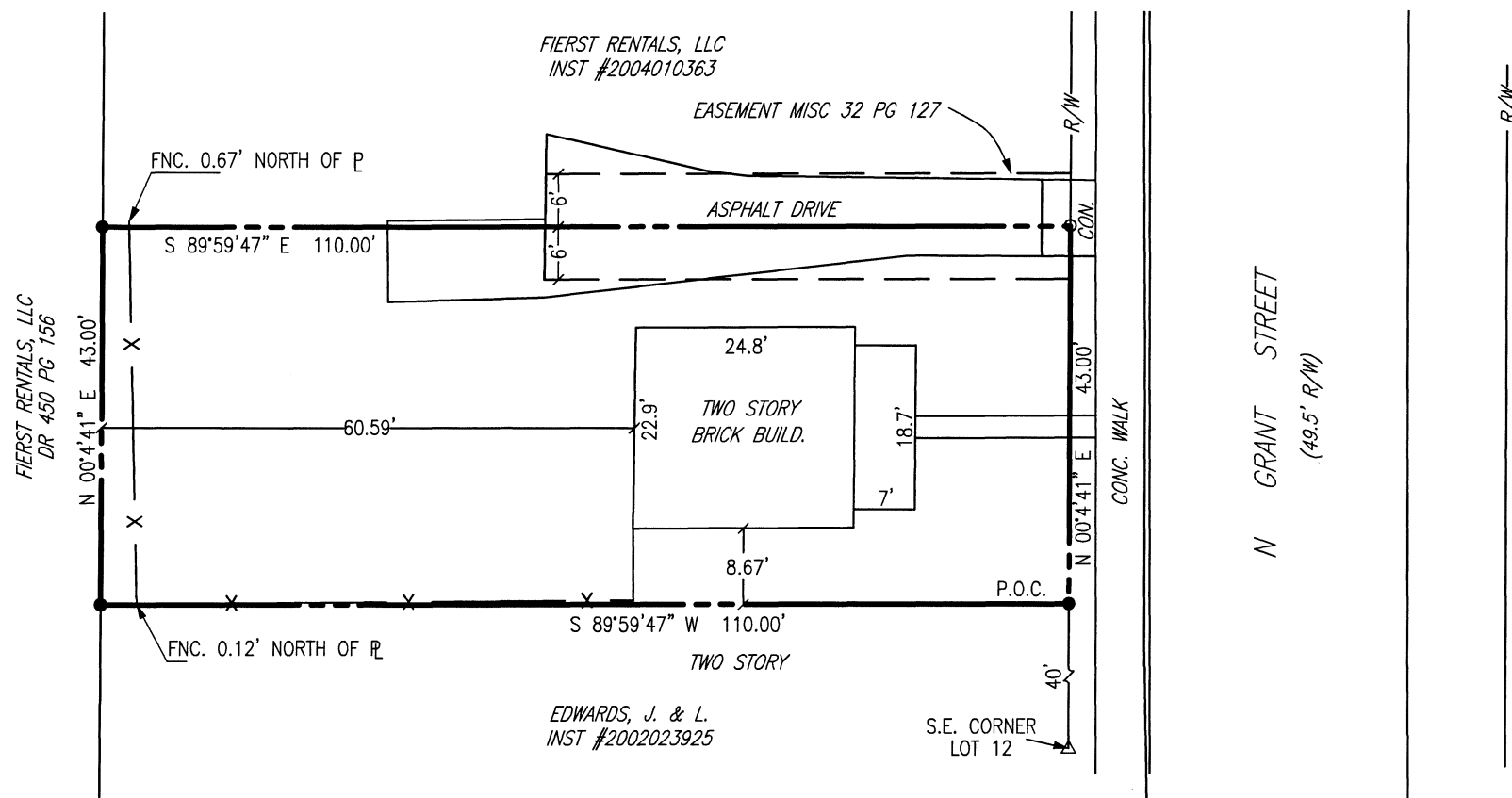
SURVEYOR'S REPORT

According to Indiana Administrative Code (865 IAC1-12-12), the following is the theory of location applied in establishing the lines established this survey:

1. Rail road spike found in the Northwest corner of Lot 11 and iron pipe found in the Northeast corner of the West 40 feet of Lot 11 (parcel 53-05-33-300-056.000-005). East - West lines of the subject block were constructed by the projection of a line between these two iron pipes.
2. An iron pipe found 3.4' south of the Southwest corner of Lot 12. North - South lines of the subject block were constructed parallel to a line projected through these two monuments.

The following is a professional opinion of the cause and amount uncertainty in the lines and corners of the surveyed parcel because of the following:

- A. Availability and condition of reference monuments.
  - a. Iron pipes found on 3.4 South of South line of West 40 feet of Lots 11 and 12 causing uncertainty of same magnitude.
- B. Occupation or possession lines.
  - a. Chan link fence corners are 0.12 - 0.67 feet North of corners established by this survey and as shown on the plat.
- C. Clarity or ambiguity of record description and adjoiners' record descriptions.
  - a. No ambiguities. Parcels are aliquot portions of platted subdivision.
- D. Relative positional accuracy of the measurements is 0.13 feet (21mm) +/- 50 ppm, consistent with a 'Suburban Survey' as defined by Indiana Code.



SCALE 1" = 20 ft  
 BEARINGS BASED ON SPCS IN WEST NAD 83  
 FIELD DATE: 02/09/2019

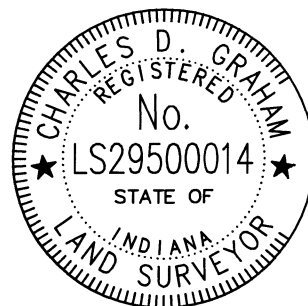
POINT OF COMMENCEMENT P.O.C.  
 MAG NAIL SET ○  
 REBAR SET (BFA 9500014) ●  
 BOUNDARY LINE ——— X ———  
 EXISTING FENCE ——— X ———

CERTIFICATION;  
 I certify that the survey as shown by the plat was performed wholly under the direction of myself, a registered land surveyor in the State of Indiana, and to the best of my belief and knowledge was executed according to 865 IAC 1-12.

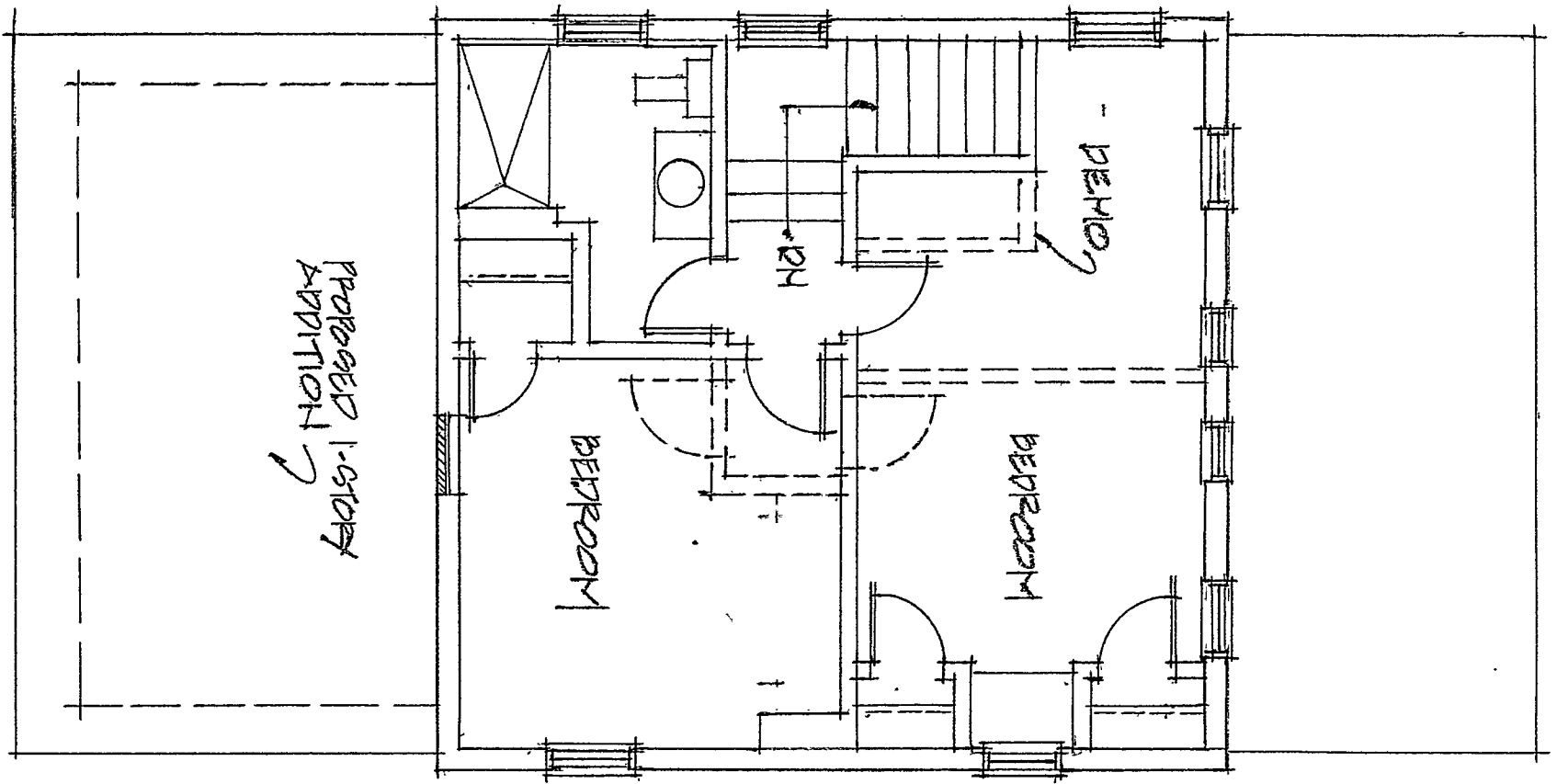
I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

*Charles D. Graham*

Charles D. Graham  
 Indiana L.S. 29500014  
 Bynum Fanyo & Associates, Inc.  
 528 North Walnut Street  
 Bloomington, Indiana 47404-3804  
 812-332-8030



RETRACEMENT SURVEY  
 PARCEL 53-05-33-300-055.000-005  
 Fierst Rentals LLC  
 503 N Grant St, Bloomington, In 47408-36143



SECOND FLOOR  
 3/16" = 1'-0"

PROPOSED 1-STORY  
 ADDITION

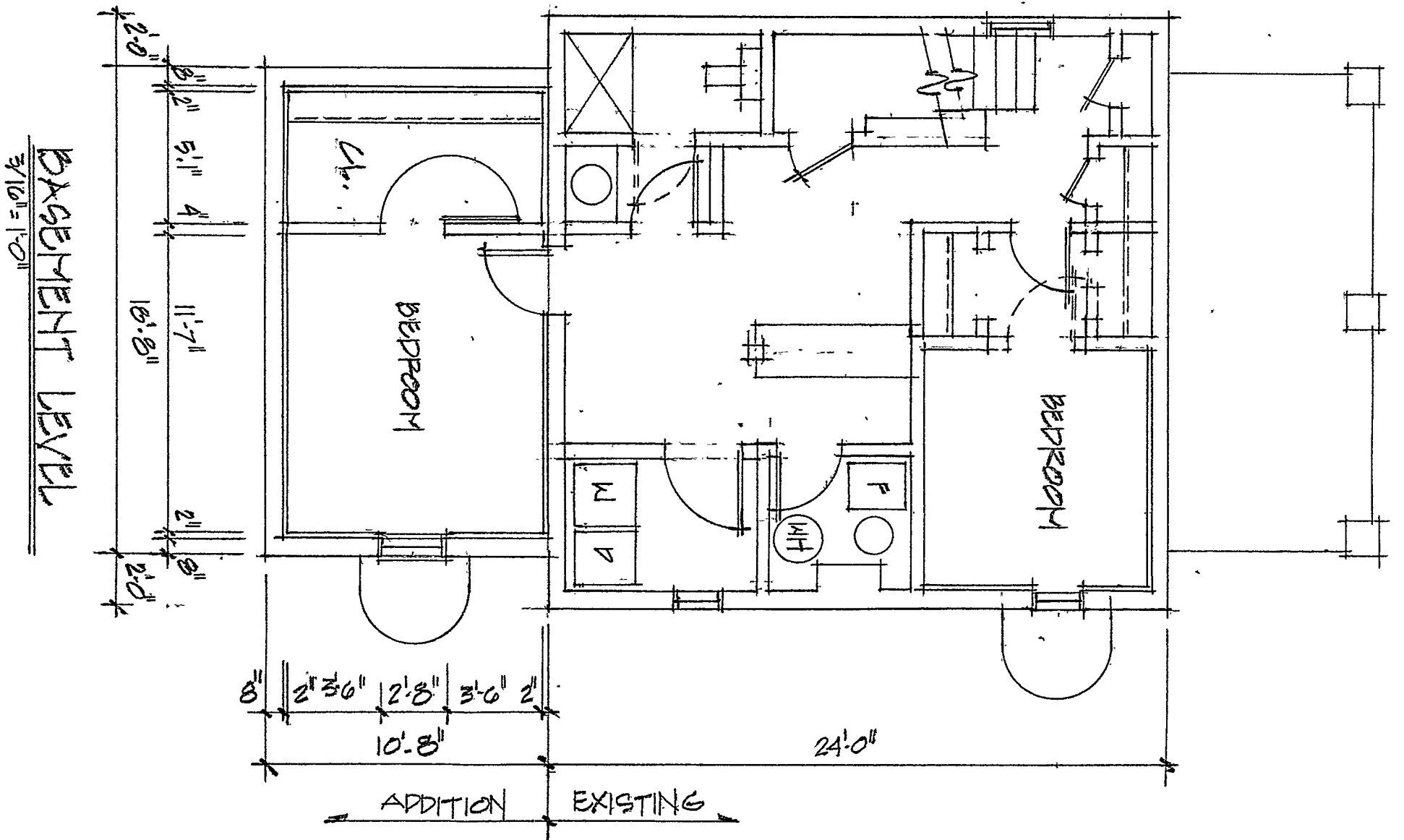
BEDROOM

BEDROOM

DEMOS

HALL

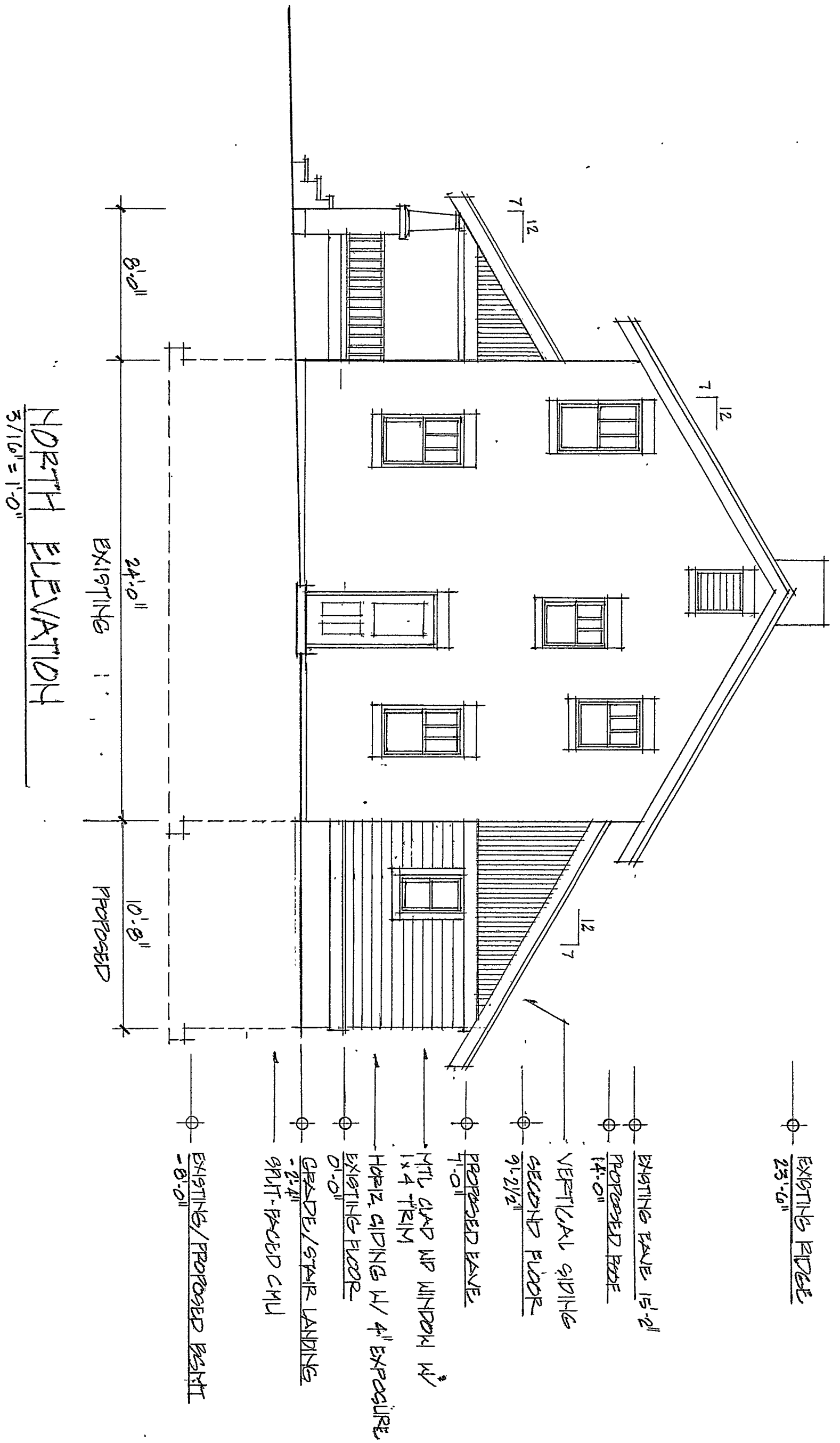
<p>5</p>	<p>17 FEB 2019</p>	<p>FIERST PROPERTIES        ADDITION TO        503 NORTH GRANT ST        BLOOMINGTON, IN 47408</p>		
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17 FEB 2019

FIERST PROPERTIES  
 ADDITION TO  
 503 NORTH GRANT ST.  
 BLOOMINGTON, IN 47408

4



EXISTING RIDGE  
23'-6"

EXISTING EAVE 15'-2"  
PROPOSED ROOF  
14'-0"

VERTICAL SIDINGS  
SECOND FLOOR  
9'-2 1/2"

PROPOSED EAVE  
7'-0"

MTL CLAD WP WINDOW W/  
1x4 TRIM

HORIZ. SIDINGS W/ 4" EXPOSURE  
EXISTING FLOOR  
0'-0"

GRADE/STAIR LANDINGS  
-2'-4"  
GRIT-FACED CMU

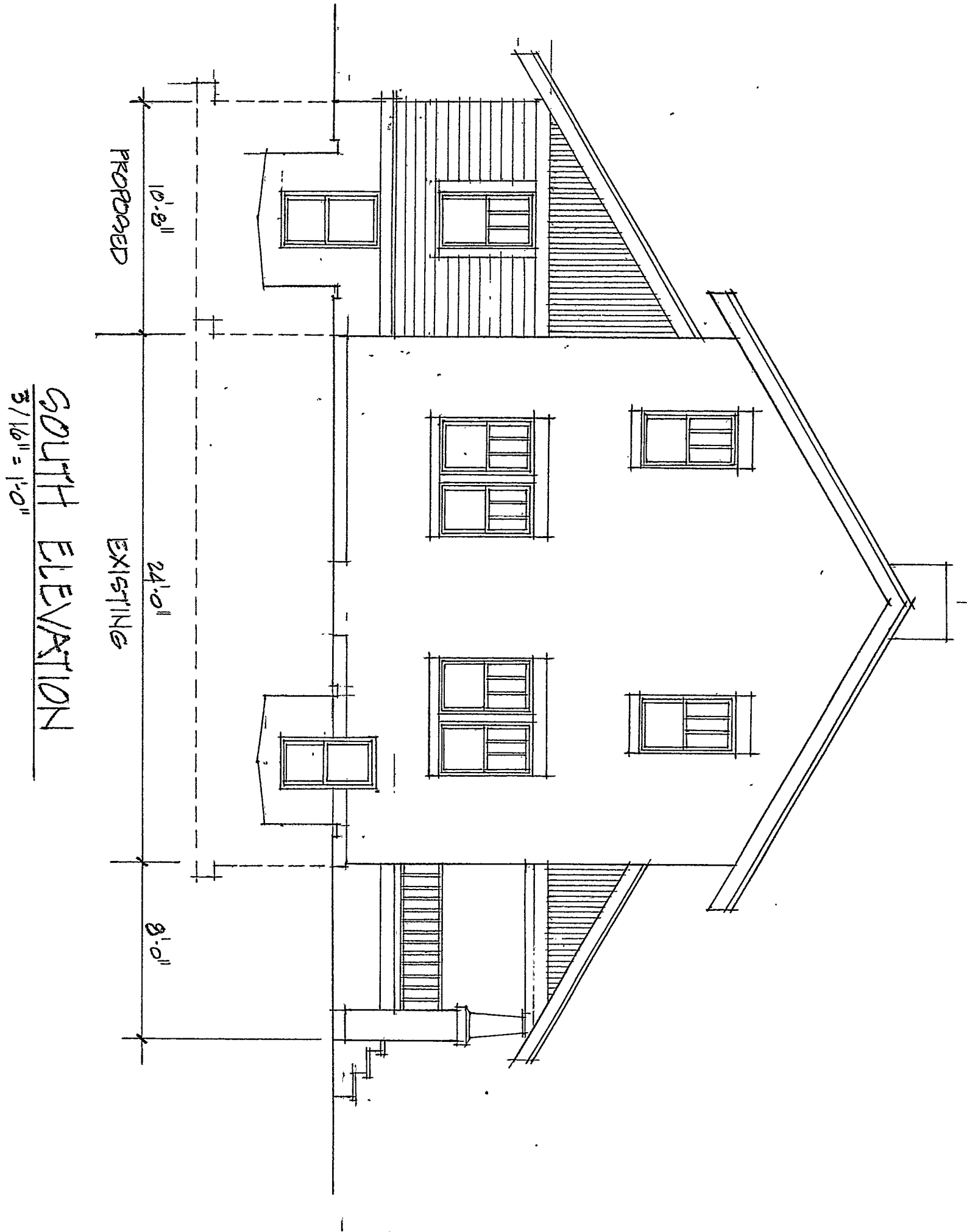
EXISTING/PROPOSED BRICK  
-8'-0"

KIRKWOOD  
DESIGN STUDIO

FIRST PROPERTIES  
ADDITION TO  
503 NORTH GRANT ST.  
BLOOMINGTON, IN

17 FEB 2019

5



SOUTH ELEVATION  
 3/16" = 1'-0"

6

17 FEB 2019

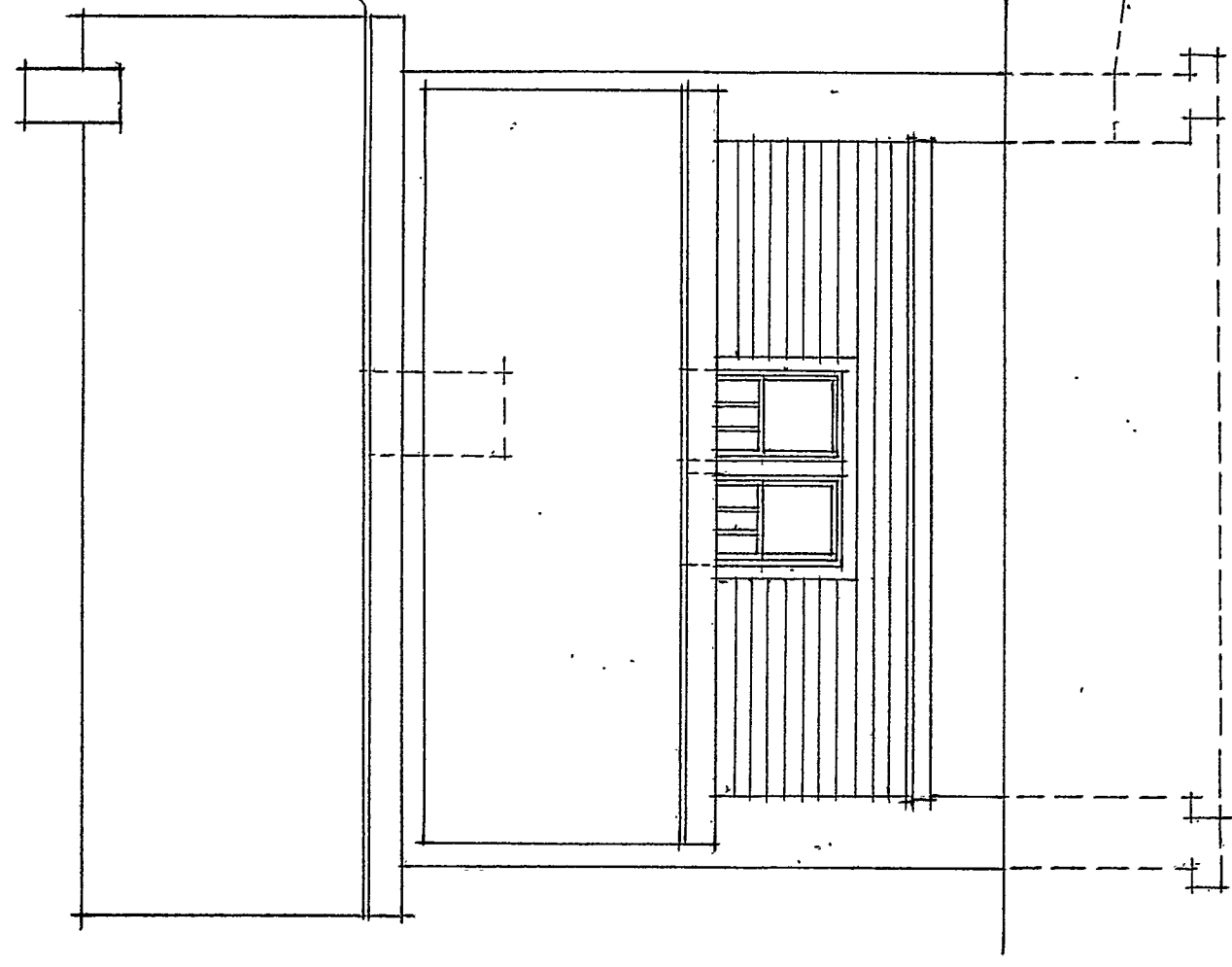
FIERST PROPERTIES  
 ADDITION TO  
 503 NORTH GRANT ST.  
 BLOOMINGTON, IN

FIRST PROPERTIES  
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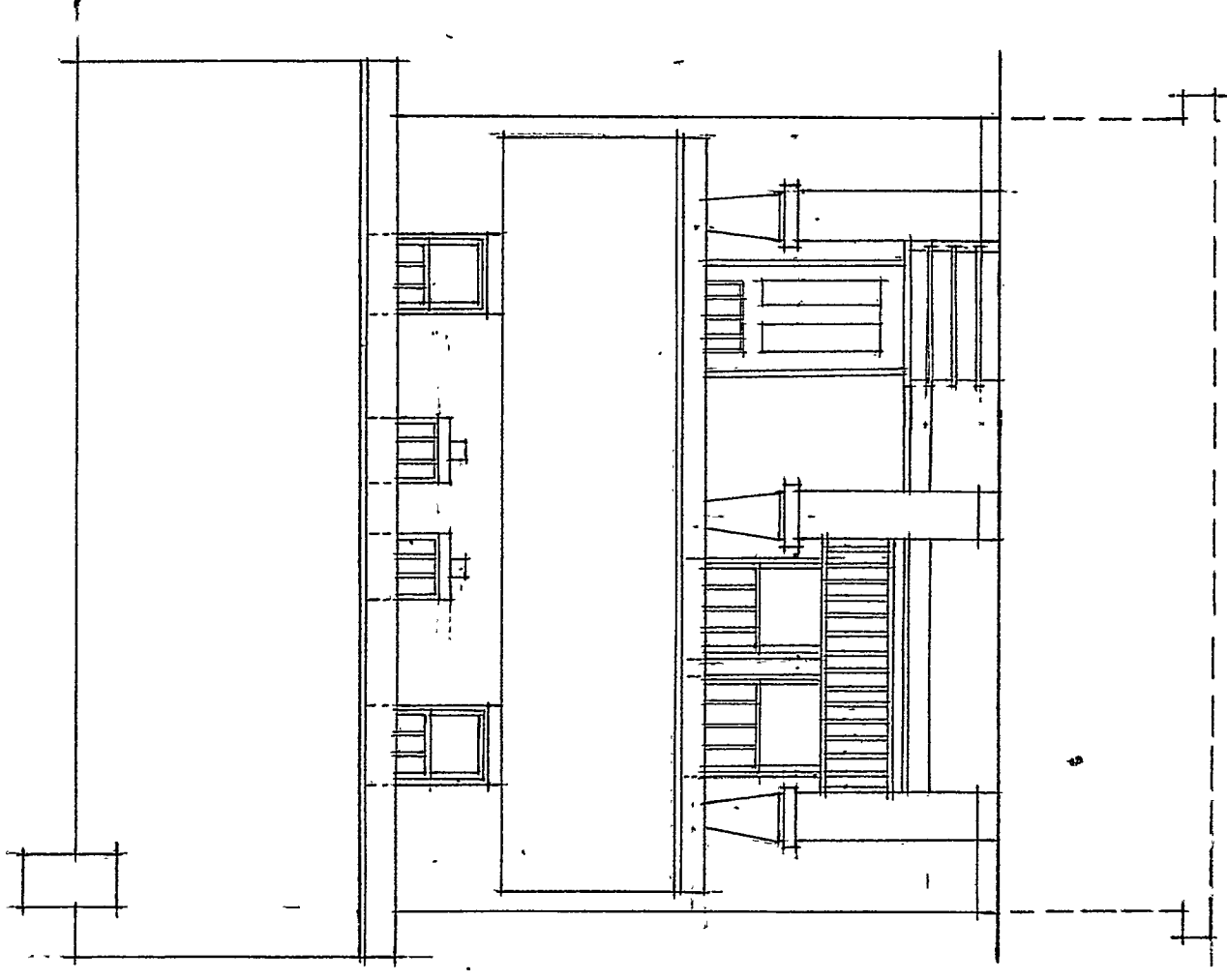
17 FEB 2019

32

7



WEST ELEVATION  
3/16" = 1'-0"



EAST ELEVATION  
3/16" = 1'-0"