

# CITY OF BLOOMINGTON



September 14, 2022 @ 2:00 p.m.  
Kelly Conference Room #155 and Zoom-

Virtual Link:

<https://bloomington.zoom.us/j/83777386117?pwd=ZDhRdk5pWFZ0T3NickZyS20vWXdxzd09>

Meeting ID: 837 7738 6117  
Passcode: 063973

**CITY OF BLOOMINGTON  
HEARING OFFICER (Hybrid Meeting)  
September 14, 2022 at 2:00 p.m.**

**City Hall, 401 N. Morton Street  
Kelly Conference Room #155**

**❖Virtual Link:**

<https://bloomington.zoom.us/j/83777386117?pwd=ZDhRdk5pWFZ0T3NickZyS20vWXdxdz09>

Meeting ID: 837 7738 6117

Passcode: 063973

**PETITION MAP:** <https://arcg.is/1ayCO9>

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**PETITIONS:**

- V-36-22      **Indiana University Health**  
583 S. Clarizz Blvd.  
Request: Variance from maximum gross floor area of an individual commercial tenant to allow expansion of gross floor area to install an elevator in the Mixed-Use Neighborhood Scale (MN) zoning district.  
*Case Manager: Gabriel Holbrow*
- V-37-22      **Lisa Freeman, Freeman Property Group, LLC.**  
208 E. 16<sup>th</sup> St.  
Request: Variance from setback standards for a second story in the Mixed-Use Student Housing (MS) zoning district.  
*Case Manager: Karina Pazos*

**\*\*Next Meeting: September 28, 2022**

*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](mailto:human.rights@bloomington.in.gov).*

**BLOOMINGTON HEARING OFFICER  
STAFF REPORT  
Location: 583 South Clarizz Boulevard**

**CASE #: V-36-22  
DATE: September 14, 2022**

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**PETITIONER:** Indiana University Health  
950 North Meridian Street, Suite 1100  
Indianapolis, IN

**CONSULTANT:** Bill Cooler, Cooler Design  
9135 North Meridian Street, Suite A-1  
Indianapolis, IN

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**REQUEST:** Variance from the standard for maximum gross floor area of an individual commercial tenant to allow expansion of gross floor area to install an elevator in the Mixed-Use Neighborhood Scale (MN) zoning district.

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**REPORT:** The property is located on the east side of South Clarizz Boulevard and is zoned Mixed-Use Neighborhood Scale (MN). Adjacent properties to the north and south on the east side of South Clarizz Boulevard are also zoned MN, and contain medical clinic and financial institution uses. The property to the west across South Clarizz Boulevard is zoned Mixed-Use Corridor (MC) and includes parts of the College Mall. Properties to the east are zoned Residential Medium Lot (R2) and contain single-family detached dwellings.

The property contains one building with approximately 9,800 gross square feet of floor area, including area on a ground floor and on a second floor. The building as a whole is leased by the petitioner, who uses the space to operate two out-patient medical practices, currently Southern Indiana Physicians Foot & Ankle, and Southern Indiana Physicians Neurology. The two practices have separate patient entrances but share exam rooms, staff rooms, and other spaces in the building.

The property was rezoned from Planned Unit Development (PUD) to MN in May of 2021. The MN zoning district has a dimensional standard which limits the maximum area of any individual commercial tenant to no more than 5,000 square feet of gross floor area. The existing 9,800-square-foot gross floor area of the existing tenancy in the building is a lawful nonconforming site feature that pre-dates the rezoning of the property.

The petitioner intends to construct an elevator tower and install an elevator on the front (west) side of the building to provide an accessible route to the existing tenant space on the second floor of the building. The proposed elevator tower has a footprint of approximately 50 square feet, for a total increase in gross floor area across the two floors of approximately 100 square feet. The floor area increase is increasing the nonconformity of an existing lawful nonconforming site feature, which is not allowed except by variance. The petitioner is requesting a variance from the gross floor area maximum in the MN district in order to install the elevator.

As stated by the petitioner, the installation of the elevator will not increase the number of staff or patients using the building. The Americans with Disabilities Act (ADA) and Indiana accessibility codes require that an accessible route be provided to the works spaces on the second floor. The petitioner states that it would not be feasible to incorporate a new elevator shaft within the existing building footprint.

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**CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**

**20.06.080(b)(3)(E)(i)(1) Standards for Granting Variances from Development Standards:** Pursuant to Indiana Code 36-7-4-918.5, the Board of Zoning Appeals or Hearing Officer may grant a variance from the development standards of this UDO if, after a public hearing, it makes findings of fact in writing, that:

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

**PROPOSED FINDING:** The proposed addition of an elevator tower will not increase the number of staff or patients using the building and will not result in any significant alteration to the current operations of the existing medical practices. Approval will not be injurious to 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; and*

**PROPOSED FINDING:** The proposed addition of an elevator tower will not have any substantial effect on the use and value of the area adjacent to the property.

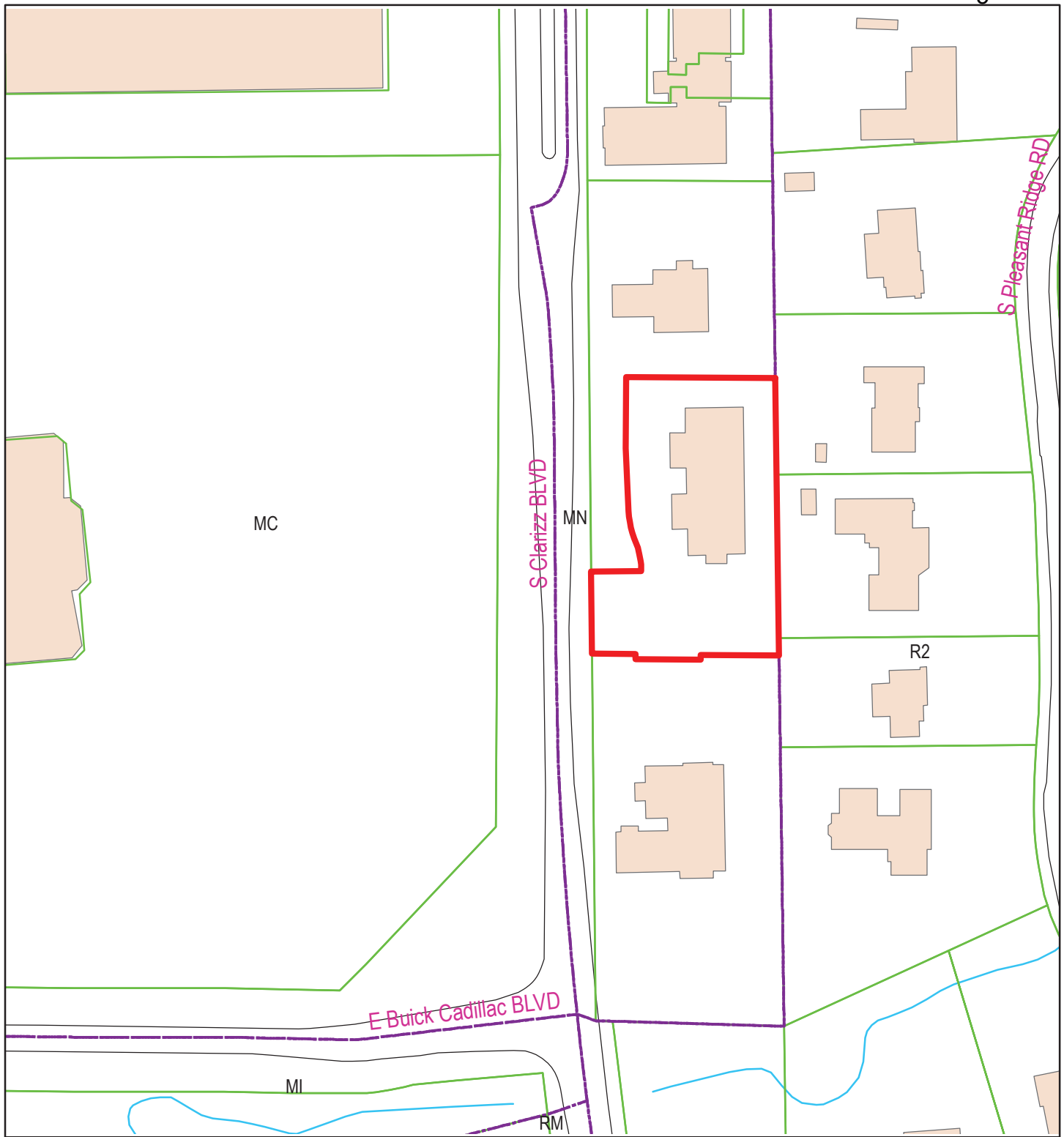
*(3) The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in questions; that the development standards variance will relieve the practical difficulties.*

**PROPOSED FINDING:** The lack of an accessible route to the second floor of the building poses a practical difficulty in the use of the property, most particularly in the use of the tenant space on the second floor. The property is peculiar among properties zoned MN because it contains an existing tenant space split over two stories greater than 5,000 square feet of gross floor area. A variance would allow the construction of an elevator that would provide an accessible route to the second floor, thereby relieving the practical difficulty.

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**RECOMMENDATION:** Based upon the report and written findings of fact above, the Department recommends that the Hearing Officer adopt the proposed findings for V-36-22 and grant the requested variance with the following condition:

1. This variance approves only the design as shown in the petition packet. No other expansion is requested or approved.



# 583 South Clarizz Boulevard

City of Bloomington  
Planning & Transportation



Scale: 1 " = 167 '



By: Gabriel Holbrow  
9/8/2022

For reference only. Map information NOT warranted.



# 583 South Clarizz Boulevard

City of Bloomington  
Planning & Transportation



Scale: 1" = 167'



By: Gabriel Holbrow  
9/8/2022

For reference only. Map information NOT warranted.

STATE OF INDIANA            )  
   ) SS:  
 COUNTY OF MONROE         )

**AFFIDAVIT DESIGNATING AUTHORITY**  
**TO ACT ON OWNER'S BEHALF**

The undersigned, being first duly sworn, states the following:

- 1) Fracture Property Management, LLC, an Indiana limited liability company (the "Owner"), is the owner of that certain property located at 583 Clarizz Boulevard in the City of Bloomington, County of Monroe, and State of Indiana (the "Property");
- 2) Indiana University Health Southern Indiana Physicians, LLC, an Indiana limited liability company ("IUHSIP"), is the tenant of the Property pursuant to that certain Lease Agreement effective as of May 1, 2011, as amended by that certain Addendum to Lease dated May 10, 2011, and that certain Second Addendum to Lease effective as of May 1, 2021 (the "Lease");
- 3) Owner hereby designates authority to IUHSIP, and any affiliate thereof, to act on Owner's behalf in connection with pursuing a variance from the standard for maximum gross floor area of an individual commercial tenant to allow expansion of the gross floor area to install an elevator (the "Variance"), including, but not limited to, the completion, execution, and/or filing of any and all necessary applications, site plans, statements, etc. in connection with same;
- 4) The undersigned is duly authorized by Owner to execute and deliver this affidavit and, under penalty of perjury, warrants and represents that this affidavit is true and complete.

[Signature Page Follows]

AFFIANT SIGNATURE



Printed: Jonathan Surdam

Title: Managing Owner of Owner, Fracture Property Management, LLC

STATE OF INDIANA )

) SS:

COUNTY OF MONROE )



Before me, a Notary Public in and for said County and State, personally appeared Jonathan Surdam, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notary Seal this 19<sup>th</sup> day of August, 2022.

Resident of Monroe County, Indiana.

Signature: Danyele M. Green

Printed: Danyele M. Green

My Commission Expires: 5-15-30



18 August 2022

**Gabriel Holbrow, AICP**

Zoning & Long Range Planner  
Planning & Transportation Department  
City of Bloomington, Indiana

Re: Petitioner's Statement for Variance – Building Elevator Addition for existing 2-story Building  
IU Health Bloomington; 583 S. Clarizz Blvd., Bloomington, IN 47404

Gabriel,

The subject property contains an existing 2-story medical office building that provides treatment to IU Health patients and staff on an outpatient basis. The current renovations to the building are a manipulation of interior spaces which are required for care. There is no increase to the number of staff or patients planned to be served in the building as part of the project's needs.

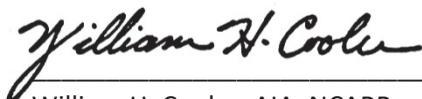
To date, staff have had to manipulate stairwells within the building to move between the first and second floors where their offices, breakroom and a conference room are located. It is the Owner's intend via your variance approval to construct a new 2-story electric elevator positioned on the front of the building providing direct access into both levels of the building. Incorporation of a new shaft within the building footprint would not be feasible without substantial demolition and a major structural reconfiguration of the 2<sup>nd</sup> floor and roof structure; making this financially unfeasible.

The new elevator will allow staff to fully utilize the second floor spaces which have been off limits to those unable to circumvent the stair condition. The Federally mandated Americans with Disabilities Act (ADA) and Indiana Accessibility codes now require such a building to contain an elevator to provide access to an upper level where such spaces are not provided on the first/accessible floor level.

The owner wishes to provide equal accessibility to both floors through reasonable means with the addition on the exterior of the building. The new shaft is approximately 50 sf on each of two levels being a total of 100 gross sf in total additional size for this building. It is planned to be added to the face of the building within the landscaping bed and extend to the face of the adjacent concrete sidewalk.

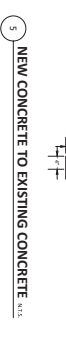
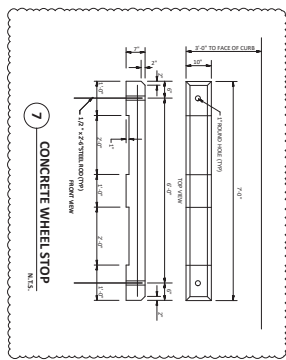
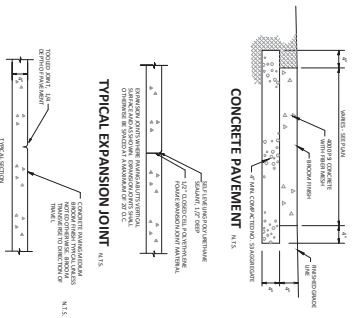
Please let me know if you have any questions relating to this information.

Regards,



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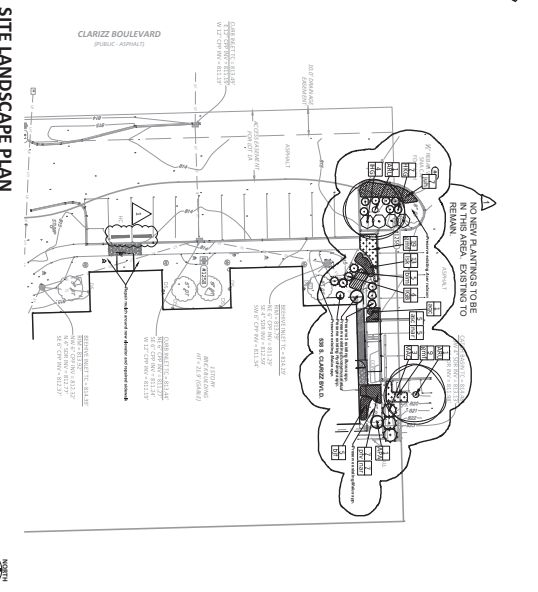
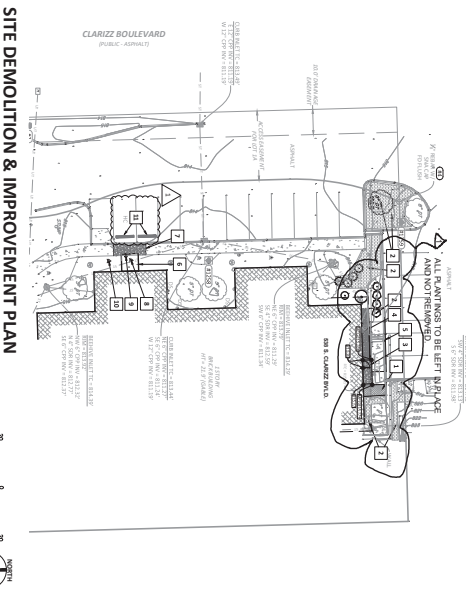
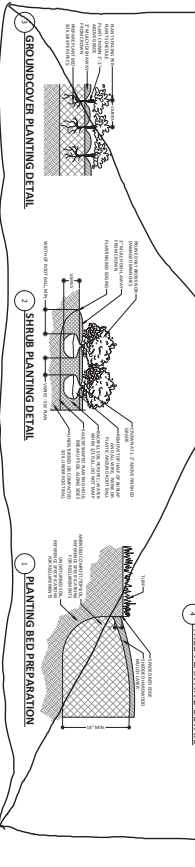
William H. Cooler, AIA, NCARB  
Project Architect



**PLANTING SCHEDULE**

PLANTING SCHEDULE MAINTAINING PLANTINGS AS PART OF THIS PROJECT

COMPONENT	IDENTIFYING NAME	COMMON NAME	SIZE	SPACING	CONDITION
1	Large Tree	Red Oak	12" Caliper Min. (As Spec)	8' x 8' Center	Rel. & Care Trees
2	Medium Tree	Red Oak	8" Caliper	8' x 8' Center	Rel. & Care Trees
3	Small Tree	Red Oak	6" Caliper	8' x 8' Center	Rel. & Care Trees
4	Shrub	Red Oak	6" Caliper	8' x 8' Center	Rel. & Care Trees
5	Flowering Shrub	Red Oak	6" Caliper	8' x 8' Center	Rel. & Care Trees
6	Flowering Shrub	Red Oak	6" Caliper	8' x 8' Center	Rel. & Care Trees
7	Flowering Shrub	Red Oak	6" Caliper	8' x 8' Center	Rel. & Care Trees
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11	Flowering Shrub	Red Oak	6" Caliper	8' x 8' Center	Rel. & Care Trees
12	Flowering Shrub	Red Oak	6" Caliper	8' x 8' Center	Rel. & Care Trees



- GENERAL NOTES**
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND VERIFY DEPT. CONNECTIONS BEFORE ANY EXCAVATION OR DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL DEPARTMENT OF PUBLIC WORKS AND THE LOCAL DEPARTMENT OF HEALTH.
  - THE CONTRACTOR SHALL VERIFY ALL PLANTINGS TO BE LEFT IN PLACE AND NOTED AS TO BE LEFT IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL DEPARTMENT OF PUBLIC WORKS AND THE LOCAL DEPARTMENT OF HEALTH.
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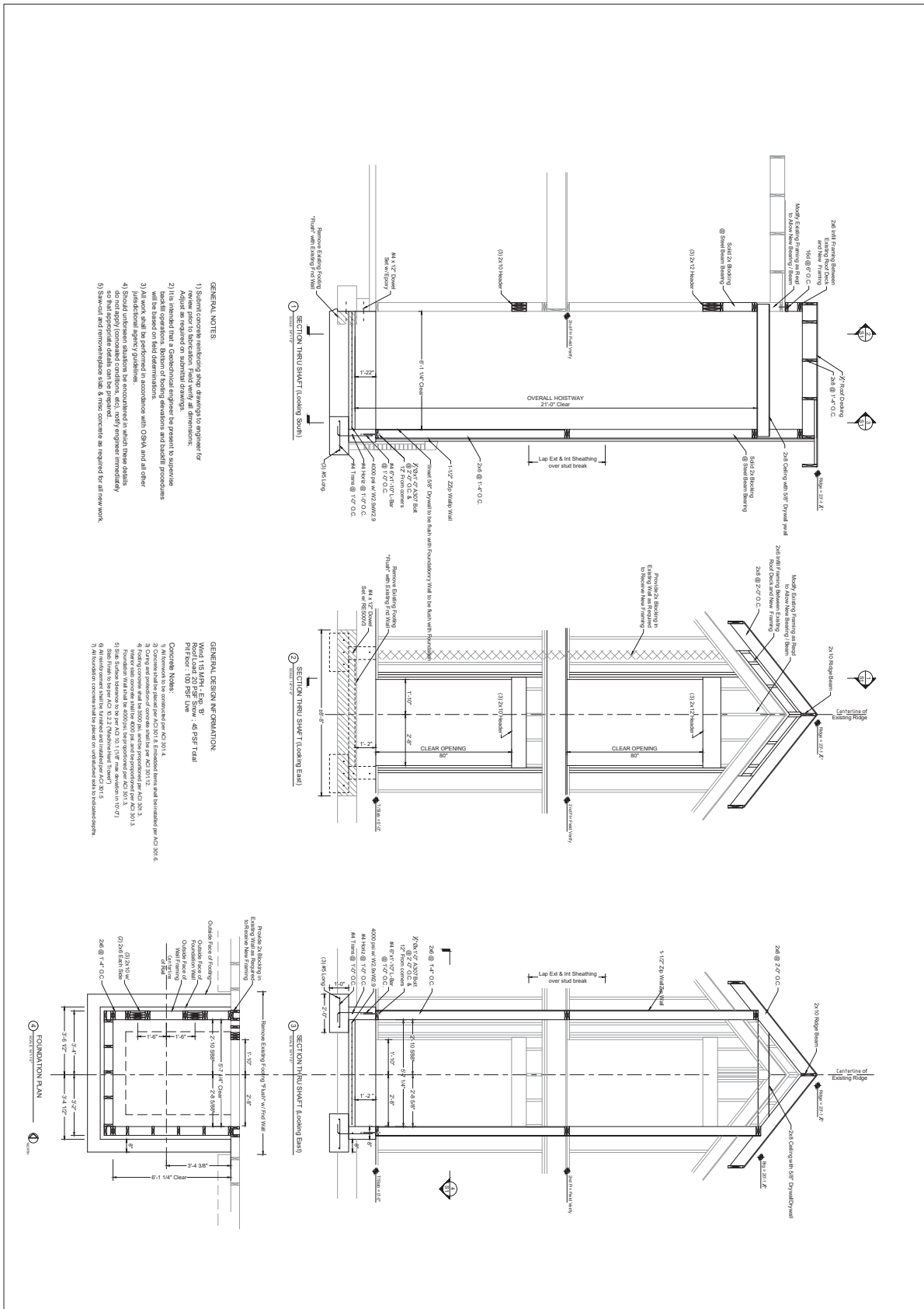
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**LEGEND**

[Symbol]	LAYERS OF CONCRETE/REBAR
[Symbol]	LAYERS OF VIBRANT CONCRETE
[Symbol]	LAYERS OF REINFORCING STEEL
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<p><b>Cooler Design</b> Architectural Planning and Interior Design</p> <p>1111 N. W. 11th Street Bloomington, IN 47404 Phone: 317.338.8277 www.coolerdesign.com</p>	<p><b>CERTIFICATION</b></p>	<p><b>BRCD</b> Bloomington Regional Council of Development Phone: 317.338.8277 www.brcd.com BRC Project No. 11004</p>	<p>DATE: 06-15-2022 COMMISSION: 1111</p> <p>DRAWN: [Signature] COORD: [Signature]</p> <p>APPROVED: [Signature]</p>			
			<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ADD WHEEL STOPS</td> <td>06-15-2022</td> </tr> </tbody> </table>	No.	Description	Date
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1	ADD WHEEL STOPS	06-15-2022				
<p>INDIANA UNIVERSITY HEALTH</p> <p>538 S. CLARIZZ BLVD., BLOOMINGTON, IN 47401</p> <p><b>SITE IMPROVEMENT &amp; LANDSCAPE PLAN</b></p> <p>SHEET NAME: C100</p>	<p><b>CLARIZZ BUILDING RENOVATION</b></p>	<p><b>CERTIFICATION</b></p>	<p><b>BRCD</b> Bloomington Regional Council of Development Phone: 317.338.8277 www.brcd.com BRC Project No. 11004</p>			



**GENERAL NOTES:**

- 1) Submit concrete reinforcing shop drawings to engineer for review and approval. Adjust as required on submittal drawings.
- 2) It is intended that a Geotechnical engineer be present to supervise backfill operations. Station of footing elevations and backfill procedures shall be provided in accordance with GSA and all other jurisdictional agency guidelines.
- 3) All work shall be performed in accordance with GSA and all other jurisdictional agency guidelines.
- 4) Should unforeseen conditions be encountered in which these details do not provide adequate detail, the contractor shall be responsible for providing the necessary details to the engineer for approval.
- 5) Sawcut and removal of slab & new concrete is required for all new work.

**GENERAL DESIGN INFORMATION:**

Project: 158-0715-0000 - 46 P&F F&M  
 P&F Floor: 100 P&F L/W

**Concrete Notes:**

- 1) Reference to the concrete per ACI 308.1.
- 2) All concrete shall be placed and finished in accordance with ACI 308.6.
- 3) Curing and protection of concrete shall be per ACI 308.12.
- 4) Reference to the concrete per ACI 308.12.
- 5) Reference to the concrete per ACI 308.12.
- 6) Reference to the concrete per ACI 308.12.
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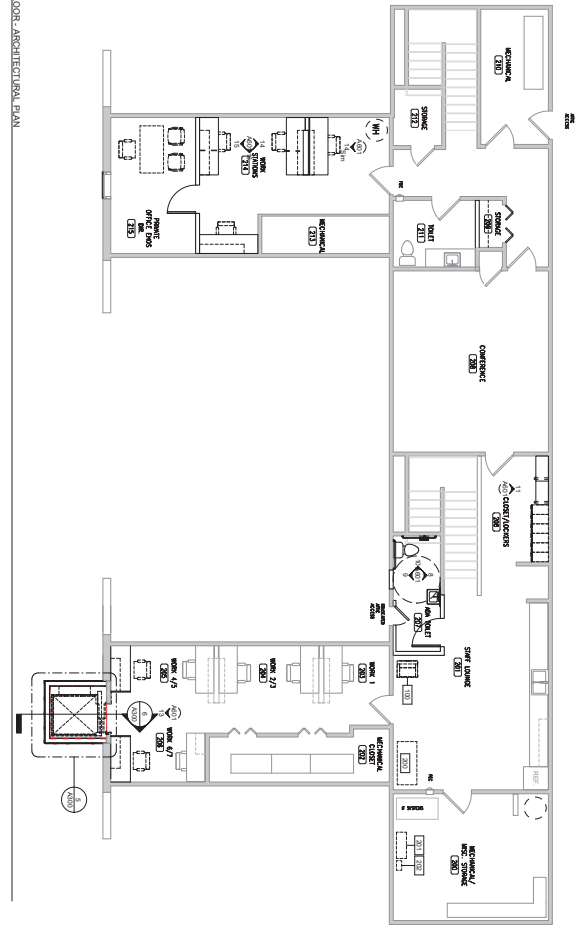
**FOUNDATION PLAN**

<p>SHEET NO. <b>S1</b></p>	<p><b>CLARIZZ BUILDING RENOVATION</b></p> <p>538 S. CLARIZZ BLVD., BLOOMINGTON, IN 47401</p>	<p>DATE: 11/10/2011 COMMISSION: 11/10/2011</p> <p>DRAWN: [Signature] COORD: [Signature]</p> <p>APPROVED: [Signature]</p>	<p><b>Cooler Design</b> Architectural Planning and Interior Design</p> <p>1100 N. UNIVERSITY BLVD., SUITE 200, BLOOMINGTON, IN 47403              TEL: 317.340.1100 FAX: 317.340.1101              WWW.COOLERDESIGN.COM</p>										
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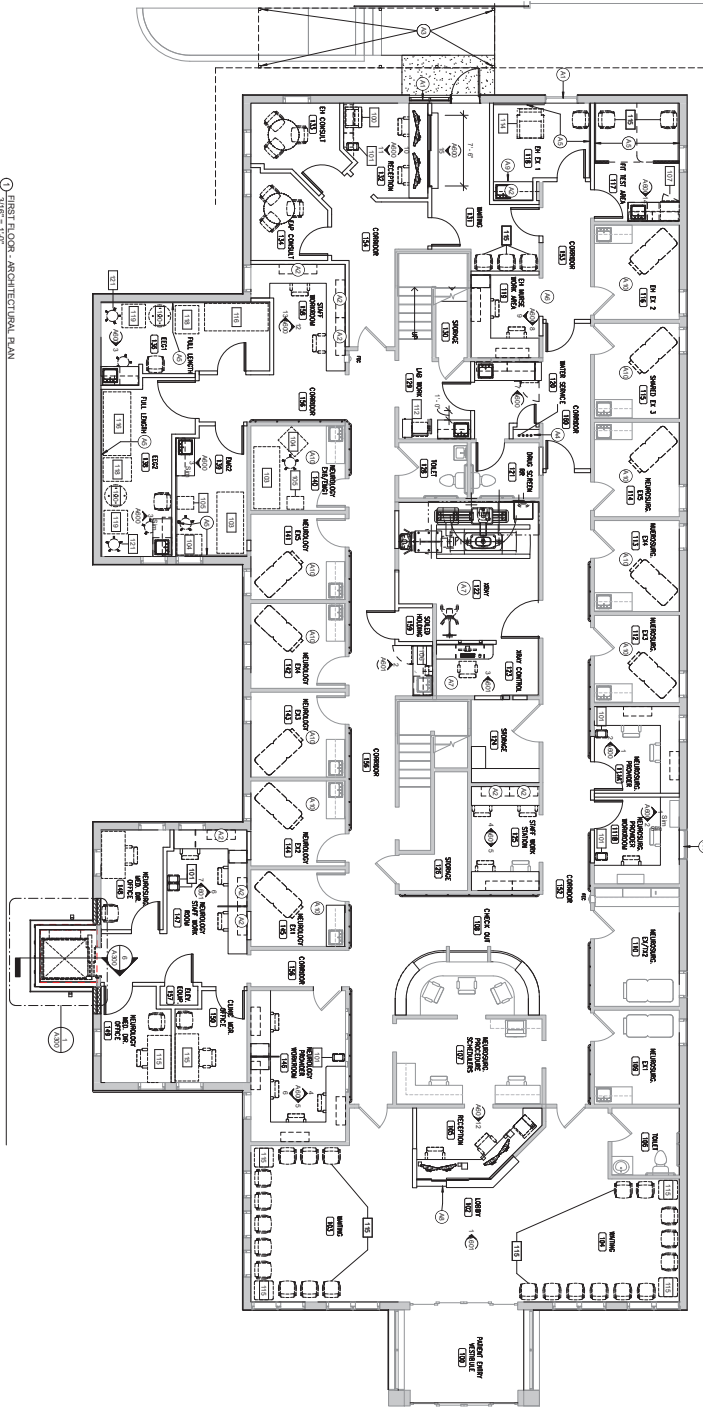








② SECOND FLOOR ARCHITECTURAL PLAN  
3/16 = 1/8"



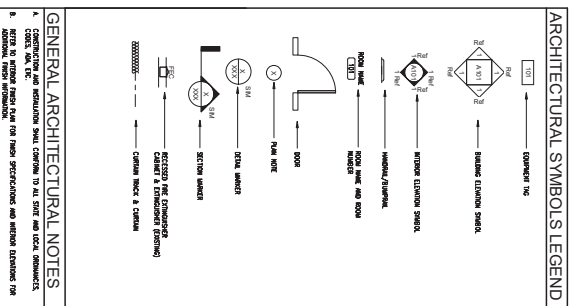
① FIRST FLOOR ARCHITECTURAL PLAN  
3/16 = 1/8"

### ARCHITECTURAL PLAN NOTES

1. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL ITEMS AND EQUIPMENT.
2. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL ITEMS AND EQUIPMENT.
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9. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL ITEMS AND EQUIPMENT.
10. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL ITEMS AND EQUIPMENT.

### FURNITURE, EQUIPMENT AND ACCESSORIES SCHEDULE

NUMBER	DESCRIPTION	RECORDING	COMMENTS
OWNER FURNISHED/OWNER INSTALLED			
101	Reception Counter	NO	
102	Reception Counter	NO	
103	Reception Counter	NO	
104	Reception Counter	NO	
105	Reception Counter	NO	
106	Reception Counter	NO	
107	Reception Counter	NO	
108	Reception Counter	NO	
109	Reception Counter	NO	
110	Reception Counter	NO	
111	Reception Counter	NO	
112	Reception Counter	NO	
113	Reception Counter	NO	
114	Reception Counter	NO	
115	Reception Counter	NO	
116	Reception Counter	NO	
117	Reception Counter	NO	
118	Reception Counter	NO	
119	Reception Counter	NO	
120	Reception Counter	NO	
121	Reception Counter	NO	
122	Reception Counter	NO	
CONTRACTOR FURNISHED/CONTRACTOR INSTALLED			
201	Hydraulic Power Unit	YES	
202	Hydraulic Power Unit	YES	



### GENERAL ARCHITECTURAL NOTES

1. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL ITEMS AND EQUIPMENT.
2. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL ITEMS AND EQUIPMENT.
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CLARIZZ BUILDING RENOVATION

538 S. CLARIZZ BLVD., BLOOMINGTON, IN 47401

ARCHITECTURAL FLOOR PLANS

SHEET NAME:

DATE: 13 JUNE 2022 COMMISSION: D01093

DRAWN: JAG COORD: WHC

APPROVED: WHC

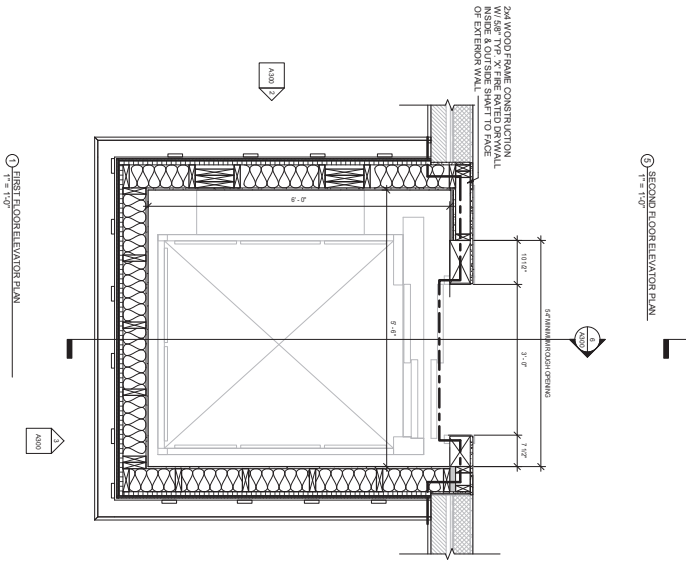
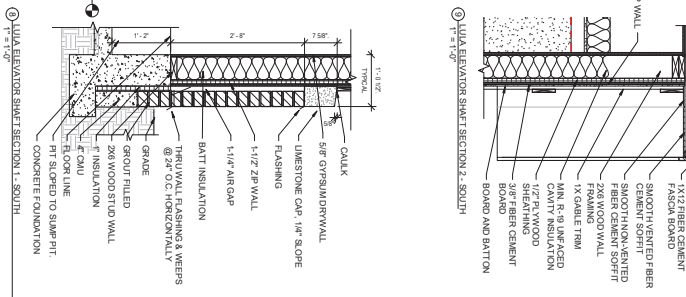
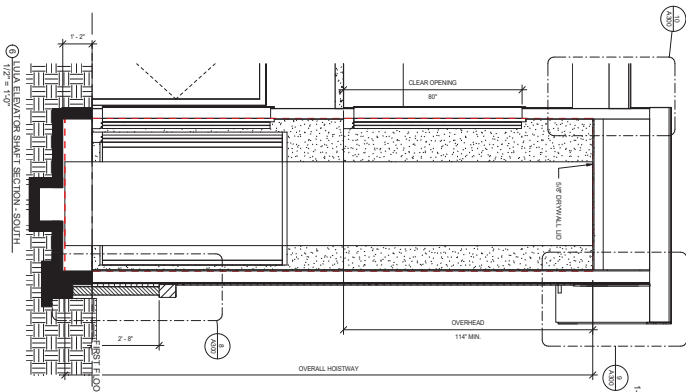
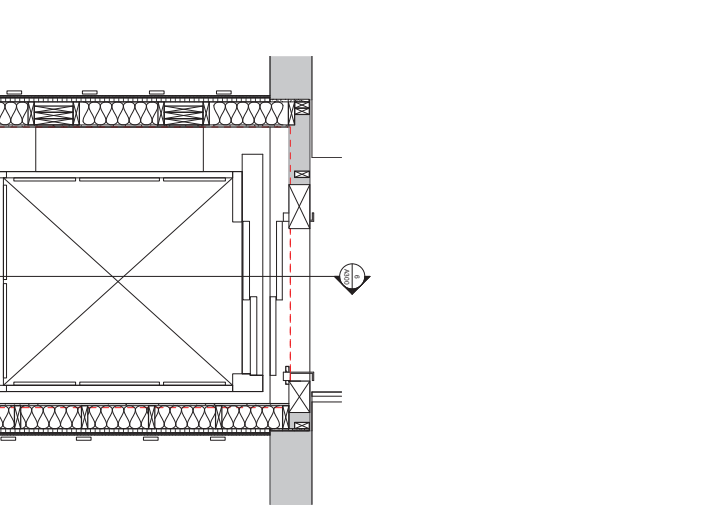
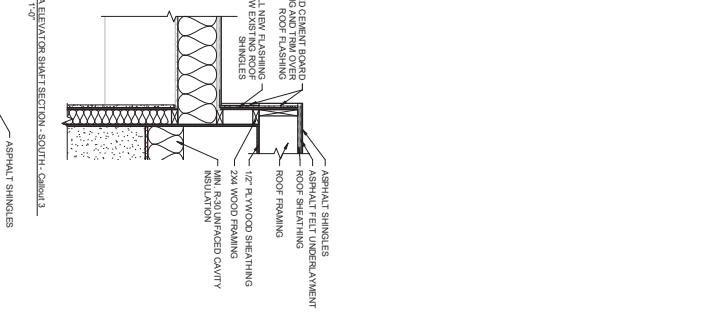
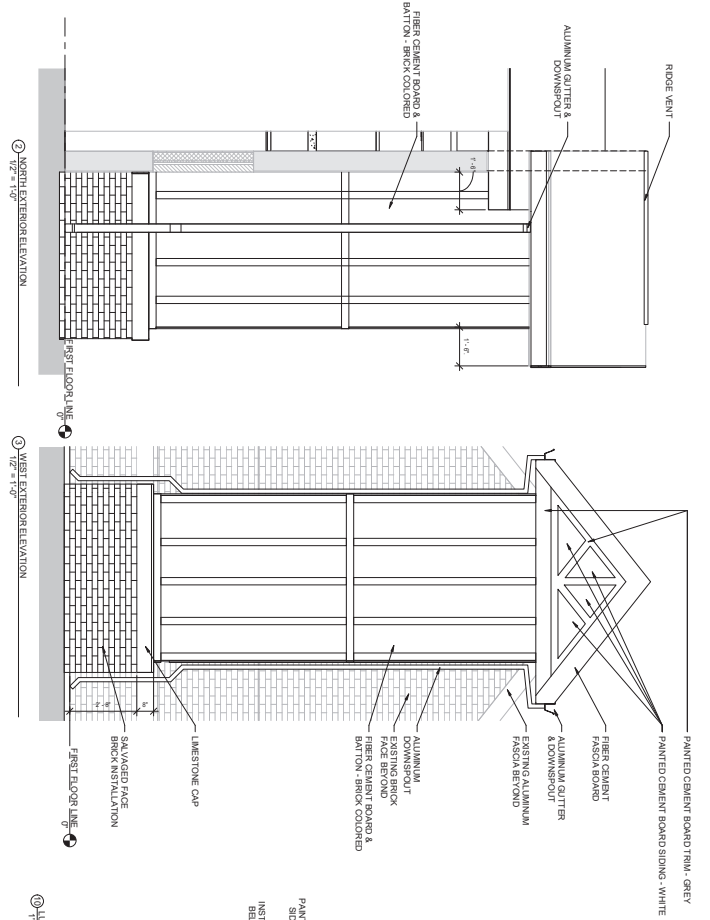
No.	Description	Date

Cooler Design

Architectural Planning and Interior Design

William H. Colver

CERTIFICATION



**INDIANA UNIVERSITY HEALTH**  
 CLARIZZ BUILDING RENOVATION  
 538 S. CLARIZZ BLVD., BLOOMINGTON, IN 47401  
**ELEVATOR PLANS & DETAILS**  
 SHEET NAME:

DATE: 13 JUNE 2022 COMMISSION: 001065  
 DRAWN: JAC COORD: RMC  
 APPROVED: RMC

No.	Description	Date

INDIANA UNIVERSITY HEALTH  
 ARCHITECTURE, PLANNING and DESIGN GROUP  
 137 EAST WALK  
 BLOOMINGTON, IN 47403-1300  
 TEL: 317.332.2200 FAX: 317.332.2201  
 WWW.IUH.EDU  
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**William H. Cole**  
 CERTIFICATION

**Cooler Design**  
 ARCHITECTURE, PLANNING and DESIGN GROUP  
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SHEET NO. A300



**BLOOMINGTON HEARING OFFICER  
STAFF REPORT  
LOCATION: 208 E 16<sup>th</sup> Street**

**CASE #: V-37-22  
DATE: September 14, 2022**

---

**PETITIONER:** Lisa Freeman  
208 East 16<sup>th</sup> Street, Bloomington, IN 47408

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**REQUEST:** The petitioner is requesting a variance from setback standards for a second story in the Mixed-Use Student Housing (MS) zoning district.

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**REPORT:** The property is located at 208 E 16<sup>th</sup> Street and is zoned Mixed-Use Student Housing (MS). The properties to the north, east, south and west are also zoned MS.

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The Unified Development Ordinance (UDO) calls for a minimum of 15 feet for front, side and rear setbacks. This property is located on the south side of 16<sup>th</sup> Street and is bounded by an alley along the west and south sides. The existing dwelling structure was built in the rear portion of the lot leaving approximately 92 feet of front yard, five feet along the east and south sides, and six feet along the west side due to an existing garage attached to the west building wall. This property is located in the Garden Hill Historic District and the petitioner has met with the Historic Preservation Commission (HPC).

The petitioner is proposing a second story with a step back from the rear to meet the 15-foot setback under current UDO standards and would like to build straight up from the east and west first story building walls, which means the current 15-foot minimum of side setback would not be met for the east side. Due to the west building wall of the dwelling structure being located at 15 feet from the west property line, the new second story being built straight up from that building wall does meet the current 15-foot side setback.

The petitioner initially presented a setback non-compliant design to the HPC via COA 21-16, one that showed a double “dormer” style for the new second story which would encroach into the east side setback and thus be non-compliant. The HPC was in support of the double “dormer” style and the building permit was applied for at that time, but the proposed design could not be approved due to non-compliant setbacks. The petitioner proposed a new design that entailed a single “dormer” style second story that is compliant with setbacks and was approved by HPC per COA 22-61, however the HPC expressed strong support for the original design because it fits better with the Garden Hill Historic District architectural design context. Staff issued building permit C22-135 on August 2, 2022 for the setback compliant design. The petitioner is now requesting a variance to allow for the non-compliant design to be built, such that the approved single “dormer” style can be mimicked on the eastern portion of the second story, resulting in the double “dormer” HPC approved style.

The new second story would add two bedrooms and two bathrooms. The proposed second story is approximately 1,400 square feet and would be located approximately five feet from the east property line. The height would be approximately 25 feet, which is well under the maximum height for the MS zoning district.

---

**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 second story addition is appropriate for the use and size of the property. The structure is approximately 92 from the front property line.

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 petitioner has communicated with the HPC and mailed notice of public hearing to adjacent property owners. No concerns for this proposal have been received.

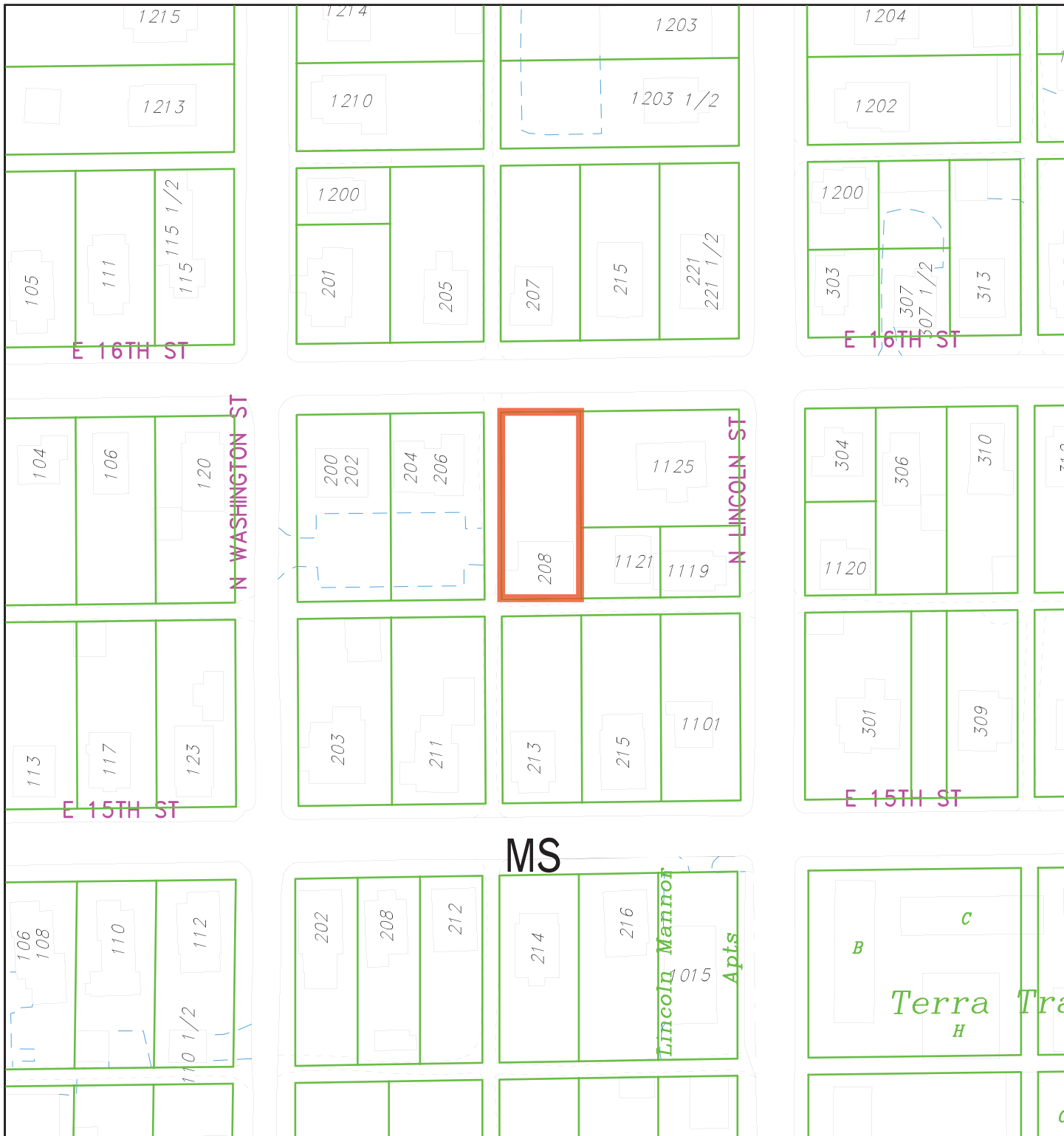
3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**PROPOSED FINDING:** Practical difficulty is found in the location of the existing dwelling structure. Because the existing house was built so far back and close to the east and south property lines, building a second story addition that is compliant with current setback standards and is desired by the Garden Hill Historic District is impractical by design and difficult to achieve. The location of the existing structure is a peculiar condition of the property that creates a practical difficulty that can only be relieved by approval of the variance.

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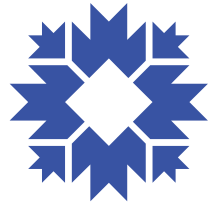
**RECOMMENDATION:** Based upon the written findings above, the Department recommends that the Hearing Officer adopt the proposed findings and recommends approval of V-37-22 with the following conditions:

1. The petitioner must obtain a building permit prior to construction.
2. This variance applies to only the eastern portion of the new second story addition as shown and described in the application.



MS

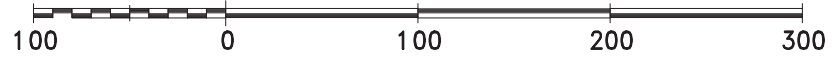
City of Bloomington  
Planning



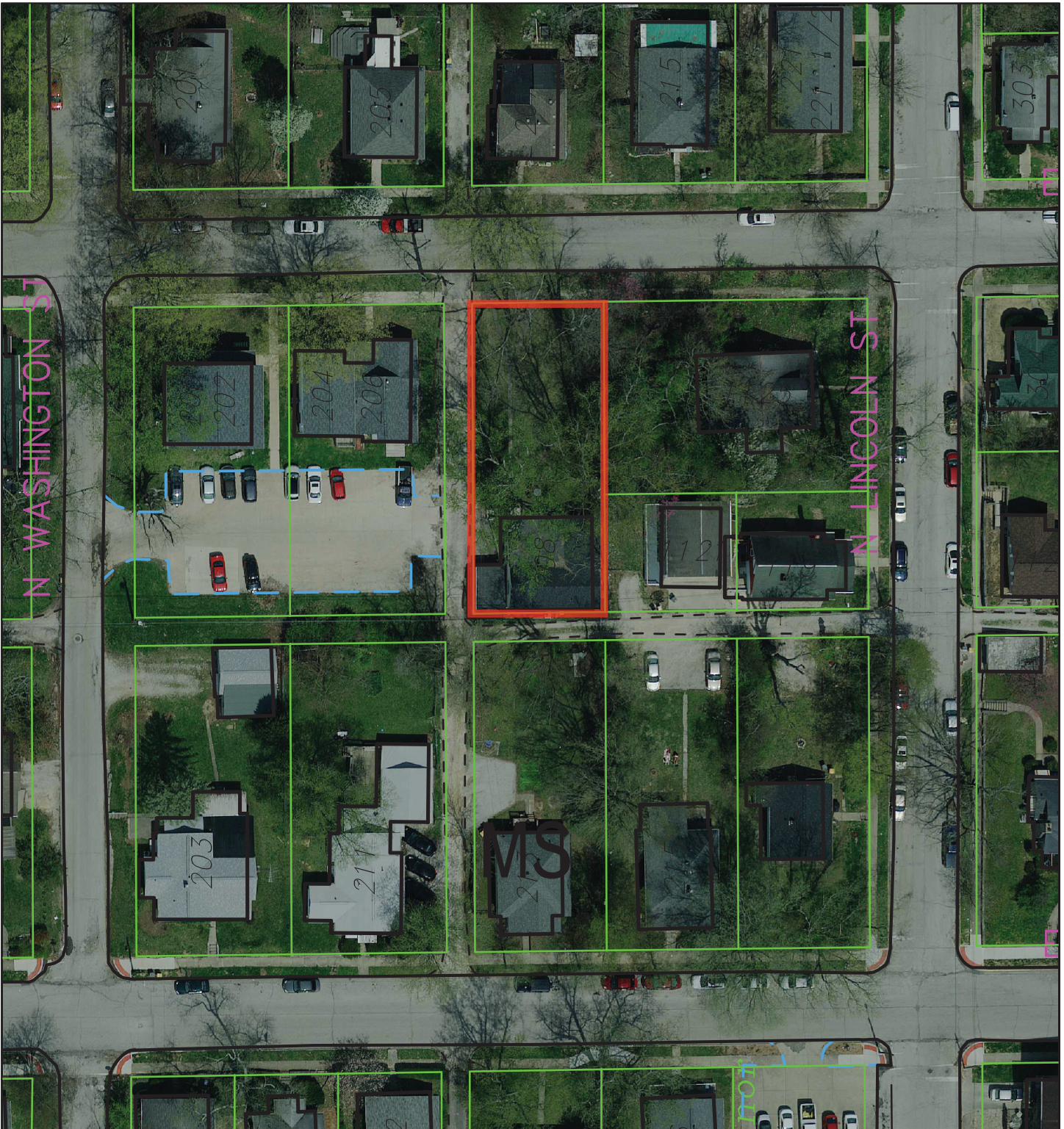
Scale: 1" = 100'

By: karina.pazos

8 Sep 22

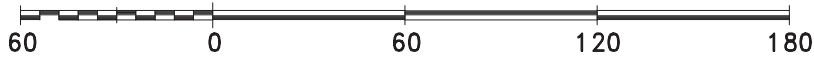


For reference only; map information NOT warranted.



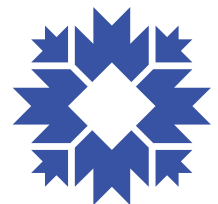
By: karina.pazos

8 Sep 22



For reference only; map information NOT warranted.

City of Bloomington  
Planning



Scale: 1" = 60'

August 23, 2022

Planning and Transportation Department  
City of Bloomington  
401 N. Morton St.  
Bloomington, IN 47404

Letter of intent for variance from setback standards for:  
Freeman Property Group LLC  
208 E. 16<sup>th</sup> St.  
Bloomington, IN 47408

Zoning: Mixed-Use Student Housing (MS) zoning district

Parcel ID: 53-05-33-202-041.000-005

Dear Hearing Officer,

I am requesting a variance for the above address to seek relief of the required setback for the reasons listed below. The proposed setback will remain in character with the surrounding homes along 16<sup>th</sup> St, and has previously been approved by the Bloomington Historic Preservation Committee, as well as, the Garden Hill Neighborhood Association.

1. The attached design was approved by the Bloomington Historic Preservation Committee and the Certificate of Appropriateness (COA 22-19) was received on March 15, 2022. This design was also approved by the Garden Hill Neighborhood Association, and is the preferred design with both the HPC and the Neighborhood Association. The design blends in better with the neighborhood and keeps within the historic character of the surrounding homes and neighborhood.
2. The design keeps within compliance of the existing footprint of the home and current setbacks. The home sits very far back on the lot, along the alleyway, and the required setback for the ½ story makes the design very restrictive. The required setback is making it very challenging to build and has increased the size of the home and significantly increased the cost of the build. The increased size was not desired, but the setback standards required the overall size to increase to maintain the floor plan. This is causing unnecessary hardship to the property owner. The Structural Engineer on the project also agrees the setback poses challenges for the design.
3. Granting a variance will not be materially detrimental to the public welfare or injurious to the property in the zoning district in which the sub subject property is located.
4. The granting of the variance would have no effect on any adjoining properties. This setback relief requested will not cause any detriment to the common good.
5. The Garden Hill Neighborhood Association could not understand why a variance would not be granted. They approved the second design, but preferred the original design approved in March and hope that a variance will be granted. An email was provided stating such.
6. Refer to AE201 exterior elevation East view for the proposed small dormer for a bedroom for the ½ story.

Thank you for your time and consideration.

Sincerely,

Lisa Freeman

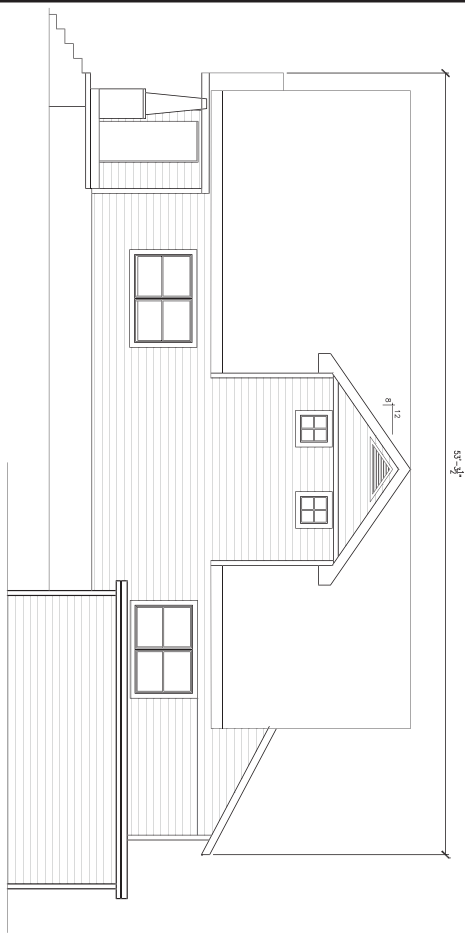
Property Owner



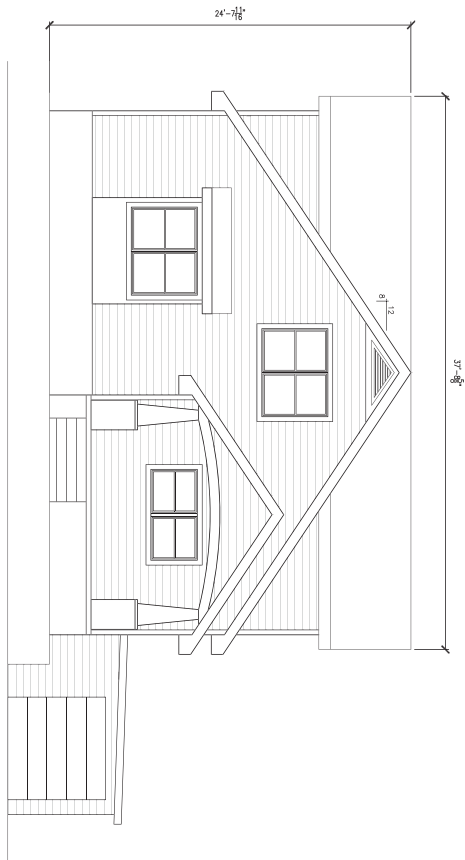




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1 EXTERIOR ELEVATION - WEST VIEW  
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH VIEW  
1/8" = 1'-0"

AE101

PROJECT NO. 2022  
 DATE: FEBRUARY 2022  
 DRAWN BY: TUCKERMAN  
 CHECKED BY: O. BRUCE  
 SHEET NAME:  
 SHEET NO.

EXTERIOR ELEVATIONS

A NEW HOUSE FOR:  
**LISA FREEMAN**  
 XXX PROJECT ST.  
 BLOOMINGTON, INDIANA 47401

REVISIONS

**TABOR BRUCE**  
 ARCHITECTURE & DESIGN INC.  
 1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401  
 TELEPHONE: (812) 332-4258 WEB: WWW.TABORBRUCE.COM