

# CITY OF BLOOMINGTON



April 13, 2022 @ 2:00 p.m.  
Kelly Conference Room #155

**Virtual Link:**

<https://bloomington.zoom.us/j/85388014456?pwd=cHo0V3B0RkphYINDeTJ1SEpTcDRTQT09>

Meeting ID: 853 8801 4456

Passcode: 557799

**CITY OF BLOOMINGTON  
HEARING OFFICER (Hybrid Meeting)  
April 13, 2022 at 2:00 p.m.**

**\*Kelly Conference Room #155**

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Meeting ID: 853 8801 4456

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**PETITION MAP:** <https://arcg.is/ar5jO>

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**PETITIONS:**

V-08-22

**South Central Community Action Program, Inc. (Steve Kramer)**

1500 W. 15<sup>th</sup> St.

Request: Variance from accessory structure setback standards in the R2 zoning district.

Case Manager: Karina Pazos

**\*\*Next Meeting: April 27, 2022**

*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: 1500 W 15th Street**

**CASE #: V-08-22**  
**DATE: April 13, 2022**

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**PETITIONER:** Steven Kramer (South Central Community Action Program)  
 1500 W 15<sup>th</sup> Street, Bloomington, IN 47404

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**REQUEST:** The petitioner is requesting a variance from accessory structure setback standards in the R2 zoning district.

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**REPORT:** The property is located at 1500 W 15<sup>th</sup> Street and is zoned Residential Medium Lot (R2). The properties to the north, east, south and west are also zoned R2.

The UDO states that accessory structures must be located at least 35 feet from the front property line and 5 feet from the side and rear property lines. This property is located at the corner of public streets on the south and west sides of the lot, and would need a 35-foot setback from both front property lines. There is an accessory structure height maximum of 20 feet in the R2 zoning district.

The petitioner is proposing a carport structure on the north side of the property to cover 4 existing parking spaces for 4 agency vehicles. In the R2 zoning district there is a limit on the number and size of enclosed accessory structures. That limit is a maximum number of 2 enclosed accessory structures with a total maximum footprint of 840 square feet. However, the carport would not be enclosed. It would serve to protect the investment in the vehicles by protecting the vehicles from the sun and tree limbs that frequently fall in this location. The proposed carport structure is 720 square feet and would be located approximately 29 feet from the east property line. The height would be 8 feet and there is currently no other accessory structure on this lot, however there are 2 enclosed shed structures on the adjacent lot that is part of the South Central Community Action Program site. The proposed location is on existing asphalt so the structure would not increase the lot's impervious surface coverage. The parking lot where the carport would be placed is an existing parking lot. The edge of the first of the 4 parking spaces, nearest to Lindburgh Drive, is located approximately 29 feet from the property line. Installing the carport structure at 35 feet from the property line would impede the use of the first parking space and would not allow for the carport to protect all 4 vehicles, because the carport poles would have to be installed within the first parking space instead of at its edge.

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### **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:** No injury to the public health, safety, morals, and general welfare is found as a result of this petition. The location of the structure is appropriate for the use and size of the property, located over existing parking that has caused no known issues.

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

**PROPOSED FINDING:** No adverse effect to the use or value of the adjacent properties is found as a result of this petition. The carport structure will not be visible from W 15<sup>th</sup> Street because it will be located behind the primary building on this lot, and it would be minimally visible from Lindburgh Drive.

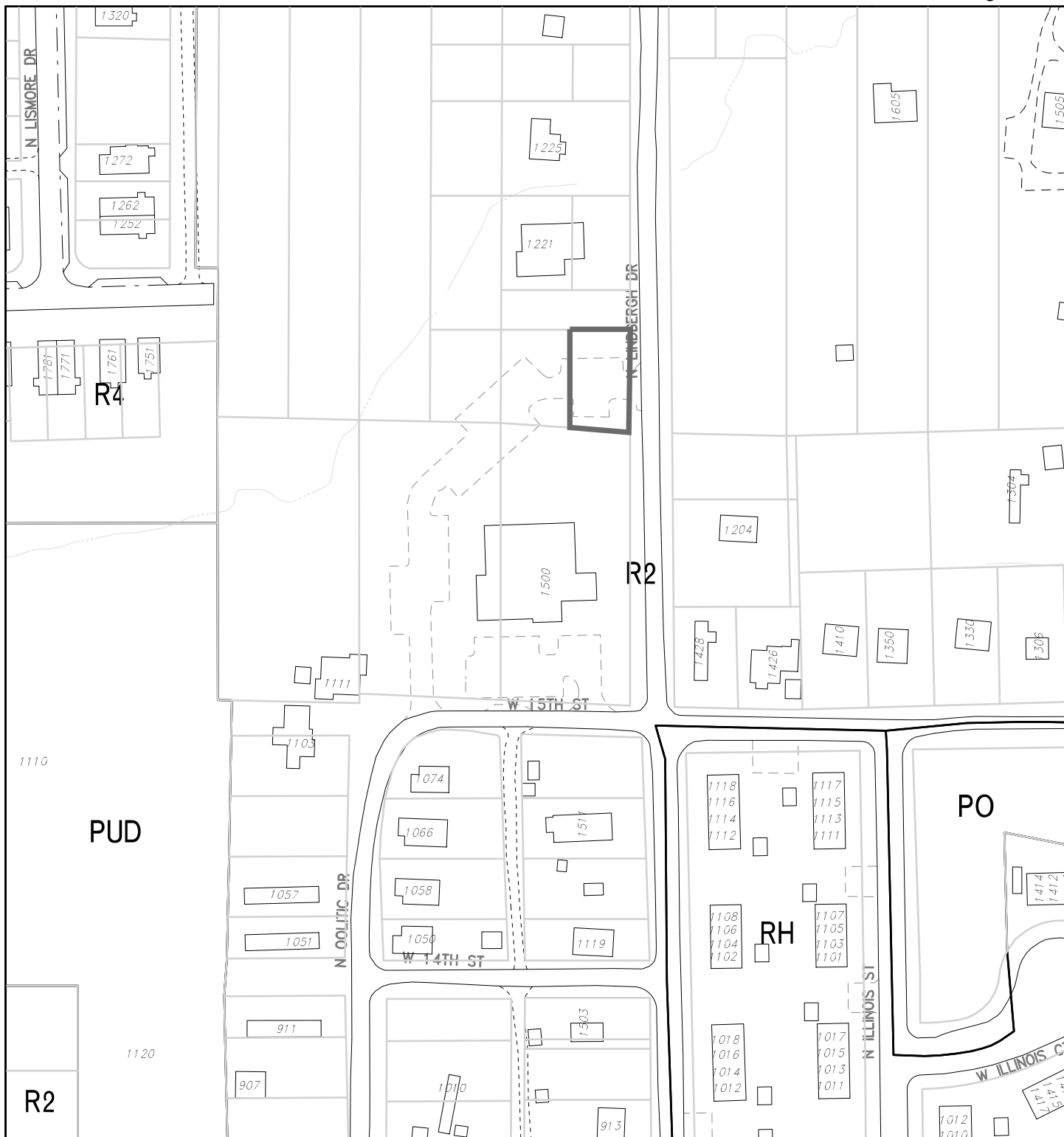
3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**PROPOSED FINDING:** Practical difficulty is found in that the parking lot is existing and has been developed in that location. Even though the east side of the property is the secondary frontage, there is still a required 35-foot setback from the east property line for accessory structures. Because the right-of-way line is located inside a 4-foot sidewalk and roughly 29 feet from the 4 parking spaces, locating the proposed accessory structure at 35 feet from the right-of-way line would require removal of at least one of the parking spaces. But, allowing the variance will still meet the spirit of the accessory structure front setback, by having the structure roughly 33 feet from the edge of pavement, while allowing the existing parking spaces to remain. Additionally, the zoning district regulations are written for primarily single-family development, so working within the existing non-single family development on the site presents a peculiar condition on this lot.

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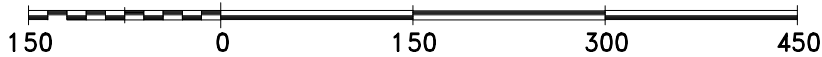
**RECOMMENDATION:** Based upon the written findings above, the Department recommends that the Hearing Officer adopt the proposed findings and recommends approval of V-07-22 with the following conditions:

1. The petitioner must obtain a building permit prior to construction.
2. This variance applies to only the structure and location of the structure as shown and described in the application.



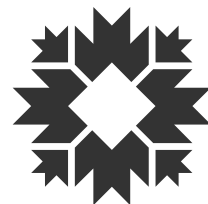
By: karina.pazos

6 Apr 22



For reference only; map information NOT warranted.

City of Bloomington  
Planning

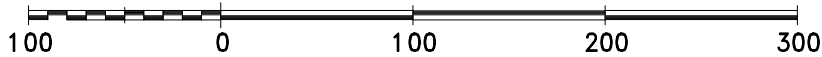


Scale: 1" = 150'



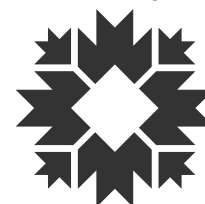
By: karina.pazos

6 Apr 22



For reference only; map information NOT warranted.

City of Bloomington  
Planning



Scale: 1" = 100'

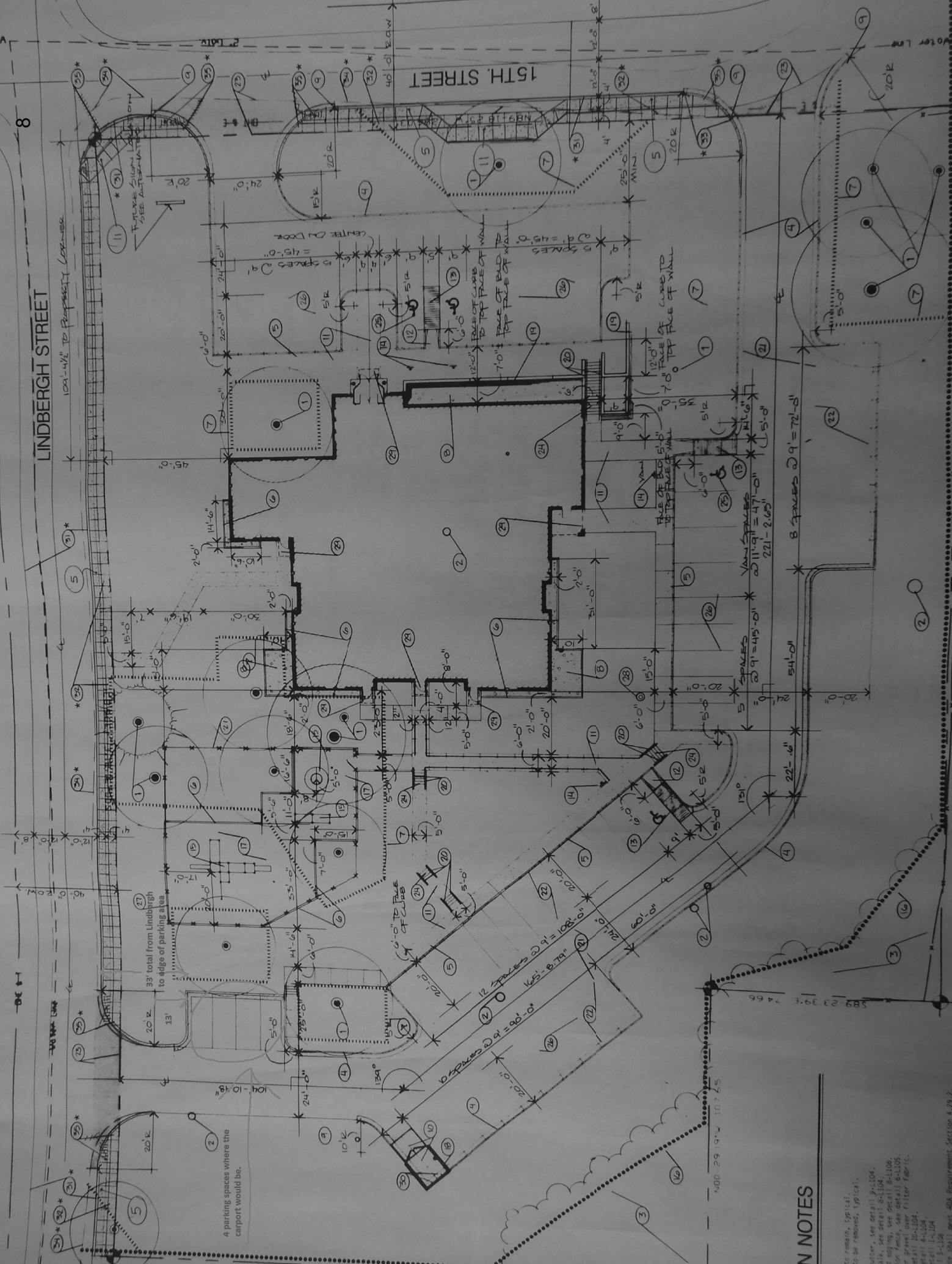
South Central Community Action Program  
Petition for variance for construction of a carport.

We desire to have a carport installed on our existing parking lot to cover four parking spaces. We park four agency vehicles in these spaces. The vehicles were purchased with grant dollars from the Weatherization Assistance Program. We want to install the carport to protect the investment in these vehicles from the sun and tree limbs that frequently fall out of a large tree next to the parking spots. The carport would have open sides and no electricity or water. The drainage in the parking lot would not be changed as this area of the lot is already covered with asphalt. We are requesting a variance because the area is two feet closer to the street (Lindburgh) than is normally allowed.

LINDBERGH STREET

15TH STREET

8



33' total from Lindbergh to edge of parking area

4 parking spaces where the carport would be.

5'-0" TO FACE OF CURB

BASE OF CURB TO TOP FACE OF WALL

FACE OF BLD TO TOP FACE OF WALL

FACE OF CURB TO TOP FACE OF WALL

8 SPACES @ 9' = 72'-0"

5 SPACES @ 9' = 45'-0"

4 SPACES @ 11'-9" = 47'-0"

5 SPACES @ 9' = 45'-0"

12 SPACES @ 9' = 108'-0"

6 SPACES @ 9' = 54'-0"

10 SPACES @ 9' = 90'-0"

12 SPACES @ 9' = 108'-0"

14 SPACES @ 9' = 126'-0"

16 SPACES @ 9' = 144'-0"

18 SPACES @ 9' = 162'-0"

20 SPACES @ 9' = 180'-0"

22 SPACES @ 9' = 198'-0"

24 SPACES @ 9' = 216'-0"

26 SPACES @ 9' = 234'-0"

28 SPACES @ 9' = 252'-0"

30 SPACES @ 9' = 270'-0"

32 SPACES @ 9' = 288'-0"

PLAN NOTES

- 1. trees to remain, typical.
- 2. trees to be removed, typical.
- 3. b and gutter, see detail 9-104.
- 4. and walk, see detail 8-104.
- 5. and wood siding, see detail 8-106.
- 6. corrugation fence, see detail 6-105.
- 7. no river gravel over filter fabric.
- 8. see detail 10-104.
- 9. see detail 10-104.
- 10. see detail 10-104.
- 11. see detail 10-104.
- 12. see detail 10-104.
- 13. see detail 10-104.
- 14. see detail 10-104.
- 15. see detail 10-104.
- 16. see detail 10-104.
- 17. see detail 10-104.
- 18. see detail 10-104.
- 19. see detail 10-104.
- 20. see detail 10-104.
- 21. see detail 10-104.
- 22. see detail 10-104.
- 23. see detail 10-104.
- 24. see detail 10-104.
- 25. see detail 10-104.
- 26. see detail 10-104.
- 27. see detail 10-104.
- 28. see detail 10-104.
- 29. see detail 10-104.
- 30. see detail 10-104.
- 31. see detail 10-104.
- 32. see detail 10-104.

589-16-44E 211 31





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