

CITY OF BLOOMINGTON



August 22, 2024 @ 5:30 p.m.
City Hall, 401 N. Morton Street
Common Council Chambers, Room #115

[https://bloomington.zoom.us/j/82448983657?pwd=enJxcnArK1pLVDI
nWGROU43dEpXdz09](https://bloomington.zoom.us/j/82448983657?pwd=enJxcnArK1pLVDI
nWGROU43dEpXdz09)

Meeting ID: 824 4898 3657
Passcode: 319455

**CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS (Hybrid Meeting)**

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

August 22, 2024 at 5:30 p.m.

❖ **Virtual Meeting:**

<https://bloomington.zoom.us/j/82448983657?pwd=enJxcnArK1pLVdInWGROTU43dEpXdz09>

Meeting ID: 824 4898 3657

Passcode: 319455

Petition Map: <https://arcg.is/1HvrqG>

ROLL CALL

APPROVAL OF MINUTES: July 25, 2024

PETITIONS CONTINUED TO: September 19, 2024

- AA-17-22 **Joe Kemp Construction, LLC & Blackwell Construction, Inc.**
Summit Woods (Sudbury Farm Parcel O) W. Ezekiel Dr.
Parcel(s): 53-08-07-400-008.002-009, 53-08-07-400-008.004-009...
Request: Administrative Appeal of the Notice of Violation (NOV) issued
March 25, 2022. Case Manager: Jackie Scanlan
- V-27-22 **Cutters Kirkwood 123, LLC**
113 E. Kirkwood Ave.
Parcel: 53-05-33-310-062.000-005
Request: Variances from Downtown Character Overlay standards to allow less
non-residential area and less large display windows; and a variance from the
requirement to align with the front setback of an adjacent historic structure in the
Mixed-Use Downtown zoning district with the Courthouse Square Character
Overlay (MD-CS). Case Manager: Jackie Scanlan
- V-26-24 **Elisha Spier**
2110 E. Covenant Drive
Parcel: 53-08-03-407-027.000-009, 53-08-03-409-002.000-009
Request: Conditional use request to allow a home occupation in the home
and variances from use-specific standards related to the number of
employees and on-site sales in the Residential Medium Lot (R2) zoning
district. Case Manager: Jackie Scanlan

*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.*

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.

PETITIONS:

- CU-17-24 **Bloomington Builders, LLC & Latitude 39 North Properties, LLC**
506 E. Wylie Street
Parcel: 53-08-04-113-095.000-009
Request: Conditional Use approval to allow a duplex in the Residential Lot (R3) zoning district. Case Manager: Eric Greulich
- CU/V-20-24 **Tabor Bruce Architecture**
1020 W. 6th Street
Parcel: 53-05-32-409-013.000-005
Request: Conditional use approval to allow a duplex in the Residential Small Lot (R3) zoning district. Also requested is a variance from front and side yard building setback standards to allow a second story addition to a building in the Residential Small Lot (R3) zoning district. Case Manager: Eric Greulich
- V-22-24 **Sam Heale/American Storage, LLC**
2401 N. Walnut St
Parcel: 53-05-28-200-040.000-005
Request: Variance from development standards to allow side setbacks along the north property line; a development standards variance from pedestrian facility standards along N Old State Rd 37; and a determinate sidewalk variance for 140 feet of N Walnut St, to allow a new self-service storage building in the Mixed Use Corridor (MC) zoning district. Case Manager: Katie Gandhi
- V-24-24 **Storage Express Holdings, LLC**
221 W. Dodds St
Parcel: 53-08-04-305-002.000-009, 53-08-04-305-007.000-009,
53-08-04-305-006.000-009, 53-08-04-305-015.000-009
Request: Variance to allow a driveway wider than 24 feet on a non-classified road. Case Manager: Jackie Scanlan
- V-25-24 **Clearpath Services/Cutters Kirkwood 123, LLC**
115 E. Kirkwood Ave
Parcel: 53-05-33-310-062.000-005
Request: Variance from height standards in the Mixed-Use Downtown zoning district in the Courthouse Square Downtown Character Overlay (MD-CS.)
Case Manager: Jackie Scanlan

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@bloomingto.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.

Memo

To: Bloomington Board of Zoning Appeals

From: Gabriel Holbrow, Zoning Planner

Date: August 22, 2024

Re: Previously granted variance V-02-24 / VAR2024-02-0022, 2214 E Maxwell Ln

Earlier this year on March 21, 2024, this Board granted variance V-02-24 / VAR2024-02-0022 from some of the riparian buffer standards for the property at 2214 East Maxwell Lane.

After additional review and consideration of the circumstances, the Planning and Transportation Department made a determination on July 12, 2024 that the stream running parallel to and south of Maxwell Lane, east of High Street and west of Nota Drive, shall not be considered an “intermittent stream”, as that term is defined in the City of Bloomington’s Unified Development Ordinance. There is not sufficient evidence to comfortably assert that the stream flow is composed substantially of groundwater, and only supplemented by surface stormwater, as required by the UDO definition. As the Department is not considering the stream to be an intermittent (or perennial) stream, the UDO’s riparian buffer standards are not applicable on properties along or contiguous to the stream.

This determination has rendered variance V-02-24 / VAR2024-02-0022 unnecessary, because the riparian buffer standards that the variance granted relief from do not apply to the property. The conditions of the variance approval shall not be enforced.

This memo is provided for your information and for the record. No action by the Board is necessary.

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT – Second Hearing
LOCATION: 506 E. Wylie Street

CASE#: CU-17-24
DATE: August 22, 2024

PETITIONER: Bloomington Builders LLC & Latitude 39 North Properties, LLC
PO Box 67
Bloomington, IN 47402

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

FIRST HEARING SUMMARY: This petition was heard at the May 23, 2024 hearing and was continued to allow the petitioner the opportunity to address comments from the neighbors and Board of Zoning Appeals members. Comments expressed at the first hearing included a desire to reduce the number of bedrooms, reduce the size of the structure to match existing homes along Wylie, and consider adding additional parking. The petitioner did meet with some members of the neighborhood after the hearing, however there were no changes submitted with the petition.

REPORT: The property is located at 506 E. Wylie Street and is zoned Residential Small Lot (R3). All surrounding properties are zoned Residential Small Lot (R3) and have been developed with single family residences. The property is currently vacant and within the Bryan Park Neighborhood Association area.

The petitioner is proposing to develop the site with a new duplex. The residence would face Wylie Street and be accessed by a driveway along the east side of the residence. Each unit would have its own entry facing Wylie Street with a sidewalk connecting the residence to Wylie Street. There is no sidewalk along this property frontage or sidewalks along adjacent properties. This petition would not be required to install a sidewalk along the property frontage, however new street trees are required and have been shown. The new residence will be two-stories with three bedrooms in each unit.

This petition was presented to both the Bryan Park and Elm Heights Neighborhood Associations. At those meetings neighbors expressed concerns regarding the amount of parking provided, the location of the driveway on the property, tree preservation, and potential for future home ownership of the units. In response to those comments the petitioner has adjusted the location of the driveway on the property to relocate it away from the residence to the west, and extended the length of the driveway. Unfortunately the location of a large Sycamore tree in the center of the property cannot be avoided. Each individual unit in the duplex will have its own entrance and separate utility connection to enable the possibility of future ownership through a condominium design.

The petitioner is requesting conditional use approval to allow the establishment of 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. The property owner does not have any notices of violation on file. Each unit has its own separate exterior entrance and the design of the building incorporates many elements similar to surrounding residences on this block face including- pitched roof, covered porches, and building setback. The structure will contain no more than six bedrooms. Each unit will have its own separate utility meters. The petitioner did attend Bryan Park and Elm Heights Neighborhood Association meetings and presented this petition as required. There are no other known applicable regulations for this petition. There are water and sewer connections available in Wylie Street and no conflicts with connecting to those services have been identified. There are no known 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: This proposal is in line with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as the “Mixed Urban Residential” land use category. The Comprehensive Plan states that the Mixed Urban Residential land use category is largely in older neighborhoods and that redevelopment should be compatible with surroundings. 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 location is also well served by existing services and utilities. The proposal also accomplishes many of the design goals of the Comprehensive Plan in relation to compatibility with adjacent structures and has a clear relationship with the adjacent public street through the sidewalk connection from the residence to the sidewalk on the street. The proposal is in line with 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: The site has existing utility connection and no issues have been identified with the 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 regulated natural or scenic features that will be impacted. Although there is one tree in the center of the property that the neighborhood expressed a desire to save, the location of the tree in the center of the property does not allow it to be saved and still develop the lot. The building is not located within a historic district. No significant adverse impacts are expected from the creation of the proposed duplex. No changes to trash and waste collection service are expected. Concerns from adjoining property owners were expressed at the respective Neighborhood Meetings and most have been addressed through the changes mentioned previously.

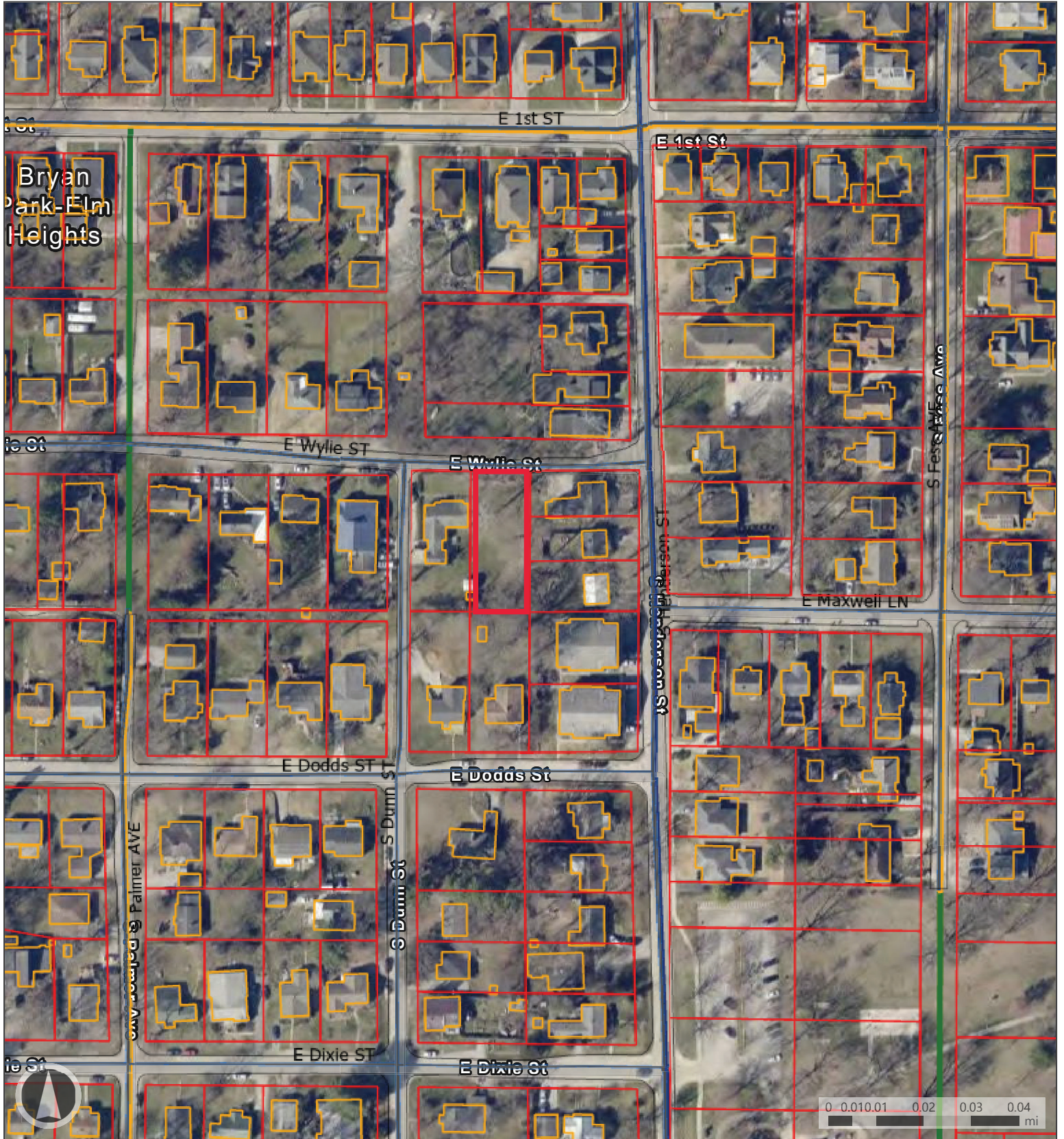
iv. *Rational Phasing Plan*

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 adopts the proposed findings and recommends approval of CU-17-24 with the following conditions:

1. This conditional use approval is limited to the design shown and discussed in the packet.
2. Street trees not more than 30' from center are required along the property frontage.



Map Legend

- Parcels
- Buildings
- Pavement

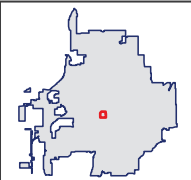
- Alley
- Current
- City Maintained Streets

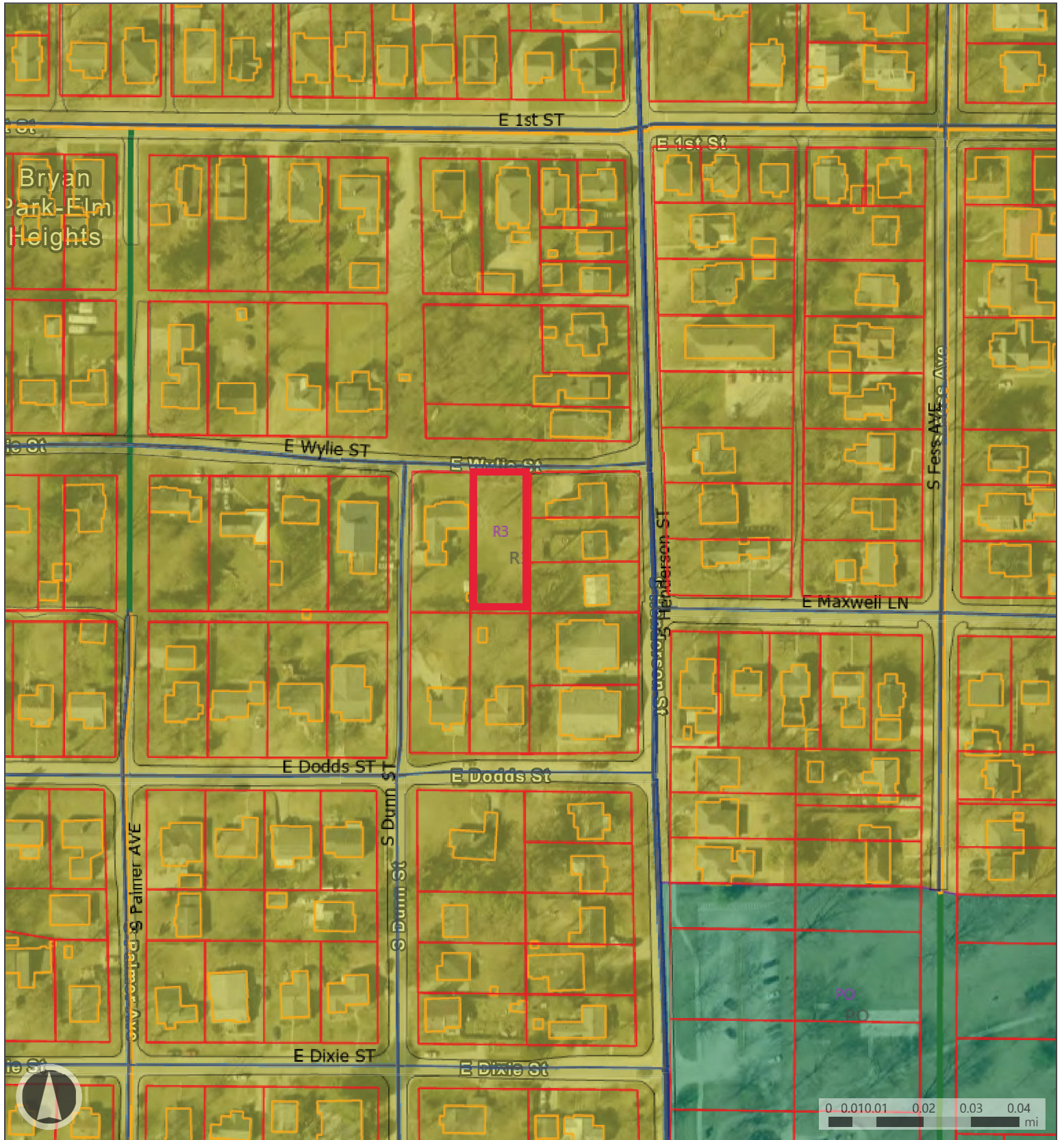
Street Typology

- Neighborhood Connector
- Neighborhood Residential

Functional Classification

- Secondary Arterial
- Primary Collector





Map Legend

- Parcels
- Buildings
- Pavement

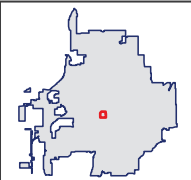
- Alley
- Current
- City Maintained Streets

Street Typology

- Neighborhood Connector
- Neighborhood Residential

Functional Classification

- Secondary Arterial
- Primary Collector



506 East Wylie Street, LLC

PO Box 67, Bloomington, Indiana

Petitioner's Statement

506 East Wylie Street Residence

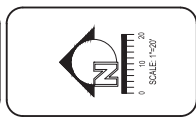
Petitioner: 506 East Wylie Street, LLC, Bloomington, Indiana

Property Description

506 East Wylie Street is a vacant, residential lot near the intersection of East Wylie Street and South Henderson Street in the Bryan Park Neighborhood. The property is zoned R3 (Residential Small Lot). The property is bounded by single family residential uses on all sides as well as multifamily apartments to the Southeast. Adjacent Zoning is R3 on all sides.

Conditional Use Request

506 East Wylie Street, LLC, is filing a request for Conditional Use per the UDO for Dwelling, Duplex construction in R3 Zoning. The proposal meets the design requirements and the development standards in the UDO. The proposal consists of a new 1.5-story structure that includes two 3 bedroom, 3 bath dwelling units. The design reflects the requirements of the UDO in that separate exterior entrances for each unit face East Wylie Street. Additionally, various gable roof pitches reflect similar roof styles found in the surrounding neighborhood. The combination of horizontal "lap style" and vertical board and batten siding also help differentiate each dwelling unit. The building setback and vehicular access is also consistent with other homes along East Wylie Street. New water and sewer service, separate for each unit, has been coordinated with City of Bloomington Utilities and Engineering, and new electrical service, separate for each unit, will be coordinated with Duke Energy. Upon approval, construction would likely begin in December of 2024 with completion expected in the Summer of 2025.



BOUNDARY SURVEY
E WYLLIE STREET
SEC 4-T8N-R1W
BLOOMINGTON, INDIANA

REVISIONS table with columns: NO., BY, DATE

FIELD SHEET table with columns: FIELD NO., SHEET NO., OF, DATE

6899 SHEET 1 OF 1
DATE 4/3/24
BOUNDARY SURVEY

LEGAL DESCRIPTION
Lot 127 in Allendale Second Addition to the City of Bloomington, Indiana, as shown by the plat recorded in Plat Cabinet B, Envelope 41, in the office of the Recorder of Monroe County, Indiana. ALSO, all Owners right, life and interest in and to a vested ally adjacent to Lot 127, described above.

- GENERAL NOTES
1) ALL MONUMENTS FOUND IN PERFORMANCE OF THIS SURVEY WERE FOUND TO MATCH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED...
2) THE AGE AND ORIGIN OF ALL FOUND MONUMENTS ARE UNKNOWN UNLESS OTHERWISE NOTED...
3) ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELED...
4) REFERENCE IS MADE TO THE FOLLOWING SURVEYS OR PLATS...
A) ESTATE SECOND ADDITION

SURVEYOR'S REPORT

JOB NUMBER: 0909
PROPERTY IDENTIFICATION SURVEY
CLASS OF SURVEY: SUBURBAN SURVEY (885 IAC 1-12)
LOCATION OF SURVEY: E WYLLIE ST, BLOOMINGTON, INDIANA
IN ACCORDANCE WITH TITLE 885, ARTICLE 1, CHAPTER 12, (RULE 12) OF THE INDIANA ADMINISTRATIVE CODE (IAC), THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF, THE FIELD WORK WAS COMPLETED ON APRIL 1, 2024.

- 1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
2) OCCUPATION OR POSSESSION LINES
3) MEASUREMENTS RELATIVE TO POSSESSION LINES
4) MEASUREMENTS RELATIVE TO POSSESSION LINES

NOTE: THERE MAY BE EXISTING UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

- 1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S)
3) OCCUPATION OR POSSESSION LINES
4) MEASUREMENTS RELATIVE TO POSSESSION LINES

THEORY OF LOCATION
THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF, THE FIELD WORK WAS COMPLETED ON APRIL 1, 2024.

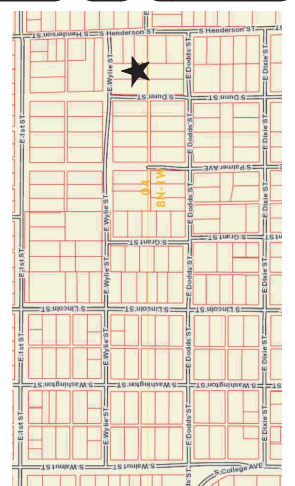
SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF, THE FIELD WORK WAS COMPLETED ON APRIL 1, 2024 FOR THE STATE OF INDIANA.



DATED APRIL 3, 2024
TODD M. BORZMANN
REGISTERED LAND SURVEYOR NO. 21200021
STATE OF INDIANA

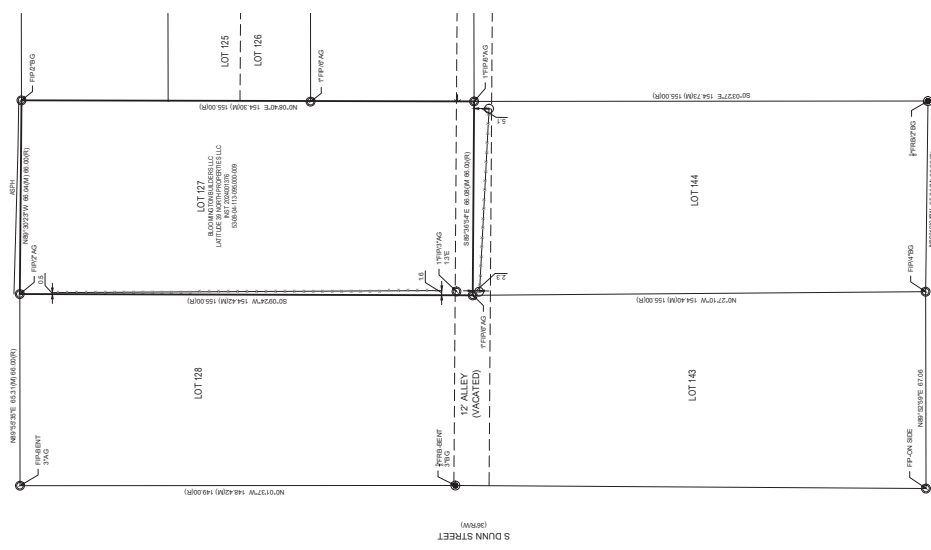
I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW. (TODD BORZMANN)



LEGEND

- RESUME
STONE
REBAR
RODPIPE
UTILITY POLE
FENCE
UNMARKED
PLATED
SET
REBAR
POST
POSTING
FLOOR JOIST ENDING
MANG
SET
SET
POSTING
CORNER
FENCE

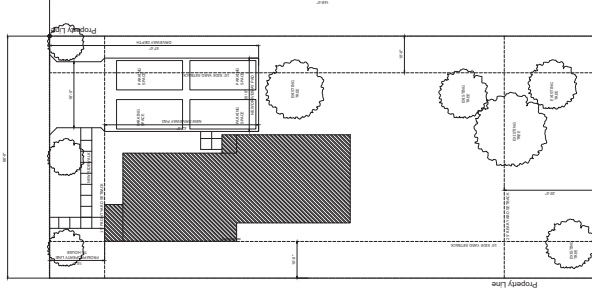
BASIS OF BEARINGS
INDIANA STATE PLANE,
NAD 83/GDA





01 VICINITY MAP

SCALE: 1/2" = 1'-0"



02 PROPOSED SITE PLAN

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

- TREE PLAN**

 - 12" NEW STREET TREES NO GREATER THAN 30' FROM CENTERLINE
 - THREE TREES PLANTED, WHITE OAK, SWEET GUM, AND SWEET PINE
 - SMALL STREET TREES SELECTED ONE TO O.H. UTILITY LINES
- SEWERWALK**

 - NEW 8" SEWERWALK CONSTRUCTION.
 - NEW SEWERWALK CONSTRUCTION TO CONNECT TO EXISTING SEWERWALK BETWEEN STREET CURBS AND NEW SEWERWALK CONSTRUCTION.



Scope of Work:
REFER TO ARCHITECTURAL SHEETS BY OTHERS FOR SCOPE

EAST WYLIE NEW DUPLEX

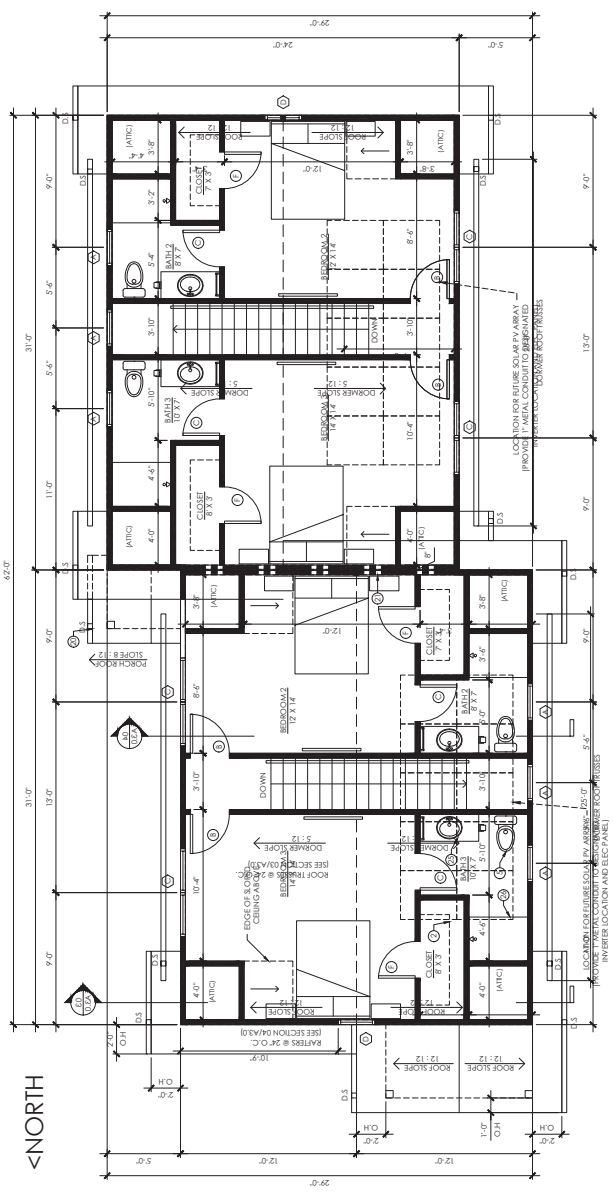
East Wylie Street
Bloomington, IN 47401

Table of Contents

No.	Revision / Issue	Date
1		
2		
3		
4		

Project Name: SITE PLAN
 Date: 05-13-2024
 Drawn By: Bloom design build
 Check: Refer to Sheets

SITE



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

DOOR SCHEDULE	DOOR	SIZE	FINISH	MARKING	FRAME	REMARKS
1	10	3'-0" x 7'-0"	1	1	1	WOOD
2	20	3'-0" x 7'-0"	1	1	1	WOOD
3	30	3'-0" x 7'-0"	1	1	1	WOOD
4	40	3'-0" x 7'-0"	1	1	1	WOOD
5	50	3'-0" x 7'-0"	1	1	1	WOOD
6	60	3'-0" x 7'-0"	1	1	1	WOOD
7	70	3'-0" x 7'-0"	1	1	1	WOOD
8	80	3'-0" x 7'-0"	1	1	1	WOOD
9	90	3'-0" x 7'-0"	1	1	1	WOOD

DOOR TYPES	GENERAL NOTES
	A. FINISH TO BE AS NOTED.
	B. 2 1/2" RISE.
	C. ALL FINISHES TO BE SELECTED BY OWNER.
	D. CLOSING DEVICES TO BE INSTALLED BY OWNER.

WINDOW SCHEDULE	WINDOW	REMARKS
1	1	WOOD
2	2	WOOD
3	3	WOOD
4	4	WOOD
5	5	WOOD
6	6	WOOD
7	7	WOOD
8	8	WOOD
9	9	WOOD
10	10	WOOD

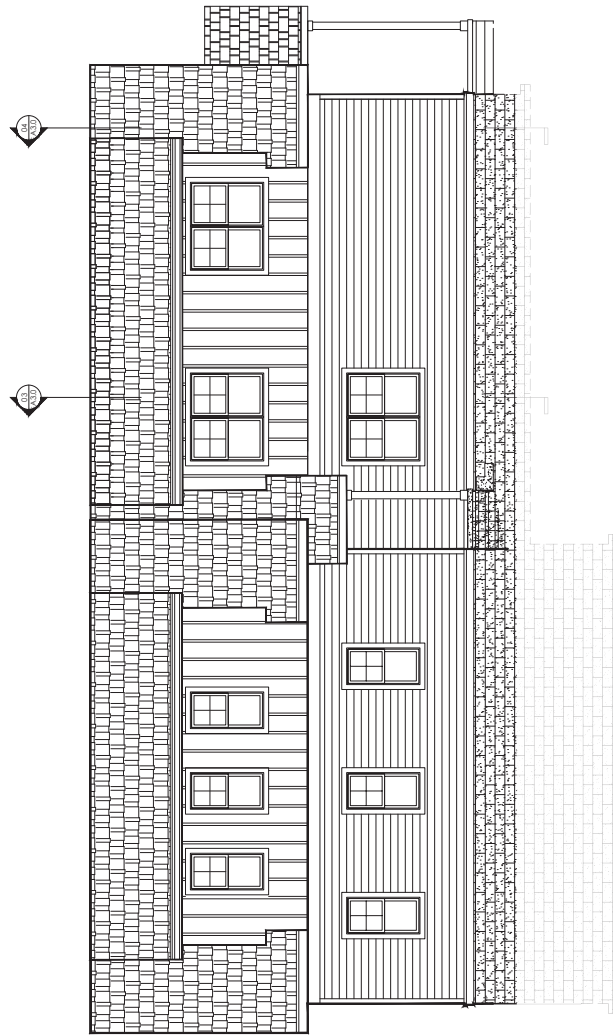
WINDOW TYPES	GENERAL NOTES
	A. FINISH TO BE AS NOTED.
	B. 2 1/2" RISE.
	C. ALL FINISHES TO BE SELECTED BY OWNER.
	D. CLOSING DEVICES TO BE INSTALLED BY OWNER.

ROOM FINISH SCHEDULE	ROOM	FINISH	REMARKS
1	1	WOOD	
2	2	WOOD	
3	3	WOOD	
4	4	WOOD	
5	5	WOOD	
6	6	WOOD	
7	7	WOOD	
8	8	WOOD	
9	9	WOOD	
10	10	WOOD	
11	11	WOOD	
12	12	WOOD	
13	13	WOOD	
14	14	WOOD	
15	15	WOOD	
16	16	WOOD	
17	17	WOOD	
18	18	WOOD	
19	19	WOOD	
20	20	WOOD	

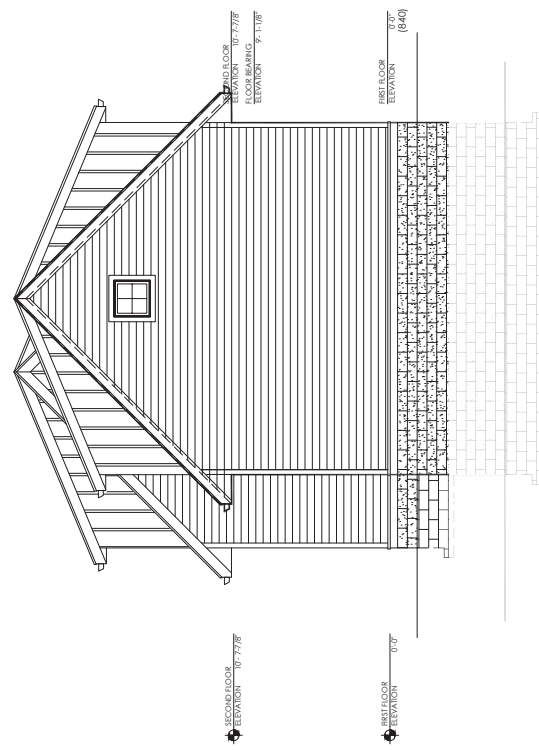
GENERAL NOTES	ROOM FINISH KEY
A. WALLS TO BE PAINTED OR FILL BOARD FINISH.	WOOD
B. CEILING TO BE PAINTED OR FILL BOARD FINISH.	WOOD
C. FLOOR TO BE PAINTED OR FILL BOARD FINISH.	WOOD
D. ALL FINISHES TO BE SELECTED BY OWNER.	WOOD

- GENERAL FLOOR PLAN NOTES:**
- A. FINISH TO BE AS NOTED.
 - B. CEILING TO BE PAINTED OR FILL BOARD FINISH.
 - C. FLOOR TO BE PAINTED OR FILL BOARD FINISH.
 - D. WALLS TO BE PAINTED OR FILL BOARD FINISH.
 - E. ALL FINISHES TO BE SELECTED BY OWNER.
 - F. FINISH TO BE AS NOTED.
 - G. FINISH TO BE AS NOTED.
 - H. FINISH TO BE AS NOTED.
 - I. FINISH TO BE AS NOTED.
 - J. FINISH TO BE AS NOTED.
 - K. FINISH TO BE AS NOTED.
 - L. FINISH TO BE AS NOTED.
 - M. FINISH TO BE AS NOTED.
 - N. FINISH TO BE AS NOTED.
 - O. FINISH TO BE AS NOTED.
 - P. FINISH TO BE AS NOTED.
 - Q. FINISH TO BE AS NOTED.
 - R. FINISH TO BE AS NOTED.
 - S. FINISH TO BE AS NOTED.
 - T. FINISH TO BE AS NOTED.
 - U. FINISH TO BE AS NOTED.
 - V. FINISH TO BE AS NOTED.
 - W. FINISH TO BE AS NOTED.
 - X. FINISH TO BE AS NOTED.
 - Y. FINISH TO BE AS NOTED.
 - Z. FINISH TO BE AS NOTED.

- FLOOR PLAN KEY NOTES:**
- 1. FINISH TO BE AS NOTED.
 - 2. FINISH TO BE AS NOTED.
 - 3. FINISH TO BE AS NOTED.
 - 4. FINISH TO BE AS NOTED.
 - 5. FINISH TO BE AS NOTED.
 - 6. FINISH TO BE AS NOTED.
 - 7. FINISH TO BE AS NOTED.
 - 8. FINISH TO BE AS NOTED.
 - 9. FINISH TO BE AS NOTED.
 - 10. FINISH TO BE AS NOTED.
 - 11. FINISH TO BE AS NOTED.
 - 12. FINISH TO BE AS NOTED.
 - 13. FINISH TO BE AS NOTED.
 - 14. FINISH TO BE AS NOTED.
 - 15. FINISH TO BE AS NOTED.
 - 16. FINISH TO BE AS NOTED.
 - 17. FINISH TO BE AS NOTED.
 - 18. FINISH TO BE AS NOTED.
 - 19. FINISH TO BE AS NOTED.
 - 20. FINISH TO BE AS NOTED.



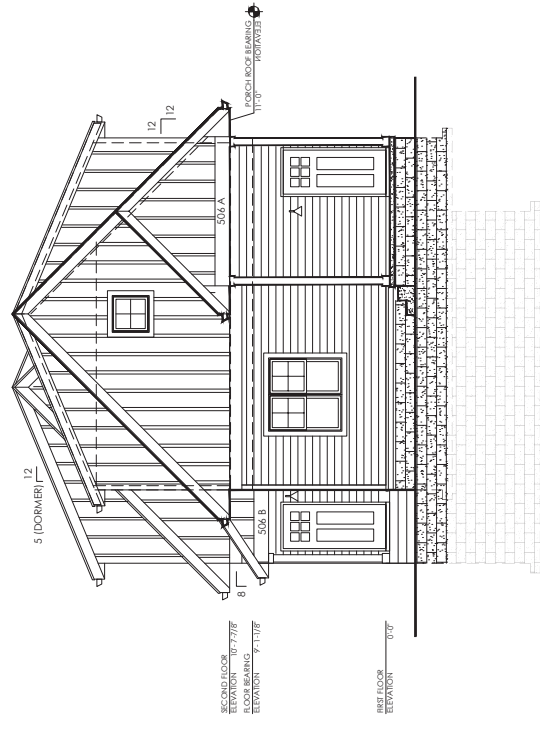
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



Jacqueline Scanlan <scanlanj@bloomington.in.gov>

506 East Wylie Proposed Duplex Construction

Amy Stupka <amyrunswithhorses@gmail.com>

Thu, May 9, 2024 at 3:52 PM

To: scanlanj@bloomington.in.gov, planning@bloomington.in.gov

Greetings Jackie and all,

My husband and I live north of the proposed construction site, and have some concerns related to the proposed 6 bedroom, 6 bathroom duplex construction. Our primary concern is for the safety of the neighborhood related to traffic and parking congestion on Wylie. Even now, with that lot currently vacant, cars frequently fill the narrow road creating a one-way street. Our neighbor accross Wylie frequently has difficulty backing out of his driveway, and it is difficult for pedestrians to see what is coming without stepping into the road. We are very concerned that the addition of 6 more cars to this small area of road will create an unsafe situation. Even though 4 parking spaces will be part of the plan, it seems clear that even the addition of a minimum of 2 more cars coming is a concern.

Another major concern is the existence of a magnificent sycamore tree that beautifies the intersection and neighborhood surroundings. Such trees exemplify the beauty of this special neighborhood as well as provide a nesting location for hawks and other wildlife adding to the character. We expressed our concerns to the contractor directly, and feel that he was very receptive to the concerns, but want to make sure that planners are also aware of them.

Is it possible to restrict street parking on Wylie to residents? These restrictions could help alleviate the current problem as well as help prevent worsening the situation with the addition of as many as 6 more drivers.

Thank you very much for your attention to these concerns.

Sincerely,

Amy Stupka
814 South Henderson Street
828-215-6098



Eric Greulich <greulice@bloomington.in.gov>

Fwd: 506 E. Wylie Duplex Proposal

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

Fri, May 3, 2024 at 3:16 PM

I'm sure you'll get this from the front, but fyi!

Jackie

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

From: **ian woollen** <iwool@hotmail.com>

Date: Fri, May 3, 2024 at 2:47 PM

Subject: RE: 506 E. Wylie Duplex Proposal

To: planning@bloomington.in.gov <planning@bloomington.in.gov>, scanlanj@bloomington.in.gov <scanlanj@bloomington.in.gov>, isabel.piedmont@bloomington.in.gov <isabel.piedmont@bloomington.in.gov>, caylan.m.evans@gmail.com <caylan.m.evans@gmail.com>

Hi - I was at the BPNA meeting last night and heard the presentation from architect/developer Caylan Evans for a new duplex at 506 E. Wylie.

I just want to register my concern that the arrangement of 6 beds with 6 baths seems obviously aimed at the student market, rather than a family tenant. Cutting the number of bathrooms from 3 down to 2 in each unit would allow for a larger master bedroom and be more likely to attract a family tenant.

Thanks for your time.

Regards,

Ian Woollen

1106 S. Washington

May 17, 2024

Dear Members of the Bloomington Zoning Appeals:

I am writing to ask you to reject the proposed infill project at 506 E. Wylie. The project is too big to maintain a consistency of style with the existing mid-century style houses on Wylie. It's a challenge to fit 6 bedrooms and 6 bathrooms in any house. Also, the proposed project does not meet design mandates of the UDO (see below).

The proposed, large, multi-gabled roof lines, vertical roof pitch and orientation of the building does not resemble the established style of the established houses on Wylie. The houses on Wylie, from Henderson to Lincoln, were built in the early 1950s and are exceptionally consistent and harmonious in the roof pitch, porch depth, front building setbacks, massing, shape, size, and design with the broad side of the house facing Wylie. In this letter I have included images of all the houses on the south side of Wylie.

At our last Bryan Park Neighborhood Association meeting, the developer was asked how he was going to address this design issue. He did say it was a problem but did not offer a solution. At the Elm Heights neighborhood meeting, the developer said he was going to revise the plans. Several neighbors requested a readable digital file because the document he brought was so small that many of the numbers were unreadable. At this date, we have not received any.

The Bryan Park houses are generally more affordable than most of the neighborhoods in Bloomington. We have seen an uptick of developers purchasing property in the neighborhood for the land itself. The developer said that the price range for the duplex was going to be approximately \$1,000 per bedroom.

One of the goals for infill projects in the Comprehensive Plan is to ensure all land development activity makes a positive and lasting community contribution. This project will not meet this goal.

Sincerely,
Jan Sorby

From the UDO:

Pg. 89: Chapter 20.03, Use Regulations Design: In the R1, R2, R3, and R4 zoning districts the following shall apply: Each unit in a newly constructed duplex dwelling shall have a separate exterior entrance facing a public or private street. The following design elements of the duplex dwelling shall be similar in general shape, size, and design with the majority of existing single-family or duplex structures on the same block face on which it is located: Roof pitch; Front porch width and depth; Front building setback; and Vehicle parking access (i.e., front-, side-, or rear-access garage or parking area). No duplex dwelling structure shall contain more than six bedrooms total. Each individual dwelling unit shall have separate utility meters.

Pg. 18: R3: Residential Small Lot Purpose: The R3 district is intended to protect and enhance established residential neighborhoods by increasing the viability of owner-occupied and affordable dwelling units through small-lot subdivisions, accessory dwelling units, and property improvements compatible with surrounding development patterns. The conversion of existing housing stock to more intense land uses is discouraged.

From the Comprehensive Plan

Pg. 16: Housing & Neighborhoods Objective: Overall this chapter supports the following Vision Statement principles: 11. Ensure all land development activity makes a positive and lasting community contribution.

Pg. 60: Housing Trends and Issues: Most core neighborhoods are stable but are trending towards a lower percentage of new single-family homes. With greater density in the city comes the challenge to preserve neighborhood character and the opportunity to strengthen neighborhoods by developing small commercial nodes as community gathering places. Existing core neighborhoods should not be the focus of the city's increasing density.

Pg. 62: Many neighborhoods in Bloomington were developed during a span from the late 1800s through the 1950s. These older homes are generally well built and have distinctive architectural features. They also often have smaller footprints compared to more modern homes. As seen in communities across the nation, this can lead to the phenomenon of people purchasing these homes purely for their desirable urban locations and tearing down the existing structure to make way for a brand-new home, which often features an excessively large footprint and a contemporary architectural style. Such homes may not fit into the period context of their surroundings and can negatively impact the fabric of the entire neighborhood. Unchecked, this practice can lead to the large-scale loss of a community's historic integrity and also the loss of affordable housing stock.

**All the Houses located on the South side of East Wylie,
from Henderson to Lincoln**



430 E Wylie



424 E Wylie



414 E Wylie



412 E Wylie



408 E Wylie



400 E Wylie



318 E Wylie

The block faces of east Wylie from Henderson to Lincoln streets consist of split-level and small ranch style houses, built in the early 1950s.

The houses are exceptionally consistent in shape, size, and design with the broad side of the house facing the street. The roof pitches, porch depths and widths, front building setbacks, and massing are uniform and harmonious.

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
LOCATION: 1020 W. 6th Street

CASE#: CU/V-20-24
DATE: August 22, 2024

PETITIONER: R&NP Investments, LLC
PO Box 8
Smithville, IN 47458

CONSULTANT: Doug Bruce
1101 S. Walnut Street
Bloomington, IN 47401

REQUEST: The petitioner is requesting Conditional Use approval to allow a “Dwelling, duplex” use in the Residential Small Lot (R3) zoning district. Also requested are variances from front and side building setback requirements to allow a 2nd story addition.

REPORT: This 6,892 square foot (0.158 acre) property is located at 1020 W. 6th Street and is zoned Residential Small Lot (R3). Surrounding properties are all zoned Residential Small Lot (R3) and have been developed with single family residences. The property has been developed with a single-story residence as a “Dwelling, duplex”. There are no known sensitive environmental features on the site. There are 12’ wide platted alleys that run along the north and east property lines. The site is located in the Near West Side Historic District and a Certificate of Appropriateness was approved for the proposed addition under COA-24-14.

The petitioner is proposing to construct a second-story addition on the building to increase the number of bedrooms within the building and add additional living space. The new residence will be two-stories with three bedrooms in each unit. The existing siding, windows, and doors along the exterior of the existing building will be removed for the proposed work. The south wall of the building will be removed to allow the construction of a recessed porch. The building would face 6th Street with each unit having an entrance facing 6th Street. A sidewalk connection has been shown connecting the front of the residence to the existing sidewalk along 6th Street. There is an existing parking area on the east side of the site adjacent to the alley that must be modified to be no more than 20’ wide and 20’ deep to provide a parking area for two parking spaces.

This petition was presented to the Near West Side Neighborhood Association as well as to the Design Review Committee for the Neighborhood as part of the review for the Certificate of Appropriateness. The building has been designed to meet all of the requirements of the Historic District and a Certificate of Appropriateness has been approved.

The existing building is 9.1’ from the east property and the side yard setback for a two-story structure is 10’. A variance from the side yard building setback requirement is therefore required for the proposed second-story since it will be placed even with the existing wall of the building and not meet the required 10’ setback. The front yard setback requirement is 15’ from the front property line or the median front setback of abutting residential structures, whichever is less. The two adjacent structures are closer than the 15’ setback and therefore define the setback requirement. The existing building is setback slightly further from the street than the two adjacent

structures, however the petitioner is proposing to add a new covered porch that would extend 7' from the structure. Since both adjacent structures are closer than 15', the median setback would apply and any addition would have to match the existing adjacent structures. The proposed front porch of the structure will be 3' closer to the street than the adjacent structures and therefore requires a variance. The porch will be approximately 5' from the front property line.

The petitioner is also requesting conditional use approval to allow the establishment of a "Duplex, dwelling" use on the property. Also requested is a variance from the required 10' side yard building setback to allow a 9.1' setback and a variance from the front yard setback to allow a 3' encroachment.

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 the design of the building incorporates many elements similar to surrounding residences on this block face including- pitched roof, covered porch, and building setback. Although the petitioner is requesting a variance from the front building setback, the requested variance to allow a 3' encroachment into the front setback is to allow the addition of a covered front porch to match several surrounding residences and is appropriate. The structure will contain no more than six bedrooms. Each unit will have its own separate utility meters. The petitioner did attend the Near West Side Neighborhood Association meeting and presented this petition as required. There are no other known applicable regulations for this petition. There are water and sewer connections available in 6th Street and the existing building is already connected to those services. There are no known 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: This proposal is in line with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as the "Mixed Urban Residential" land use category. The Comprehensive Plan states that the Mixed Urban Residential land use category is largely in older neighborhoods and that redevelopment should be compatible with surroundings. 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 location is also well served by existing services and utilities. The proposal also accomplishes many of the design goals of the Comprehensive Plan in relation to compatibility with adjacent structures and has a clear relationship with the adjacent public street through the sidewalk connection from the residence to the sidewalk on the street. The proposal is in line with 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: The site has existing utility connection and no issues have been identified with the 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 regulated natural or scenic features that will be impacted. The building is not located within a historic district. No significant adverse impacts are expected from the creation of the proposed duplex. No changes to trash and waste collection service are expected. No concerns from adjoining property owners were expressed at the Neighborhood Meeting.

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.

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.*

Side yard building setback:

PROPOSED FINDING: The granting of the variance to allow the reduced side yard setback will not be injurious to the public health, safety, morals, or general welfare of the community. The portion of the proposed addition that does not meet the required setback is adjacent to a platted alley, which reduces the impact of the building's presence within the required setback and provides the desired open space between structures on adjacent properties.

Front yard building setback:

PROPOSED FINDING: The granting of the variance to allow the reduced front yard setback will not be injurious to the public health, safety, morals, or general welfare of the community. The reduction to allow a 3' encroachment will still provide a 5' setback from the right-of-way line and there will be 17' from the structure to the sidewalk. The granting of the variance to allow the addition to be 3' closer to the street than the adjacent structures will not be visually noticeable. The portion of the structure that will encroach into the setback is a one-story, open-sided porch and therefore will have little visual impact.

- 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.*

Side yard building setback:

PROPOSED FINDING: No adverse impacts to the use and value of surrounding properties as a result of the requested variance to allow the proposed addition are found. The presence of the alley along the side of the property line that would not meet the 2nd story setback mitigates the impact from the slight reduction.

Front yard building setback:

PROPOSED FINDING: No adverse impacts to the use and value of surrounding properties as a result of the requested variance to allow the proposed addition are found. As mentioned, the front building will still have 17' to the sidewalk and will not be visually impactive. In addition, the portion of the building that encroaches into the setback is a one-story, open-sided porch and therefore has little massing impact.

- 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.*

Side yard building setback:

PROPOSED FINDING: The Department finds that 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 require the building to be completely removed in order to meet setback requirements in order to allow a second story addition as there is not a practical manner to only remove a portion of the building to meet the required setbacks. The property is peculiar in that there are platted alleys along both the east and north sides of the site that provide the light and open space that would be achieved with the required setbacks. The granting of the variance to allow the addition would allow for redevelopment on this property with an addition that is found to be compatible with adjacent structures.

Front yard building setback:

PROPOSED FINDING: The Department finds that 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 require the building to be completely removed in order to meet setback requirements in order to allow the addition as there is not a practical manner to only remove a portion of the building to meet the required setbacks and incorporate the architectural features desired by the Neighborhood Association and Historic Preservation Commission in regards to the incorporation of a front porch. The property is peculiar in that there is an existing building on the site that presents difficulty in constructing an addition to and meet the required setbacks. The granting of the variance to allow the addition will allow for the existing building to be modified to be compliant with existing historical guidelines for the neighborhood and improve the building design to be compatible with the neighborhood.

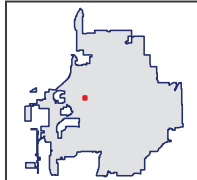
RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopts the proposed findings and recommends approval of CU/V-20-24 with the following conditions:

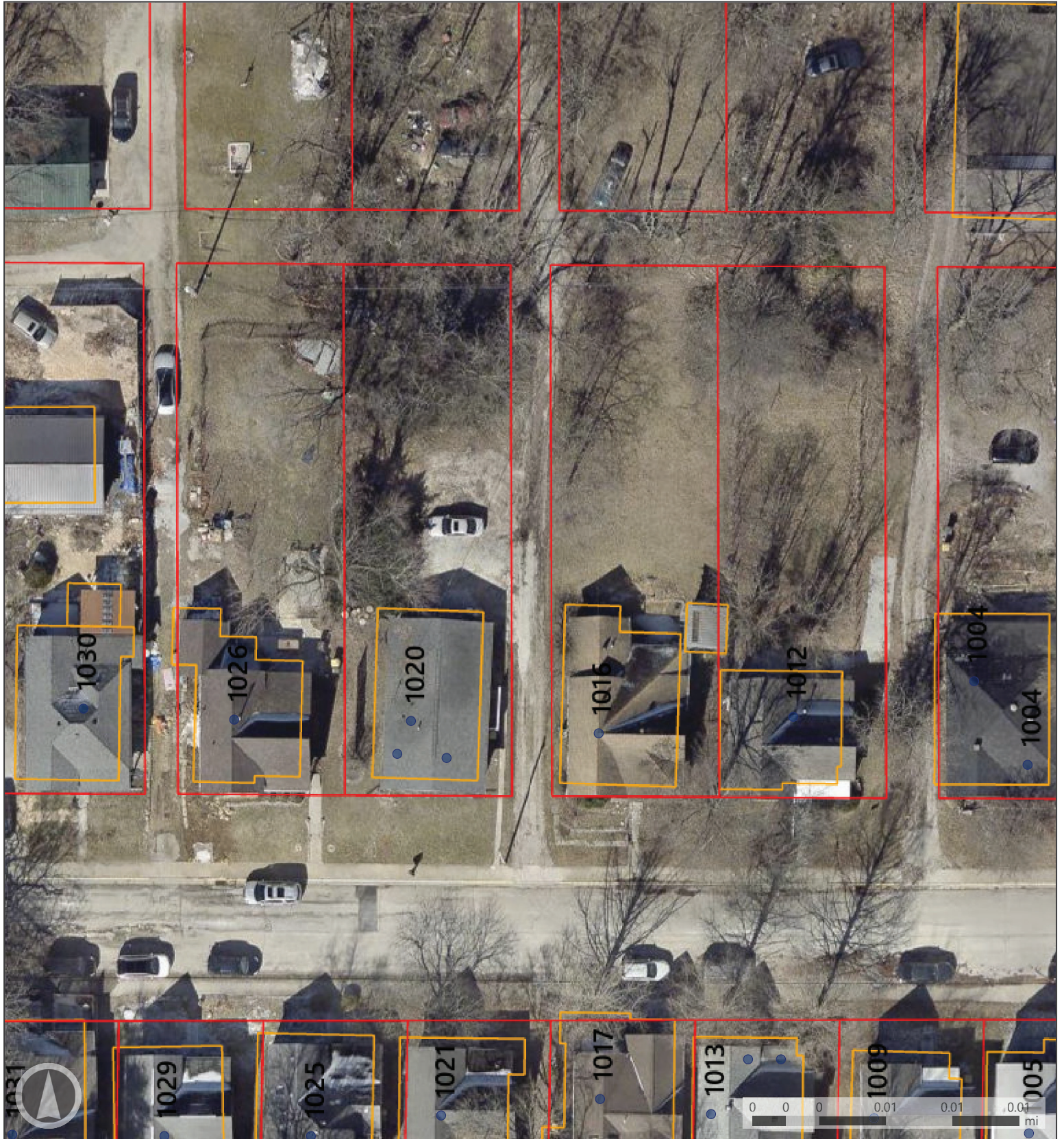
1. This conditional use approval is limited to the design shown and discussed in the packet.
2. The 3 walls shown to be preserved must be maintained during construction.
3. Existing parking area must be brought into compliance with the UDO and be no more than 20' wide and 20' deep.



Map Legend

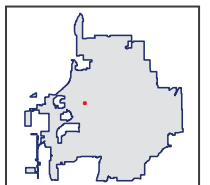
-  Addresses
-  Buildings
-  Parcels
-  Bloomington Municipal Boundary

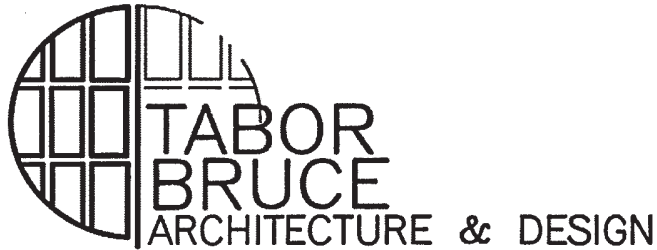




Map Legend

- Addresses
- Parcels
- Buildings
- Bloomington Municipal Boundary





Bloomington Board of Zoning Appeals

Petitioner's Statement for 1020 West 6th Street

Overview-Existing site

The site as it exists is a small, 1,128 square foot, single story ranch duplex that is listed as non-contributing within the Near Westside Historic District. It shows that it was constructed back in 1971. The existing site is opposite to everything we like to see in a historic neighborhood. As a matter of fact, the NWS design subcommittee said that they have had their eyes on this structure for some time. The property itself is a smaller lot of .16 acres, less than the typical .2 acre lot.

Issues with the existing structure

The existing duplex has no doors or windows facing 6th Street. The entry is gained through the east side deck that faces an unimproved alley. No connection to the existing street sidewalk or it's neighbors. The front façade is only 8 feet from the south or 6th street property line. This leaves very little room to address the street facing façade without a need for a variance to meet the neighborhood guidelines and renovate the existing structure. Because the existing foundation and first floor structure will remain, but the reuse of the foundation and first floor walls requires the client to seek the needed setbacks as the existing house sits at a bit of an angle to the property lines.

Changes proposed Explained

The proposed design will add a second story to the structure, still keeping it as a duplex, but will completely change the character of the structure. The vinyl siding will be replaced with cement board siding, new windows and a steeper roof will be provided. The proposed changes will meet all of the items as required in the NWS guidelines. The neighborhood design committee as well as the Bloomington Historic Preservation Commission have endorsed the proposed changes-the largest being the need for a street façade with a porch

and entry with a sidewalk connecting to the street.

Because the unique nature of this existing structure that was built decades ago with no porch or street façade, and the closeness of the existing south wall to the property line and Northeast sideyard that exists too close to that property line, it leaves little room for changes to this blank front wall. It is for this reason we are seeking a variance from the requirements for the front yard and sideyard setbacks. Although we are an existing duplex in an R3 zone, and the number of units will not change, we are also required to ask for a conditional use to allow for a duplex in the R3 zoning district.

We thank you for considering our request.



Doug Bruce NCARB-LEED AP
TABOR/BRUCE ARCHITECTURE & DESIGN, Inc.
1101 S Walnut Street
Bloomington, IN 47401
(812) 332-6258

LEGAL DESCRIPTION
 LOT NUMBER FORTY-ONE (41) IN FULLER AND WALDRON'S ADDITION TO THE CITY OF BLOOMINGTON, INDIANA, AS SHOWN BY THE RECORD RESURVEY MAP AT RECORD 11417 IN BOOK 14 OF THE RECORDS OF PUBLIC COUNTY, INDIANA.

- GENERAL NOTES**
- 1) ALL MONUMENTS FOUND IN PERFORMANCE OF THIS SURVEY WERE FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED.
 - 2) ALL SET BEARS IS A 3" REBAR WITH A YELLOW CAP STAMPED "SEA AND FEM 01/07".
 - 3) ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELLED.
 - 4) REFERENCE TO THE CITY OF BLOOMINGTON, INDIANA, IS MADE TO THE CITY OF BLOOMINGTON, INDIANA PLAT CABINET B, ENVELOPE 17.

OWNER'S REPORT
 JOHN WALDRON, 2007
 OWNER OF SURVEY
 TITLE OF SURVEY: RETRIBUTION SURVEY
 DATE OF SURVEY: DECEMBER 14, 2010
 FIELD WORK COMPLETED: DECEMBER 04, 2010
 RECORD NUMBER: 11417 IN BOOK 14 OF THE RECORDS OF PUBLIC COUNTY, INDIANA
 LOCATION OF THE SURVEY: 1005 WEST STREET, BLOOMINGTON, INDIANA
 LOCATION OF THE MONUMENTS: 1005 WEST STREET, BLOOMINGTON, INDIANA
 THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE UNCERTAINTY IN THE POSITION OF THE LINES AND CORNERS ESTABLISHED AND/OR REESTABLISHED ON THIS SURVEY AS A RESULT OF THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:

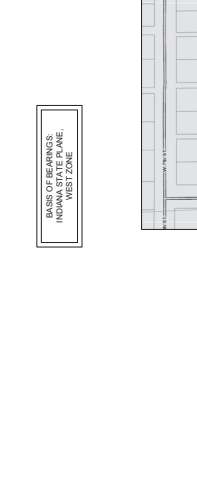
- 1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
 - 2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S) USED AND/OR THE ADJOINERS DESCRIPTIONS
 - 3) CLARITY AND/OR AMBIGUITY OF THE SURVEY MONUMENTS
 - 4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)
- NOTE: THERE MAY EXIST UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
 1) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S) USED AND/OR THE ADJOINERS DESCRIPTIONS
 NONE
 2) CLARITY AND/OR AMBIGUITY OF THE SURVEY MONUMENTS
 NONE
CONDITION OF POSSESSION LINES
 NONE
 3) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S) USED AND/OR THE ADJOINERS DESCRIPTIONS
 NONE
 4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)
 NONE

SURVEYORS CERTIFICATE
 THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, ALL NECESSARY MEASUREMENTS IN ACCORDANCE WITH 11417 IN BOOK 14 OF THE RECORDS OF PUBLIC COUNTY, INDIANA, WERE COMPLETED ON AUGUST 12, 2022.

TODD M. BOSCHMAN
 REGISTERED LAND SURVEYOR NO. 21200021
 STATE OF INDIANA
 DATED AUGUST 15, 2022.

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDRAG EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. (TODD BOSCHMAN)



REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/22	ADDED RESIDENCE

BOUNDARY SURVEY
 SHEET 1 OF 1
 6560

WALDRON'S ADDITION
 LOT 41 OF FULLER AND
 BLOOMINGTON, INDIANA
 BOUNDARY SURVEY
 JOB TITLE



CONCEPT DESIGN BY: TODD BOSCHMAN
 DATE: 08/15/22

A RENOVATION TO AN EXISTING DUPLEX FOR:

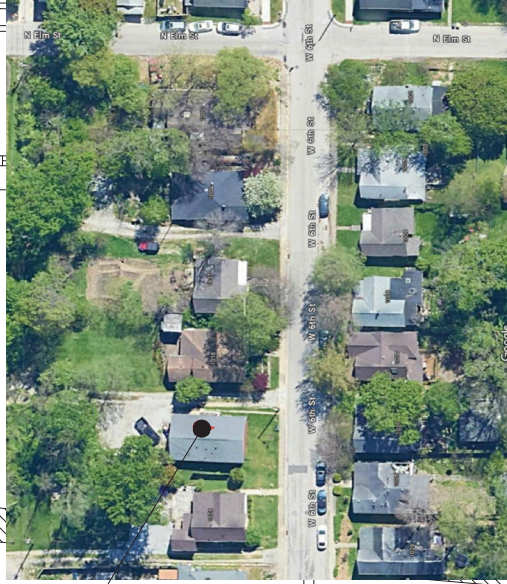
R & NP LLC

1020 W 6TH ST.
BLOOMINGTON, INDIANA 47404

DRAWING INDEX

- GENERAL
 - GC001 GENERAL PLAN INFORMATION
 - GC002 GENERAL PLAN INFORMATION
 - GC003 GENERAL PLAN INFORMATION
- CIVIL
 - AS100 EXISTING ARCHITECTURAL SITE PLAN
 - AS101 PROPOSED ARCHITECTURAL SITE PLAN
- Structural
 - SF122 PROPOSED ROOF FRAMING PLAN
- ARCHITECTURAL
 - AD101 MAIN LEVEL DEMO PLANS
 - AD201 EXISTING ELEVATIONS
 - AD202 EXISTING ELEVATIONS
 - AE101 EXISTING FLOOR PLANS
 - AE121 PROPOSED FLOOR PLANS
 - AE221 PROPOSED ROOF PLANS
 - AE201 PROPOSED ELEVATIONS
 - AE202 PROPOSED ELEVATIONS
 - AE501 TYPICAL ARCHITECTURAL DETAILS
 - AE502 TYPICAL ARCHITECTURAL DETAILS
 - AE511 TYPICAL SIDING DETAILS

PROJECT LOCATION



APRIL 2024

CONSTRUCTION DOCUMENTS

CODE SUMMARY :

2020 IUPUI RESIDENTIAL CODE

BUILDING REQUIREMENTS
 Permit Number: 25-06-30-000-0000-0000
 Total Number of Permits: 1
 Permit Fee: \$1000.00
 Permit Number: 25-06-30-000-0000-0000

Permit Fee: \$1000.00
 Total Project Area Square Footage: 4227

Floor Area System: 2020 IUPUI Residential Code

Electric Service: 120/240V

Water Meter: 1/2" x 3/4"

Gas Meter: 1/2" x 3/4"

Fire Alarm: None

Fire Sprinkler: None

Fire Extinguisher: None

Fire Alarm Control Panel: None

Fire Alarm Pull Station: None

Fire Alarm Sounder: None

Fire Alarm Notification Appliance: None

Fire Alarm Control Unit: None

Fire Alarm Control Panel: None

Fire Alarm Pull Station: None

Fire Alarm Sounder: None

Fire Alarm Notification Appliance: None

Fire Alarm Control Unit: None

Fire Alarm Control Panel: None

Fire Alarm Pull Station: None

Fire Alarm Sounder: None

Fire Alarm Notification Appliance: None

Fire Alarm Control Unit: None

Fire Alarm Control Panel: None

Fire Alarm Pull Station: None

Fire Alarm Sounder: None

Fire Alarm Notification Appliance: None

Fire Alarm Control Unit: None

Fire Alarm Control Panel: None

Fire Alarm Pull Station: None

Fire Alarm Sounder: None

Fire Alarm Notification Appliance: None

Fire Alarm Control Unit: None

Fire Alarm Control Panel: None

Fire Alarm Pull Station: None

Fire Alarm Sounder: None

Fire Alarm Notification Appliance: None

Fire Alarm Control Unit: None

Fire Alarm Control Panel: None

Fire Alarm Pull Station: None

Fire Alarm Sounder: None

Fire Alarm Notification Appliance: None

Fire Alarm Control Unit: None

Fire Alarm Control Panel: None

Fire Alarm Pull Station: None

Fire Alarm Sounder: None

Fire Alarm Notification Appliance: None

Fire Alarm Control Unit: None

Fire Alarm Control Panel: None

Fire Alarm Pull Station: None

Fire Alarm Sounder: None

Fire Alarm Notification Appliance: None

Fire Alarm Control Unit: None

Fire Alarm Control Panel: None

R & NP LLC



ARCHITECT:
TABOR ARCHITECTURE & DESIGN INC.
 1101 S. WAHNET STREET - BLOOMINGTON, IN 47401
 TELEPHONE: (812) 332-4258 WEB: WWW.TABORARCHITECT.COM

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF TLABOR ARCHITECTURE & DESIGN INC. NO PART OF THIS PLAN OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM TLABOR ARCHITECTURE & DESIGN INC. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE WORK SHOWN HEREON UNLESS SPECIFICALLY STATED OTHERWISE IN THIS PLAN.



SITE PLAN DEMOLITION KEYNOTES:

1. PROPOSED RESIDENCE W/ SECOND STORY ADDITION
2. PROPOSED ENTRY PORCH
3. EXISTING GRAVEL PARKING TO REMAIN
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING CONCRETE CURB TO REMAIN
6. PROPOSED CONC. WALKWAY
7. PROPOSED WOOD STAIRS WITH APPROVAL PAVEMENT WORKS

UTILITY NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL EXISTING SANITARY MAINS SHALL BE CUT AND RELETED IN PLACE BY THE CITY OF BLOOMINGTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. ALL EXISTING SANITARY MAINS SHALL BE CUT AND RELETED IN PLACE BY THE CITY OF BLOOMINGTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. WHEN CONNECTING A NEW PIPE TO AN EXISTING MAIN, THE MAIN SHALL BE CUT AND RELETED IN PLACE BY THE CITY OF BLOOMINGTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
5. ALL EXISTING SANITARY MAINS SHALL BE CUT AND RELETED IN PLACE BY THE CITY OF BLOOMINGTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. WHENEVER A NEW PIPE IS USED FOR SERVICE, ALL UTILITIES SHALL BE PROVED, TESTED AND ACCEPTED BY THE CITY OF BLOOMINGTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
7. ALL D.P. USED FOR SANITARY SERVICE SHALL HAVE CHAMFERED ENDS AND SHALL BE PROVED, TESTED AND ACCEPTED BY THE CITY OF BLOOMINGTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
8. ALL SANITARY SERVICE SHALL BE INSTALLED 1'-0" ABOVE THE FINISH FLOOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
9. ALL SANITARY SERVICE SHALL BE INSTALLED 1'-0" ABOVE THE FINISH FLOOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
10. CONTRACTORS SHALL VERIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SITE LAYOUT NOTES:

- ALL DIMENSIONS SHOWN ARE IN INCHES.
- ALL DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF FINISH (F.A.C.).
- DIMENSIONS NOTED TO CONNECT TO AN UNDERGROUND SYSTEM WATER SYSTEM OR DRAIN TO DRAINAGE SHALL BE TO THE CENTERLINE.

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.

LOCAL REGULATIONS:

- LOCAL REGULATIONS MUST BE REVIEWED TO INSURE THAT ALL PLAN REQUIREMENTS ARE MET.
- ALL CODES SHALL BE USED AS NOTED, UNLESS OTHERWISE NOTED.
- ALL CODES SHALL BE USED AS NOTED, UNLESS OTHERWISE NOTED.
- ALL CODES SHALL BE USED AS NOTED, UNLESS OTHERWISE NOTED.
- ALL CODES SHALL BE USED AS NOTED, UNLESS OTHERWISE NOTED.
- ALL CODES SHALL BE USED AS NOTED, UNLESS OTHERWISE NOTED.
- ALL CODES SHALL BE USED AS NOTED, UNLESS OTHERWISE NOTED.
- ALL CODES SHALL BE USED AS NOTED, UNLESS OTHERWISE NOTED.
- ALL CODES SHALL BE USED AS NOTED, UNLESS OTHERWISE NOTED.
- ALL CODES SHALL BE USED AS NOTED, UNLESS OTHERWISE NOTED.
- ALL CODES SHALL BE USED AS NOTED, UNLESS OTHERWISE NOTED.

1101 S. WASHINGTON STREET - BLOOMINGTON, IN 47401
 TEL: (317) 325-4235 FAX: (317) 325-4236
 TLABOR ARCHITECTURE & DESIGN INC.

REVISIONS

A HOME RENOVATION FOR:
R & NP LLC
 1020 W 6TH ST.
 BLOOMINGTON, INDIANA 47401

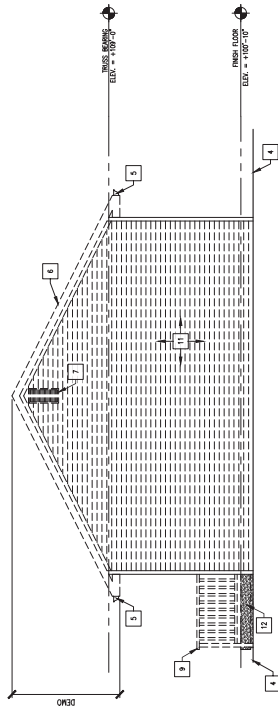
PROJECT NO. 0022
 DATE NOVEMBER 21, 2023
 DRAWN BY S. HARTMAN
 CHECKED BY D. BRADY
 SHEET NAME

PROPOSED ARCHITECTURAL SITE PLAN
 AS101

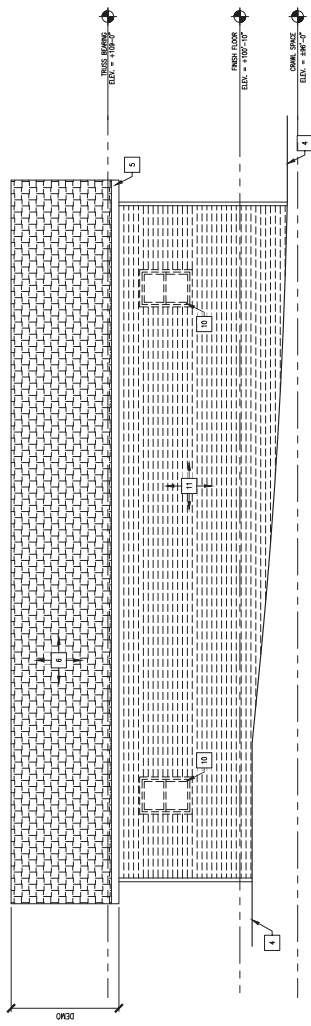
THESE PLANS ARE PREPARED AND ARE SUBJECT TO COPYRIGHT PROTECTION BY TLABOR ARCHITECTURE & DESIGN INC. ALL RIGHTS ARE RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM TLABOR ARCHITECTURE & DESIGN INC. THE INFORMATION AND CONTENTS OF THESE PLANS ARE LIMITED TO THE SCOPE OF THE CONTRACT AND ANY CHANGES TO THE CONTRACT ARE THE PROPERTY OF TLABOR ARCHITECTURE & DESIGN INC. TLABOR ARCHITECTURE & DESIGN INC. IS NOT LIABLE FOR THE CONSEQUENCES OF ANY OMISSIONS OR ERRORS IN THESE PLANS, EVEN IF THEY ARE CAUSED BY THE NEGLIGENCE OR CARELESSNESS OF ANY OF ITS EMPLOYEES OR AGENTS. THE INFORMATION AND CONTENTS OF THESE PLANS ARE LIMITED TO THE SCOPE OF THE CONTRACT AND ANY CHANGES TO THE CONTRACT ARE THE PROPERTY OF TLABOR ARCHITECTURE & DESIGN INC. TLABOR ARCHITECTURE & DESIGN INC. IS NOT LIABLE FOR THE CONSEQUENCES OF ANY OMISSIONS OR ERRORS IN THESE PLANS, EVEN IF THEY ARE CAUSED BY THE NEGLIGENCE OR CARELESSNESS OF ANY OF ITS EMPLOYEES OR AGENTS.

ELEVATION KEYNOTES:

- 1 EXISTING BRICK TO REMAIN
- 2 EXISTING DOOR TO REMAIN
- 3 CONCRETE LOOSE TO REMAIN
- 4 EXISTING SPANCE
- 5 EXISTING GUTTER TO BE REMOVED
- 6 EXISTING ROOF TO BE REMOVED
- 7 EXISTING ROOF VENTS TO BE REMOVED
- 8 EXISTING BRICK TO BE REMOVED
- 9 EXISTING RAILING TO BE REMOVED
- 10 EXISTING WINDOW TO BE REMOVED
- 11 EXISTING SINKING TO BE REMOVED
- 12 EXISTING CONCRETE TO BE REMOVED



2 EXISTING NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

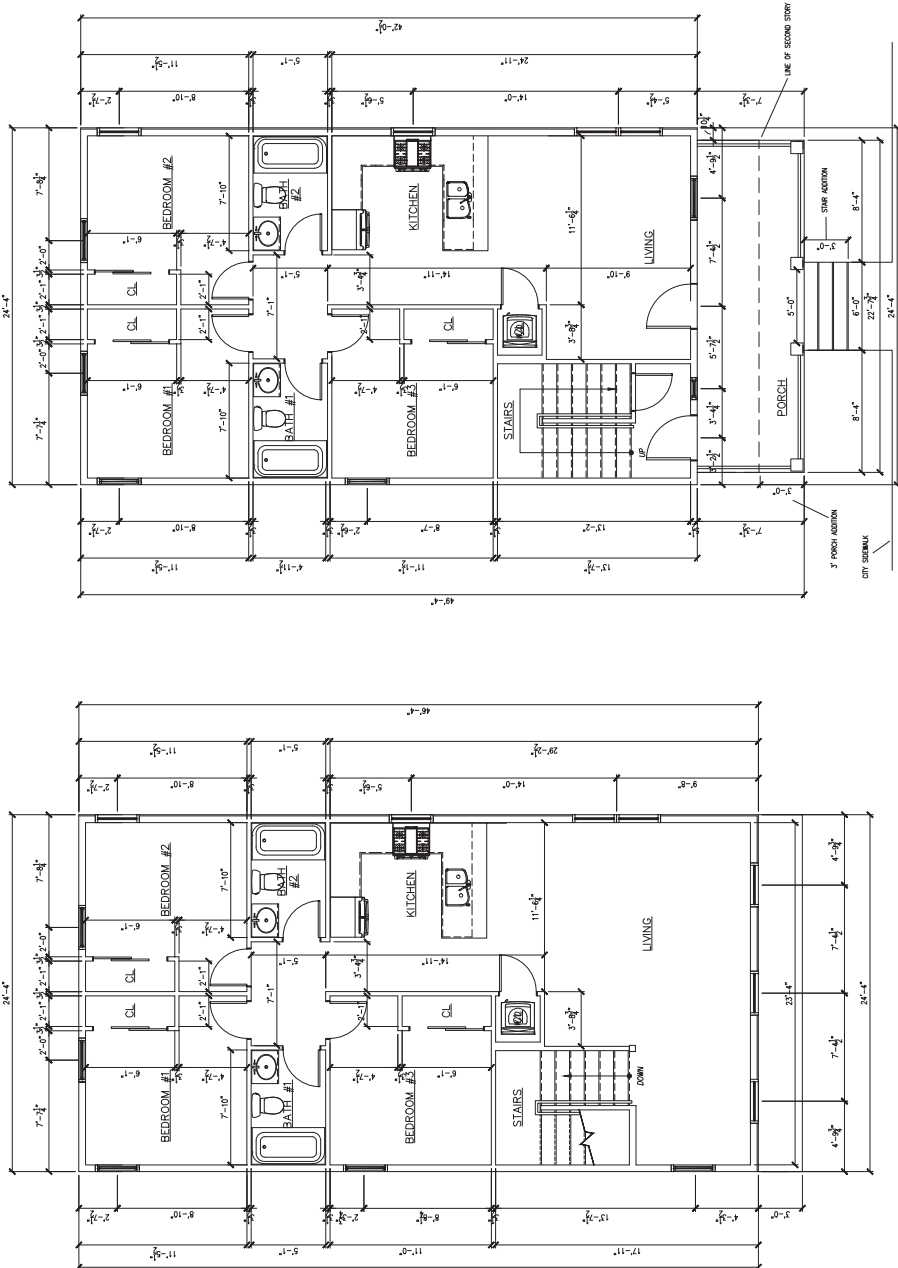


1 EXISTING WEST EXTERIOR ELEVATION
1/8" = 1'-0"

REVISIONS

PROJECT NO.	0022
DATE	NOVEMBER 2, 2023
DRAWN BY	S. MATTHEWS
CHECKED BY	D. BRADICE
SHEET NAME	EXTERIOR ELEVATIONS
SHEET NO.	

THESE PLANS ARE PREPARED AND ARE SUBJECT TO COPYRIGHT PROTECTION. ARCHITECTURAL, ENGINEERING, AND DESIGN INC. IS THE SOLE PROPRIETOR AND CONTRACTOR OF THESE PLANS. NO PART OF THESE PLANS, IN WHOLE OR IN PART, MAY BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL, ENGINEERING, AND DESIGN INC. ALL RIGHTS ARE RESERVED. THESE PLANS ARE THE PROPERTY OF ARCHITECTURAL, ENGINEERING, AND DESIGN INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL, ENGINEERING, AND DESIGN INC. IS STRICTLY PROHIBITED.



1 PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 PROPOSED SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECTURAL, ENGINEERING, AND DESIGN INC.
1101 S. WALNUT STREET/DOWNTOWN, IN. 47401
TELEPHONE: (317) 232-8828 WWW.AEDINC.COM

REVISIONS

A HOME RENOVATION FOR:
R & R
1020 W 6TH ST.
BLOOMINGTON, INDIANA 47401

PROPOSED FLOOR PLANS

PROJECT NO. 0822
DATE NOVEMBER 21, 2022
OWNER R. SCHUB

AE101

DEVELOPER: NEW DOOR & FRAME SYMBOL
D.L. DOWNPORT LOCATION
T.O. TLOOR DOWN
FLOOR PLAN KEYNOTE

FLOOR PLAN KEYNOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

3. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

4. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

5. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

6. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

7. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

8. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

9. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

10. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

GENERAL ARCHITECTURAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

3. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

4. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

5. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

6. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

7. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

8. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

9. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

10. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

3. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

4. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

5. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

6. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

7. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

8. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

9. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

10. FINISH PER INTERIOR FINISHES. FINISH (TYPICAL UNLESS NOTED OTHERWISE) APPLICABLE TO BOTH SIDES OF WALLS AND CEILING.

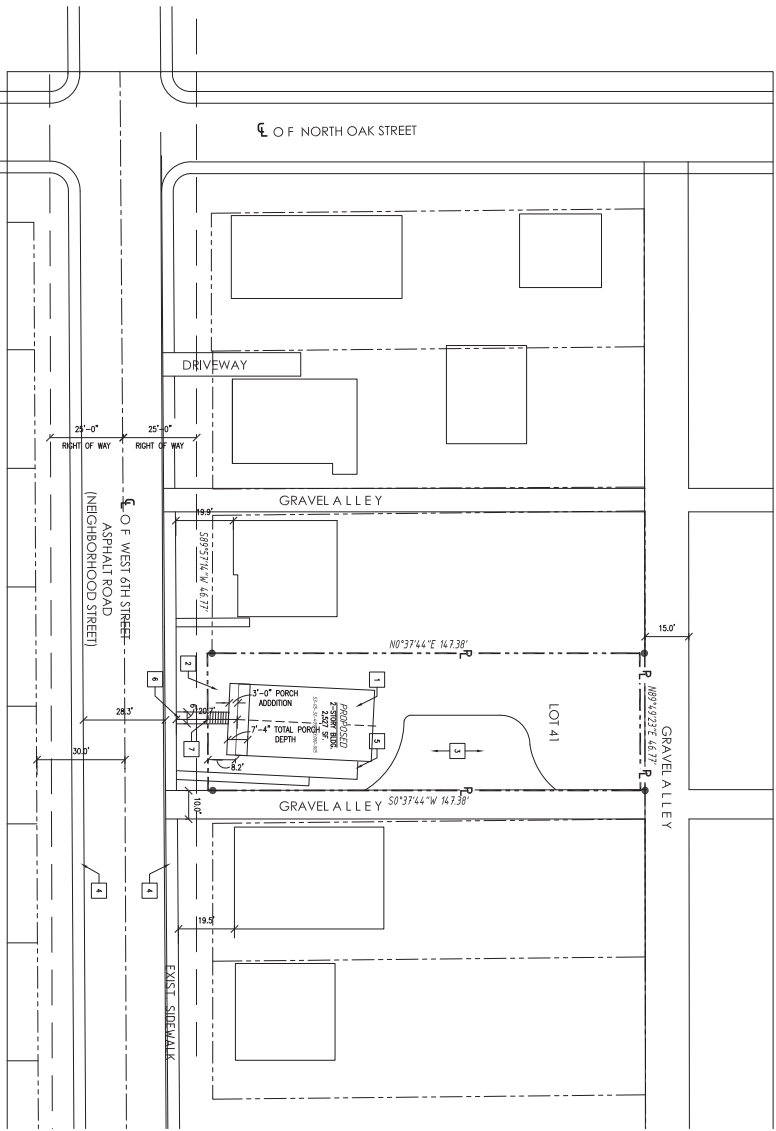
SYMBOLS LEGEND:

NEW DOOR & FRAME SYMBOL
D.L. DOWNPORT LOCATION
T.O. TLOOR DOWN
FLOOR PLAN KEYNOTE

SYMBOLS LEGEND:

NEW DOOR & FRAME SYMBOL
D.L. DOWNPORT LOCATION
T.O. TLOOR DOWN
FLOOR PLAN KEYNOTE

THIS PLAN IS PREPARED BY THE ARCHITECT FOR THE ARCHITECT'S CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND NOT TO THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND NOT TO THE CONSTRUCTION OF THE PROJECT.



R

1 PROPOSED ARCHITECTURAL SITE PLAN

THE SITE PLAN IS PREPARED BY THE ARCHITECT FOR THE ARCHITECT'S CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND NOT TO THE CONSTRUCTION OF THE PROJECT.

- SITE PLAN DEVOLUTION NOTES:**
1. PROPOSED RESIDENCE W/ SECOND STORY ADDITION
 2. PROPOSED DRIVEY PORCH
 3. EXISTING DRIVEY PORCH TO REMAIN
 4. EXISTING SIDEWALK TO REMAIN
 5. EXISTING CONCRETE SLAB TO REMAIN
 6. PROPOSED CONC. MAINWAY
 7. PROPOSED WOOD SHED WITH APPOINT. METAL ROOF

- UTILITY NOTES:**
1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
 3. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
 4. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
 5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
 6. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
 7. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
 8. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
 9. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
 10. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.

- GENERAL SITE NOTES:**
1. THE PROPOSED SITE SHALL BE RESUBMITTED FOR PERMITS AND RECORDS TO THE CITY OF BLOOMINGTON, INDIANA.
 2. THE PROPOSED SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, INDIANA ZONING ORDINANCES.
 3. THE PROPOSED SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, INDIANA ZONING ORDINANCES.
 4. THE PROPOSED SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, INDIANA ZONING ORDINANCES.
 5. THE PROPOSED SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, INDIANA ZONING ORDINANCES.
 6. THE PROPOSED SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, INDIANA ZONING ORDINANCES.
 7. THE PROPOSED SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, INDIANA ZONING ORDINANCES.
 8. THE PROPOSED SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, INDIANA ZONING ORDINANCES.
 9. THE PROPOSED SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, INDIANA ZONING ORDINANCES.
 10. THE PROPOSED SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, INDIANA ZONING ORDINANCES.

- SITE LAYOUT NOTES:**
1. ALL DIMENSIONS SHOWN ARE IN FEET.
 2. ALL DIMENSIONS SHOWN ARE IN FEET.
 3. ALL DIMENSIONS SHOWN ARE IN FEET.
 4. ALL DIMENSIONS SHOWN ARE IN FEET.
 5. ALL DIMENSIONS SHOWN ARE IN FEET.
 6. ALL DIMENSIONS SHOWN ARE IN FEET.
 7. ALL DIMENSIONS SHOWN ARE IN FEET.
 8. ALL DIMENSIONS SHOWN ARE IN FEET.
 9. ALL DIMENSIONS SHOWN ARE IN FEET.
 10. ALL DIMENSIONS SHOWN ARE IN FEET.

REVISIONS

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET • BLOOMINGTON, IN. 47401
TELEPHONE: (812) 332-2258 WEB: WWW.TABORBRUCE.COM

A HOME RENOVATION FOR:

R & NP LLC
1020 W 6TH ST.
BLOOMINGTON, INDIANA 47401

PROPOSED ARCHITECTURAL SITE PLAN

AS101

TABOR ARCHITECTURE & DESIGN INC.
 1101 S WALNUT STREET - BLOOMINGTON, IN 47401
 TELEPHONE: (812) 332-6258
 WWW.TABORARCHITECT.COM

REVISIONS

TIM DECKARD
 XX STREET
 BLOOMINGTON, INDIANA

A NEW RENOVATION AND ADDITION FOR:

PROJECT NO. KX23
 DATE: 10/07/2019, 2023
 DRAWN BY: R. SCHMIDT
 CHECKED BY: D. BRADICE
 SHEET NAME: EXTERIOR ELEVATIONS
 SHEET NO. AE201

ELEVATION KEYNOTES:
 EXISTING BRICK TO REMAIN.
 EXISTING DOOR TO REMAIN.
 EXISTING CONCRETE WALL CAP TO REMAIN.
 EXISTING GRASS.
 NEW DOOR TO BE INSTALLED.
 NEW 6" VINYL CORNER INSTALL & FLASH PER M.P.'S. INSTRUCTIONS. COLOR SHALL BE SELECTED FROM STANDARD COLOR PALETTE BY OWNER.
 2X 2X 8 RAFTERS SHALL BE SPACED AT 24" O.C. ROOF SYSTEM OVER ONE LAYER OF 30# ASPHALT FELT & ICE DAM PER M.P. INSTRUCTIONS. SHALL BE INSTALLED PER M.P.'S. INSTRUCTIONS. COLOR SHALL BE SELECTED FROM STANDARD COLOR PALETTE BY OWNER.
 2X 6X 8 JOISTS SHALL BE SPACED AT 24" O.C. ROOF SYSTEM OVER ONE LAYER OF 30# ASPHALT FELT & ICE DAM PER M.P. INSTRUCTIONS. SHALL BE INSTALLED PER M.P.'S. INSTRUCTIONS. COLOR SHALL BE SELECTED FROM STANDARD COLOR PALETTE BY OWNER.
 2X 6X 8 JOISTS SHALL BE SPACED AT 24" O.C. ROOF SYSTEM OVER ONE LAYER OF 30# ASPHALT FELT & ICE DAM PER M.P. INSTRUCTIONS. SHALL BE INSTALLED PER M.P.'S. INSTRUCTIONS. COLOR SHALL BE SELECTED FROM STANDARD COLOR PALETTE BY OWNER.
 NEW CORNER TRIM INSTALL & FLASH PER M.P.'S. INSTRUCTIONS. COLOR SHALL BE SELECTED FROM STANDARD COLOR PALETTE BY OWNER.
 NEW ALUMINUM DOWNSPOUT. INSTALL & FLASH PER M.P.'S. INSTRUCTIONS. COLOR SHALL BE SELECTED FROM STANDARD COLOR PALETTE BY OWNER.
 NEW VENT. INSTALL & FLASH PER M.P.'S. INSTRUCTIONS. COLOR SHALL BE SELECTED FROM STANDARD COLOR PALETTE BY OWNER.
 NEW DOOR TO BE INSTALLED. INSTALL PER M.P.'S. INSTRUCTIONS. COLOR SHALL BE SELECTED FROM STANDARD COLOR PALETTE BY OWNER.

1 PROPOSED EAST EXTERIOR ELEVATION
 1/8" = 1'-0"

1 PROPOSED SOUTH EXTERIOR ELEVATION
 1/8" = 1'-0"

OWENS CORNING SUPREME ESTATE GRAY 3-TAB ROOF SHINGLE

EXISTING BRICK

JAMES HARDIE FIBER CEMENT SMOOTH SIDING

PELLA WINDOW 150 SERIES VINYL WHITE

WHITE VINYL PORCH AS SP 36" COMP. RAIL KIT

WHITE PAINTED UNDER PORCH TRELLIS

SECOND STORY ADDITION
 SECOND FLOOR ELEV. = +10'-0"
 CEILING HEIGHT ELEV. = +8'-0"
 FIRST FLOOR ELEV. = +0'-0"
 GRADE ELEV. = -3'-0"

**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT**

**CASE #: V-22-24/VAR-2024-05-0035
DATE: August 22, 2024**

Location: 2401 N Walnut St (parcel #53-05-28-200-040.000-005)

APPLICANT: Sam Heale
405 N Rogers St

OWNER: American Storage LLC
PO Box 40 Bloomington, IN 47402

CONSULTANT: Matt Ellenwood, AIA (Matte Black Architecture)
2021 E Wexley Rd, Bloomington, IN 47401

REQUEST: Development standards variance from side building setbacks along the north property line; a development standards variance from pedestrian facility standards along N Old State Rd 37; and a determinate sidewalk variance for 140 feet of N Walnut St, to allow a new self-service storage building in the Mixed-Use Corridor (MC) zoning district.

REPORT:

This property is located at 2401 N Walnut St and consists of two parcels totaling 4.46 acres. The property is zoned Mixed-Use Corridor (MC). Surrounding zoning districts are Mixed-Use Corridor (MC) to the north, Residential Medium Lot (R2) to the east, and Parks and Open Space (PO) to the south and west. Surrounding land uses include commercial to the north, detached single-family residential use to the east, commercial to the south, and park to the west. The future land use designation for this property is Urban Corridor.

The petitioner is proposing to construct a new 6,050 square foot storage and office building and parking lot along the front property line on N Walnut St. The new structure and parking lot would replace the existing 3,000 square foot front office building and a surface parking lot along N Walnut. Title 20 of the Bloomington Municipal code requires that a site be brought into full compliance with Title 20 with any petition for the demolition of existing and construction of new buildings.

In the process of bringing this site into full compliance, the petitioner would like to request three variances:

Variance 1: variance from side setbacks for the existing buildings along the north property line. Full compliance requires that a site meet all setback standards; however, existing buildings on the site encroach into the side property line at the northern edge of the lot. The petitioner requests a variance from side setbacks for these existing buildings so that the existing buildings may remain in place.

Variance 2: variance from pedestrian facility standards along N Old State Rd 37. Full compliance requires the installation of pedestrian facilities, including all trails and connector paths, as indicated in the Transportation Plan, on all street frontages. This property has street frontage along

N Old State Rd 37, so the installation of a sidewalk along this road is required by code. The petitioner is requesting a variance from the requirement to install a sidewalk along the entire length of N Old State Rd 37.

Variance 3: A determinate sidewalk variance for 140 feet of N Walnut St. Full compliance requires the installation of pedestrian facilities, including all trails and connector paths, as indicated in the Transportation Plan, on all street frontages. This property has street frontage along N Walnut, so pedestrian facilities along this road are required, according to code. The Transportation Plan calls for a multi-use path along N Walnut. Planning & Transportation (P&T) staff have determined that the path should be placed along the west side of N Walnut. As a result, full compliance requires that the petitioner install a multi-use path along their entire frontage along N Walnut St. The petitioner is requesting a variance from installing the multi-use path within the southern 140' feet of street frontage along N Walnut, from where the guardrail begins to the southern-most property line.

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.*

Variance 1: variance from side setbacks for the existing buildings along the north property line.

PROPOSED FINDING: The granting of this variance will not be injurious to the public health, safety, morals, or general welfare of the community. The existing buildings along this property line have been in place for at least 10 years and have not caused any known issues with public health, safety, morals or general welfare of the community or the adjacent lot.

Variance 2: variance from pedestrian facility standards along N Old State Rd 37.

PROPOSED FINDING: The granting of this variance will not be injurious to the public health, safety, morals, or general welfare of the community. While sidewalk infrastructure is desired in Cascades Park in the future and would contribute to the welfare of the community, the Parks & Recreation and Planning & Transportation Departments have not yet decided on the best approach for bike and pedestrian routes for Cascades Park, and do not foresee this location as viable.

Variance 3: A determinate sidewalk variance for 140 feet of N Walnut St.

PROPOSED FINDING: The granting of this variance will not be injurious to the public health, safety, morals, or general welfare of the community. While it would be beneficial to community welfare to have a multi-use path along the entire length of this property's frontage, the difficult extension of the path to the property's southern property line is not necessary at this time because there is not yet a path on the property to the south to which to connect the path.

- 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.*

Variance 1: variance from side setbacks for the existing buildings along the north property line.

PROPOSED FINDING: 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 by the approval of this variance. The existing buildings along this property line have been in place for at least 10 years and have not caused any known issues with public health, safety, morals or general welfare of the community or the adjacent property.

Variance 2: variance from pedestrian facility standards along N Old State Rd 37.

PROPOSED FINDING: 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 by the approval of this variance. Since part of N Old State Rd 37 is steep slopes, not placing a sidewalk along that road will maintain the environmental integrity of the adjacent Cascades Park property.

Variance 3: A determinate sidewalk variance for 140 feet of N Walnut St.

PROPOSED FINDING: 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 by the approval of this variance. Until there is a path to connect to south of this property, not extending pedestrian facilities to the edge of this property will not affect the adjacent property.

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

Variance 1: variance from side setbacks for the existing buildings along the north property line.

PROPOSED FINDING: The Department does find that the strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property and that these practical difficulties are peculiar to the property in question. The UDO's setback standards would require the buildings along the north property line to be completely removed in order to meet setback requirements and allow a new building at the front of the property. The setbacks in question are adjacent to a parking area open space on the property to the north, so they are not high visibility and there is no crowding with buildings on the property to the north. There is not a practical manner to only remove a portion of the building to meet the required setbacks. The granting of this variance would allow the proposed new building construction along the more visible, public frontage of the lot, which will both increase the density in the use of the land and move parking behind the

building front, which are both improvements desired by the UDO.

Variance 2: variance from pedestrian facility standards along N Old State Rd 37.

PROPOSED FINDING: The Department does find that the strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property and that these practical difficulties are peculiar to the property in question. This property is unique because over one-third of its property lines are wooded and adjacent to a large parks and open space area. The property line along N Old State Rd 37 contains dense vegetation and steep slopes, and the vegetated portion of this property buffers the use of this property from the parks and open space use to the west. The implementation of a sidewalk along the N Old State Rd 37 property line will reduce the buffer between the property's use and the parks and open space use. There is still further planning required by the Parks & Recreation and Planning & Transportation Departments before such a significant amount of work and cost is spent for a sidewalk in this location. The granting of this variance would allow UDO-desired improvements to be made to the site now, along the property's public frontage, without being delayed by a costly sidewalk that is not desired in the Cascades Park at this time.

Variance 3: A determinate sidewalk variance for 140 feet of N Walnut St.

Determinate Sidewalk Variance Approval Criteria:

20.06.080(b)(3)(E)(i)(3): While not to be included as separate findings of fact, items to consider when determining the practical difficulties or peculiar conditions associated with a determinate sidewalk variance include, but are not limited to:

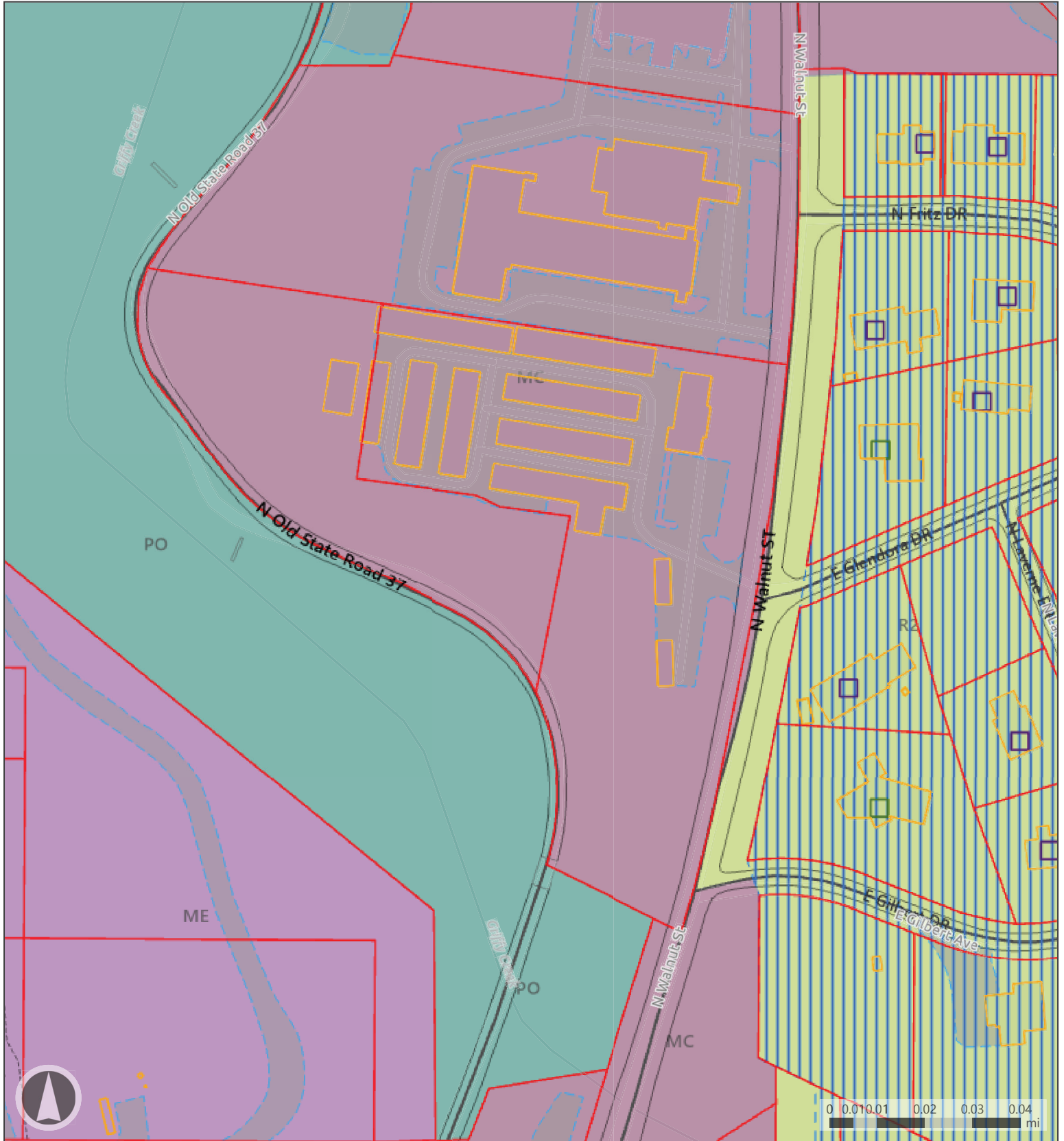
- a) That the topography of the lot or tract together with the topography of the adjacent lots or tract and the nature of the street right-of-way make it impractical for construction of a sidewalk; or*
- b) That the pedestrian traffic reasonably to be anticipated over and along the street adjoining such lot or tract upon which new construction is to be erected is not and will not be such as to require sidewalks to be provided for the safety of pedestrians; or*
- c) The adjacent lot or tracts are at present developed without sidewalks and there is no reasonable expectation of additional sidewalk connections on the block in the near future; or*
- d) The location of the lot or tract is such that a complete pedestrian network is present on the other of the street on the same block; or*
- e) Uniformity of development of the area would best be served by deferring sidewalk construction on the lot or tract until some future date.*

PROPOSED FINDING: The Department does find that the strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property and that these practical difficulties are peculiar to the property in question. The southern 140 feet of N Walnut that would receive a determinate sidewalk variance has topography that becomes steep, dropping off away from the road and a guardrail has been

placed between this area and the road. The topography and relation to the guardrail and bridge near the property create practical difficulties for installing a portion of a multi-use path. This property is unique as it is the first to construct the multi-use path desired by the Transportation Plan along N Walnut. The property to the south does not yet have pedestrian facilities, so constructing the multi-use path all the way to the south property line is not critical at this time, and would be better served to be done in one comprehensive project with the property to the south. As a determinate sidewalk variance, the property owner would be required to build the rest of the path when the city desires, likely when the path is ready to be installed to the south, as well. The granting of this variance would allow UDO-desired improvements to be made to the site now, without being delayed by a costly improvement that will not result in a connection to the adjacent property at this time.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and *approve variance 1, variance 2 and variance 3* for case **V-22-24/ VAR-2024-05-0035**, with the following conditions:

1. Upon approval of a determinate sidewalk variance, the Planning and Transportation Department staff shall prepare a zoning commitment indicating that the determinate sidewalk variance was approved, and that future installation of sidewalk may be required. The petitioner shall record the zoning commitment in the Monroe Office of the Monroe County Recorder before a certificate of zoning compliance is issued.
2. The building setback variance is approved for the submitted site design only. Further development of the lot will require compliance with the UDO or additional variance approval.



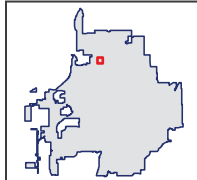
Map Legend

- Parcels
- Buildings

Rating




- Notable
- Contributing

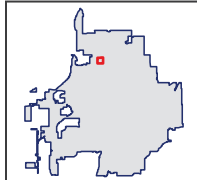
- Local Historic Districts
- Pavement
- Gravel



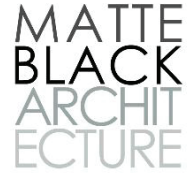


Map Legend

-  Parcels
-  Buildings
-  Bloomington Municipal Boundary



Petitioner's Statement



2401 N Walnut St Storage

Attention: City of Bloomington Planning Department
Petitioner: Sam Heale, First Capital Group

Property Description

The property at 2401 N Walnut contains several existing 1 & 2-story storage buildings as well as a 1-story commercial & storage building and a 1-story office building (along Walnut St). The **petitioner is planning to build a new 3-story storage and office structure** where the existing 1-story office building is currently located. **Two existing 1-story storage buildings along the north side of the property are actually within the side setback** (see site plan). These buildings will remain and aren't part of the new proposed development but require a **variance to remain in place**.

The current Transportation Plan calls for a multi-use path along the west side of North Walnut St which should be included with any new development. At the southern portion of this property there is an **existing guardrail and steep slope that prohibits the inclusion of this multi-use path** (see google street and aerial views along with GIS topography map). Because of this condition a **determinate variance** is sought for the area along the guardrail and steep slope (approx. 140' of the southernmost street frontage) based on 20.06.080.b.3.E.i.3.a. which notes "the topography of the lot or tract together with the topography of the adjacent lots or tract and the nature of the street right-of-way make it impractical for construction of a sidewalk."

Additionally, the property also contains frontage along N Old State Road 37 along the west and therefore would require a new sidewalk per the current UDO, however, this is adjacent to the Cascades Park and the **City of Bloomington Parks & Recreation Department does not support a sidewalk at this location at this time**. They have communicated with planning staff on this issue. An additional **variance is requested to not include a new sidewalk here**.

Thank you for your consideration of this petition.

A handwritten signature in black ink that reads "Matt Ellenwood".

Matt Ellenwood, AIA (on behalf of the petitioner)



ZONE - MC
 USE - SELF STORAGE / OFFICE
 TOTAL LOT AREA = 104,248.88 SF
 NEW STORAGE OFFICE BUILDING = 4,650 SF
 NEW STORAGE OFFICE BUILDING = 4,650 SF
 TOTAL SITE AREA = 104,248.88 SF
 EX. IMPERVIOUS AREA = 68,070.20 SF
 PRIOR IMPERVIOUS AREA = 68,065.5 SF
 IMPERVIOUS AREA = 44.4%
 LANDSCAPE AREA = 55.6%
 THIS CALCULATION DOES NOT INCLUDE THE LAWN AREA AND PATH
 PARKING: 2.86 SPACES PER 1000 GFA PER SALES LEASING OFFICE
 SALES LEASING OFFICE = 2960 SF IN NEW BUILDING AND 2216 SF IN
 EXISTING BUILDING = 14.7 SPACES PERMITTED. 15 SPACES PROVIDED.
 BIKE PARKING: 6 BIKE PARKING SPACES PROVIDED.



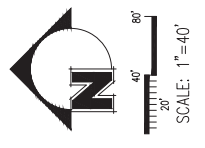
NOT FOR
 CONSTRUCTION
 XX/XX/20XX

ALL AMERICAN STORAGE
 2401 N. WALNUT STREET
 BLOOMINGTON, IN

NO.	REVISIONS	BY	DATE

NO.	REVISIONS

6617
 SUBJECT
C201
 DATE: 07/10/2024
 OVERALL SITE
 PLAN





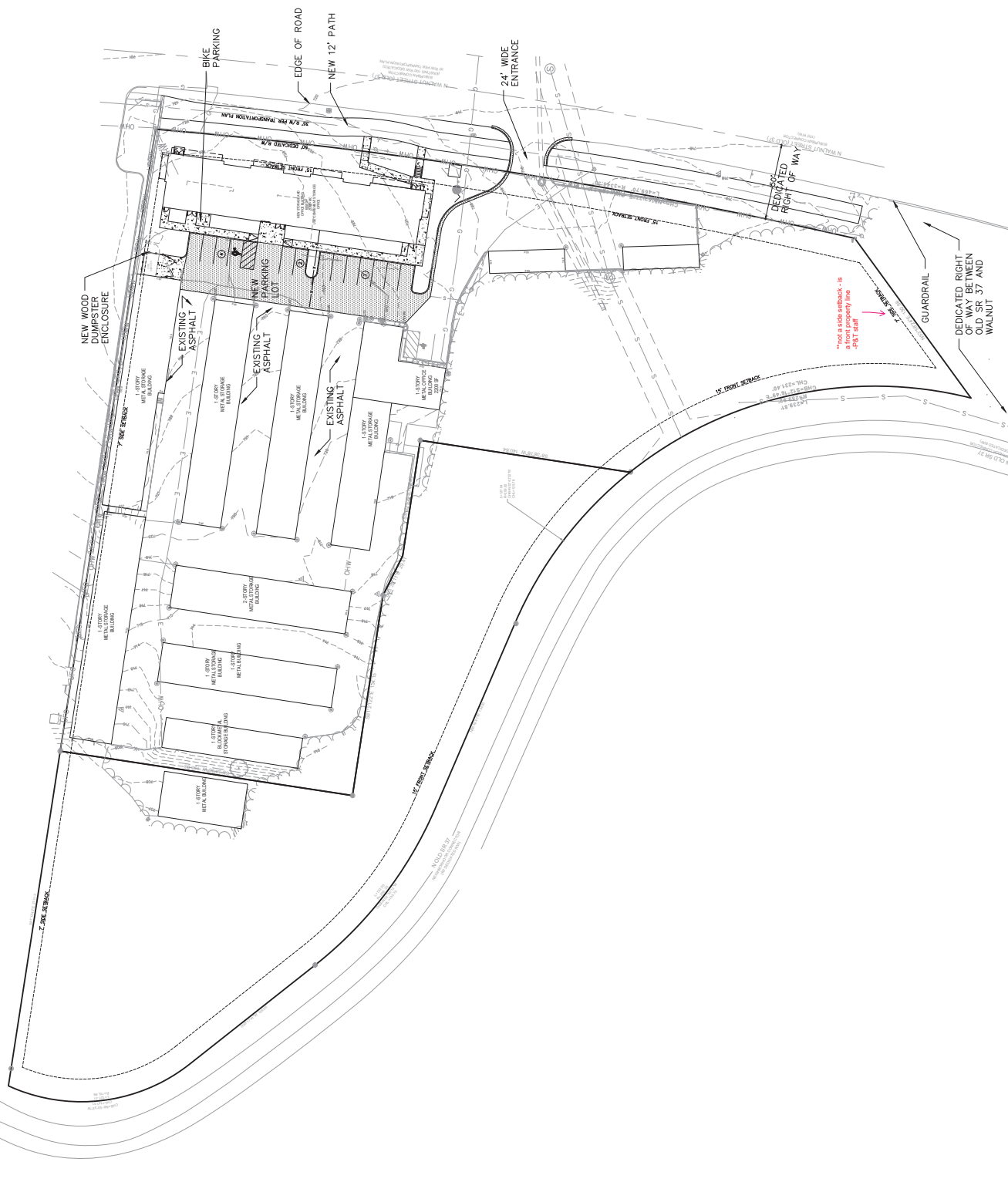
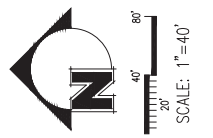
ZONE: MC
 USE: SELF STORAGE / OFFICE
 PROJECT NO: 2401 N WALNUT ST
 FRONT LOT: 2401 N WALNUT ST
 NEW STORAGE OFFICE BUILDING = 60,000 SF
 TOTAL SITE AREA = 19,248.86 SF
 EX. IMPERVIOUS AREA = 86,870.20 SF
 PROP. IMPERVIOUS AREA = 89,398.5 SF
 LANDSCAPE AREA = 44.4%
 LANDSCAPE AREA = 55.6%
 THIS CALCULATION DOES NOT INCLUDE THE LAWN AREA AND PATH
 PARKING: 2.85 SPACES PER 1000 GFA PER SALES LEASING OFFICE
 SALES LEASING OFFICE = 2960 SF (NEW BUILDING AND 2145 SF IN
 EXISTING BUILDING) = 14.7 SPACES PERMITTED. 15 SPACES PROVIDED.
 BIKE PARKING: 6 BIKE PARKING SPACES PROVIDED.

NOT FOR
 CONSTRUCTION
 XX/XX/XXXX

ALL AMERICAN STORAGE
 2401 N. WALNUT STREET
 BLOOMINGTON, IN

NO.	DATE	BY	REVISIONS

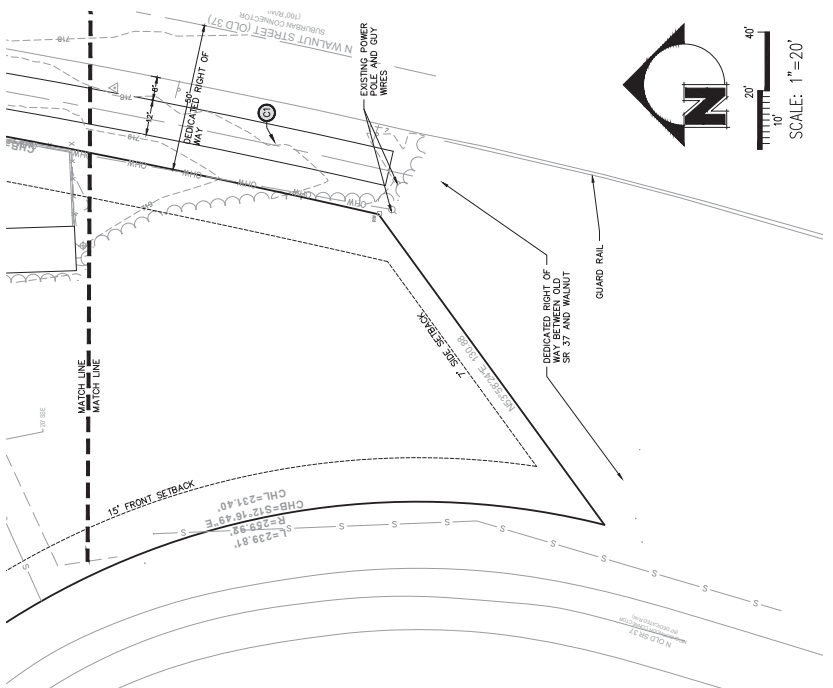
6617
 SUBJECT
C201
 DATE: 07/10/2024
 OVERALL SITE PLAN



Copyright 2024 Smith Group, Inc. All Rights Reserved.

SITE MATERIALS

- ① CONCRETE SIDEWALK (SEE DETAIL ON DETAILS SHEET)
- ② 4" COMPACTED AGGREGATE BASES
- ③ 6" STANDING CONCRETE CURB (SEE DETAIL ON DETAILS SHEET)
- ④ CONCRETE PAVEMENT 1000 PPS
- ⑤ 8" INDOT #63 COMPACTED AGGREGATE BASE
- ⑥ CONCRETE STIPS WITH HANDRAIL
- ⑦ CONCRETE RAMP WITH HANDRAIL
- ⑧ PARALLEL CURB RAMP (SEE DETAIL ON DETAILS SHEET)
- ⑨ ASPHALT PAVEMENT
- ⑩ 2.5" HMA BASE COURSE ON 4" HMA BASE COURSE
- ⑪ 8" INDOT #63 COMPACTED AGGREGATE BASE
- ⑫ SYMBOL PAINT, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY (SEE DETAIL ON DETAILS SHEET)
- ⑬ LINE PAINT, SOLID, 4", BLUE, CROSSHATCH (SEE DETAIL ON DETAILS SHEET)
- ⑭ LINE PAINT, SOLID, 4", BLUE
- ⑮ LINE PAINT, SOLID, 4", WHITE
- ⑯ BARRIER FREE VAN ACCESSIBLE SIGN ON DETAIL SHEET
- ⑰ WOOD SIGNATURE ENCLOSURE WITH WOOD GATES. SEE DETAIL ON DETAIL SHEET
- ⑱ 6" WALK COATED BLACK GALVANIZED STEEL 5' GAUGE WITH ORANGE PRIVACY SCREEN, COLOR PER OWNER.
- ⑲ GATE
- ⑳ BOLLARD





Mon, May 13, 2024 at 9:42 AM

Tim Street <tim.street@bloomington.in.gov>

To: David Hittle <david.hittle@bloomington.in.gov>

Cc: Katie Gandhi <katie.gandhi@bloomington.in.gov>, Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Thanks all - I think this is PUT's decision to make but I support the variance -- it would be a *substantial* amount of work to cut that hill, and I think we have more work to do together to figure out our best bike/ped route for that area.

<https://mail.google.com/mail/u/0/?ik=620d24acfa&view=pt&search=all&permthid=thread-a:r9123384451204051906&siml=msg-a:r582092800792251...> 4/6

6/28/24, 3:06 PM

City of Bloomington, Indiana Mail - question about 2401 N Walnut (2 parcels)



• EXPLORE • PLAY • CONNECT •

Tim Street, MPA, CPRE *he/him/his*

Director, Parks & Recreation

City of Bloomington, IN

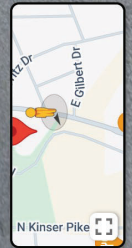
tim.street@bloomington.in.gov

812.349.3711

2401 N Walnut St



← **2450 N Walnut St**
 Bloomington, Indiana
 Google Street View
 JUL 2023 See more dates



Google

Image capture: Jul 2023 © 2024 Google, United States Terms Privacy Report a problem



Search by Address, Parcel Id or Owner Name

Advanced Search



40ft
-86.533665 39.189150 1:500

Measure



Verdana

15



Delete

140.22

Feet

Show measure labels

Pictometry Street View

Total Length: 140.22 ft

Bloomington

Bloomington



130 00

123 00

193 50

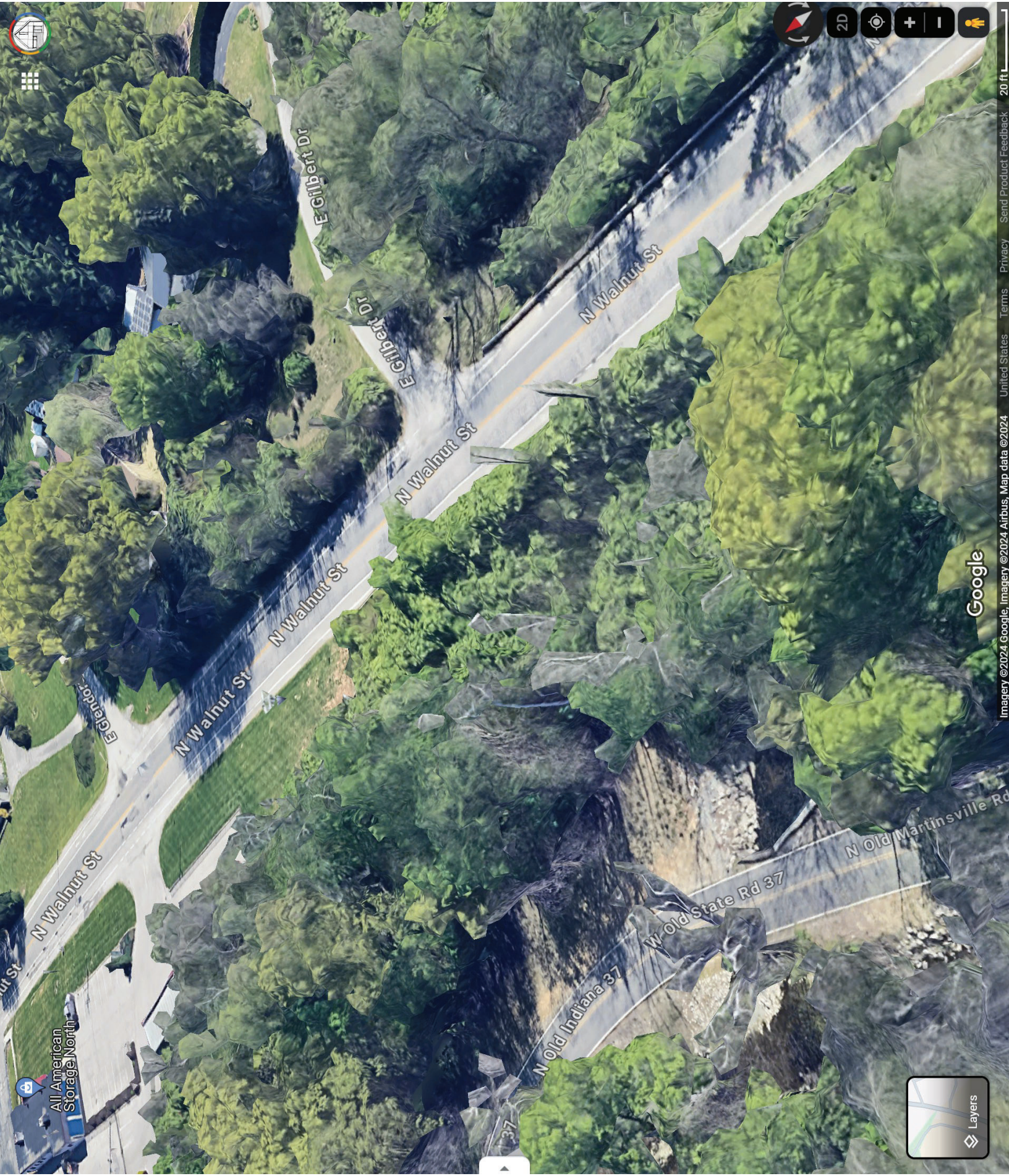
E Gilbert DR

N Walnut ST

N Walnut ST

N Walnut St





All American Storage North

N Walnut St

N Walnut St

E Gilbert Dr

N Walnut St

N Old Indiana 37

W Old State Rd 37

N Old Martinsville Rd

Google

Layers



Katie Gandhi

[click here to book a meeting](#)

Zoning Planner & GIS Analyst
Planning & Transportation
Department
office: 812-349-3527

bloomington.in.gov

[Quoted text hidden]

Don Kocarek <dkocarek@smithdginc.com>

Thu, Jul 18, 2024 at 4:04
PM

To: Katie Gandhi <katie.gandhi@bloomington.in.gov>, Sam Heale
<sheale@firstcapitalusa.com>, "david.hittle@bloomington.in.gov"
<david.hittle@bloomington.in.gov>

Cc: "matt ellenwood (mattellenwood@gmail.com)" <mattellenwood@gmail.com>

Hi Katie,

Attached is the right of way purchase from the recorder's office. It was recorded in 1947. This document says the right of way purchase way varied from 50' to 135' from center line. Both the survey done by LS Doug Curry in 1996 and Smith Design Group survey recently did show the right of way and reference the 1947 document. The acreage on the GIS shows the same as both the Curry Survey and Smith Design group survey which don't include the right of way area. The current recorded deed also references the 1947 right of way document at #5 page two.

I don't think the recorder's office can add anything except that the deed is recorded in their office and the right of way document is recorded in their office. There has never been a subdivision to the property that would have transferred the property to the city. It became the city's

W

hen INDOT no longer needed it and turned it over the City.

The acreage on the GIS shows the same as both the Curry Survey and Smith Design group survey which don't include the right of way acreage area.

Attached is a photo of the right of way monument on the south end of the property. This location corresponds with all of the deeds and surveys.

I copied David on this as I would like him to weigh in on this. That might be helpful.

Thankyou for your help with this.

[Quoted text hidden]


4 attachments

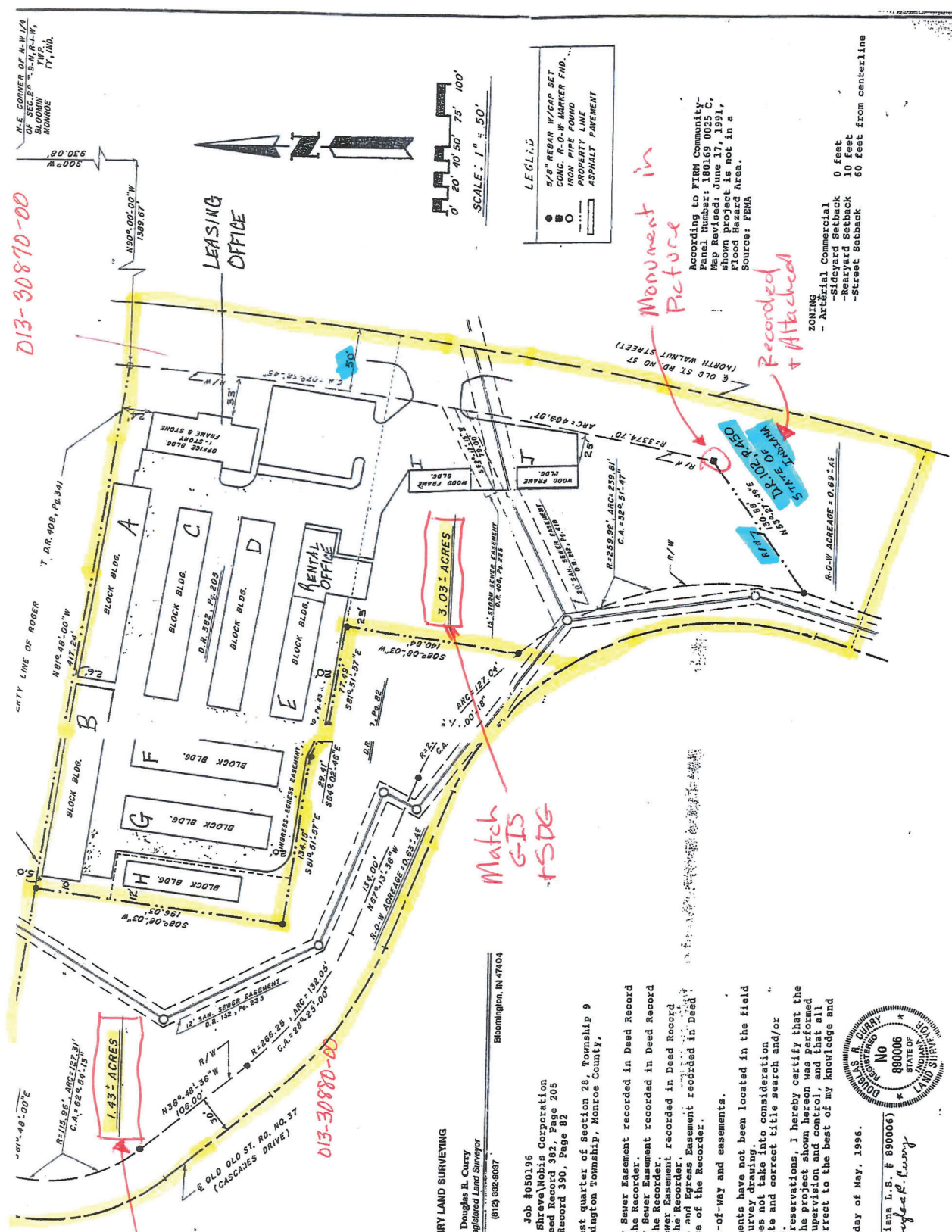


Right of way monument.JPG
6595K

 **Property Survey Mark Up.pdf**
1248K

 **American Storage, Llc-454-92 Deed.pdf**
323K

 **INDIANA-1947002493 RW purchace.pdf**
401K



D13-30870-00

D13-30880-00

Match G15
+ SDG

Match G15
+ SDG

Monument in Picture
Recorded + Attached

N-E CORNER OF N.W. 1/4 OF SEC. 28 - S.W. R-1-W, T1P, IND.

SCALE: 1" = 50'

LEGEND
● 5/8" REBAR W/ CAP SET
○ CONC. R-O-W MARKER FND.
— IRON PIPE FOUND
- - - PROPERTY LINE
- - - ASPHALT PAVEMENT

According to FIRM Community-
Panel Number: 180169 0025 C,
Map Revised: June 17, 1991,
this project is not in a
Flood Hazard Area.
Source: FEMA

ZONING
- Articial Commercial
- 0 feet
- 10 feet
- 20 feet
- Street Subback
- 80 feet from centerline

IRRY LAND SURVEYING

Douglas R. Curry
Registered Land Surveyor
Bloomington, IN 47404
(317) 332-9037

Job #030196
Shreve\Hobis Corporation
Deed Record 382, Page 205
Record 390, Page 82

West quarter of Section 28, Township 9
Munition Township, Monroe County,
Indiana

I, Surveyor Douglas R. Curry, do hereby certify that the foregoing is a true and correct copy of the original survey map and plat as recorded in the office of the Recorder of Deeds for Monroe County, Indiana, on this 15th day of May, 1996.



Diana L.S. # 890006
Douglas R. Curry

2493--

Revised 4-55
Form I.C.-120-BP
Purchase Grant

Charles Matlock
STATE HIGHWAY COMMISSION OF INDIANA
STATE HOUSE ANNEX
INDIANAPOLIS, INDIANA

Proj. No. 428
Section C
Str. No.

Filed by Warrant No. 370774
Dated 4/23 1946
RIGHT OF WAY GRANT

This indenture witnesseth that the undersigned, as grantors and sole owners of land in MONROE County, Indiana, more definitely described below, through, over and upon which will pass a public highway which it is proposed by the State of Indiana to improve, hereby grant, bargain, warrant and convey to the State of Indiana, for Right of Way, lands as described below and located by surveys and shown on plans on file in the office of the State Highway Commission of Indiana. The description from said plans of said right of way hereby granted is as follows:

Plans on State Road No. 37 Project No. 428 Sec. C Str. No.
Plans Dated

Sec. 28 Twp. 9 N. - Rge. 1 W. - S. 00

From Station to Station		Distance in feet is from center line as shown on the above designed plans to the new Right of Way line hereby granted.	
		Left Side of Center Line	Right Side of Center Line
After completion of project, Grantor is hereby granted passage not to exceed ten (10) feet in width, from R/W line of present S. R. #37 to land separated by construction of proposed new S. R. #37, said lane to be used for cattle passage from north end of S structure #56 to said land.			
From Station to Station		Left Side of Center Line	Right Side of Center Line
Line "C"			
42 + 17 ✓	to 45 + 00 ✓	50 ✓	feet
45 + 00 ✓	to 47 + 15.9 ✓	50 to 135 ✓	feet
47 + 15.9 ✓	to 48 + 40 ✓	135 ✓	feet
48 + 40 ✓	to 49 + 40 ✓	135 to 50 ✓	feet
49 + 40 ✓	to 64 + 25 ✓	50 ✓	feet
42 + 17 ✓	to 45 + 00 ✓		55 ✓
45 + 00 ✓	to 46 + 00 ✓		55 to 115 ✓
46 + 00 ✓	to 47 + 15.9 ✓		115 ✓

1946
Amt. Approved MAP 8
By W. W. Matlock

From Station to Station		Distance in feet is from center line as shown on the above designed plans to the new Right of Way line hereby granted.	
		Left Side of Center Line	Right Side of Center Line
47 + 15.9 ✓	to 48 + 25 ✓		60 to 50 ✓
48 + 25 ✓	to 50 + 50 ✓		50 ✓
50 + 50 ✓	to 56 + 00 ✓		50 to 65 ✓
56 + 00 ✓	to 57 + 00 ✓		65 to 50 ✓
57 + 00 ✓	to 58 + 00 ✓		50 ✓
58 + 00 ✓	to 64 + 25 ✓		
Line "S-5-A"			
8 + 63 ✓	to 9 + 00 ✓		27 to 25 ✓
9 + 00 ✓	to 9 + 50 ✓		25 to P.L. ✓

That portion of the following area lying between the permanent right of way line and the following described line is temporary right of way and is to be used during construction for stoning and sodding and shall revert to permanent right of way line upon completion of construction.

46 + 00 ✓	to 47 + 15.9 ✓		155 ✓
-----------	----------------	--	-------

The above and foregoing grant is made in consideration of payment of the sum of Seventeen Hundred Twenty-nine 58 Dollars (\$1729.58), which sum shall be paid to the order of Chas. Matlock
R.R. 1 B L 10 MINGTON IND.
(Give address of Payee)

It is further understood and agreed that this conveyance transfers only the right to make, construct and maintain such highway on said lands and to use any material lying within the above described limits suitable for use in constructing and maintaining said highway and does not convey any rights to any minerals or other substances underneath the surface, except as it may be used for the construction or maintenance of such improved highways.

No timber shall be cut or removed from said granted right of way except that which from time to time is designated by the State Highway Commission, through its authorized representatives. Whenever the State Highway Commission shall designate any timber to be removed from said right of way, the grantors shall promptly remove the same from said right of way and failing to do so for five days after being notified the State Highway or its contractor may remove such timber from the right of way onto the adjoining lands of the grantors, or successor or if he or they object, may sell or destroy such timber.

The undersigned Grantor Grantor being duly sworn, says that he, she (is) or they (are) the sole owner(s) of the above described property, and said grantors further represent that there are no encumbrances, leases, liens or options of any kind or character on said lands as conveyed, except as shown below, and that they make this representation for the purpose of inducing the State Highway Commission of Indiana to pay them the amount herein stipulated.

Bloomington National Bank Bloomington, Indiana
this grant is to be and become effective and binding from and after its approval by the Chairman of the State Highway Commission of Indiana.

(Grantor) Chas Matlock (Grantor)
(Grantor) Maude E. Matlock (Grantor)
(Grantor) _____ (Grantor)

The above grant is hereby accepted, Dated Jan 17 1946
STATE OF INDIANA, Jan-17, 1946
By John H. Lauer John H. Lauer, Chairman, State Highway Commission of Indiana.
J. R. Bailes

2493--

(Continued from page 449)

State of Indiana, County of Monroe ss: Chas. Matlock & Maude E. Matlock H&W
 Personally appeared before me Chas. Matlock and Maude E. Matlock (H&W)
 and acknowledged the execution of the above agreement and being duly sworn upon their oath, stated the
 facts therein are true, this 17 day of January, 1946.
 Witness my hand and official seal.
 My Commission expires Nov. 19 - 1949.
 Nov. 19 1949
Jesse J. Brown
 Jesse J. Brown Notary Public.

The undersigned owner of a mortgage and/or lien on the land out of which the right of way, described
 in the attached grant, is conveyed, hereby releases from said mortgage and/or lien said granted right of
 way, and do hereby consent to the payment of the consideration therefor as directed in said grant, this

23 day of January, 1946.
23 January (Seal)
 By Hugh K. Adams President
Hugh K. Adams President
 The Bloomington National Bank (Seal)
 National Bank

State of Indiana ss:
 County of Monroe
 Personally appeared before me Hugh Adams The President of the Bloomington National Bank
Hugh Adams above named and duly acknowledged the execution of the above
 release the 23 day of January, 1946.
 Witness my hand and official seal.
 My Commission expires Nov. 19 - 1949.
 Nov. 19 1949
Jesse J. Brown
 Jesse J. Brown Notary Public.

Filed for record:
 May 20th, 1947 at 1:00 P.M.
 J. ONA SEMPLE, Recorder



**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT**

**CASE #: V-24-24
VAR2024-07-0041
DATE: August 22, 2024**

Location: 221 W Dodds Street

PETITIONER: Storage Express Holdings LLC
221 W Dodds St
Bloomington, IN

CONSULTANT: Daniel Butler, Bynum Fanyo Associates
528 N Walnut St
Bloomington, IN

REQUEST: A request for a variance to allow a driveway wider than 24 feet on a non-classified road.

REPORT: The property is located on the south side of Dunn Street and runs south to the north side of Allen Street. The property is zoned Mixed-Use Medium Scale (MM). The properties to the west are zoned Planned Unit Development (PUD) and contain commercial, multi-family and single-family uses. Property to the east is zoned Mixed-Use Corridor (MC) and property to the south is zoned Mixed-Use Employment (ME). Properties to the north across Dunn Street are zoned Mixed-Use Downtown Downtown Gateway (MD-DG). The site currently contains office buildings, as well as a number of storage structures.

The petitioner has done some work on the site and is required to update the property in order to meet the Limited Compliance requirements of Section 20.06.090(f)(2) in the Unified Development Ordinance (UDO). One requirements of that section reads as follows:

xii. Entrances and Drives

All entrances and drives shall be brought into compliance with Section 20.04.050(c) (Driveways and Access), with the exception of driveway location requirements.

Dodds Street is a non-classified (local) road at this location. As a result, the petitioner needs to meet 20.04.050(c)(3)(B)(ii)(2) which requires that nonresidential uses on local streets cannot have driveways that exceed 24 feet in width. The existing width of the driveway at the right-of-way line is roughly 45 feet.

The petitioner is requesting a variance to allow for the driveway to be amended to a width of 34 feet, which is allowed on arterial and collector classified roads with approval from the City Engineer.

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 granting of the variance to allow for a 34 foot driveway width will not be injurious to the public health, safety, morals, or general welfare of the community. The existing driveway has existed at 45 feet and no adverse impacts have been noted.

- (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*

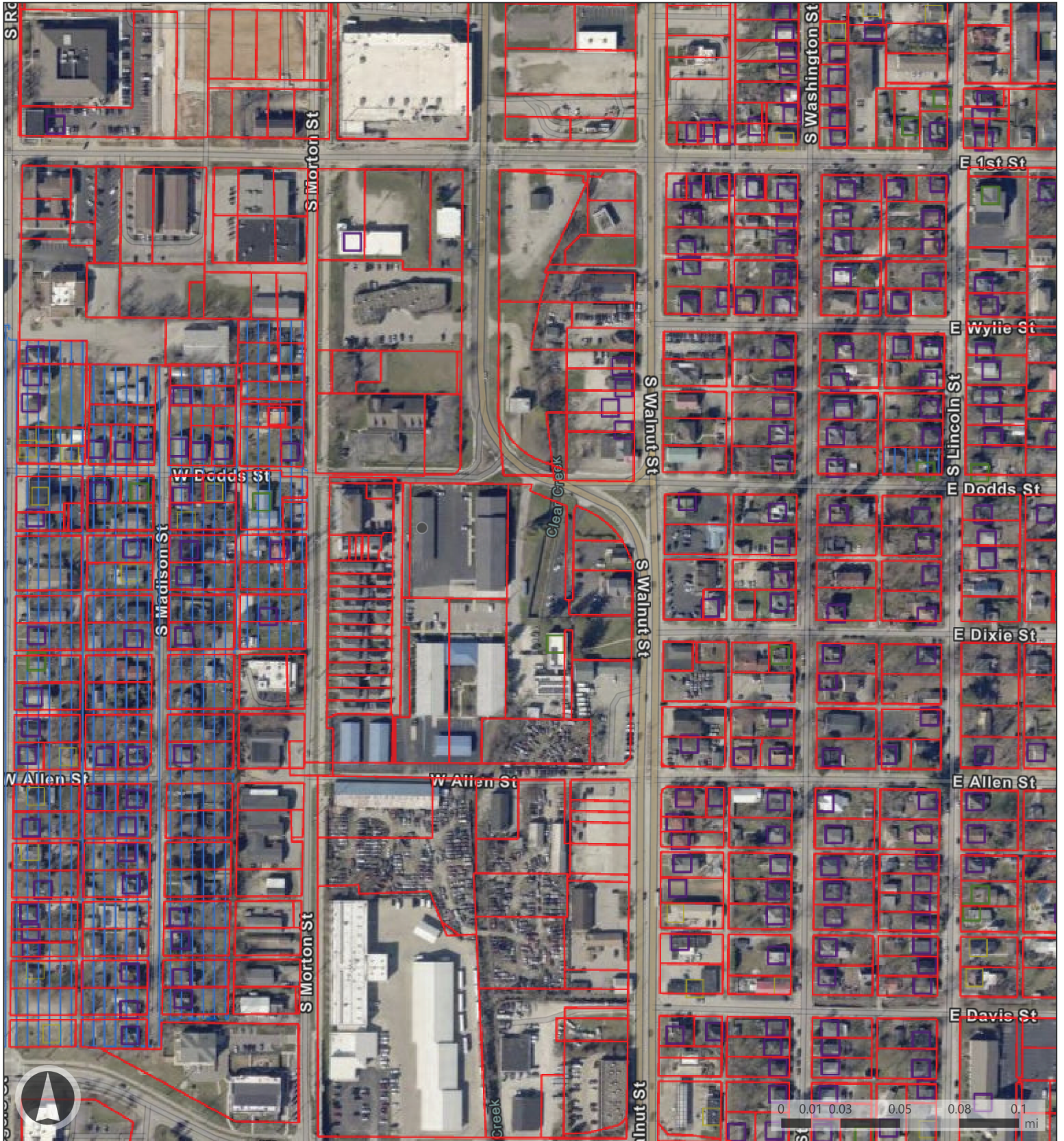
PROPOSED FINDING: The granting of the variance to allow for a 34 foot driveway width will not affect the use and value of the area adjacent to the property in a substantially adverse manner. 34 feet will reduce the existing width by more than 10 feet and improve the pedestrian experience at this location while allowing truck traffic to safely utilize this entrance.

- (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 strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because the northern entrance to the site is the main entrance for truck traffic and a reduced driveway width of 24 feet would make that utilization impossible. Additionally, the southern entrance is also on a small street with limited space, Allen, and could require surrounding businesses and residents to encounter an increase in interactions with truck traffic if that entrance had to be modified (removal of space-limiting fence) in order to allow truck traffic. The site is peculiar in that it has a parcel that runs on the west side that functions as an alley, but does not provide adequate truck traffic access and can only accept truck traffic from the northern part of the property. Approval of the variance will allow improvement to the entrance while still allowing truck traffic utilization.

RECOMMENDATION: Department recommends that the Board of Zoning Appeals adopts the proposed findings and approves V-24-24 / VAR 2024-07-0041 with the following conditions:

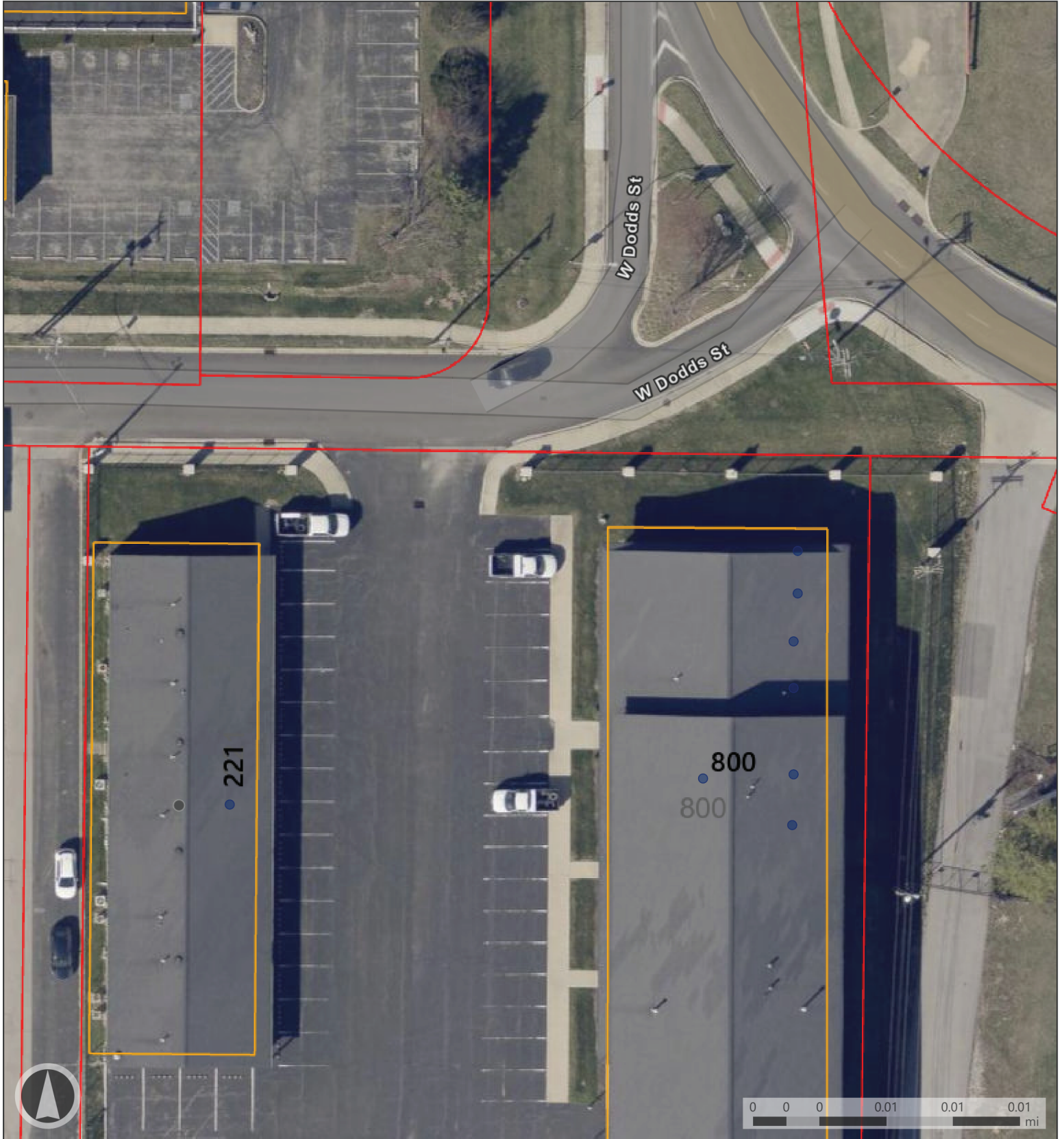
1. This variance approval is for a maximum width of 34 feet for the northern driveway.
2. The southern entrance may not be expanded in existing width by removal of the fence or any other means.



Map Legend

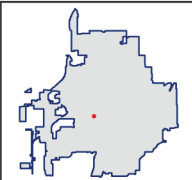
- Parcels
- Notable
- Contributing
- Local Historic Districts
- Outstanding
- Non-Contributing
- Bloomington Municipal Boundary





Map Legend

- Addresses
- Buildings
- Parcels
- Bloomington Municipal Boundary





BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

June 25th, 2024

Jacqueline Scanlan
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, Indiana 47404

RE: Storage Express Dodds Entrance
Final Plan Approval Petitioner's Statement

Jacqueline Scanlan or To Whom It May Concern:

Our client, Tom Clark, respectfully requests final plan approval for the referenced project and to be placed on the next Plan Commission agenda for the plan to be approved by the Plan Commission members.

Project Narrative:

The proposed development at 221 West Dodds Street consists of reconstructing the northern entrance to the Storage Express property to a 34-foot width to accommodate the traffic of large trucks from a local street.

This proposed development is proposing a variance (1 item) from the current UDO:

1. UDO Section 20.04.050 – Access and Connectivity

Dodds Street is classified as a local street. It is outlined in the City of Bloomington UDO that a driveway entrance from a local street onto a nonresidential property may be a maximum of 24 feet wide. However, the nature of this site requires the acceptance of large vehicles from said northern entrance. We would like to request that a driveway width of 34 feet is allowed to accommodate for the site's intended practice and prevent traffic obstructions on Dodds street itself. Acceptance of large vehicles is restricted to this north entrance by existing conditions between the intersection of College Avenue and Dodds street. This movement restriction is detailed in the exhibit provided with this submission.

After you have had a chance to review our petition please feel free to contact us at anytime questions regarding our submission.

Sincerely,
Bynum Fanyo & Associates, Inc.

Daniel Butler, P.E., Project Engineer

Copy: BFA File #402345

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BBB
BYNUM FAYO & ASSOCIATES, INC.

528 North Walnut Street
(612) 332-8030

Bloomington, Indiana
(612) 339-2990 (fax)

verified by:

PROPOSED
STORAGE EXPRESS

221 W. DODDS ST.
BLOOMINGTON, IN 47403

TITLE: SITE PLAN

designed by: DMS
drawn by: DMS
checked by: DMS
sheet no.: 0302
project no.: 402345

EXISTING LEGEND

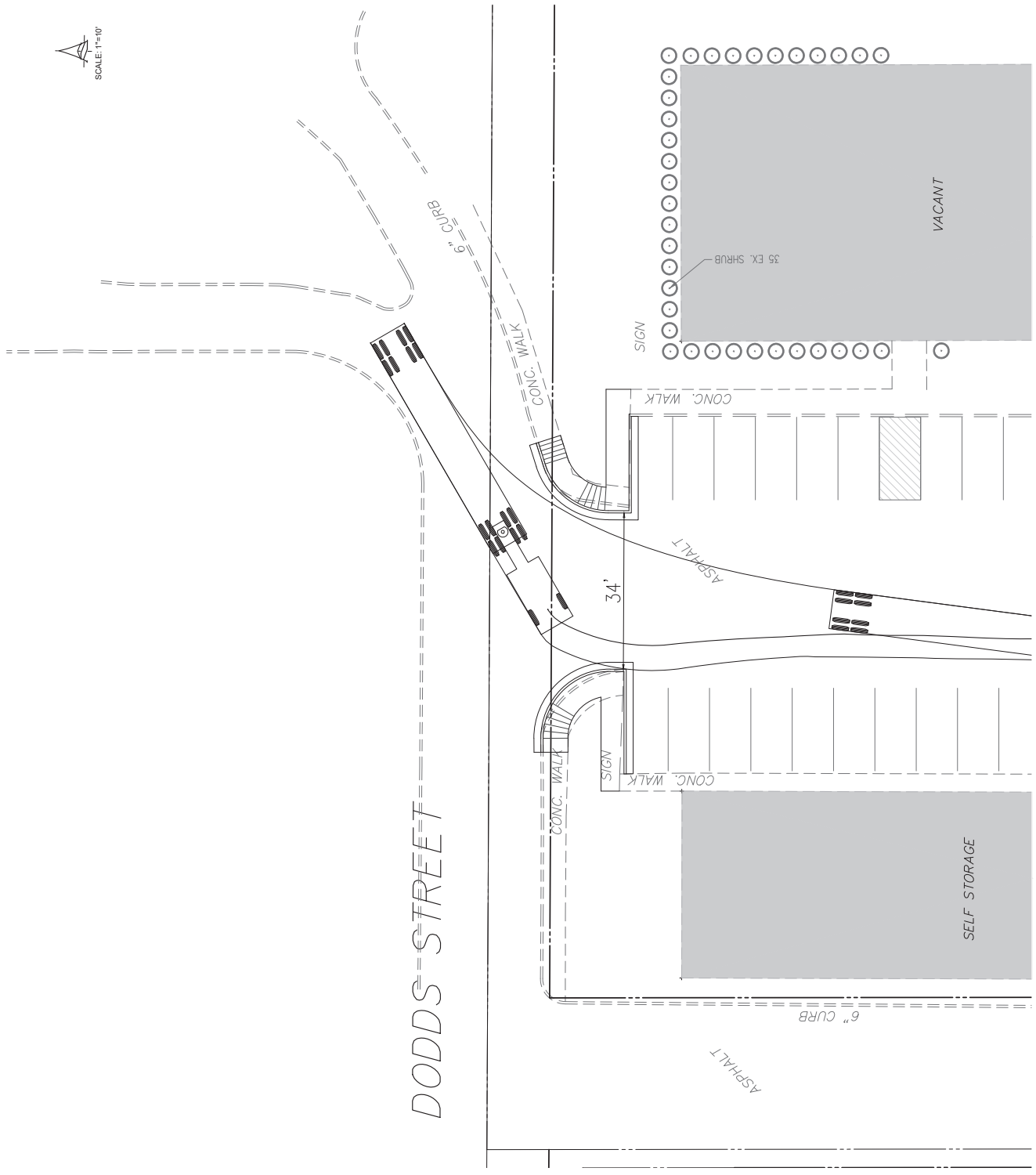
- X ——— EXISTING FENCE
- W ——— EXISTING WATER LINE
- ONE ——— EXISTING OVERHEAD ELECTRIC LINES
- USE ——— EXISTING UNDERGROUND ELECTRIC LINES
- OH1 ——— EXISTING OVERHEAD TELEPHONE LINES
- UST ——— EXISTING UNDERGROUND TELEPHONE LINE
- GAS ——— EXISTING GAS LINE
- XXXX ——— EXISTING CONTOUR & ELEVATION
- FLOW LINE
- SS ——— EXISTING SANITARY SEWER AND MANHOLE
- ST ——— EXISTING STORM SEWER AND INLET

SITE LEGEND

- ④ EXISTING UTILITY LOCATIONS & DEPTHS, SUBJECT EXISTING TO "AS-BUILT" RECORDS. REFER TO DETAIL.
- ① PROPOSED WALKING CONCRETE SIDEWALK. REFER TO DETAIL.
- ② PROPOSED CONCRETE SIDEWALK - REFER TO DETAIL.
- ③ PROPOSED SIDEWALK ACCESSIBLE RAMP. THE "X" - REFER TO DETAIL.
- ④ PROPOSED DEPRESSURE CURB - CONTRACTOR TO REFER TO DETAIL FOR DETAILS. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITY LOCATIONS FROM AS-BUILT RECORDS TO VERIFY THE LOCATION OF ALL EXISTING UTILITY LOCATIONS FROM AS-BUILT RECORDS.
- ⑤ CURB PROPOSED CONCRETE CURB TRANSITION, 6" UNDER FROM 6" TO 6"

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ALL UTILITIES PRIOR TO ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO COMPLETING ELEVATIONS.



ASPH
+/- FT

ASPH
STORAGE EXPRESS
INST. NO. 2003016968
ZONE CG

EXISTING
BUILDING

EXISTING
BUILDING

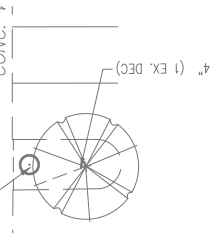
CONCRETE
LOADING DOCK
12" CONC. WALL

CONCRETE
DUMPSTER

RETAINING WALL

CONCRETE

EXISTING PARKING AWNING



EXISTING LEGEND

- X EXISTING FENCE
- W EXISTING WATER LINE
- ONE EXISTING OVERHEAD ELECTRIC LINES
- USE EXISTING UNDERGROUND ELECTRIC LINES
- OHV EXISTING OVERHEAD TELEPHONE LINES
- UT EXISTING UNDERGROUND TELEPHONE LINE
- GAS EXISTING GAS LINE
- XXX EXISTING CONTOUR & ELEVATION
- FLOW LINE
- SS EXISTING SANITARY SEWER AND MANHOLE
- ST EXISTING STORM SEWER AND INLET

SITE LEGEND

- ④ EXISTING UTILITY LOCATIONS & DEPTHS TO BE MAINTAINED - REFER TO DETAIL
- ① PROPOSED MOUNDING CONCRETE SIDEWALK - REFER TO DETAIL
- ② PROPOSED CONCRETE SIDEWALK - REFER TO DETAIL
- ③ PROPOSED SIDEWALK ACCESSIBLE RAMP - THE "X" - REFER TO DETAIL
- ④ PROPOSED DEPRESSION CURB - CONTRACTOR TO REFER TO DETAIL FOR CONSTRUCTION DETAILS AND FINISH ELEVATION. CONTRACTOR SHALL VERIFY CURB HEIGHT TO EXISTING CURB TO DETERMINE WORK REQUIRED
- ⑤ CONCRETE CURB TRANSITION 6' UNDER FROM 6" TO 6"

ASPHALT



CONCRETE WALK
6" CURB

ALLEN STREET

EXISTING
BUILDING

E/P

E/P



SCALE: 1"=10'

revisions:

ARCHITECTURE	
CIVIL ENGINEERING	
PLANNING	
BLOOMINGTON, INDIANA	(612) 332-8030
BYNUM FAYB & ASSOCIATES, INC.	528 North Walnut Street

verified by:

PROJECT	STORAGE EXPRESS
ADDRESS	221 W. DODDS ST.
CITY	BLOOMINGTON, IN 47403

TITLE: SITE PLAN

designed by: DAS
drawn by: DAS
checked by: DAS
sheet no: C302
project no.: 402345

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ALL UTILITIES PRIOR TO ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CORRECTING ELEVATIONS.

**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT**

**CASE #: V-25-24
VAR2024-07-0042
DATE: August 22, 2024**

Location: 115 E Kirkwood Ave

PETITIONER: Clearpath Services
121 E Kirkwood Ave, Suite 302
Bloomington, IN

CONSULTANT: Christine Bartlett, Ferguson Law
403 E Sixth Street
Bloomington, IN

REQUEST: A request for a variance from height standards in the Mixed-Use Downtown zoning district in the Courthouse Square Downtown Character Overlay (MD-CS).

REPORT: The property is located on the north side of Kirkwood Avenue, and is bounded by an alley on the north and west sides, and a historic building (CVS) on the east side. The property is zoned Mixed-Use Downtown with Courthouse Square Character Overlay zoning district (MD-CS). All the surrounding properties are also zoned MD-CS. The site currently contains a surface parking lot.

The petitioner is proposing to redevelop the site with a 5-story mixed-use building with a basement for parking below. The building would contain restaurant space on the first floor and part of the second floor. There will be minimal parking included in the rear of the first floor for use by the restaurant, and commercial units for rent will be included on the rear of the second floor.

Three levels of condominiums are included on the 3rd through 5th floors containing 14 dwelling units. The MD-CS zoning district allows building height to 3 stories or a maximum of 40 feet. In a forthcoming site plan petition, the petitioner will utilize the affordable housing and sustainable development incentives. This will allow two additional floors, to a maximum of 5 floors. However, the maximum height allowed for 5 stories with both incentives is 54 feet.

The petitioner is requesting a variance to allow for a building that is 70.5 feet tall.

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 granting of the variance to allow for additional height will not be injurious to the public health, safety, morals, or general welfare of the community. Approval of the variance will allow for redevelopment of a surface parking lot with the addition of required non-residential space, as well as residences above. The effect of the

building massing is ameliorated by the step backs used on the 4th and 5th floors.

- (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*

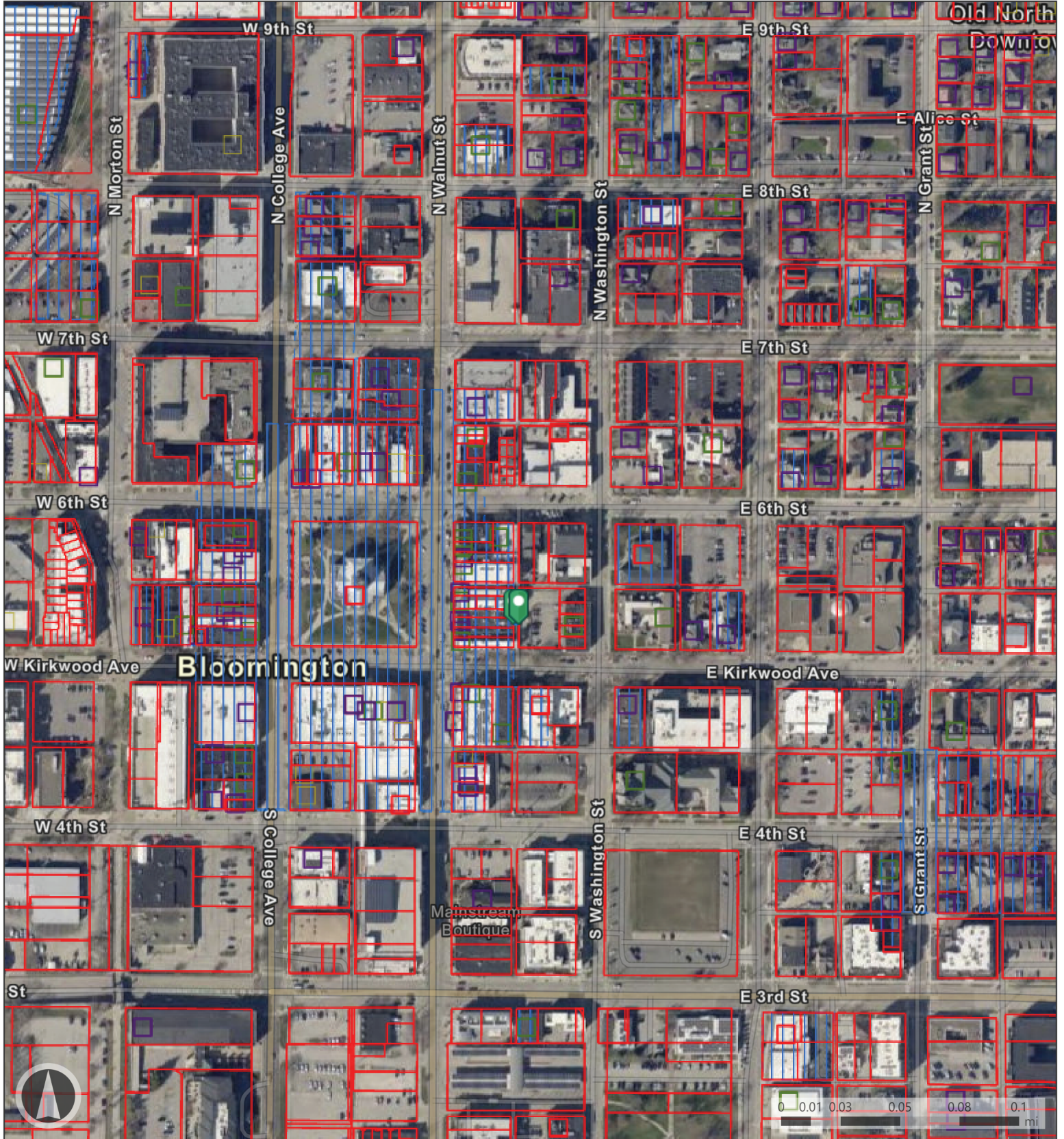
PROPOSED FINDING: The granting of the variance to allow for additional height will not affect the use and value of the area adjacent to the property in a substantially adverse manner. Approval of the variance will allow for redevelopment of a surface parking lot with the addition of required non-residential space, as well as residences above. The effect of the building massing is ameliorated by the step backs used on the 4th and 5th floors, especially with the alignment and step backs used in the module next to the historic structure to the east of the property. Additionally, there is a historic district to the west of the petition site, but it is beyond a 12 foot alley and is the rear of the structures. Step backs are also used on the west side of the south façade to lessen the massing impact.

- (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 strict application of the terms of the Ordinance will result in practical difficulties in the use of the property in that this block of Kirkwood Avenue is prime real estate for community-serving uses such as a ground floor restaurant and the UDO calls for those uses here. The proposal is within the maximum number of stories allowed with both incentives, but the need for higher floor-to-ceiling heights in the building necessitates a taller overall height, as two of the stories are being utilized for programmed restaurant space. The existing parcel contains a serious slope change within its boundaries of over 8 feet in its roughly 132 foot depth. The petition calls for excavation and inclusion of parking underground, reducing the potential height of the planned structure. The challenges that the sloped site poses, along with the location in the heart of the pedestrian, commercial-use portion of downtown combine to create a peculiar condition that necessitates a height variance for a reasonably designed building.

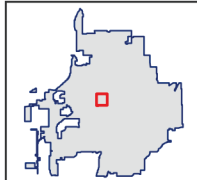
RECOMMENDATION: Department recommends that the Board of Zoning Appeals adopts the proposed findings and approves V-25-24 / VAR 2024-07-0042 with the following conditions:

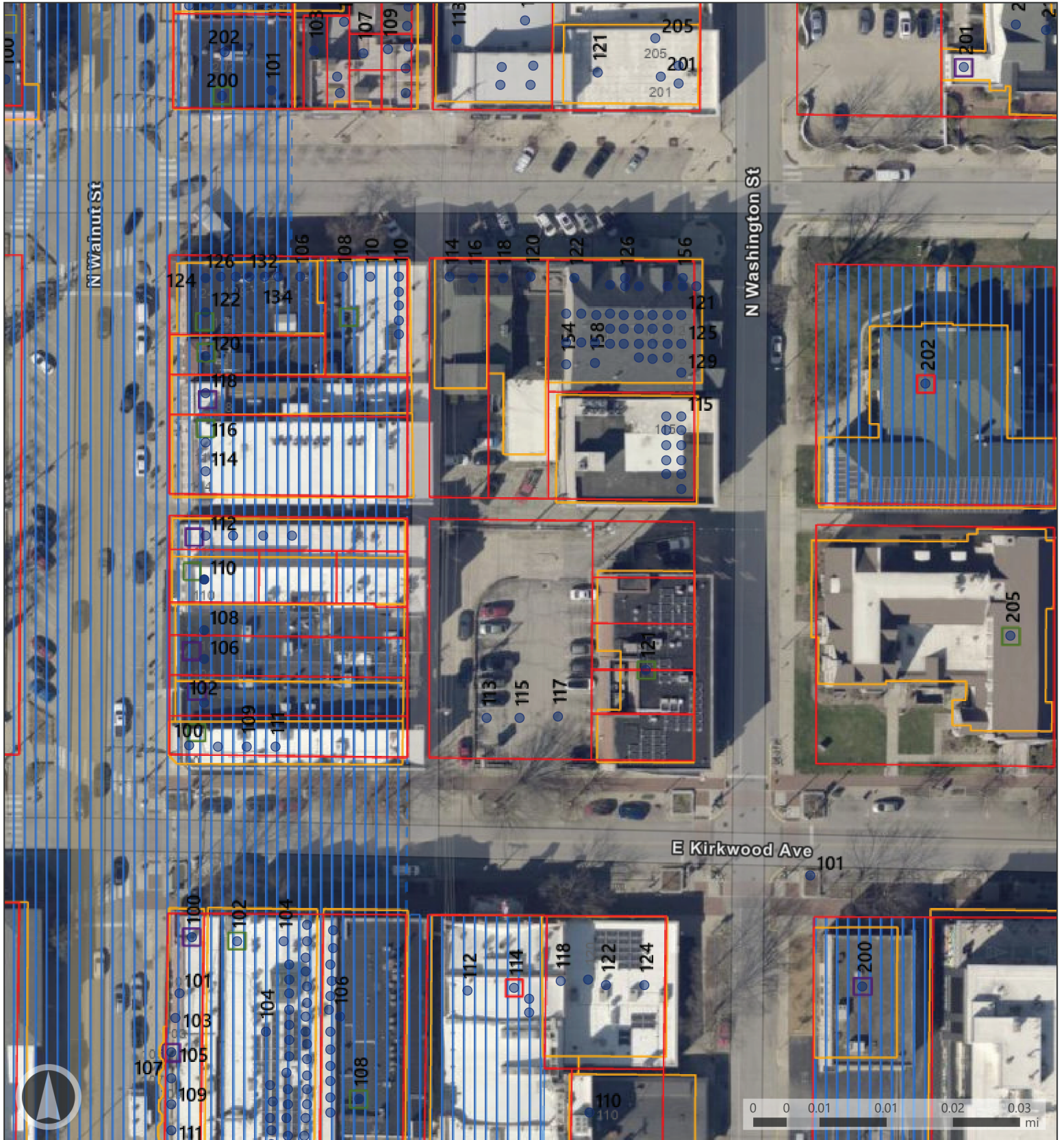
1. This variance approval is for the height of the building, 70.5 feet, as submitted with this petition.
2. This variance approval is for the design of the building that incorporates, at a minimum, the areas of step back, shown on the building submitted with this petition.



Map Legend

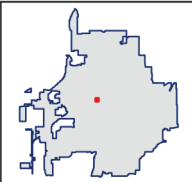
- Parcels
- Notable
- Contributing
- Local Historic Districts
- Outstanding
- Non-Contributing
- Bloomington Municipal Boundary





Map Legend

- Addresses
- Parcels
- Buildings
- Outstanding
- Notable
- Contributing
- Non-Contributing
- Local Historic Districts





121 E KIRKWOOD AVE | SUITE 302 | BLOOMINGTON, IN 47408

PHONE: 812.287.8596

RANDY@CLEARPATH-SERVICES.COM

PETITIONER'S STATEMENT

June 28, 2024

City of Bloomington Board of Zoning Appeal
401 N. Morton Street
Bloomington, IN 47403

Re: Plan Approval at 115 E. Kirkwood Avenue

Dear Commission Members:

The purpose of our request is to construct a 67,000 square foot mixed-use project on a small urban infill lot located at 115 E Kirkwood Avenue. This project originally came before the Bloomington Plan Commission in 2018. After approval, we were prepared to move forward on construction but got delayed by lengthy negotiations with Duke Energy for the relocation of powerlines/poles in the adjacent east-west and north-south alleys. The situation was further complicated when the COVID pandemic struck. Due to the global uncertainties of how COVID might impact the economy and life in general, we decided to delay any construction until such time as we all better understood the lasting impacts of the pandemic. During this waiting period our approval expired. We submitted the project for reapproval in 2022 but now required two variances from the BZA due to changes in the UDO. The BZA granted Clearpath a First Floor Façade Large Display Window variance which remains part of this proposal. The 2nd variance requested was for Ground Floor Nonresidential Use Other Than Parking Garage Use. This variance was denied and subsequently appealed by Clearpath. Under the revised plan, this variance is no longer needed. During the appeal process, we were presented with an opportunity that would permit us to meet the ground floor commercial use requirement if parking and unit counts could economically be maintained through some design changes. After considerable consultation with our project architect, Ben Kunkel, and our designer, Lindsay Taylor Bell, the plan before you balances our development goals with the community's downtown goals. This plan proposes the following additions/changes: 1. Addition of a 13,000 restaurant/bar on the ground and 2nd floors. 2. Addition of lower-level parking containing approximately 26 private parking spaces. 3. Addition of a 5th floor to maintain residential density/count. We are seeking approval of the 4th and 5th floors based on incentives for sustainability and the payment-in-lieu incentive. Due to the market demands for increased floor-to-ceiling heights for commercial and owner-occupied residential units the addition of 5th floor requires an additional variance from height standards.

The lot has served as a parking lot for adjacent businesses such as Workingmen's, ONB and CVS for well over 60 years. The proposed project is a continuation of Clearpath's overall Bloomington redevelopment plans to add to the fabric of the Kirkwood corridor. An affiliate partnership purchased the former Workingmen's building and adjacent parking lot in 2015. Phase 1 of our efforts was an adaptive reuse of the building. Initial efforts brought a much-needed full-service pharmacy to the building and returned the 3rd floor to Class A office condos for four professional businesses including Meitus Gelbert Rose, Clearpath, JPF Properties, and CGR Services. Phase 2 is the redevelopment of the adjacent parking lot. Our plan is to construct a five story, 67,000 SF mixed-use building that includes approximately 11,167 SF secured lower-level parking area with 26 private parking stalls for commercial and residential condominium owners; 13,000 SF of Kirkwood restaurant/bar space of which 8,000 SF is on the Kirkwood ground floor; approximately 6,175 SF of office space on the rear half of the 2nd floor; and approximately 35,000 SF of owner-occupied residential condominiums consisting of 14 units.

We are excited to partner with the long-time owners of The Uptown Café, Michael and Galen Cassady, to bring a new restaurant and bar concept to the project and Bloomington. As envisioned, the ground floor would primarily be the restaurant and kitchen while the 2nd floor will be an intimate bar concept with a large outdoor space along Kirkwood. The bar and restaurant will be connected by an internal architecturally designed stair/atrium and an elevator. The ground floor also will have outdoor seating. Their space is a commercial condominium that also will be owner-occupied.

Bloomington's Comprehensive Plan recognizes the need for density and diversity of housing. Specifically, Chapter 4 encourages outlines policy goals and objectives that support the essence of our overall mixed-use development plans—a pharmacy, professional offices and owner-occupied housing combine to create a “sense of place.” Under Goal 4.5: Promote a Sustainable Downtown, recognizes and encourages the need for such owner-occupied housing as being vital to creating and sustaining a sense of place in downtown:

“Develop strategies to stabilize and diversify the Downtown residential population by identifying and encouraging missing housing forms in the Downtown area (such as row houses, condominiums and live/work space).”

Two goals worth noting are goals 4.4 and 4.6. Goal 4.4 Diversity Housing notes that the community should encourage a range of diverse housing types in the Downtown. Policy 4.4.3 encourages developers to build and market housing to non-student residents. Goal 4.6 Optimize Parking encourages “attractive, cost effective, convenient and environmentally public and private motor vehicle and bicycle parking facilities.” ONE15 aims to meet this Goal and related policies by providing sufficient parking for the project for resident’s cars, including electric vehicles, and bicycles to support vibrant economic activity. Additionally, residents with more than one vehicle will be encouraged to use two adjacent City garages.

It is worth noting that there remains a common thread in our long-term community planning that encourages such a development as we are proposing to build. The former Growth Policy Plan and Downtown Vision and Infill Strategy Plan has longed recognized the need for diverse housing options. The GPP Vision Statement echoes the same sentiments as heard in our Comprehensive Plan and UDO:

V. A thriving city center that offers diverse residential housing, government services, specialized shopping, community-centered activities, and entertainment. More residential housing must be encouraged in the downtown area to insure continued demand for services in the city center. Attractive,

quality high-rise buildings, with parking, should be considered. Parking should be consolidated, and surface parking reduced and converted to high density residential uses. Public parks that are safe, well maintained, and offer recreation, sports, and leisure activities for our families should also be encouraged.

Additionally, Policy 2 of the GPP's Policy Essence Statement noted:

Policy 2: Increase Residential Densities in the Urbanized Area As a counterbalance to policies that limit the spatial expansion of growth, denser infill development in areas that already contain City services must be encouraged. Increasing the density of residential development within the community can provide several benefits. Concentrating densities in certain areas allows others to be preserved as greenspace, a vital urban amenity. Further, as densities increase, the efficiency and quality of urban services can be improved, and public transit becomes a much more feasible service.

Furthermore, the GPP specifically addressed the need for increased residential density/diversity in Geography of the Policies:

Land Use: A mix of office, commercial, civic, high-density residential and cultural land uses are recommended for the downtown. New residential, retail, and office growth must be redirected to the downtown if Bloomington is to slow the sprawl at the city's edge. Several land-use policies are necessary to achieve the active and engaging downtown that is so important to this community.

- *The Downtown area should be targeted for increased residential density (100 units per acre) and for intensified usage of vacant and under-utilized buildings.*

The Downtown Vision and In-fill Strategy Plan echoes the need for a mix of residential options in the downtown:

Residential Development Strategy Diverse housing options in downtown should be available in a range of product types and prices, including market rate and affordable categories. Construction of new residential units in mixed use complexes, as well as adaptive reuse of upper floors in older commercial buildings are envisioned. These product types should be promoted in the downtown area:

- *High amenity, market rate units, historic*
- *High amenity, market rate units, new*

Creating projects that combine these residential types is particularly encouraged.

The Strategy Plan recognizes the potential need for variances from some standards to achieve certain community goals:

- *Projects which may need exemptions on some design requirements that fulfill other downtown goals (e.g. affordable housing, owner-occupied housing, base employment, etc.)*

Our multi-phased mixed-use development proposes to address a long-ignored residential segment--owner occupied housing that has been encouraged by community leaders in every strategic visioning plan. Clearpath is offering an urban residential product that offers from one to three-bedroom options with amenities desired by owner-occupied residents. The project will be marketed to young professionals, retirees and downtown/university-based employees. This residential demographic is a much-needed addition to our downtown core.

The proposed building's design and density is driven by the unique nature of an infill owner-occupied residential project on a smaller city lot. Our research indicates that the market desires downtown condominiums that provide a unique urban experience. As such, we are offering a design that offers 10-foot ceilings, large outdoor rooms, lobby entry off Kirkwood, unique common area amenities and secured parking. The Kirkwood level footprint is comprised of street retail, condominium lobby entrance and secured parking. The residential units are located on floors three through five. Additionally, there are other site related expenses unique to an urban infill project that drive the need for additional density: these include land costs, infrastructure (e.g. need to bury electrical lines in both alleys) and construction staging. In order to address this density need, the design steps-back at Kirkwood to bring the scale down. Additionally, the canopy along the street level will bring the street front down to a human scale consistent with Kirkwood.

The project and design is in scale with historical structures and recently approved/constructed projects. The Buskirk, KP building on the Square, Oddfellows, CVS and Uptown buildings are examples of multistory buildings adjacent to the lot. Newer projects such as the Sullivan's building and downtown hotel projects are representative of Bloomington's evolution towards recognizing the need for greater density for urban infill projects.

The overall design, through the use of brick, limestone, glass and metal breaks the façade up to visually integrate the building into the fabric of Kirkwood and surrounding buildings. The structure itself is to be built with a steel beam/concrete core. This, combined with the use of quality and timeless exterior materials on all four sides, will result in an attractive building that will add to the long-term character of downtown and Kirkwood. Unlike many of the new apartment structures, our project utilizes a design that owner's will be proud to call home for many years to come.

The project is being designed to meet or exceed LEED Certified equivalency. The condos, as such, will incorporate numerous environmentally friendly features including:

- Solar Panels on Roof
- Car Charging Station
- Recycling Program
- Energy Efficient HVAC Systems
- No/Low VOC Materials
- Locally/Regionally Sourced Materials
- LED Lighting
- Energy Efficient Appliances/Systems
- Water Efficient Fixtures

Please refer to the "Green Building Initiatives" exhibit for additional details.

In order to reduce the likelihood that these units may be converted to rentals, the condominium association documents will prohibit owners from offering units for short-term rental such as Airbnb. Additionally, the documents will prohibit the units from being occupied by more than two unrelated adults. These restrictions will aid in the maintenance of a strong owner-occupied environment.

Finally, the addition of nearly 20,000 SF of commercial space will provide new modern space for the downtown restaurant/office scene. The following is a summary of project per the previous submission including the addition of solar panels and garage entry off Kirkwood.

Residential/Commercial Density and Owner Occupancy: The proposal offers 14 residential condominiums and 1 commercial condominium. The residential units range from 3,402 SF to 1,620 SF. The commercial condominium is approximately 13,000 SF. Additionally, there is approximately 6,200 SF of office space. This space can be for rent or sold as office condominium space. If the market for office space is soft, we may consider adding up to an additional 4 residential condominium units in lieu of the office space.

Height: Our proposal is for a 5-story building. The design features an average building height 70.5" feet using the average elevation. It is worth noting that the height is being driven by market demand of owner-occupied housing. Our commercial space has open ceiling heights from 14-16 feet. The owner-occupied housing has 10-foot clear ceilings.

Architecture/Materials: The architect, Ben Kunkel, has blended contemporary design with more traditional elements. Numerous punched openings with distinctive sills/lintels have been added. The renderings show a distinctive base, middle and cap. The extensive use of glass and key entries for the condominiums and commercial space along Kirkwood, including on the garage entry door, will create a pedestrian friendly streetscape with opportunities for outdoor seating and planters. Additionally, we are committed to working with the City to address the massing along the rear and alley side of the elevations.

Building Height Step Down: The design contains a step-back at the front façade facing Kirkwood and adjacent to the alley at the 4th and 5th floors respectively. Our proposed building is separated by an alley. Our side is across the alley from the Book Corner's rear elevation. Visually, we achieve the required step-back from the Kirkwood/alley perspective.

Void-to-Solid Percentage: See architect's comments.

Solar Panels: We believe it makes economic sense to add solar panels to the roof of the project. It is projected that addition of the panels will at a minimum cover the costs of electricity for all the common area including the lobby and garage. Additionally, we are seeking the sustainable incentive under the UDO (see Zoning Compliance/Sustainable Incentive section below).

Garage Entry: Our previous submission had the garage entry off the north-south alley. Under our revised proposal, the garage entry will be on the north side of the building across from the Sullivan building. With the addition of lower-level parking we are able to achieve the ramping necessary from this alley access. We currently have two very active curb cuts that serve the surface lot. These will be eliminated. The activity from the garage will be significantly less than current uses as it only serves the residents of the condominiums. Additionally, we plan to provide the restaurant and condominium services through a door located on the north-south alley.

Zoning/Sustainable Incentive: The site is currently zoned MD-CS (Mixed-use Downtown with Courthouse Square Downtown Character Overlay). Our previous submission was approved under slightly different regulations. Clearpath is seeking to build a structure that contains 5 floors and that is taller than 62 feet. For the additional two floor, we are pursuing the sustainable incentives and the payment-in-lieu incentive. Per 20.04(d), we plan to comply with, at a minimum, four of the six noted qualifying criteria including covered parking, cool roof, solar energy, and building efficiency. In conclusion, we are offering an exciting project that will provide much needed owner-occupied residential condominiums

and allow the continued growth of one of Bloomington's iconic local restaurant groups.. We look forward to our formal meeting to discuss the project and answer any remaining questions.

Variations Sought: We seek one variance from the BZA.

1. **Variance from Building Height Exceeding Allowable Height.** The project as designed, is on average 70.5 feet to the top of the roof deck and 74.5 feet to highest parapet. Per our incentives for the 4th and 5th floors, the UDO permits a height up to 64 feet. The variance will permit us to economically build commercial and residential space with market driven floor-to-ceiling demands and maintain the required density for units and parking as previously proposed.

Respectfully submitted by: Randy Lloyd

CONDOMINIUMS & RETAIL

115 East Kirkwood Avenue,
Bloomington, IN, USA

Architectural Drawings

Sheet Number	Sheet Name
A000	Architectural Drawings
A001	3D View
A002	3D Views
A003	3D Views
A101	Level-0
A102	Level-1
A103	Level-1 North Alley
A104	Level-2
A105	Level-3
A106	Level-4
A107	Level-5
A108	Level-6
A201	Front Elevation
A202	Back Elevation
A203	Right Elevation
A204	Left Elevation
A205	Front Realistic Elevation
A206	Back Realistic Elevation
A207	Right Realistic Elevation
A208	Left Realistic Elevation
A301	Section 1
A302	Section 2
A303	Section 3
A304	Section 4
A305	Section 5
A306	Section 6
A307	Section 7
A401	Level-1 Space Areas
A402	Level-2 Space Areas
A403	Level-3 Space Areas
A404	Level-4 Space Areas
A405	Level-5 Space Areas
A501	Windows Schedules
A502	Windows Schedules
A503	Windows Schedules



GENERAL NOTES

REFERENCE KEYNOTES

Date

REVISED FOR
CONDOMINIUMS &
RETAIL
155 East Avenue of South Birmingham, AL, USA

3D View

Prepared By:
Checked By:
Drawn By:

Sheet No: **A001**
Date:



GENERAL NOTES

REFERENCE KEYNOTES

Date

REVISED FOR
CONDOMINIUMS &
RETAIL
15 East Howard Avenue, Birmingham, AL, USA

3D Views

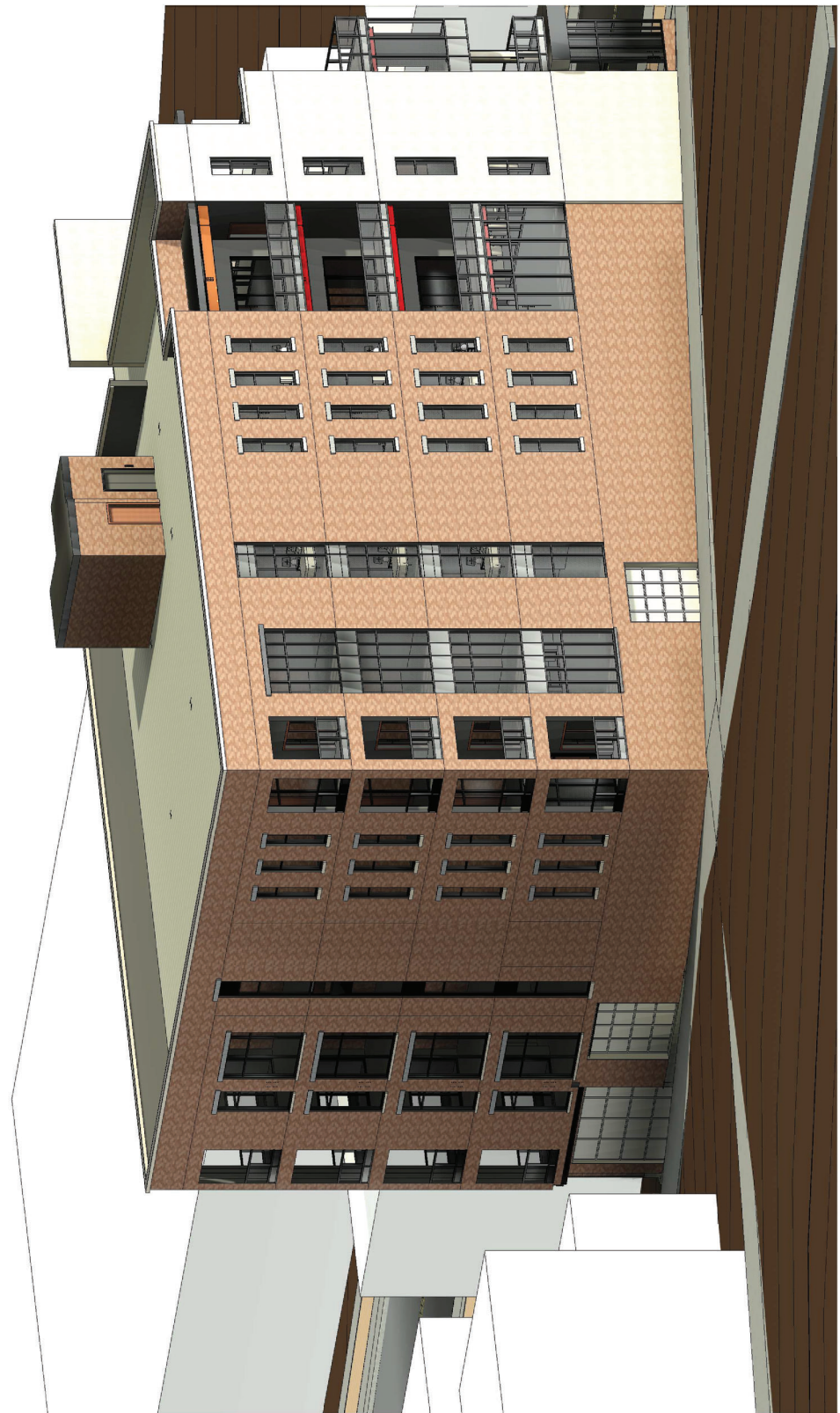
Prepared By: Designer

Checked By: Designer

Drawn By: Designer

Sheet No: A002

Date



GENERAL NOTES

REFERENCE KEYNOTES

Date

REVISED FOR
CONDOMINIUMS &
RETAIL
15 East Howard Avenue, Birmingham, AL, USA

3D Views

Project No. Design No.
Issue Date. Change No.

A003



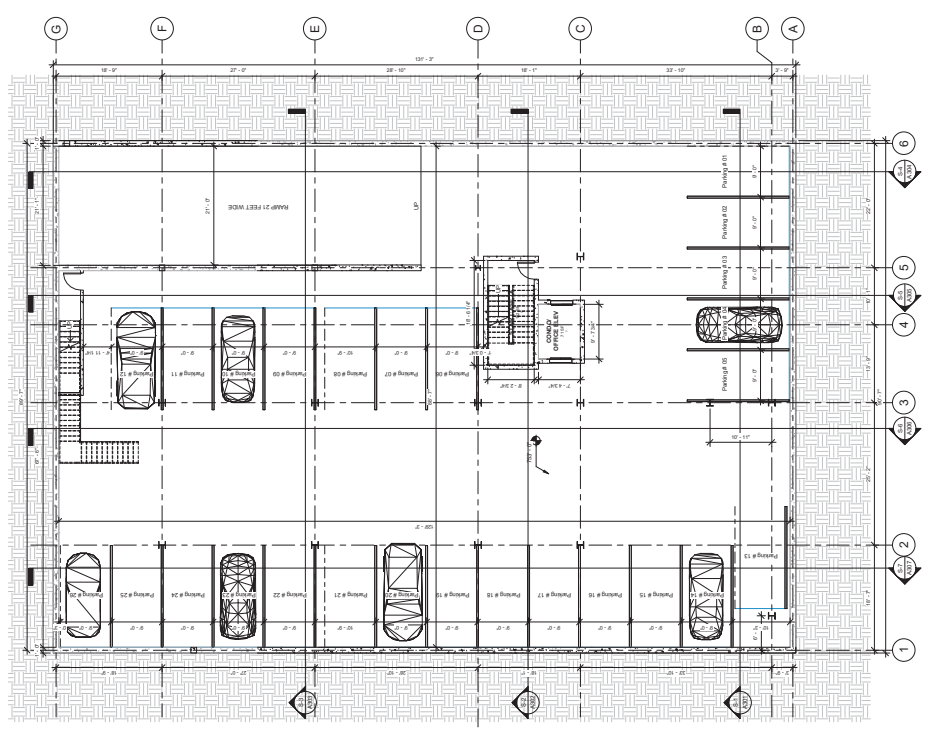
GENERAL NOTES

REFERENCE KEY/NOTES

Date

REVISED FOR CONSTRUCTION
CONDOMINIUMS & RETAIL
115 East Himes Street, Birmingham, AL, USA

Level: 4	Project No:	Design No:
Issue Date:	Client ID:	Contract:
Issue Number:	A101	
Issue:	10/17/2020	



GENERAL NOTES

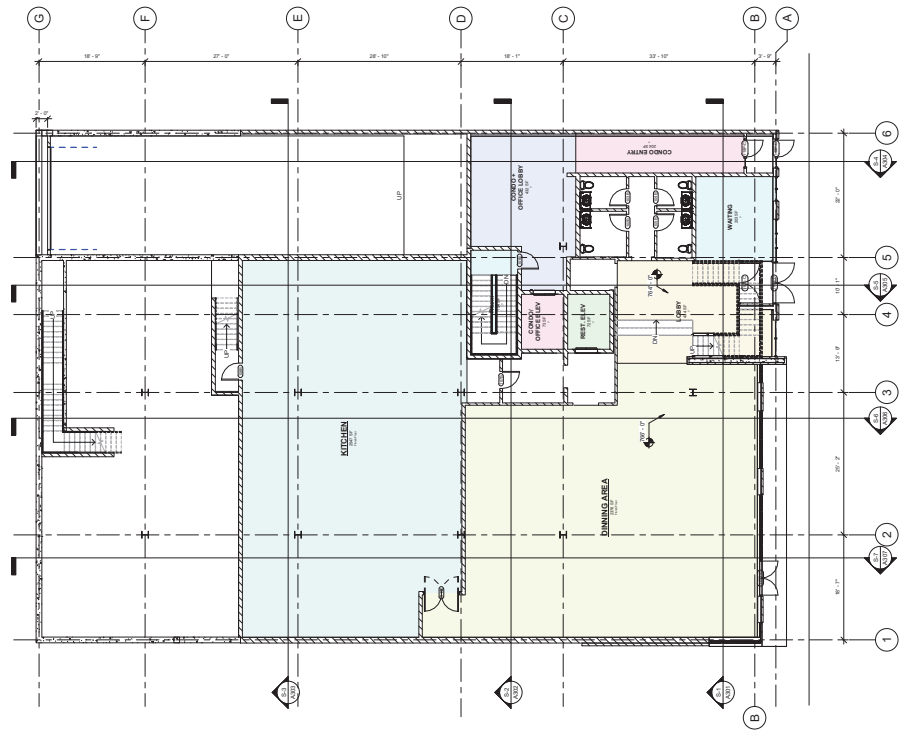
REFERENCE KEY/NOTES

Date

REVISED FOR
CONDOMINIUMS & RETAIL
 115 East Howard Street, Birmingham, AL, USA

Level-1	
Designed By	Design/Draw
Issue Date	Check/ID
Rev Number	Change
A102	
Scale	

- Room Legend**
- CONDO + OFFICE LOBBY
 - CONDO ENTRY
 - CONDO/OFFICE ELEV
 - DINNING AREA
 - KITCHEN
 - LOBBY
 - REST. ELEV
 - Room
 - WAITING



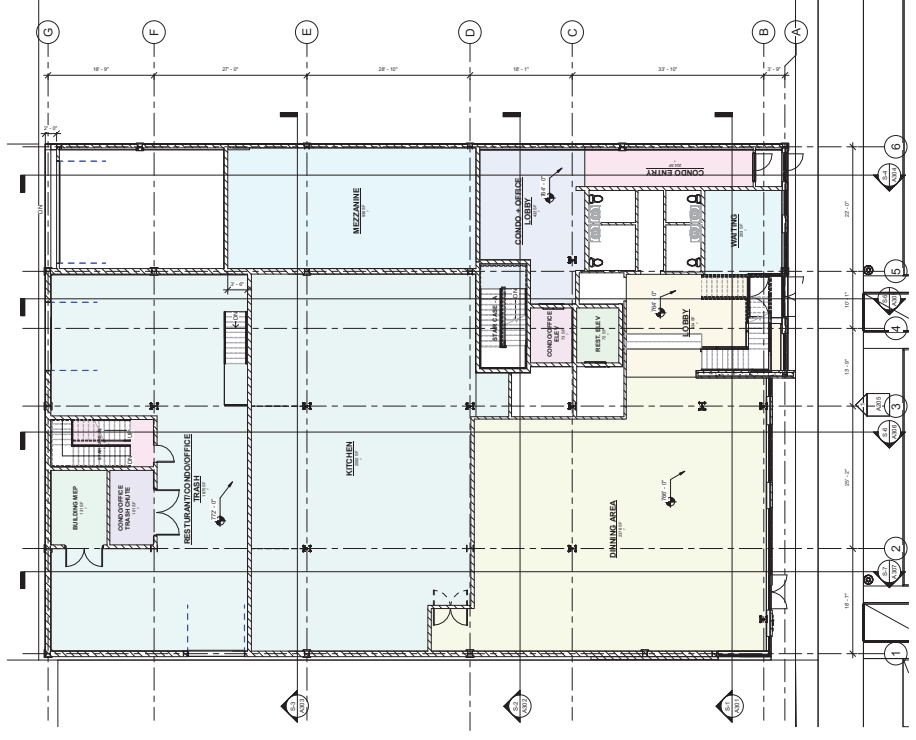
GENERAL NOTES

Date

REVISED FOR
CONDUMINIUMS & RETAIL
 15 East Kansas Street, Birmingham, AL, USA

Level-1 North Alley	
Designed By	Designator
Issue Date	Checked By
Rev Number	Checked
A103	
Scale 1/8" = 1'-0"	

- Room Legend**
- BUILDING MEP
 - CONDO + OFFICE LOBBY
 - CONDO ENTRY
 - CONDO/OFFICE ELEV
 - CONDO/OFFICE ELEV
 - CONDO/OFFICE TRASH CHUTE
 - DINNING AREA
 - KITCHEN
 - LOBBY
 - MEZZANINE
 - REST. ELEV
 - RESTURANT/CONDO/OFFICE TRASH
 - Room
 - STAIR CASE - A
 - STAIR CASE - B
 - WAITING



GENERAL NOTES

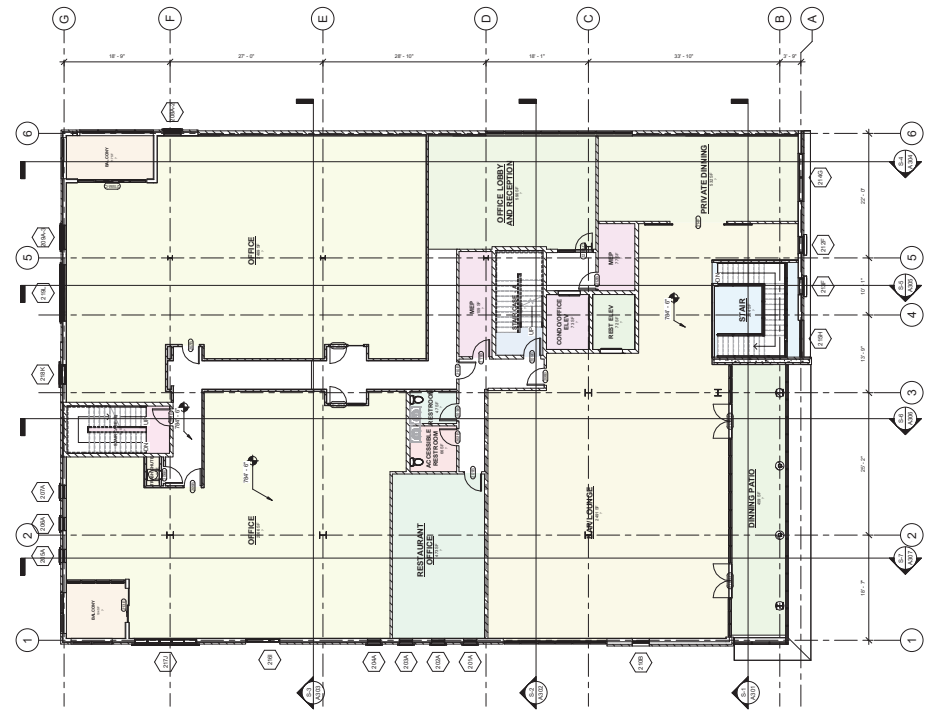
REFERENCE KEYNOTES

Date

REVISED FOR
CONDOMINIUMS & RETAIL
 115 East Avenue, Jersey Berrington, N.J., USA.

Level-2	
Designed By	Design/Draw
Issue Date	Checked By
Rev Number	Checked
A104	
Scale: 1/8" = 1'-0"	

- Room Legend**
- ACCESSIBLE RESTROOM
 - BALCONY
 - BAR/LOUNGE
 - CONDO/OFFICE ELEV
 - DINNING PATIO
 - MEP
 - OFFICE
 - OFFICE LOBBY AND RECEPTION
 - PRIVATE DINNING
 - REST ELEV
 - RESTAURANT OFFICE
 - RESTROOM
 - STAIR
 - STAIR CASE - A
 - STAIR CASE - B
 - TRASH CHUTE



GENERAL NOTES

REFERENCE KEYNOTES

Date

REVISED FOR
 CONDOMINIUMS &
 RETAIL
 15 East Howard Street, Baltimore, MD, USA

Level-3	
Designed By	Design/Draw
Issue/Check	Checked/ID
Rev Number	Change
A105	
Scale: 1/8" = 1'-0"	

- Room Legend
- BALCONY
 - BATH
 - BEDROOM
 - CLOSET
 - CONDO ELEV
 - GUEST BATH
 - GUEST BEDROOM
 - LAUNDRY
 - OFFICE
 - POWDER ROOM
 - PRIMARY BATH
 - PRIMARY BEDROOM
 - PRIMARY CLOSET
 - Room
 - STAIR CASE - A
 - STAIR CASE - B
 - TRASH CHUTE
 - UNIT # 301
 - UNIT # 302
 - UNIT # 303
 - UNIT # 304
 - UNIT # 305
 - UNIT # 306



GENERAL NOTES

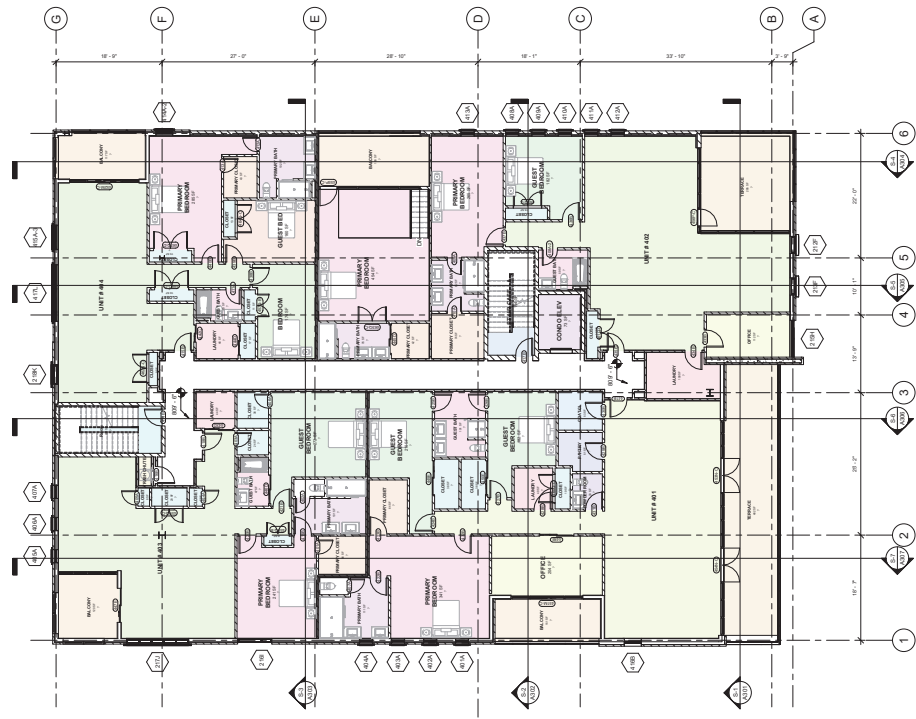
Date

WEST CONSTRUCTION
 ARCHITECTS
**CONDOMINIUMS &
 RETAIL**
 115 East Howard Street, Baltimore, MD, USA

Level-4	
Designed By	Design/Drawn
Issue/Check	Checked/ID
Rev Number	Change
A106	
Scale: 1/8" = 1'-0"	

- Room Legend**
- BALCONY
 - BEDROOM
 - CLOSET
 - COAT CL
 - CONDO ELEV
 - GUEST BED
 - GUEST BEDROOM
 - LAUNDRY
 - OFFICE
 - PANTRY
 - POWDER ROOM
 - PRIMARY BATH
 - PRIMARY BEDROOM
 - PRIMARY CLOSET
 - Room
 - STAIR CASE - A
 - TERRACE
 - TRASH CHUTE
 - UNIT # 401
 - UNIT # 402
 - UNIT # 403
 - UNIT # 404

REFERENCE KEYNOTES



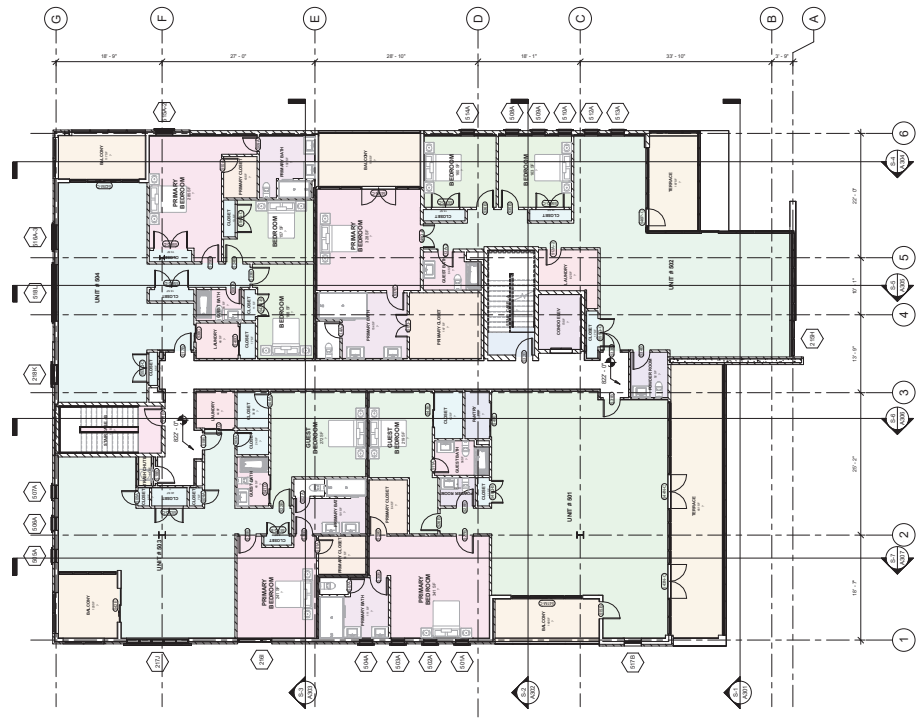
GENERAL NOTES

Date

REV CONSTRUCTION
 FOR
**CONDOMINIUMS &
 RETAIL**
 115 East Howard Street, Baltimore, MD, USA

Level-5	
Designed By	Design/Draw
Issue/Check	Checked/D
Rev Number	Change
A107	
Scale 1/8" = 1'-0"	

- Room Legend
- BALCONY
 - BEDROOM
 - CLOSET
 - CONDO ELEV
 - GUEST BATH
 - GUEST BEDROOM
 - LAUNDRY
 - PANTRY
 - POWDER ROOM
 - PRIMARY BATH
 - PRIMARY BEDROOM
 - PRIMARY CLOSET
 - STAIR CASE - A
 - STAIR CASE - B
 - TERRACE
 - TRASH CHUTE
 - UNIT # 501
 - UNIT # 502
 - UNIT # 503
 - UNIT # 504



GENERAL NOTES

REFERENCE KEY/NOTES

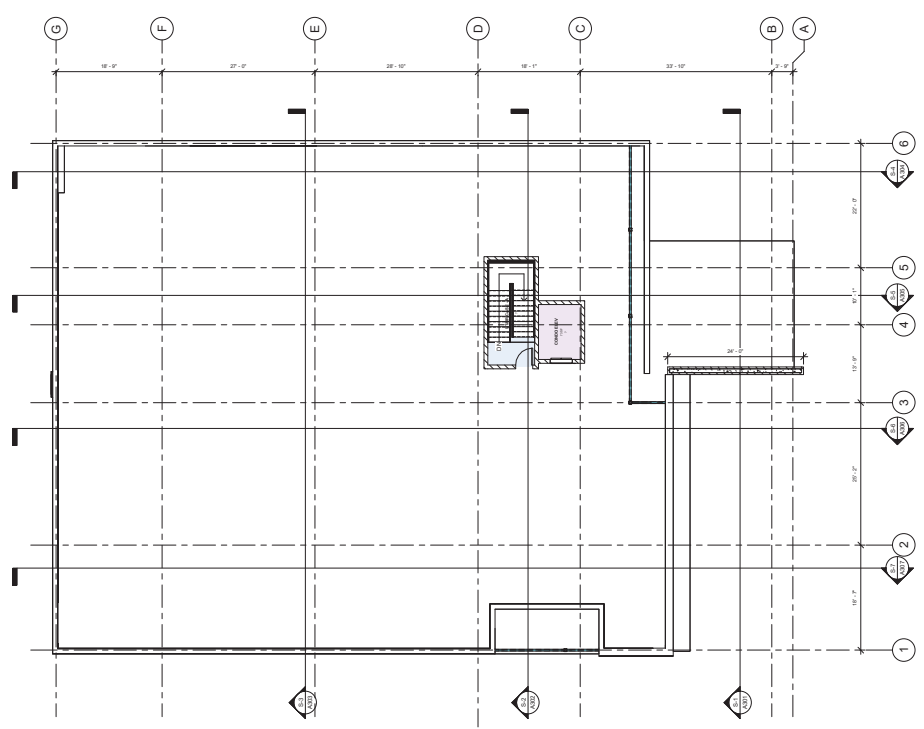
Date

NEW CONSTRUCTION
FOR
CONDOMINIUMS & RETAIL
RETAIL
115 East Howard Street, Baltimore, MD, USA

Level-16	
Designed By	Designator
Issued Date	Checked By
Rev Number	Checked
A108	
Date	

Room Legend

- COND O ELEV
- STAIR CASE - A



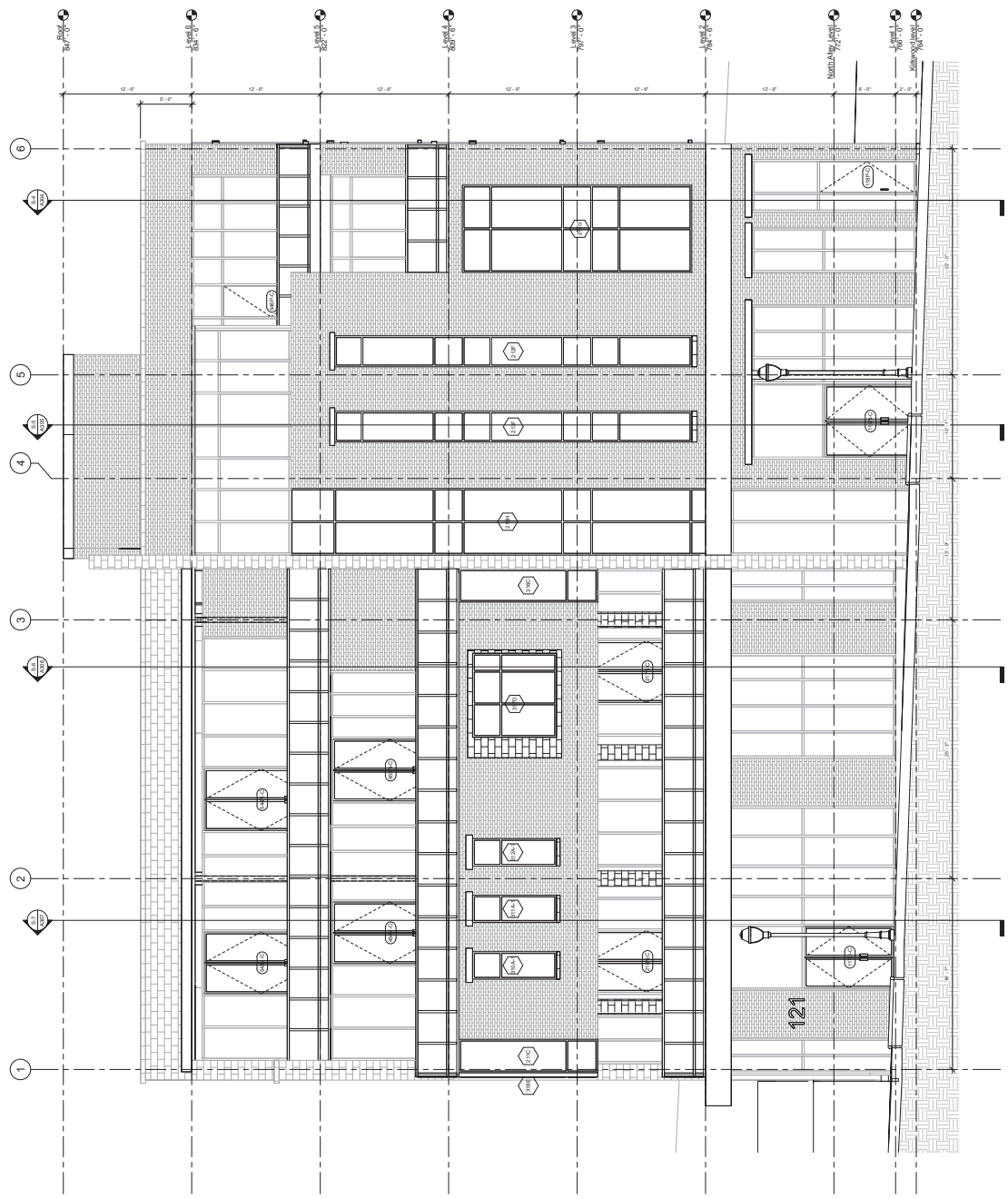
GENERAL NOTES

REFERENCE KEY/NOTES

Date

REVISED FOR
**CONDOMINIUMS &
 RETAIL**
 115 East Avenue of Justice & Birmingham, AL, USA

Front Elevation	
Designed By	Design/Arch
Issue Date	Checked By
Rev Number	Checked By
A201	
Scale	1/4" = 1'-0"



GENERAL NOTES

REFERENCE KEY/NOTES

Date

REVISED FOR
CONDOMINIUMS &
RETAIL

115 East Howard Street, Baltimore, MD, USA

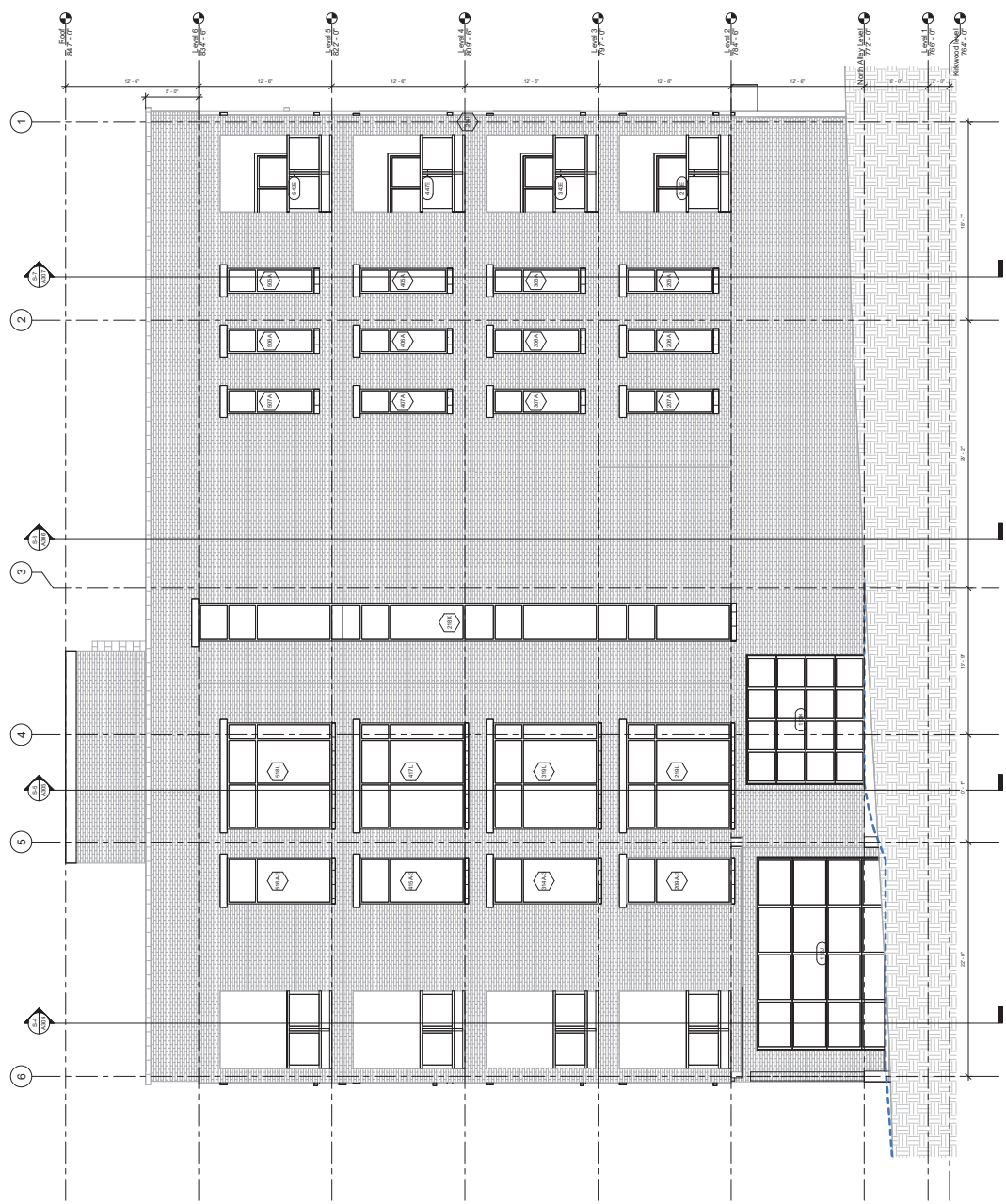
Back Elevation

Designed By: *[Signature]*

Checked By: *[Signature]*

Drawn By: *[Signature]*

Scale: A202



GENERAL NOTES

REFERENCE KEYNOTES

Date

REVISED FOR
CONDOMINIUMS &
RETAIL

115 East Avenue, Jacksonville, FL, USA

Right Elevation

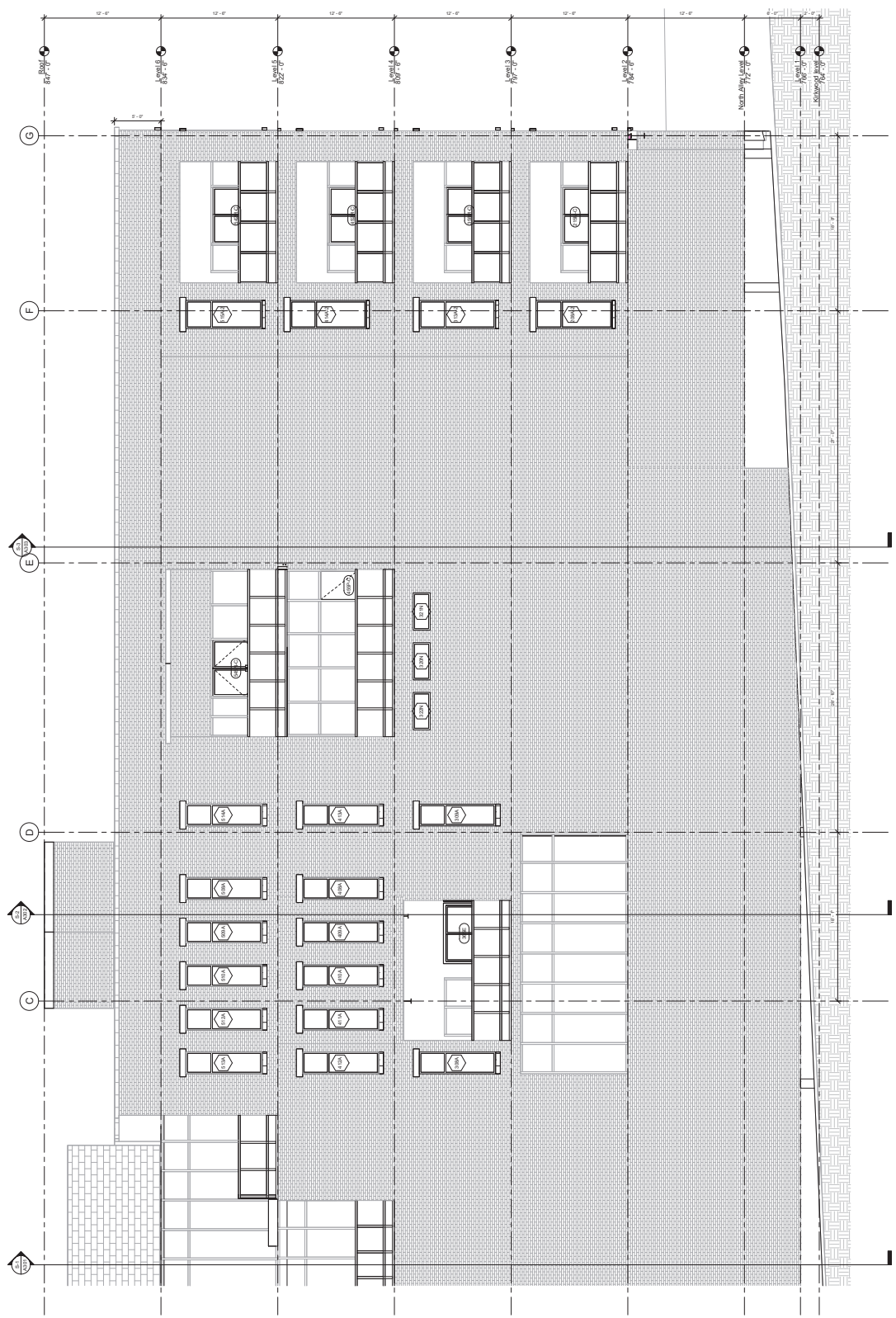
Designed By: **Digital**

Checked By: **Chen**

Drawn By: **Chen**

Sheet No: **A203**

Date



GENERAL NOTES

REFERENCE KEYNOTES

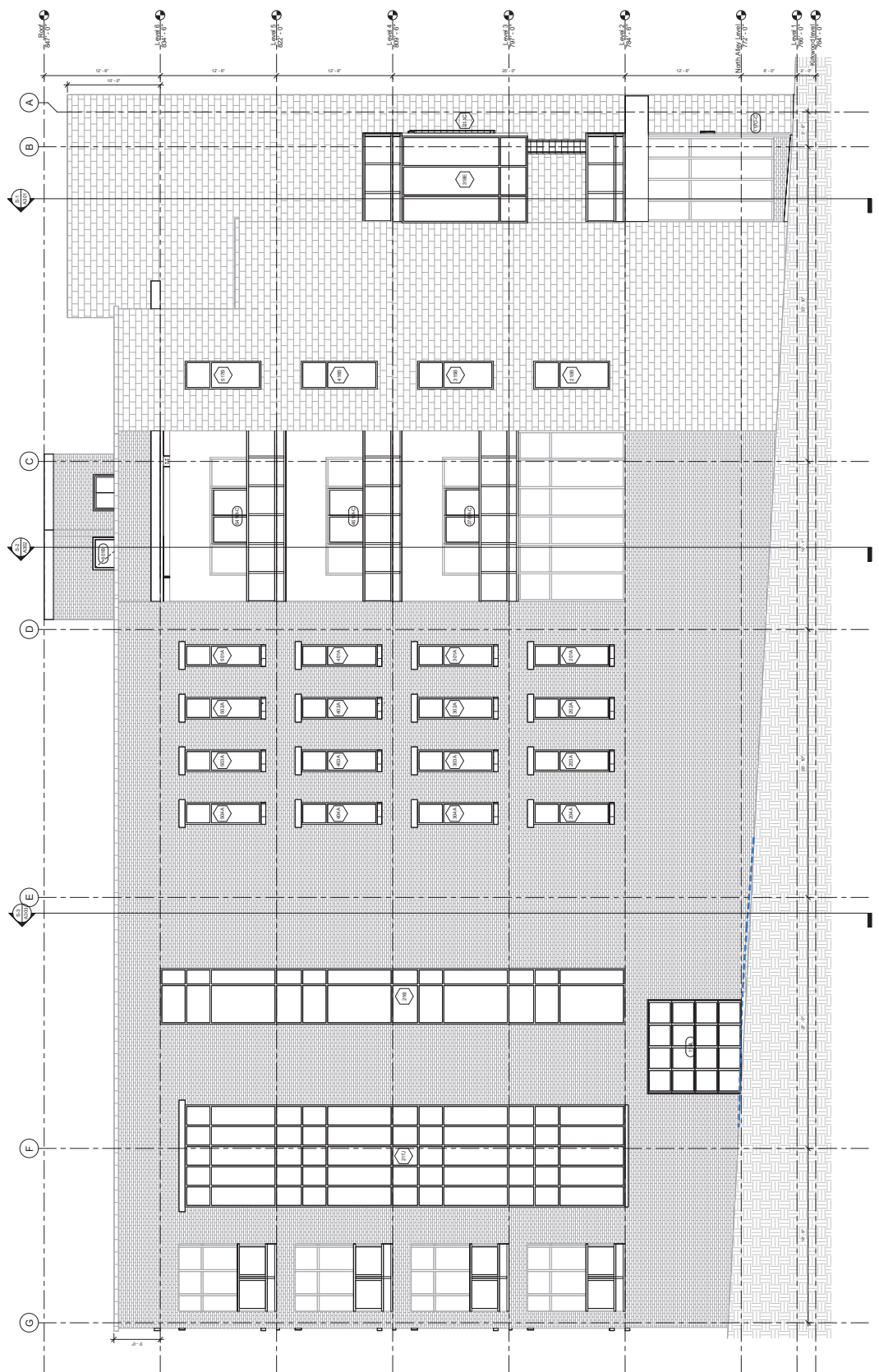
Date

NEW CONSTRUCTION
FOR
CONDOMINIUMS &
RETAIL
115 East Kansas Street, Birmingham, AL, USA

Left Elevation

Prepared By:
Checked By:
Date:

Sheet
A204
Scale: 1/8" = 1'-0"



GENERAL NOTES

REFERENCE KEY/NOTES

Date

REV CONSTRUCTION
FOR
CONDOMINIUMS & RETAIL
115 East Howard Street in Baltimore, MD, USA

Front Realistic Elevation

Designed by	Design Firm
Issue Date	Checked by
Rev Number	Created by
A205	
Date	1/17/20



GENERAL NOTES

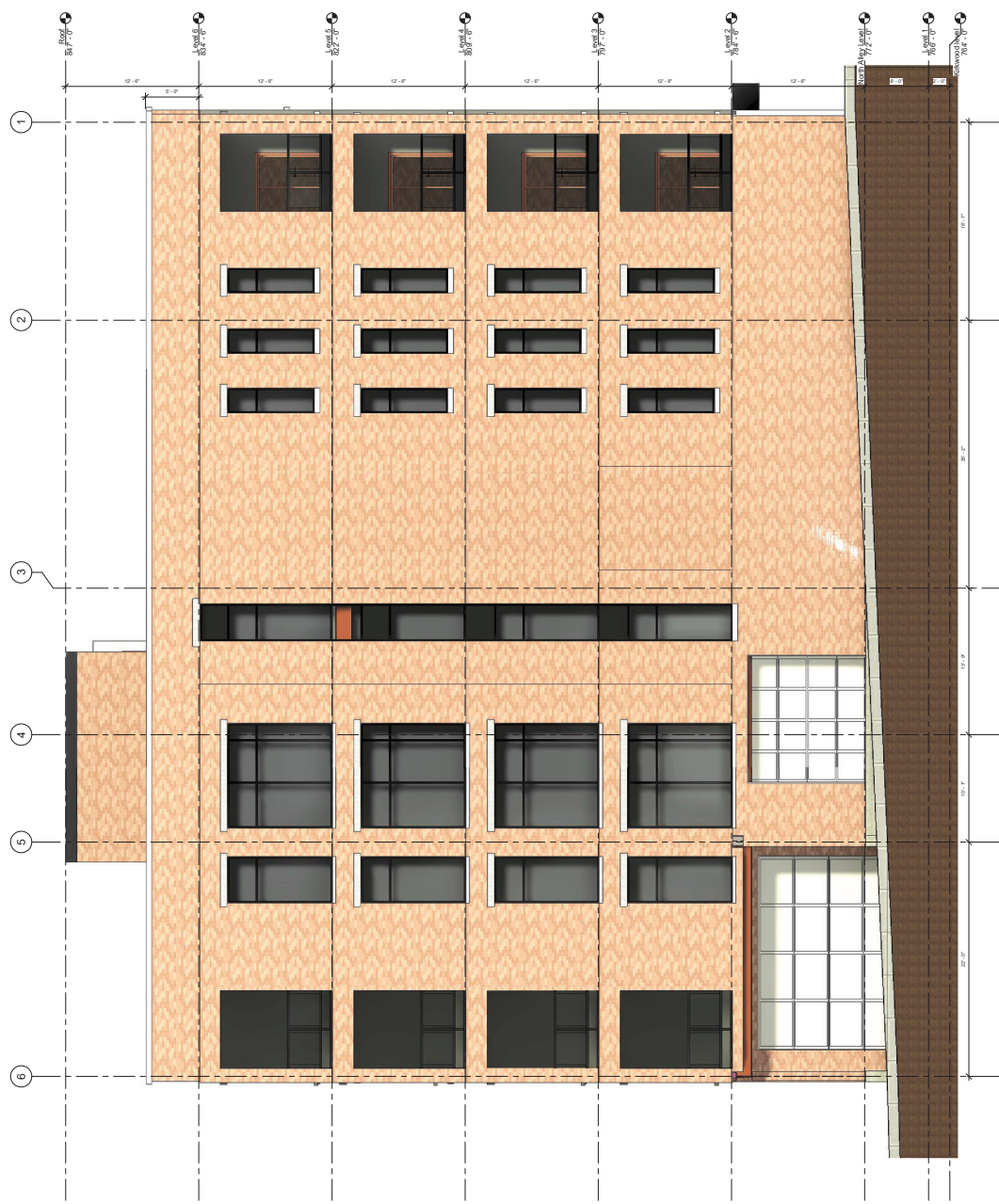
REFERENCE KEY/NOTES

Date

NEW CONSTRUCTION
 CONDOMINIUMS &
 RETAIL
 REAL
 15 East Howard Avenue, Birmingham, AL, USA

Back Realistic Elevation

Project No.	15-009-R0000009
Issue Date	08/09/2015
Rev Number	01
Revision	Change
Sheet	A206
Scale	1/4" = 1'-0"



GENERAL NOTES

REFERENCE KEYNOTES

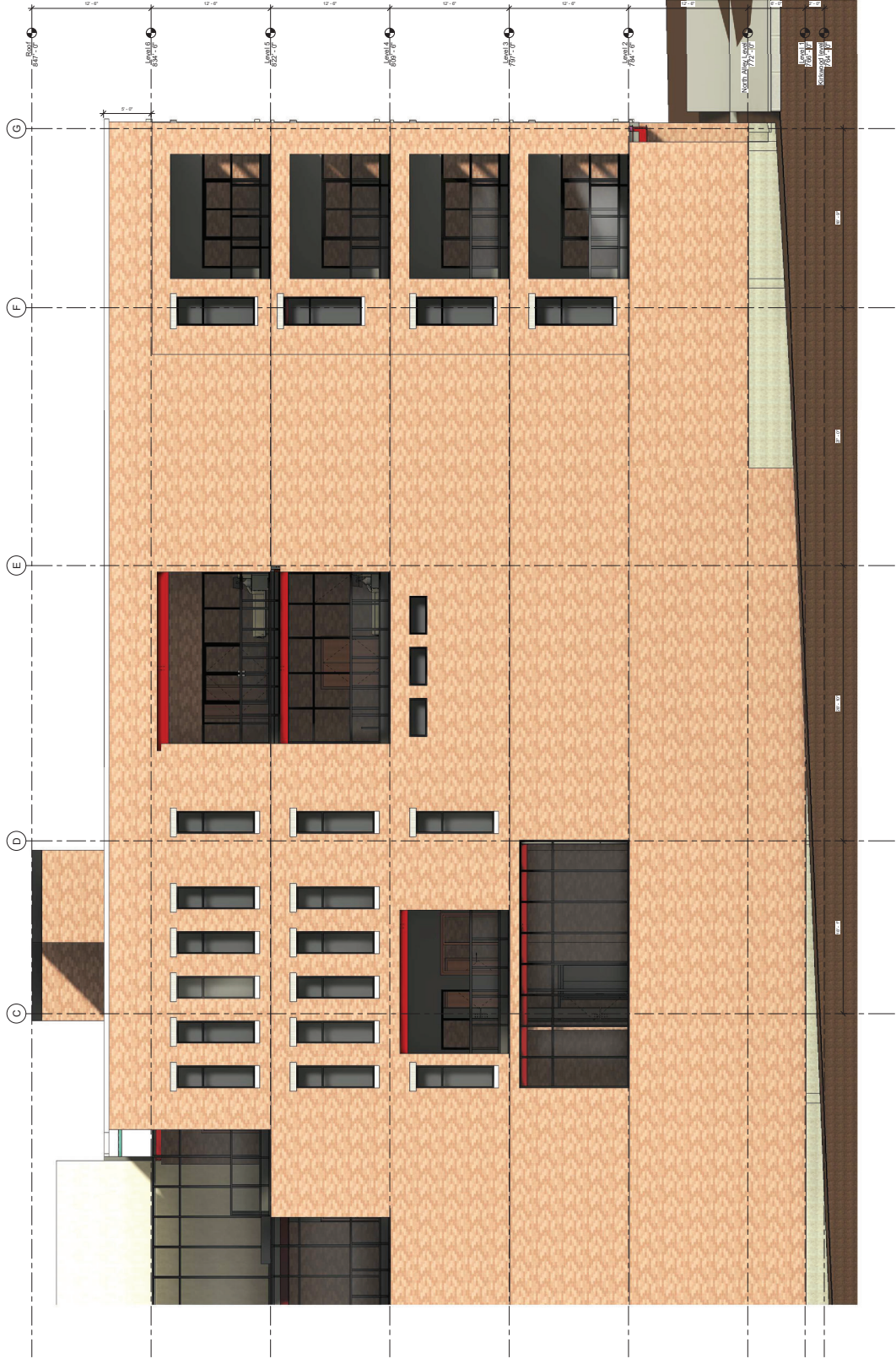
Date

WEST CONSTRUCTION
FOR
**CONDOMINIUMS &
RETAIL**
15 East Avenue of South Birmingham, AL, USA

Right Realistic Elevation

Designed By: [Blank]
Issued Date: [Blank]
Job Number: [Blank]
Checked By: [Blank]
Created By: [Blank]
A207

Date: 10/11/20



Right Realistic Elevation
1/8" = 1'-0"

GENERAL NOTES

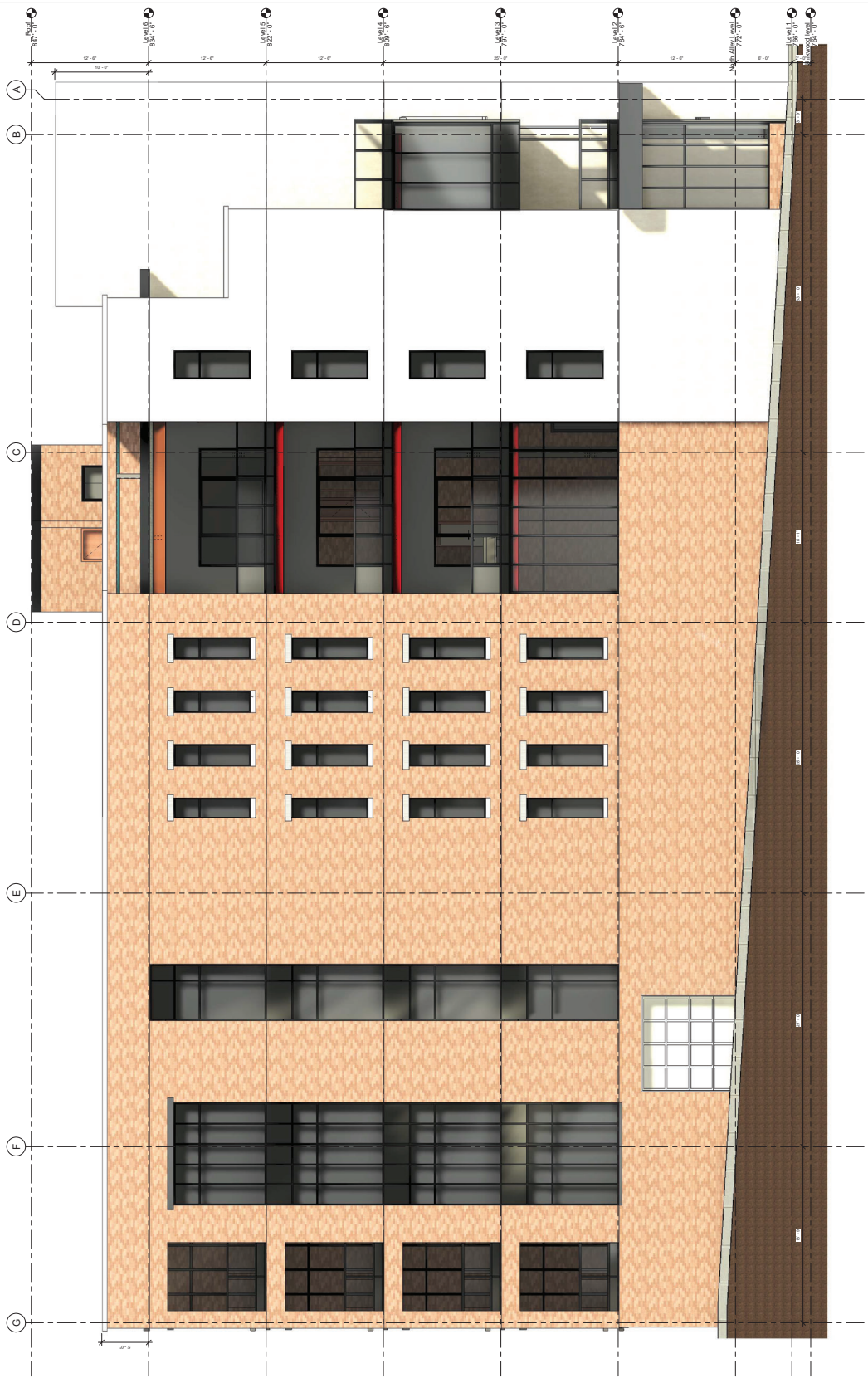
REFERENCE KEY/NOTES

Date

NEW CONSTRUCTION
FOR
CONDOMINIUMS & RETAIL
115 East Avenue, Jacksonville, FL, USA

Left Realistic Elevation

Prepared By	Designator
Issue Date	Checked By
Job Number	Checked
A208	
Scale	1/4" = 1'-0"



Left Realistic Elevation
1/4" = 1'-0"

GENERAL NOTES

REFERENCE KEYNOTES

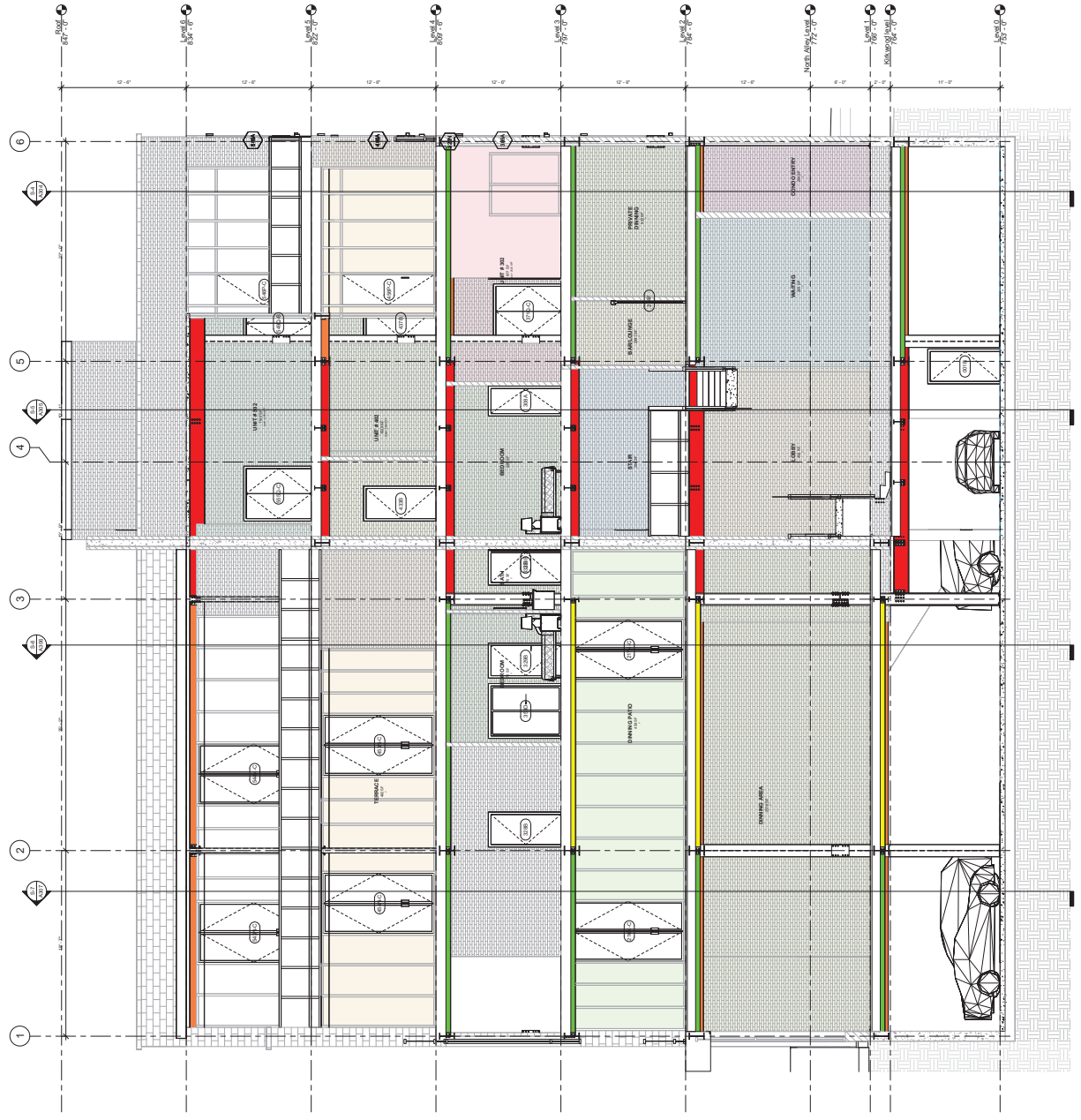
Date

NEW CONSTRUCTION
FOR
CONDOMINIUMS & RETAIL
115 East Howard Avenue, Birmingham, AL, USA

Section 1

Prepared By: **Danzyan**
Checked By: **Chenxi Li**
Reviewed By: **Chenxi Li**
A301
Date

- Room Legend**
- BARLOUNGE
 - BATH
 - BEDROOM
 - CONDO ENTRY
 - DINNING AREA
 - DINNING PATIO
 - LOBBY
 - OFFICE
 - PRIVATE DINNING
 - STAIR
 - TERRACE
 - UNIT # 302
 - UNIT # 402
 - UNIT # 502
 - WAITING



GENERAL NOTES

REFERENCE KEYNOTES

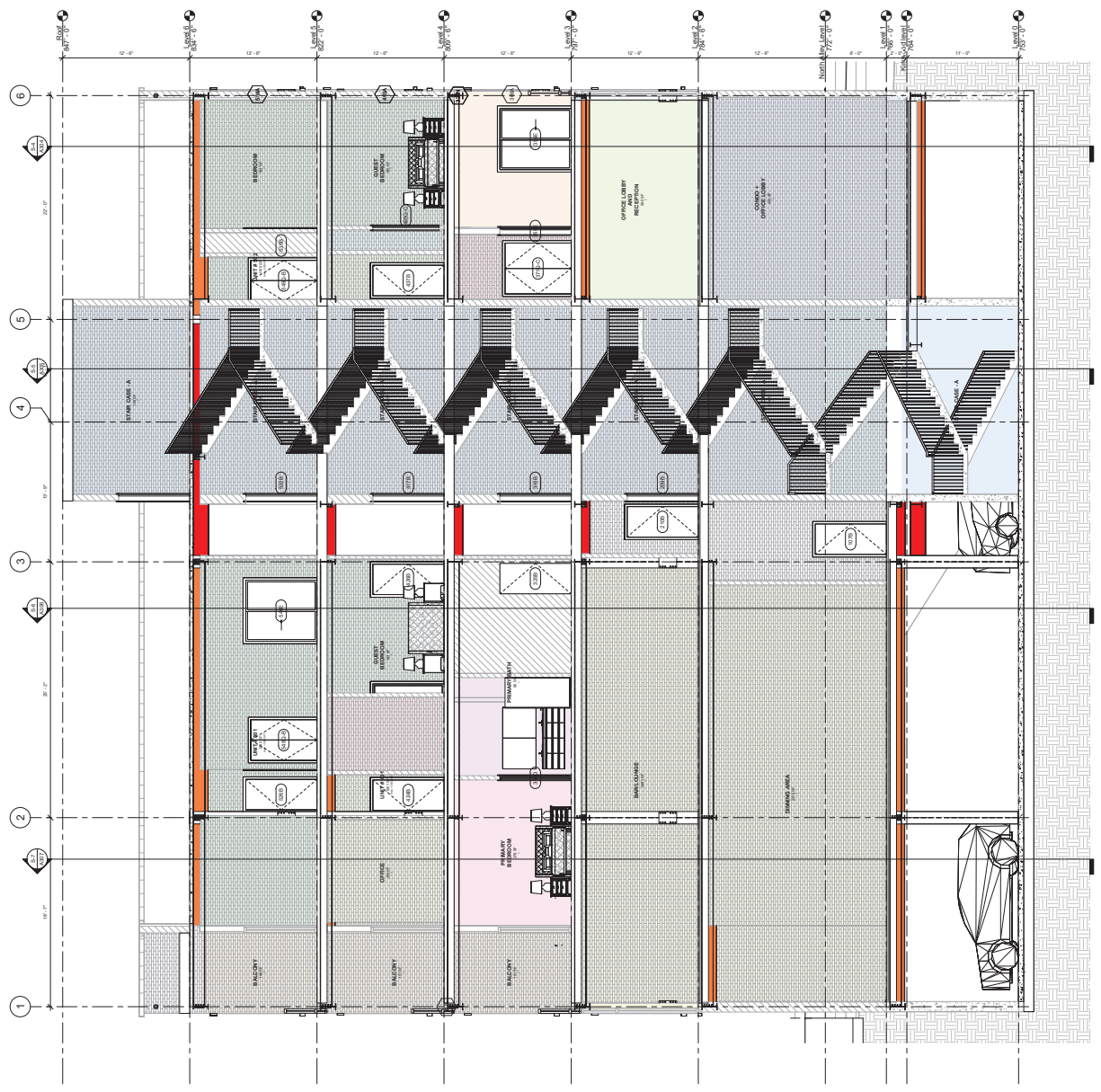
Date: _____

REV CONSTRUCTION
 FOR
CONDOMINIUMS & RETAIL
 115 East Howard Street, Baltimore, MD, USA

Sections 2

Project No.	00000000
Issue Date	00/00/00
Rev. Number	000000
Section	A302
Scale	1/4" = 1'-0"

- Room Legend**
- BALCONY
 - BAR/LOUNGE
 - BEDROOM
 - CLOSET
 - CONDO + OFFICE LOBBY
 - DINNING AREA
 - GUEST BEDROOM
 - LAUNDRY
 - OFFICE
 - OFFICE LOBBY AND RECEPTION
 - PRIMARY BATH
 - PRIMARY BEDROOM
 - Room
 - STAIR CASE - A
 - UNIT # 302
 - UNIT # 401
 - UNIT # 402
 - UNIT # 501
 - UNIT # 502



GENERAL NOTES

REFERENCE KEYNOTES

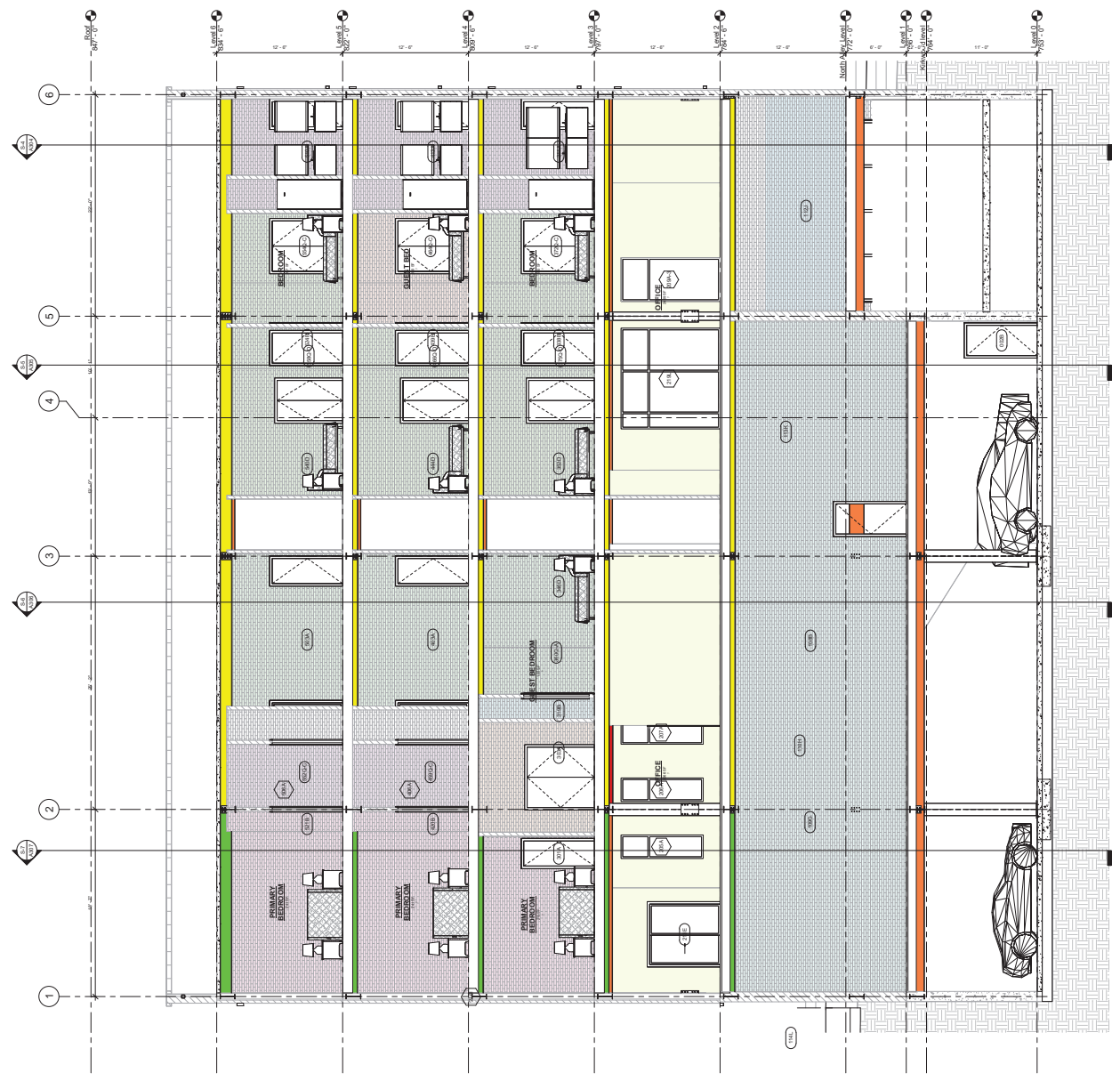
Date

REV CONSTRUCTION
FOR
CONDOMINIUMS & RETAIL
115 East Avenue in Aurora, Illinois, IL, USA

Sections 3

Designed by: **Designlab**
Interior Design: **Chelsea D.**
Architect: **Chelsea D.**
Client: **Chelsea D.**
A303

- Room Legend**
- BEDROOM
 - CLOSET
 - GUEST BED
 - GUEST BEDROOM
 - KITCHEN
 - MEZZANINE
 - OFFICE
 - PRIMARY BATH
 - PRIMARY BEDROOM
 - PRIMARY CLOSET



GENERAL NOTES

REFERENCE KEYNOTES

Room Legend

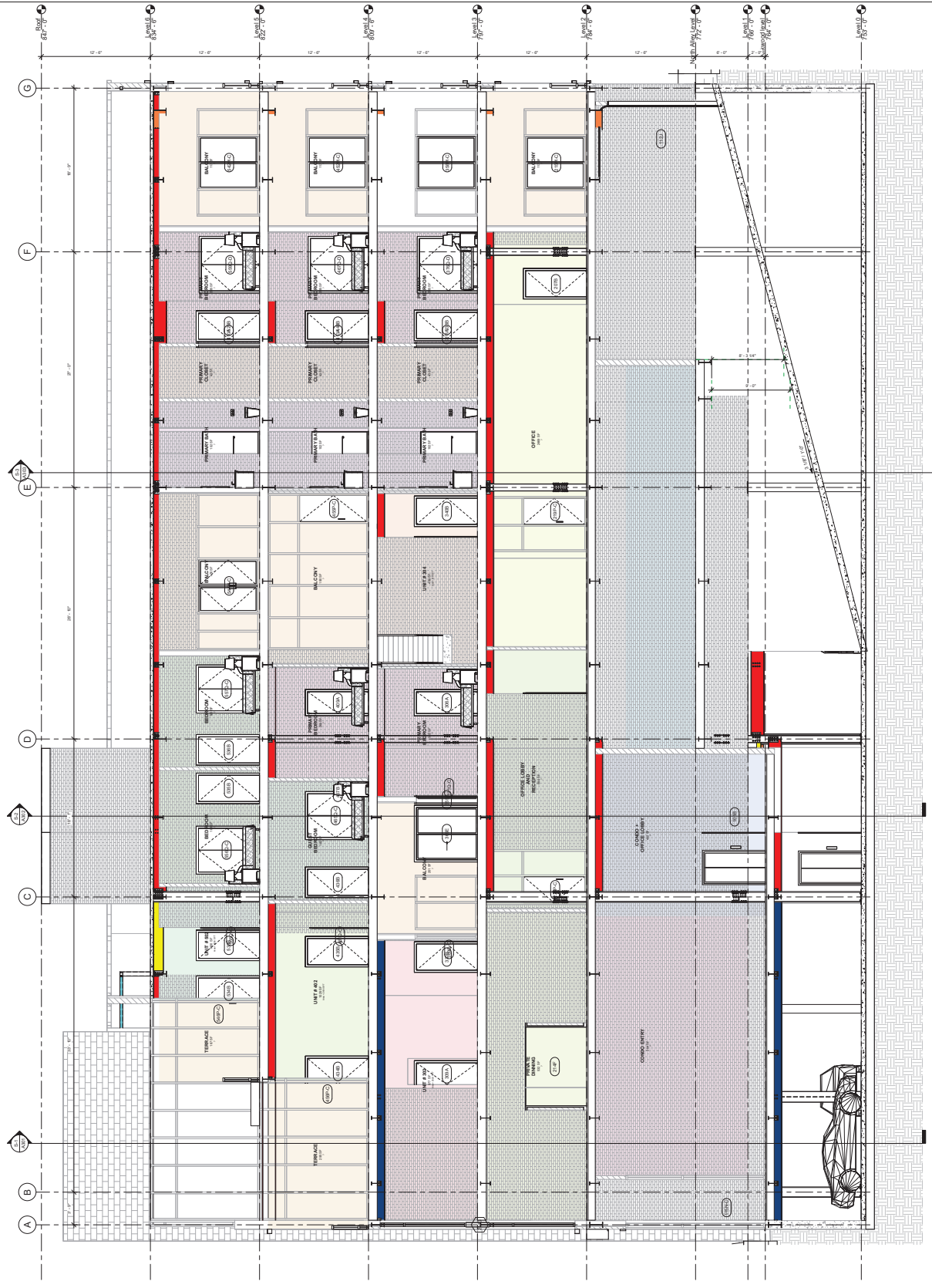
- BALCONY
- BEDROOM
- CONDO + OFFICE LOBBY
- CONDO ENTRY
- GUEST BEDROOM
- MEZZANINE
- OFFICE
- OFFICE LOBBY AND RECEPTION
- PRIMARY BATH
- PRIMARY BEDROOM
- PRIMARY CLOSET
- PRIVATE DINNING
- TERRACE
- UNIT # 302
- UNIT # 304
- UNIT # 402
- UNIT # 502

Date: _____

REV CONSTRUCTION
CONDOMINIUMS & RETAIL
 115 East Avenue of Justice, Birmingham, AL, USA

Sections 4

Prepared By: **Dangyuan**
 Checked By: **Chenxi Li**
 Approved By: **Chenxi Li**
A304



GENERAL NOTES

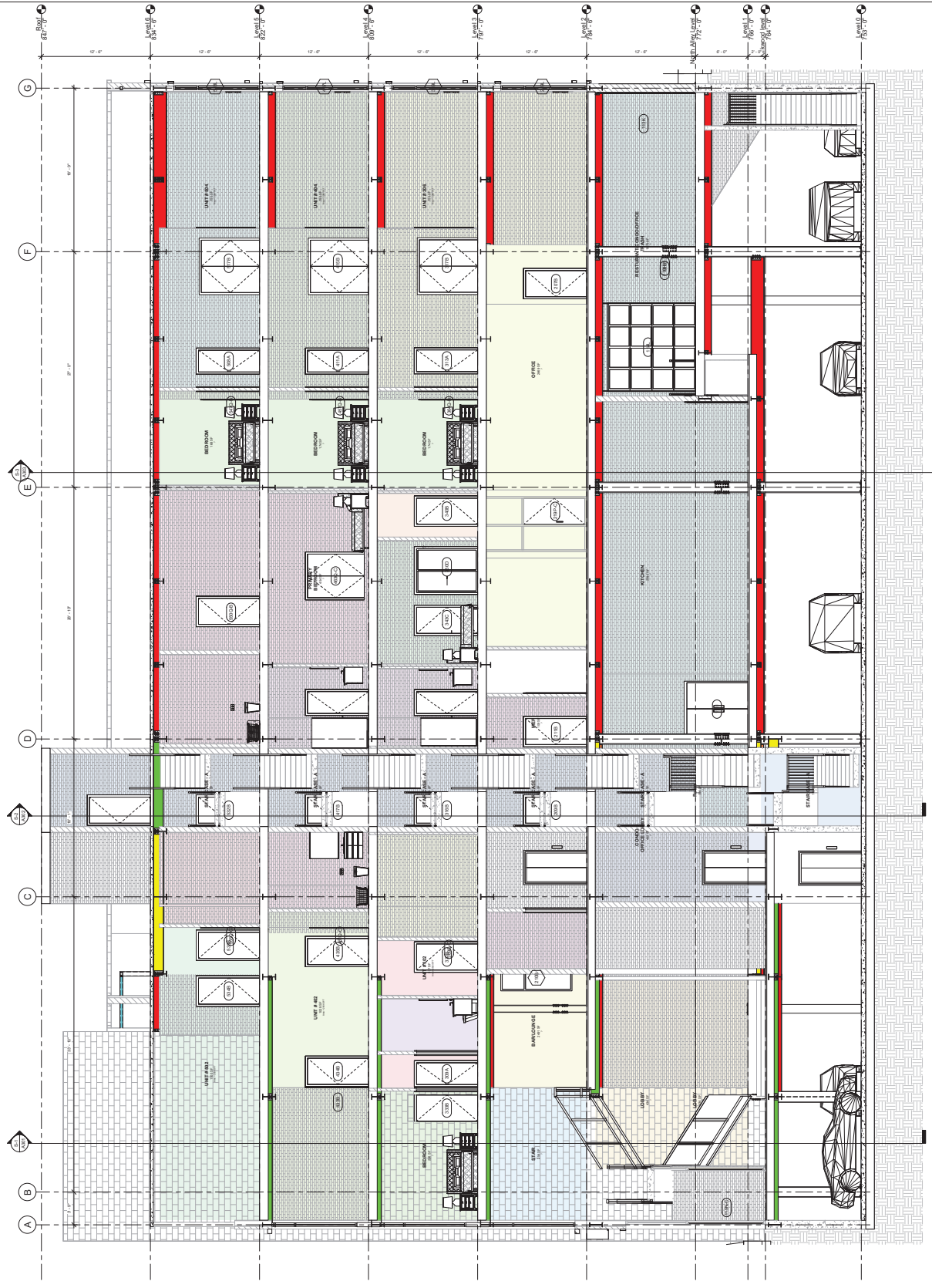
REFERENCE KEYNOTES

Date

REVISED FOR
CONDOMINIUMS &
RETAIL
115 East Avenue in Jacksonville, FL, USA

Sections 5

Prepared By: Designer
Checked By: Checker
Date: A305
Scale: 1/4" = 1'-0"



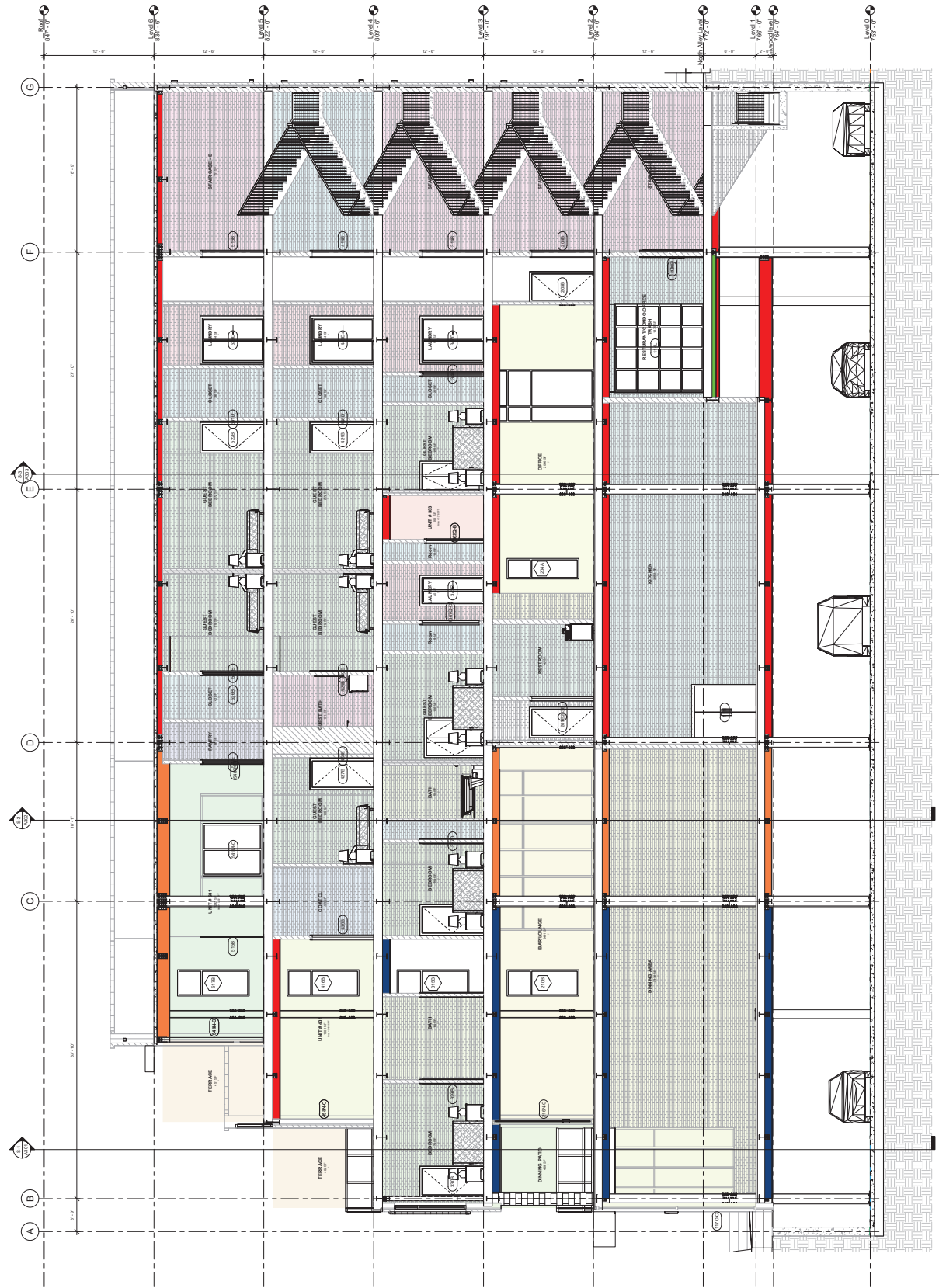
GENERAL NOTES

REFERENCE KEYNOTES

Date: _____

REVISED CONSTRUCTION
 FOR
**CONDOMINIUMS &
 RETAIL**
 155 East Avenue in Aurora, Illinois, U.S.A.

Sections 6	
Prepared by	Danzyan
Checked by	Chenxia Li
Rev. Number	Change
A306	
Date	



GENERAL NOTES

REFERENCE KEY/NOTES

Date

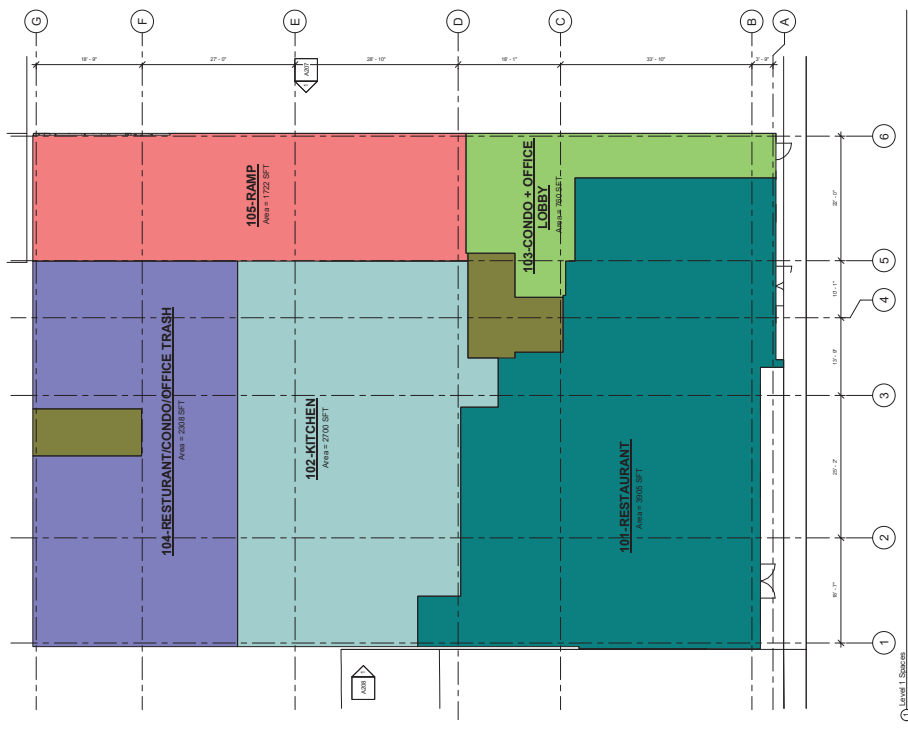
NEW CONSTRUCTION
FOR
CONDOMINIUMS &
RETAIL
115 East Howard Street, Baltimore, MD, USA

Project No.	0000000
Area Code	
Area Name	
Checker	
Drawn	A401
As Indicated	

Level-1 Spaces

- 101- RESTAURANT = 3905 SFT
- 102- KITCHEN = 2700 SFT
- 103- CONDO + OFFICE LOBBY = 760 SFT
- 104- RESTURANT/CONDO/OFFICE TRASH = 2308 SFT
- 105- RAMP = 1722 SFT
- Level-1 Non Sellable Area = 397 SFT
- Common Area of all Levels = 4570 SFT

Level 1 Spaces
1/8" = 1'-0"



Level 1 Spaces
1/8" = 1'-0"

GENERAL NOTES

REFERENCE KEY/NOTES

Date

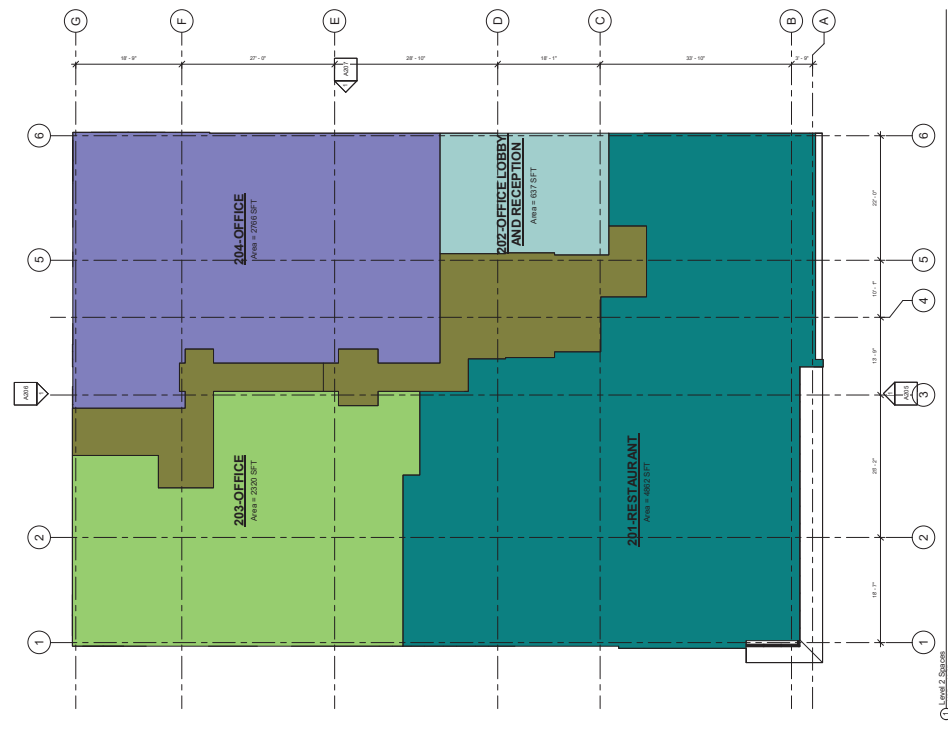
REVISED FOR
CONDOMINIUMS &
RETAIL
115 East Avenue 2, Aurora, IL 60018, U.S.A.

Level-2 Space Areas	
Designed By	Design
Issue Date	2024/04/04
Rev Number	01
Checked	Cheng
Drawn	A402
Scale	As Indicated

Level-2 Spaces

- 201- RESTAURANT = 4862 SFT
- 202- OFFICE LOBBY AND RECEPTION = 637 SFT
- 203- OFFICE = 2320 SFT
- 204- OFFICE = 2766 SFT
- Level-2 Non Sellable Area = 1196 SFT

○ Level-2 Spaces
1/8" = 1'-0"



○ Level-2 Spaces
1/8" = 1'-0"

GENERAL NOTES

REFERENCE KEY/NOTES

Date

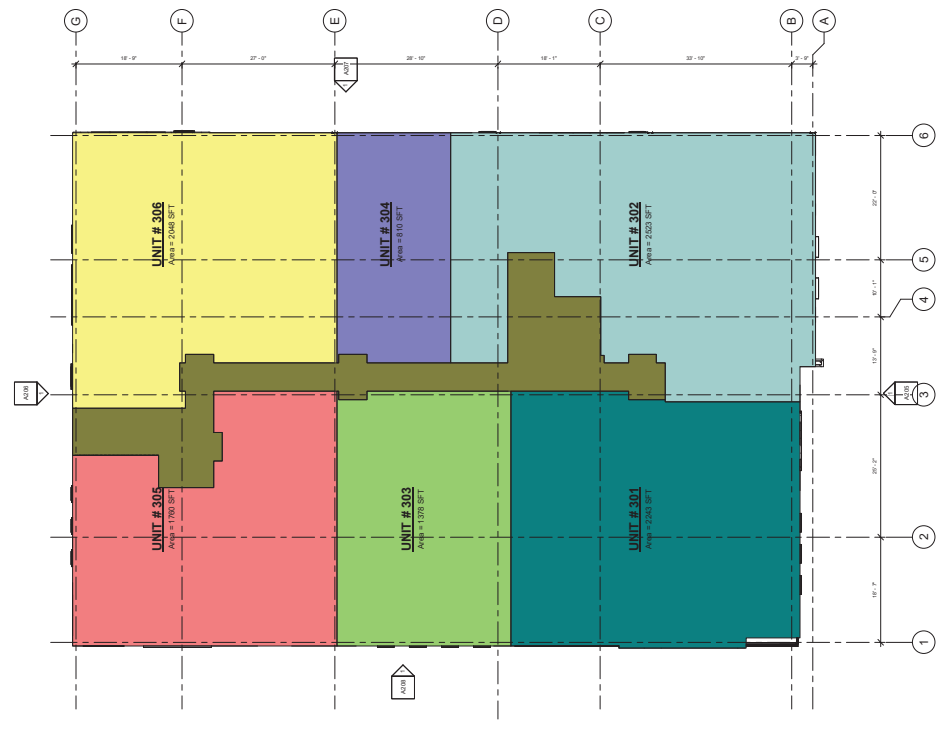
NEW CONSTRUCTION
FOR
CONDOMINIUMS &
RETAIL
115 East Howard Street, Birmingham, AL, USA

Level-3 Space Areas	
Designed By	Designator
Issue Date	Checked By
Rev Number	Checked
A403	
Date	
As Indicated	

Level-3 Spaces

- UNIT - 301 = 2243 SFT
- UNIT - 302 = 2523 SFT
- UNIT - 303 = 1378 SFT
- UNIT - 304 = 810 SFT (1st FL)
- UNIT - 305 = 1760 SFT
- UNIT - 306 = 2048 SFT
- Non Sellable Area = 1014 SFT

AS SHOWN



AS SHOWN

GENERAL NOTES

REFERENCE KEY/NOTES

Date

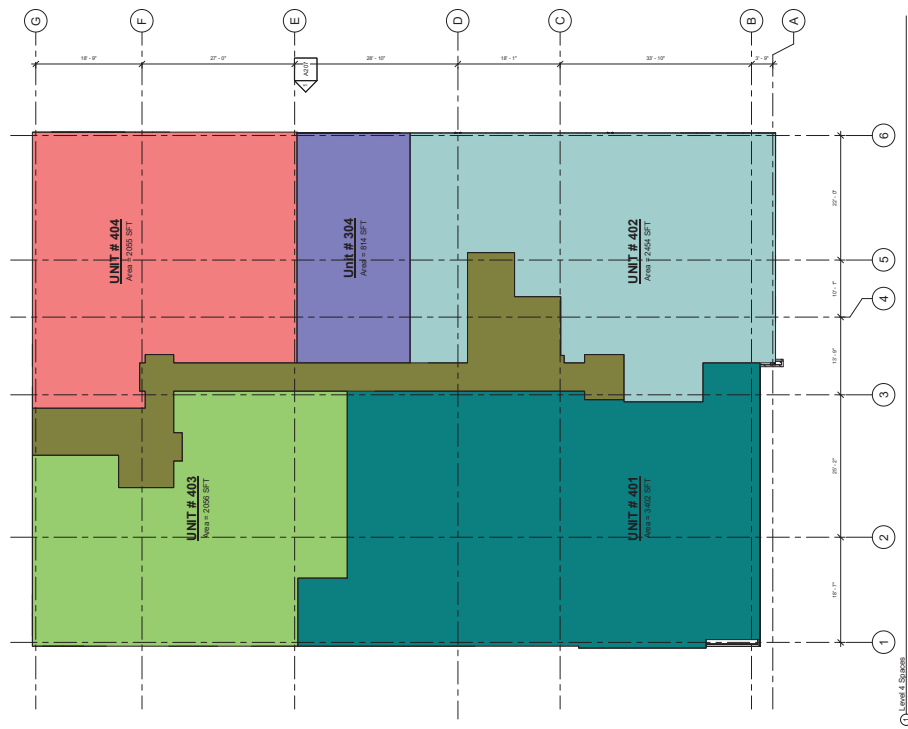
REVISED FOR
CONDOMINIUMS & REAL ESTATE
 115 East Avenue, Suite 100, Birmingham, AL, USA

Level-4 Space Areas

Prepared By	Designator
Issue Date	Checked By
Job Number	Checked
A404	
As Indicated	

- Level-4 Spaces**
- UNIT - 401 = 3402 SFT
 - UNIT - 402 = 2454 SFT
 - UNIT - 403 = 2056 SFT
 - UNIT - 304 = 814 SFT (2nd FL)
 - UNIT - 405 = 2055 SFT
 - Non Sellable Area = 1002 SFT

Legend
 Level-4 Spaces



Legend
 Level-4 Spaces
 1/8" = 1'-0"

GENERAL NOTES

REFERENCE KEY/NOTES

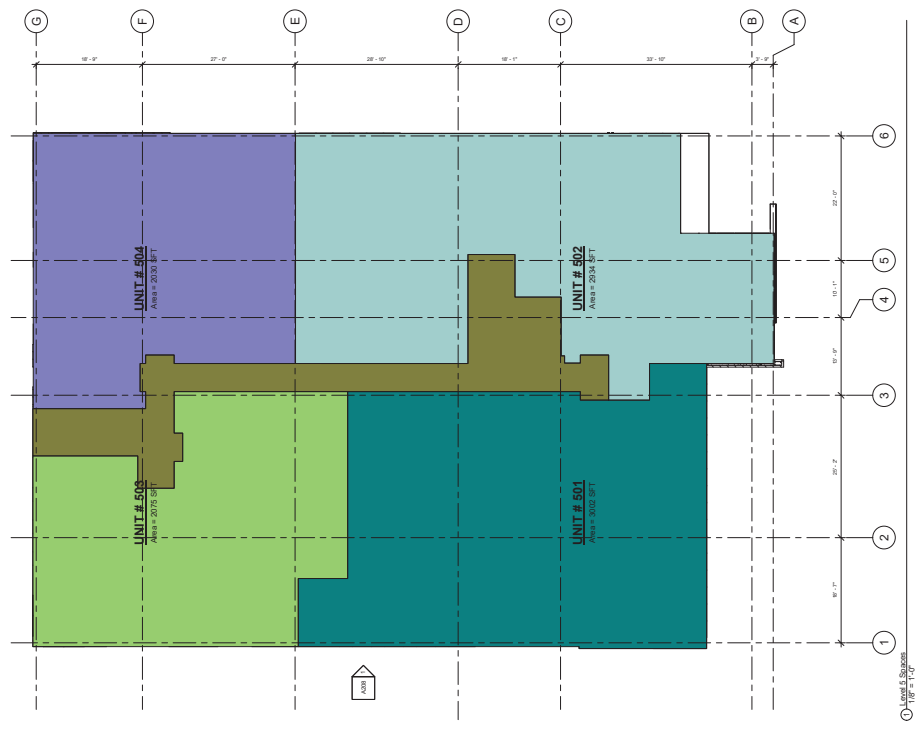
Date

NEW CONSTRUCTION
FOR
CONDOMINIUMS &
RETAIL
REAR
115 East Himes Street, Aurora, IL 60018

Level-5 Space Areas

Project No.	10000000
Design No.	10000000
Revision No.	01
Revision Description	As Indicated

- Level-5 Spaces**
- UNIT- 501 = 3002 SFT
 - UNIT- 502 = 2934 SFT
 - UNIT- 503 = 2075 SFT
 - UNIT- 504 = 2030 SFT
 - Non Sellable Area = 961 SFT
- Legend:
 ○ Level-5 Spaces
 1/8" = 1'-0"



GENERAL NOTES

REFERENCE KEY/NOTES

Date

NEW CONSTRUCTION
FOR
CONDOMINIUMS &
RETAIL
REAR
115 East Himes Street, Aurora, IL 60018

Level-5 Space Areas

Project No.	10000000
Design No.	10000000
Revision No.	01
Revision Description	As Indicated

UNIT- 501 = 3002 SFT

UNIT- 502 = 2934 SFT

UNIT- 503 = 2075 SFT

UNIT- 504 = 2030 SFT

Non Sellable Area = 961 SFT

Legend:
 ○ Level-5 Spaces
 1/8" = 1'-0"

GENERAL NOTES

REFERENCE KEY/NOTES

DATE: _____

REVISED: _____

CONDUMINIUMS & RETAIL

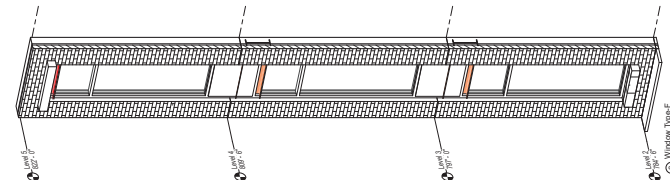
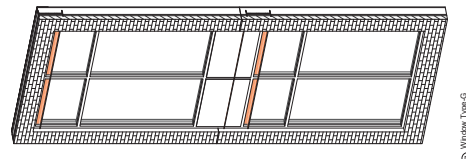
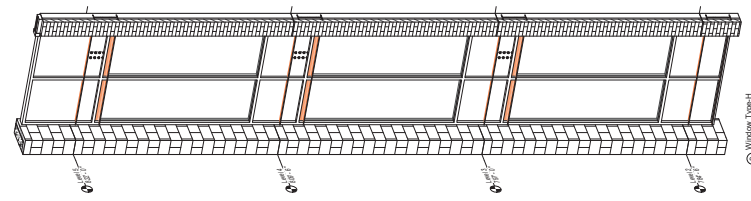
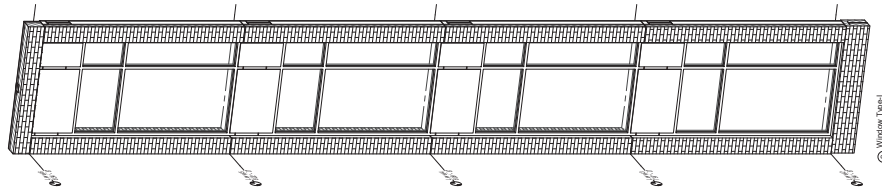
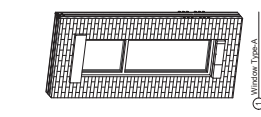
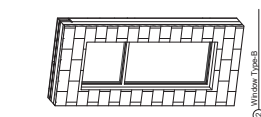
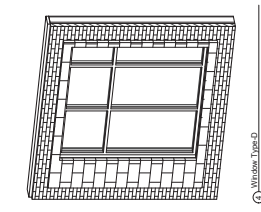
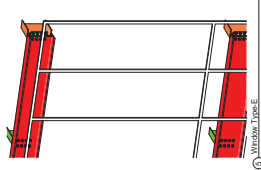
115 East Avenue South, Birmingham, AL, USA

Windows Schedules

Prepared By: Danayzar

Checked By: Chris Lee

Drawn: A502



Mark	Type	Level	Sill Height	Width	Height
201A	A	Level 2	1'-8"	2'-4"	8'-2"
202A	A	Level 2	1'-8"	2'-4"	8'-2"
203A	A	Level 2	1'-8"	2'-4"	8'-2"
204A	A	Level 2	1'-8"	2'-4"	8'-2"
205A	A	Level 2	1'-8"	2'-4"	8'-2"
206A	A	Level 2	1'-8"	2'-4"	8'-2"
207A	A	Level 2	1'-8"	2'-4"	8'-2"
208A-2	A-2	Level 2	1'-8"	3'-0"	8'-2"
209A-3	A-3	Level 2	0'-0"	4'-4"	9'-10"
210B	B	Level 2	1'-8"	3'-0"	8'-2"
212F	F	Level 2	1'-4"	3'-0"	34'-9"
213F	F	Level 2	1'-4"	3'-0"	34'-9"
214G	G	Level 2	1'-4"	6'-6"	22'-4"
215H	H	Level 2	1'-11"	6'-6"	42'-4"
216I	I	Level 2	0'-0"	6'-0"	50'-0"
217J	J	Level 2	0'-0"	1'-0"	47'-4"
218K	K	Level 2	0'-0"	3'-6"	50'-0"
219L	L	Level 2	0'-0"	10'-0"	9'-10"
301A	A	Level 3	1'-8"	2'-4"	8'-2"
302A	A	Level 3	1'-8"	2'-4"	8'-2"
303A	A	Level 3	1'-8"	2'-4"	8'-2"
304A	A	Level 3	1'-8"	2'-4"	8'-2"
305A	A	Level 3	1'-8"	2'-4"	8'-2"
306A	A	Level 3	1'-8"	2'-4"	8'-2"
307A	A	Level 3	1'-8"	2'-4"	8'-2"
308A	A	Level 3	1'-8"	2'-4"	8'-2"
309A	A	Level 3	1'-8"	2'-4"	8'-2"
310A-1	A-1	Level 3	2'-0"	2'-8"	8'-2"
311A-1	A-1	Level 3	2'-0"	2'-8"	8'-2"
312A-1	A-1	Level 3	2'-0"	2'-8"	8'-2"
313A-2	A-2	Level 3	1'-8"	3'-0"	8'-2"
314A-3	A-3	Level 3	0'-0"	4'-4"	9'-10"
315B	B	Level 3	1'-8"	3'-0"	8'-2"
316C	C	Level 3	-2'-0"	3'-3"	13'-6"
317C	C	Level 3	-2'-0"	3'-3"	13'-6"
318D	D	Level 3	0'-0"	8'-2"	8'-2"
319E	E	Level 3	0'-0"	8'-2"	8'-2"
319F	F	Level 3	0'-0"	10'-0"	9'-10"
320N	N	Level 3	8'-8"	4'-0"	1'-10"
321N	N	Level 3	8'-8"	4'-0"	1'-10"
322N	N	Level 3	8'-8"	4'-0"	1'-10"
401A	A	Level 4	1'-8"	2'-4"	8'-2"
402A	A	Level 4	1'-8"	2'-4"	8'-2"
403A	A	Level 4	1'-8"	2'-4"	8'-2"
404A	A	Level 4	1'-8"	2'-4"	8'-2"
405A	A	Level 4	1'-8"	2'-4"	8'-2"
406A	A	Level 4	1'-8"	2'-4"	8'-2"
407A	A	Level 4	1'-8"	2'-4"	8'-2"
408A	A	Level 4	1'-8"	2'-4"	8'-2"
409A	A	Level 4	1'-8"	2'-4"	8'-2"
410A	A	Level 4	1'-8"	2'-4"	8'-2"
411A	A	Level 4	1'-8"	2'-4"	8'-2"
412A	A	Level 4	1'-8"	2'-4"	8'-2"
413A	A	Level 4	1'-8"	2'-4"	8'-2"
414A-2	A-2	Level 4	0'-0"	4'-0"	9'-10"
415A-3	A-3	Level 4	1'-8"	3'-0"	8'-2"
416B	B	Level 4	0'-0"	10'-0"	9'-10"
417L	L	Level 4	0'-0"	10'-0"	9'-10"
501A	A	Level 5	1'-8"	2'-4"	8'-2"
502A	A	Level 5	1'-8"	2'-4"	8'-2"
503A	A	Level 5	1'-8"	2'-4"	8'-2"
504A	A	Level 5	1'-8"	2'-4"	8'-2"
505A	A	Level 5	1'-8"	2'-4"	8'-2"
506A	A	Level 5	1'-8"	2'-4"	8'-2"
507A	A	Level 5	1'-8"	2'-4"	8'-2"
508A	A	Level 5	1'-8"	2'-4"	8'-2"
509A	A	Level 5	1'-8"	2'-4"	8'-2"
510A	A	Level 5	1'-8"	2'-4"	8'-2"
512A	A	Level 5	1'-8"	2'-4"	8'-2"
513A	A	Level 5	1'-8"	2'-4"	8'-2"
514A	A	Level 5	1'-8"	2'-4"	8'-2"
515A-2	A-2	Level 5	1'-8"	3'-0"	8'-2"
516A-3	A-3	Level 5	0'-0"	4'-4"	9'-10"
517B	B	Level 5	0'-0"	10'-0"	9'-10"
518L	L	Level 5	0'-0"	10'-0"	9'-10"

GENERAL NOTES

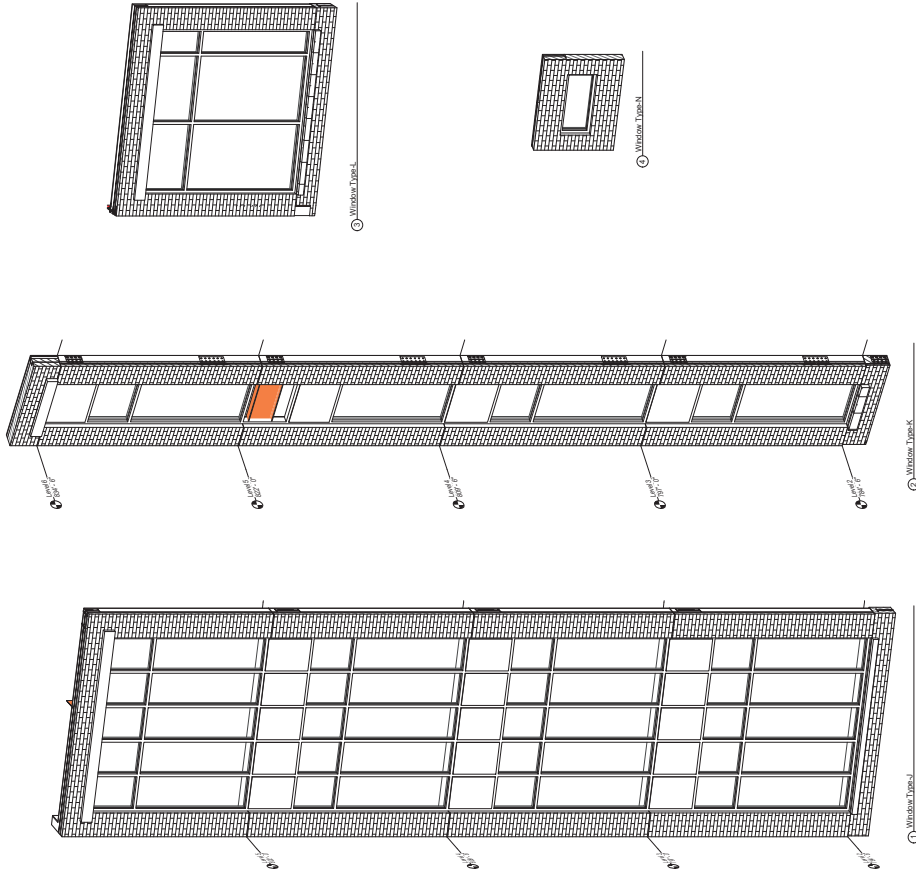
REFERENCE KEY/NOTES

Date

REVISED FOR
CONDOMINIUMS & RETAIL
 115 East Kansas Street, Birmingham, AL, USA

Windows Schedules
 Prepared by:
 Checked by:
 Drawn by:

Sheet No: **A503**



Window Schedule

Mark	Type	Level	Sill Height	Width	Height
201A	A	Level 2	1'-8"	2'-4"	8'-2"
202A	A	Level 2	1'-8"	2'-4"	8'-2"
203A	A	Level 2	1'-8"	2'-4"	8'-2"
204A	A	Level 2	1'-8"	2'-4"	8'-2"
205A	A	Level 2	1'-8"	2'-4"	8'-2"
206A	A	Level 2	1'-8"	2'-4"	8'-2"
207A	A	Level 2	1'-8"	2'-4"	8'-2"
208A-1	A-2	Level 2	1'-8"	3'-0"	8'-2"
208A-2	A-3	Level 2	0'-0"	4'-4"	9'-10"
209A-1	B	Level 2	1'-8"	3'-0"	8'-2"
210B	F	Level 2	1'-4"	3'-0"	34'-9"
212F	F	Level 2	1'-4"	3'-0"	34'-9"
214G	G	Level 2	1'-4"	6'-6"	22'-4"
215H	H	Level 2	1'-11"	6'-6"	42'-4"
216I	I	Level 2	0'-0"	6'-0"	50'-0"
217J	J	Level 2	0'-0"	1'-0"	47'-4"
218K	K	Level 2	0'-0"	3'-6"	50'-0"
219L	L	Level 2	0'-0"	10'-0"	9'-10"
301A	A	Level 3	1'-8"	2'-4"	8'-2"
302A	A	Level 3	1'-8"	2'-4"	8'-2"
303A	A	Level 3	1'-8"	2'-4"	8'-2"
304A	A	Level 3	1'-8"	2'-4"	8'-2"
305A	A	Level 3	1'-8"	2'-4"	8'-2"
306A	A	Level 3	1'-8"	2'-4"	8'-2"
307A	A	Level 3	1'-8"	2'-4"	8'-2"
308A	A	Level 3	1'-8"	2'-4"	8'-2"
310A-1	A-1	Level 3	2'-0"	2'-8"	8'-2"
311A-1	A-1	Level 3	2'-0"	2'-8"	8'-2"
312A-1	A-1	Level 3	2'-0"	2'-8"	8'-2"
313A-2	A-2	Level 3	1'-8"	3'-0"	8'-2"
314A-3	A-3	Level 3	0'-0"	4'-4"	9'-10"
315B	B	Level 3	1'-8"	3'-0"	8'-2"
316C	C	Level 3	2'-0"	3'-3"	13'-6"
317C	C	Level 3	2'-0"	3'-3"	13'-6"
317D	D	Level 3	0'-0"	8'-2"	8'-2"
318E	E	Level 3	0'-0"	8'-2"	8'-2"
319	E	Level 3	0'-0"	10'-0"	9'-10"
320N	N	Level 3	8'-8"	4'-0"	1'-10"
321N	N	Level 3	8'-8"	4'-0"	1'-10"
322N	N	Level 3	8'-8"	4'-0"	1'-10"
401A	A	Level 4	1'-8"	2'-4"	8'-2"
402A	A	Level 4	1'-8"	2'-4"	8'-2"
403A	A	Level 4	1'-8"	2'-4"	8'-2"
404A	A	Level 4	1'-8"	2'-4"	8'-2"
405A	A	Level 4	1'-8"	2'-4"	8'-2"
406A	A	Level 4	1'-8"	2'-4"	8'-2"
407A	A	Level 4	1'-8"	2'-4"	8'-2"
408A	A	Level 4	1'-8"	2'-4"	8'-2"
409A	A	Level 4	1'-8"	2'-4"	8'-2"
410A	A	Level 4	1'-8"	2'-4"	8'-2"
411A	A	Level 4	1'-8"	2'-4"	8'-2"
412A	A	Level 4	1'-8"	2'-4"	8'-2"
413A	A	Level 4	1'-8"	2'-4"	8'-2"
414A	A	Level 4	1'-8"	2'-4"	8'-2"
415A-2	A-2	Level 4	0'-0"	4'-0"	9'-10"
416A-3	A-3	Level 4	0'-0"	4'-0"	9'-10"
416B	B	Level 4	1'-8"	3'-0"	8'-2"
417L	L	Level 4	0'-0"	10'-0"	9'-10"
501A	A	Level 5	1'-8"	2'-4"	8'-2"
502A	A	Level 5	1'-8"	2'-4"	8'-2"
503A	A	Level 5	1'-8"	2'-4"	8'-2"
504A	A	Level 5	1'-8"	2'-4"	8'-2"
505A	A	Level 5	1'-8"	2'-4"	8'-2"
506A	A	Level 5	1'-8"	2'-4"	8'-2"
507A	A	Level 5	1'-8"	2'-4"	8'-2"
508A	A	Level 5	1'-8"	2'-4"	8'-2"
509A	A	Level 5	1'-8"	2'-4"	8'-2"
510A	A	Level 5	1'-8"	2'-4"	8'-2"
512A	A	Level 5	1'-8"	2'-4"	8'-2"
513A	A	Level 5	1'-8"	2'-4"	8'-2"
514A	A	Level 5	1'-8"	2'-4"	8'-2"
515A-2	A-2	Level 5	1'-8"	3'-0"	8'-2"
516A-3	A-3	Level 5	0'-0"	4'-4"	9'-10"
517B	B	Level 5	1'-8"	3'-0"	8'-2"
518L	L	Level 5	0'-0"	10'-0"	9'-10"

GENERAL NOTES

REFERENCE KEYNOTES

Date

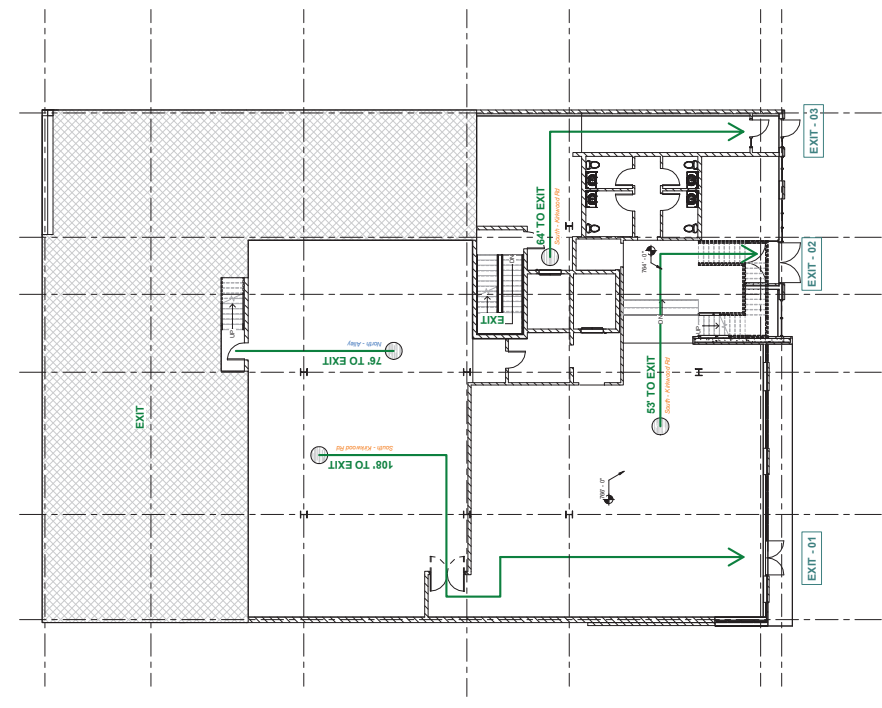
REVISED FOR
**CONDOMINIUMS &
 RETAIL**
 115 East Howard Street, Birmingham, AL, USA

Life Safety Plan

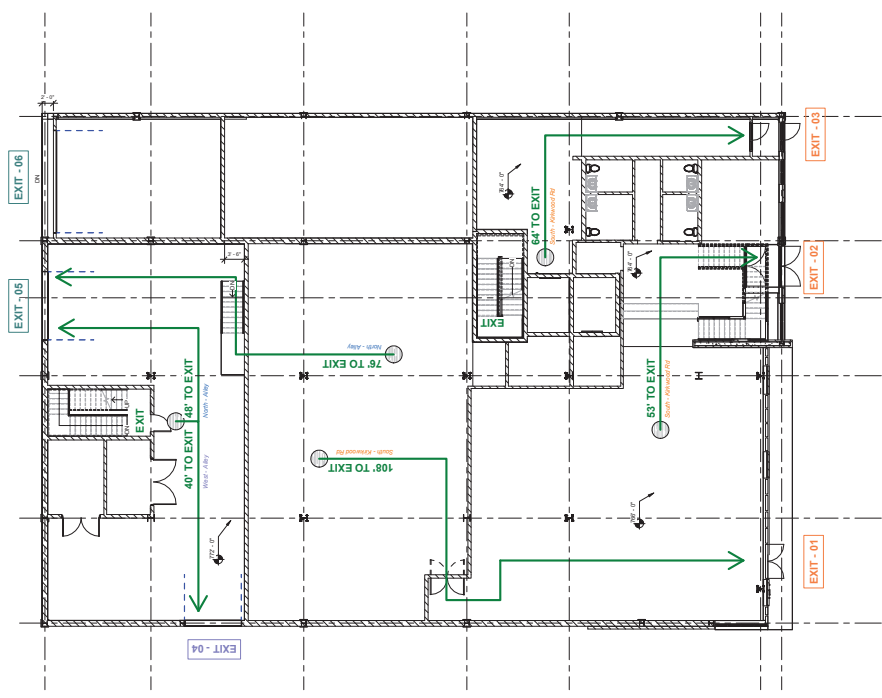
Designed By: [Blank]
 Issued Date: [Blank]
 Job Number: [Blank]
 Checked By: [Blank]
 Created By: [Blank]

SP101

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



108' TO EXIT - LIFE SAFETY PLAN
 1/8" = 1'-0"



108' TO EXIT - LIFE SAFETY PLAN
 1/8" = 1'-0"

GENERAL NOTES

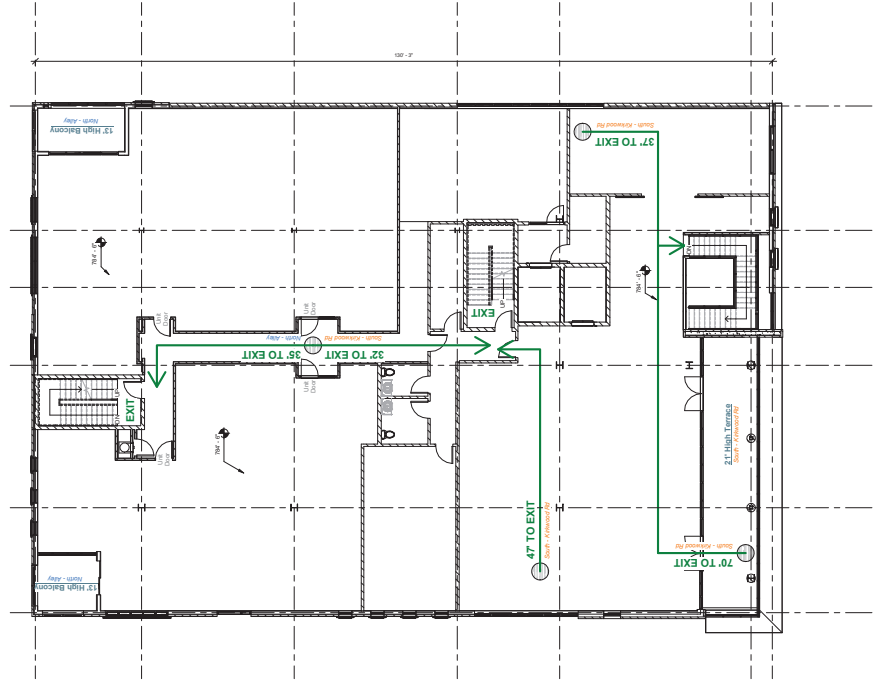
REFERENCE KEYNOTES

Date

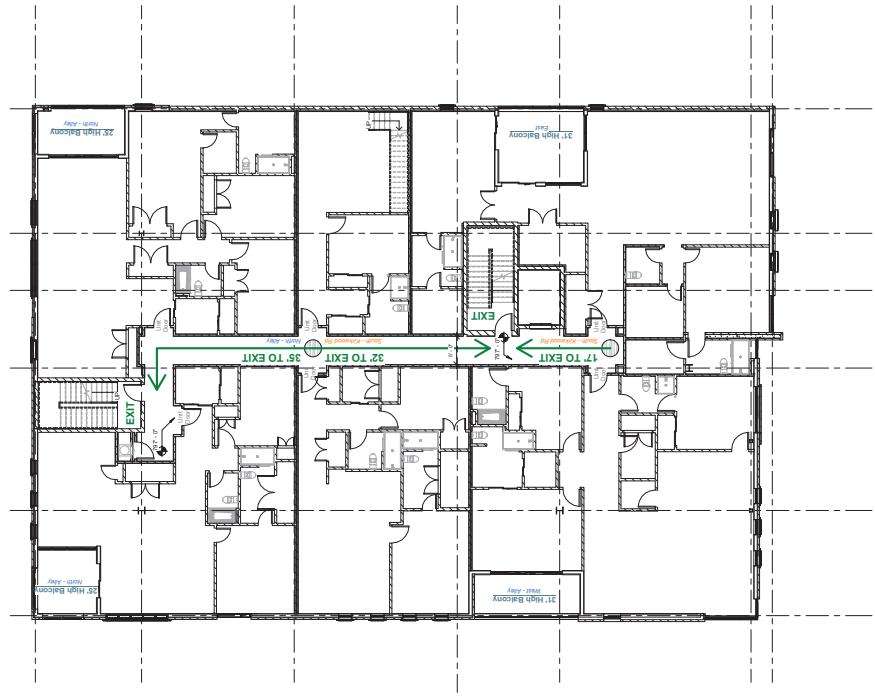
REVISED CONSTRUCTION
DRAWING
**CONDOMINIUMS &
RETAIL**
15 East Howard Street, Birmingham, AL, USA

Life Safety Plan Level 2
& 3

Prepared By: [Blank]
Checked By: [Blank]
Reviewed By: [Blank]
Date: [Blank]
SP102
Scale: 1/8" = 1'-0"



Level 2 - LIFE SAFETY PLAN
1/8" = 1'-0"



Level 3 - LIFE SAFETY PLAN
1/8" = 1'-0"

GENERAL NOTES

REFERENCE KEYNOTES

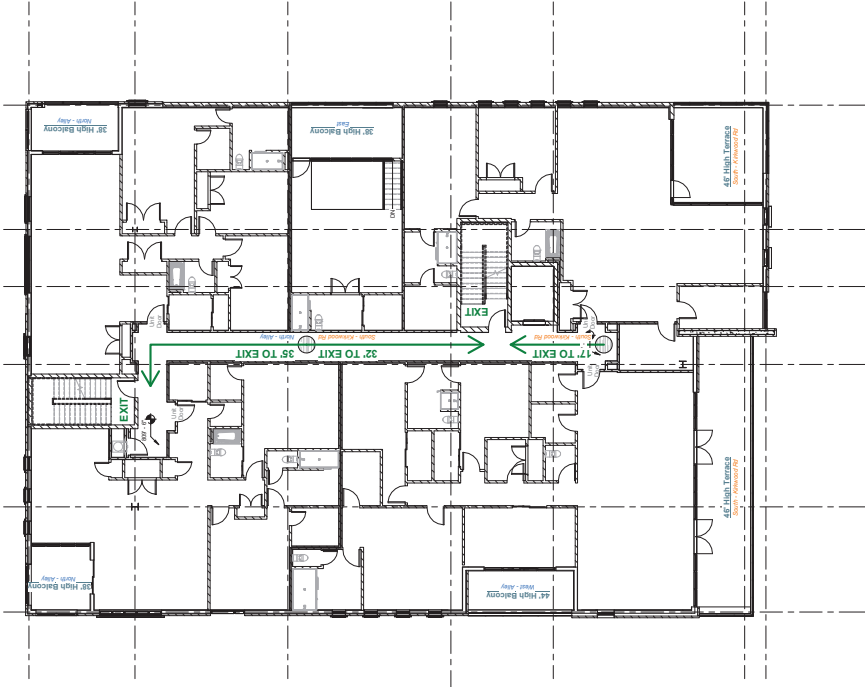
Date

NEW CONSTRUCTION
FOR
CONDOMINIUMS & RETAIL
15 East Avenue, Jersey City, New Jersey, N.J. USA

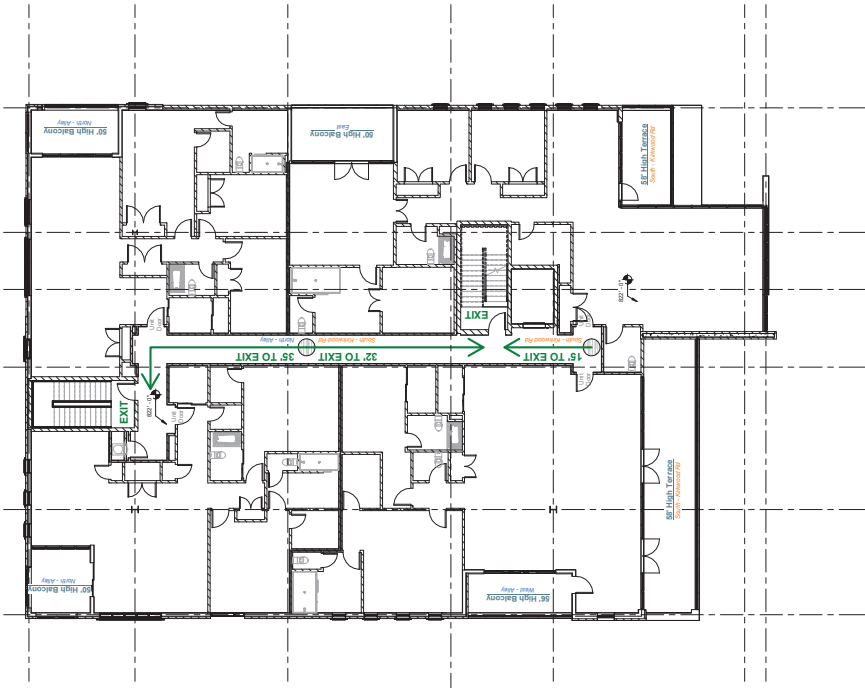
Life Safety Plan Level 4 & 5

Prepared By: [Blank]
Checked By: [Blank]
Reviewed By: [Blank]

Project No: [Blank]
Drawing No: [Blank]
Revision: [Blank]
SP103
Date: [Blank]



Level 4 - LIFE SAFETY PLAN
1/8" = 1'-0"



Level 5 - LIFE SAFETY PLAN
1/8" = 1'-0"