# CITY OF BLOOMINGTON



November 1, 2017 @ 2:00 p.m.
CITY HALL KELLY CONFERENCE ROOM #155

**CITY OF BLOOMINGTON HEARING OFFICER** November 1, 2017 at 2:00 p.m.

\*Kelly Conference Room #155

November 1, 2017

#### **PETITIONS:**

V-28-17 **Doug Wissing** 

1015 W. Cottage Grove

Request: Variance from front yard building setback standards to allow the

reconstruction of a new single-family residence.

Case Manager: Eric Greulich

1

**HEARING OFFICER** 

Next Meeting Date: November 15, 2017

Filename: I:\common\developmentreview\hearingofficer\agendas\HO-agenda

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

CASE #: V-28-17

DATE: November 1, 2017

### BLOOMINGTON HEARING OFFICER STAFF REPORT

**LOCATION: 1015 W. Cottage Grove** 

PETITIONER: Doug Wissing

PO Box 1683, Bloomington

**REQUEST:** The petitioner is requesting a variance from front yard building setback standards to allow the construction of a new single family residence.

**REPORT:** The site is located at 1015 W. Cottage Grove and is zoned Residential Core (RC). Surrounding properties are all zoned Residential Core and have been developed with single family residences.

The property is currently vacant and was previously developed with a single family residence that was demolished in 2014. The petitioner is proposing to construct a new single family residence on the site and would like to preserve an existing tree that is located in the front yard.

The petitioner is requesting a variance from the 5' front yard build-to-line in order to allow the house to be constructed 25' from the property line in order to preserve the tree that is in the front yard. A 5' wide concrete sidewalk is required along the property frontage as a result of establishing a new single family residence on this lot and has been shown.

## CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE Front Yard Setback

**20.09.130 e) Standards for Granting Variances from Development Standards:** A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

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

**RECOMMENDED FINDING:** No injury is found. The lot will be developed with a single family residence as have all of the surrounding lots.

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.

**RECOMMENDED FINDING:** No negative effect from the construction of a single family residence on adjacent properties is expected. As mentioned previously, the lot will be developed with a single family residence as have all of the surrounding properties. The preservation of the tree will improve the look of the neighborhood and streetscape.

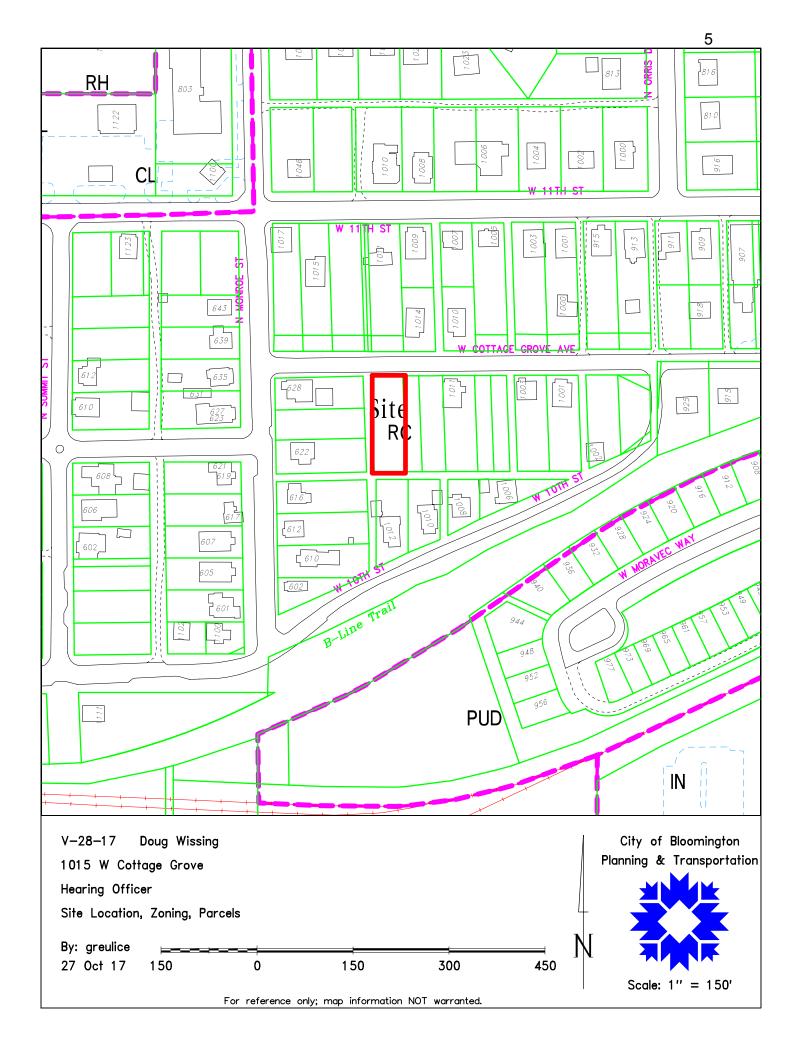
3) The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.

**RECOMMENDED FINDING:** Practical difficulty is found in that requiring the structure to meet the build-to-line requirements would necessitate the removal of the existing mature tree. Peculiar condition is also found in that the property was previously developed with a single family residence in the same approximate location. There are several houses along this block that are set back further than the build-to-line that range in setbacks from 22 feet to 52 feet from the property line, these other setbacks in this area are peculiar and do not create a true block face to follow.

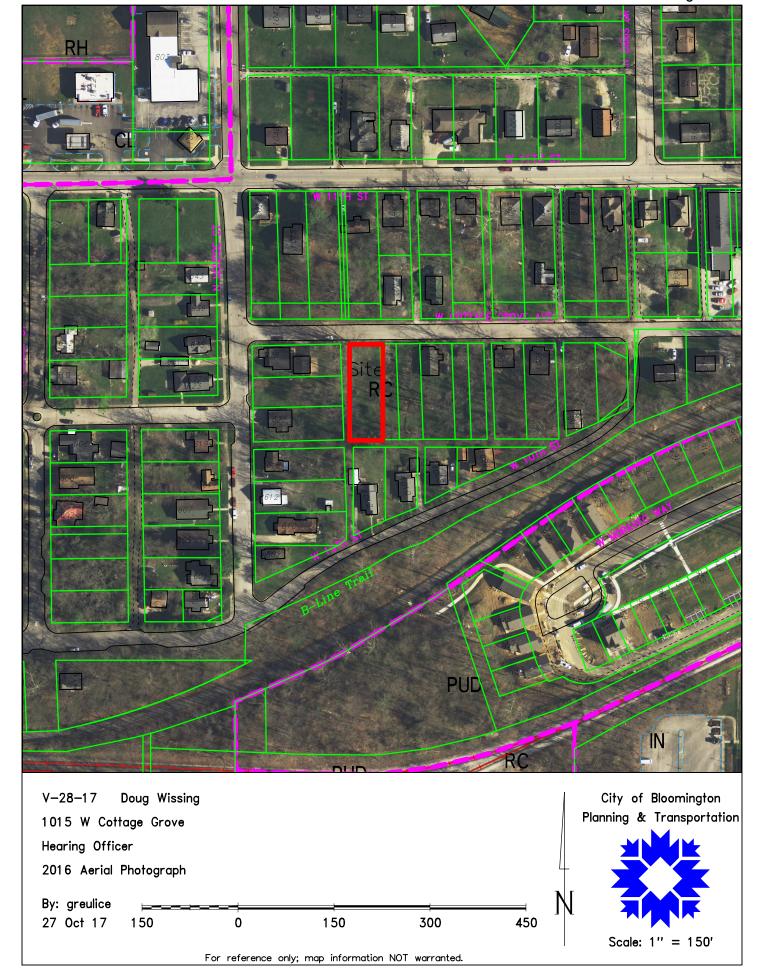
**RECOMMENDATION:** The Department recommends that the Hearing Officer adopt the recommended findings and approve of V-28-17 with the following conditions:

- 1. The tree in the front yard must be preserved during construction.
- 2. A 5' wide concrete sidewalk is required along the property frontage.

3.







Douglas A. Wissing

Journalist/Author
P.O. Box 1683

Bloomington, IN 47402-1683
douglaswissing@gmail.com
(812) 360-2706

12 October 2017

City of Bloomington Planning Department City Hall Bloomington, IN 47404

To Whom It May Concern-

I am respectfully requesting a setback variance for a cottage I wish to build at 1015 W. Cottage Grove St., Bloomington, IN.

Per the attached site plan, I would like to site the house 25' from the curb, which is the approximate location of the previous residence, a small derelict house that was demolished a few years ago.

The setback variance request is being made because there is a large mature maple tree at the NW corner of the lot that an arborist has trimmed, pruned and fertilized. The tree is now flourishing. The tree's crown extends about 25' into the lot. Both the arborist and excavator have warned me that we need to be careful to not disturb the tree's roots by constructing the house too close to the crown.

Please let me know if you have any questions.

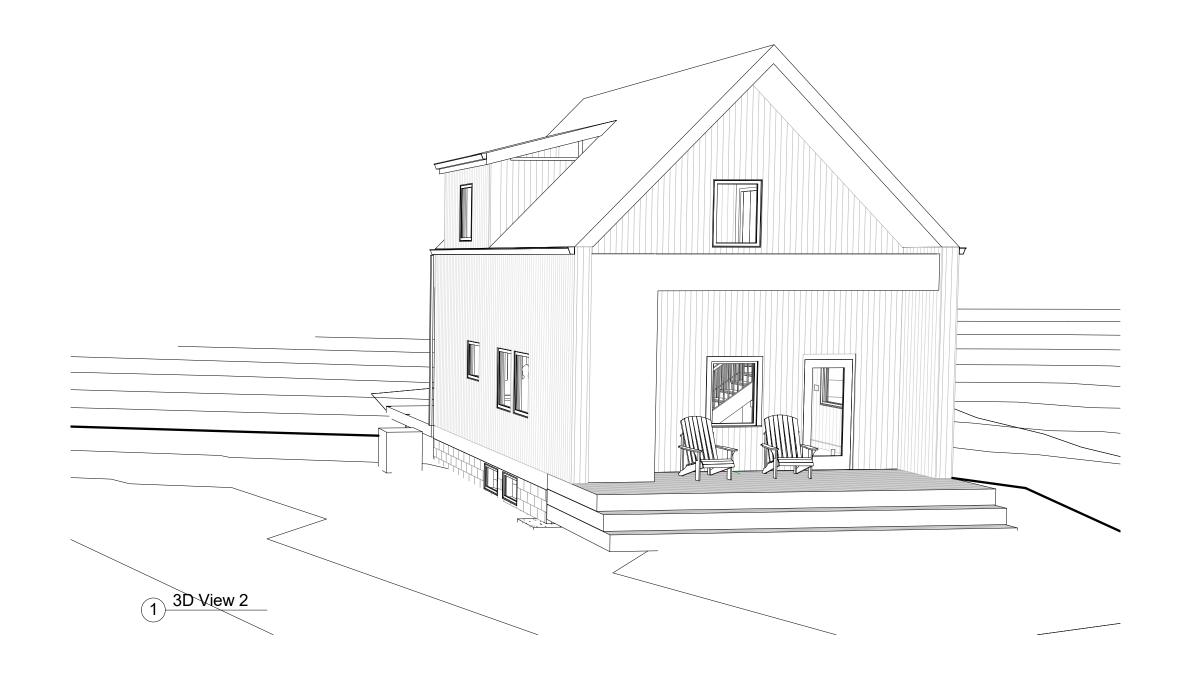
Doug Wissing

AN best,

Window Schedule					
Mark	Family and Type	Height	Width	Head Height	
1	Window-Casement-Andersen-E_Series: 36" x 48"	4' - 0"	3' - 0"	6' - 8"	
2	Window-Casement-Andersen-E_Series: 36" x 48"	4' - 0"	3' - 0"	6' - 8"	
3	Window-Casement-Andersen-E_Series: 36" x 32"	2' - 8"	3' - 0"	6' - 9"	
4	Window-Casement-Andersen-E_Series: 36" x 48"	4' - 0"	3' - 0"	6' - 8"	
5	Window-Casement-Andersen-E_Series: 36" x 48"	4' - 0"	3' - 0"	6' - 8"	
6	Window-Casement-Andersen-E_Series: 36" x 30"	2' - 6"	3' - 0"	6' - 8"	
7	Window-Casement-Andersen-E_Series: 36" x 48"	4' - 0"	3' - 0"	7' - 2"	
8	Window-Casement-Andersen-E_Series: 24" x 24"	2' - 0"	2' - 0"	10' - 7 1/2"	
9	Window-Casement-Andersen-E_Series: 36" x 48"	4' - 0"	3' - 0"	6' - 8"	
10	Window-Casement-Andersen-E_Series: 36" x 48"	4' - 0"	3' - 0"	6' - 8"	
11	Window-Casement-Andersen-E_Series: 36" x 48"	4' - 0"	3' - 0"	6' - 8"	
12	Window-Casement-Andersen-E_Series: 36" x 48"	4' - 0"	3' - 0"	8' - 7 1/2"	
13	Fixed: 1.75" X 3' CRAWL SPACE VENT	1' - 9"	3' - 0"	1' - 11"	
14	Fixed: 1.75" X 3' CRAWL SPACE VENT	1' - 9"	3' - 0"	1' - 11"	
15	Fixed: 1.75" X 3' CRAWL SPACE VENT	1' - 9"	3' - 0"	1' - 11"	
16	Fixed: 1.75" X 3' CRAWL SPACE VENT	1' - 9"	3' - 0"	1' - 11"	
17	Fixed: 1.75" X 3' CRAWL SPACE VENT	1' - 9"	3' - 0"	1' - 11"	
18	Casement with Trim: 36" x 48"	4' - 0"	3' - 0"	6' - 8"	
19	Window-Casement-Andersen-E_Series: 36" x 48"	4' - 0"	3' - 0"	7' - 0"	

			Door	Sched	ule			
Mark	Туре	Family and Type	Heigh t	Width	Finish	Frame Type	Description	Coun t
1	36" x 80"	Door-Passage-Single-Full_Lite: 36" x 80"	6' - 8"	3' - 0"	NA	PREHUNG	White Steel Primed Entry Door	1
2	24" x 80"	Single-Flush: 24" x 80"	6' - 8"	2' - 0"	PTD	PREHUNG	FLUSH	1
3	30" x 80"	Single-Flush: 30" x 80"	6' - 8"	2' - 6"	PTD	PREHUNG	FLUSH	1
4	60" x 80"	Bifold_DoorFlush_Panel_698 1: 60" x 80"	6' - 8"	5' - 0"	PTD	PREHUNG	Flush Panel Bifold	1
5	36" x 80"	Door-Passage-Single-Full_Lite: 36" x 80"	6' - 8"	3' - 0"	NA	PREHUNG	White Steel Primed Entry Door	1
6	24" x 80"	Single-Flush: 24" x 80"	6' - 8"	2' - 0"	PTD	PREHUNG	FLUSH	1
7	30" x 80"	Single-Flush: 30" x 80"	6' - 8"	2' - 6"	PTD	PREHUNG	FLUSH	1
8	30" x 80"	Single-Flush: 30" x 80"	6' - 8"	2' - 6"	PTD	PREHUNG	FLUSH	1
9	30" x 80"	Single-Flush: 30" x 80"	6' - 8"	2' - 6"	PTD	PREHUNG	FLUSH	1
10	48" x 80"	Bifold_DoorFlush_Panel_698 1: 48" x 80"	6' - 8"	4' - 0"	PTD	PREHUNG	Flush Panel Bifold	1
12	30" x 80"	Single-Flush: 30" x 80"	6' - 8"	2' - 6"	PTD	PREHUNG	FLUSH	1
13	30" x 80"	Single-Flush: 30" x 80"	6' - 8"	2' - 6"	PTD	PREHUNG	FLUSH	1
14	30" x 80"	Single-Flush: 30" x 80"	6' - 8"	2' - 6"	PTD	PREHUNG	FLUSH	1
15	16" x 80"	Single-Flush: 16" x 80"	6' - 8"	1' - 4"	PTD	PREHUNG	FLUSH	1
16	30" x 80"	Single-Flush: 30" x 80"	6' - 8"	2' - 6"	PTD	PREHUNG	FLUSH	1

	Room Schedule						
Number	Name	Area	Wall Finish	Ceiling Finish	Floor Finish	Base Finish	
1	LIVING/DIN ING	261 SF	GWB, PTD.	GWB, PTD.	WOOD FLOORING	WOOD BASE, PTD	
2	KITCHEN	215 SF	GWB, PTD.	GWB, PTD.	CERAMIC TILE	WOOD BASE, PTD	
3	BATH	50 SF	GWB, PTD.	GWB, PTD.	CERAMIC TILE	WOOD BASE, PTD	
4	BEDRM	131 SF	GWB, PTD.	GWB, PTD.	CARPET	WOOD BASE, PTD	
5	BEDRM	148 SF	GWB, PTD.	GWB, PTD.	CARPET	WOOD BASE, PTD	
6	BATH	46 SF	GWB, PTD.	GWB, PTD.	CERAMIC TILE	WOOD BASE, PTD	
7	BEDRM	89 SF	GWB, PTD.	GWB, PTD.	CARPET	WOOD BASE, PTD	
8	PNTRY	7 SF	GWB, PTD.	GWB, PTD.	CERAMIC TILE	WOOD BASE, PTD	
9	STRG	38 SF	GWB, PTD.	GWB, PTD.	CARPET	WOOD BASE, PTD	



	Sheet List
Sheet Number	Sheet Name
A0	COVER
A1	SITE PLAN/ NEIGHBORHOOD MAP
A2.0	FLOOR PLANS
A2.1	FLOOR PLANS
A3.0	ELEVATIONS
A4	INTERIOR ELEVATIONS
A4.1	SECTION
E1	LIGHTING/POWER PLANS
S1.0	FRAMING PLANS

#### **GENERAL PLAN NOTES**

- A. GENERAL CONTRACTOR TO FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS. REPORT DISCREPANCIES TO DESIGNER BEFORE PERFORMING WORK
- B. COORDINATE WORK OF OTHER
  TRADES WITH YOUR TRADE PRIOR
  TO STARTING ANY CONSTRUCTION
- C. REFERENCE SPECIFICATIONS
  TOGETHER WITH DRAWINGS FOR
  COMPLETE CONSTRUCTION
  INFORMATION
- D. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, FACE OF MASONRY OR CENTERLINE OF COLUMN, UNLESS OTHERWISE NOTED.
- E. ALL MASONRY TO BE RUNNING BOND UNLESS OTHERWISE NOTED.
- F. ALL CEILING HEIGHTS 9'-0" UNLESS NOTED OTHERWISE.
- G. PROVIDE BLOCKING AT ALL CABINETS, TOILET ACCESSORIES AND CLOSET RODS AND SHELVES.
- H. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL BATHROOMS.
- I. REFERENCE KITCHEN ELEVATIONS ON SHEET
- J. REFERENCE ENLARGED INTERIOR STAIR PLANS
- K. PROVIDE FIXED WIRE SHELF AND ROD SYSTEM IN BEDROOM CLOSETS. PROVIDE WHITE LAMINATE MDF SHELF W/ I'v1ETAL ROD AND HARDWARE IN COAT CLOSETS
- L. PROVIDE FIVE (5) FIXED WIRE SHELVES IN LINEN CLOSETS.
- M. REFERENCE SHEETS TI-T3 FOR VANITY ELEVATIONS STAIR DETAILS, TRIM DETAILS, TYPICAL WINDOW 'DETAILS, EAVE DETAILS, WINDOW SCHEDULE, DOOR DETAILS, AND PORCH DETAILS
- N. BATHROOM: LAUNDRY ROOM WALLS TO HAVE SOUND ATTENUATION BATTS.

Jon Racek Studio

jonracek@gmail.con

Address Address Phone Fax e-mail

Consul Addres Addres Phone

Cons Addre Addre Phon

Fnone Fax e-mail Consult

Addre Addre Phon Fax e-ma

Addres
Addres
Phone
Fax

**BID SET** 

No.	Description	Date
	_	
	Doug Wissir	ng
(	Cottage Gro	ve
	COVER	

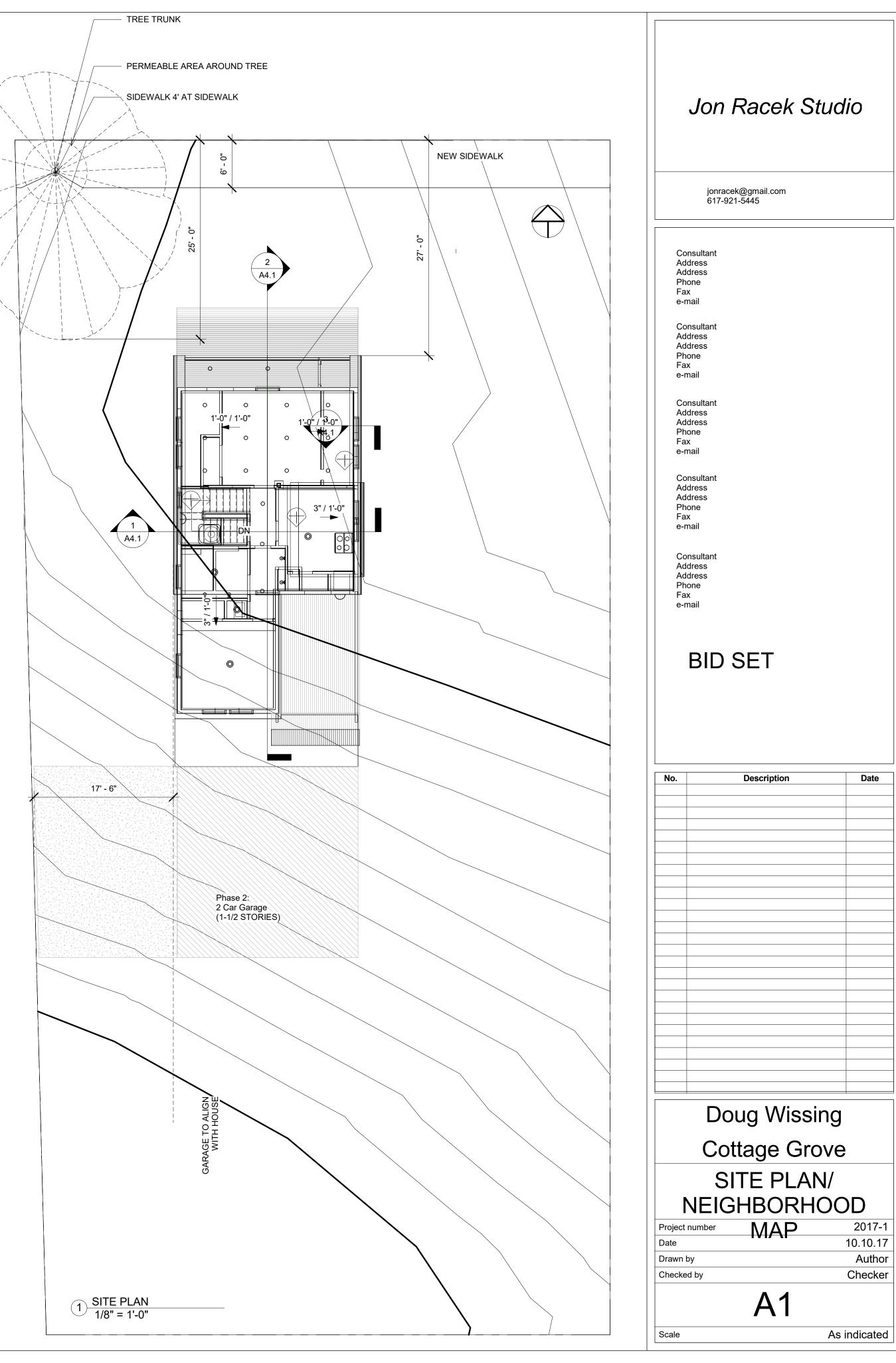
Date 10.10.17
Drawn by Author
Checked by Checker

A0
Scale

Project number

0/11/2017 7:48:32 AM

2017-1



TREE TRUNK

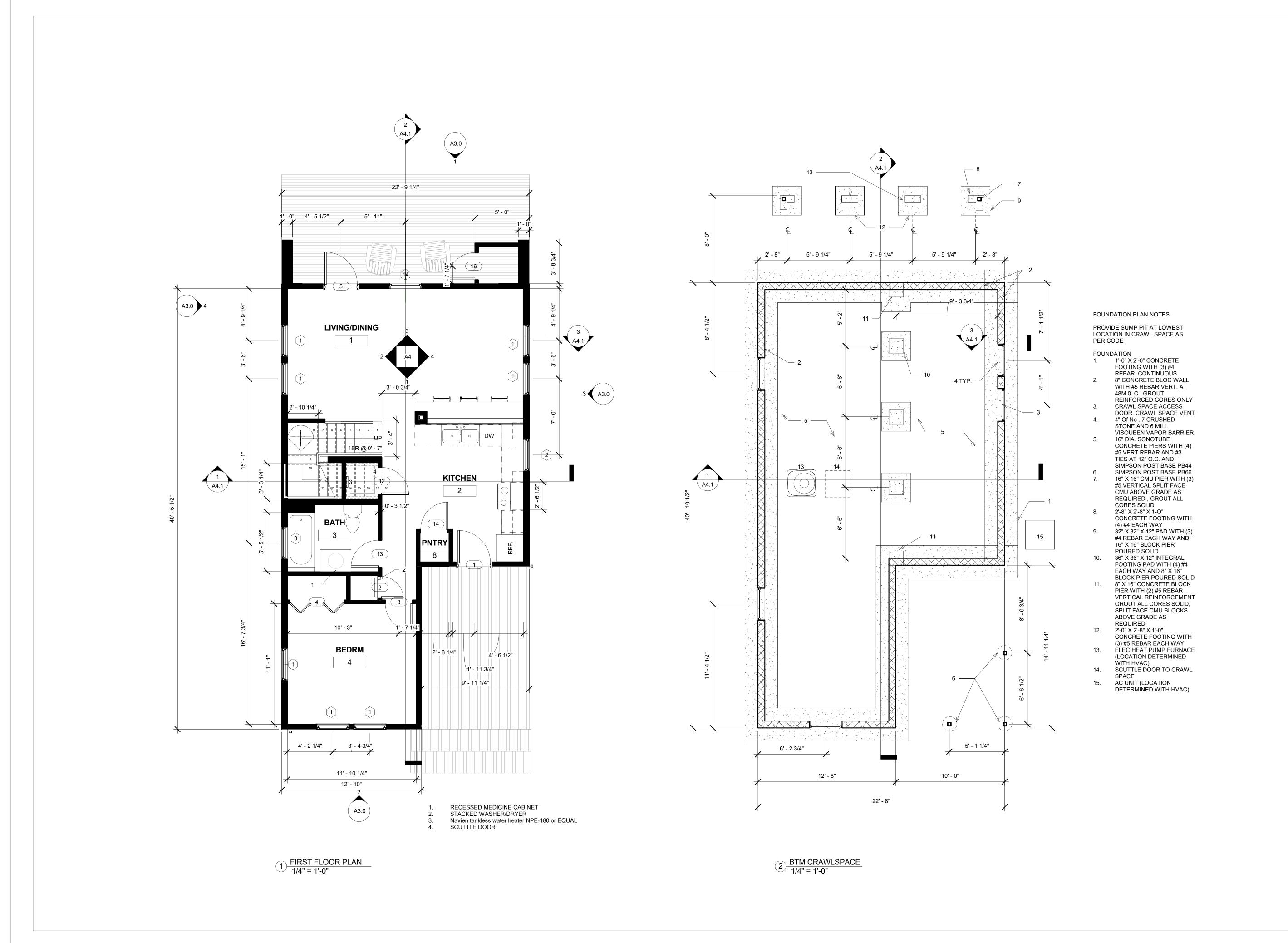
PERMEARI F ARFA AROLIND TREE

SIDEWALK 4' AT SIDEWALK

NEW SIDEWALK

U - 0 U - 0 U - 0 U - 1/2 U - 1/2

2 NEIGHBORHOOD MAP 1" = 40'-0"



Jon Racek Studio

jonracek@gmail.com 617-921-5445

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax

e-mail

Consultant
Address
Address
Phone
Fax

Consultant Address Address Phone Fax

e-mail

**BID SET** 

No. Description Date

Cottage Grove
FLOOR PLANS

Project number 2017-1

Date 10.10.17

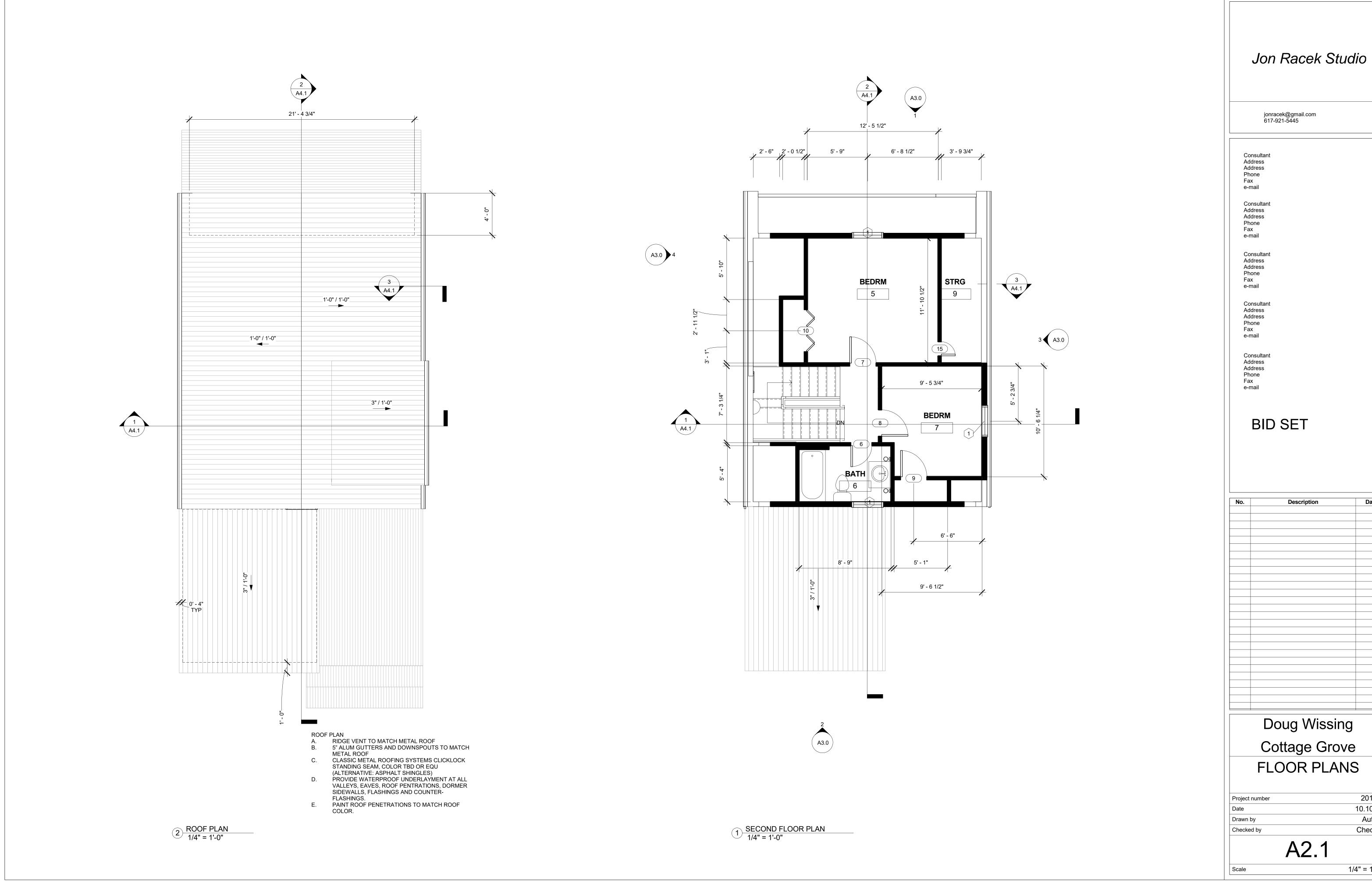
Drawn by Author

Checked by Checker

A2.0

Scale

Author Checker 1/4" = 1'-0"



Date Doug Wissing

Cottage Grove

2017-1 10.10.17 Author Checker

1/4" = 1'-0"

