CITY OF BLOOMINGTON

HEARING OFFICER

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**

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

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

BLOOMINGTON HEARING OFFICER **CASE #: V-28-17**
STAFF REPORT **DATE: November 1, 2017**
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.*

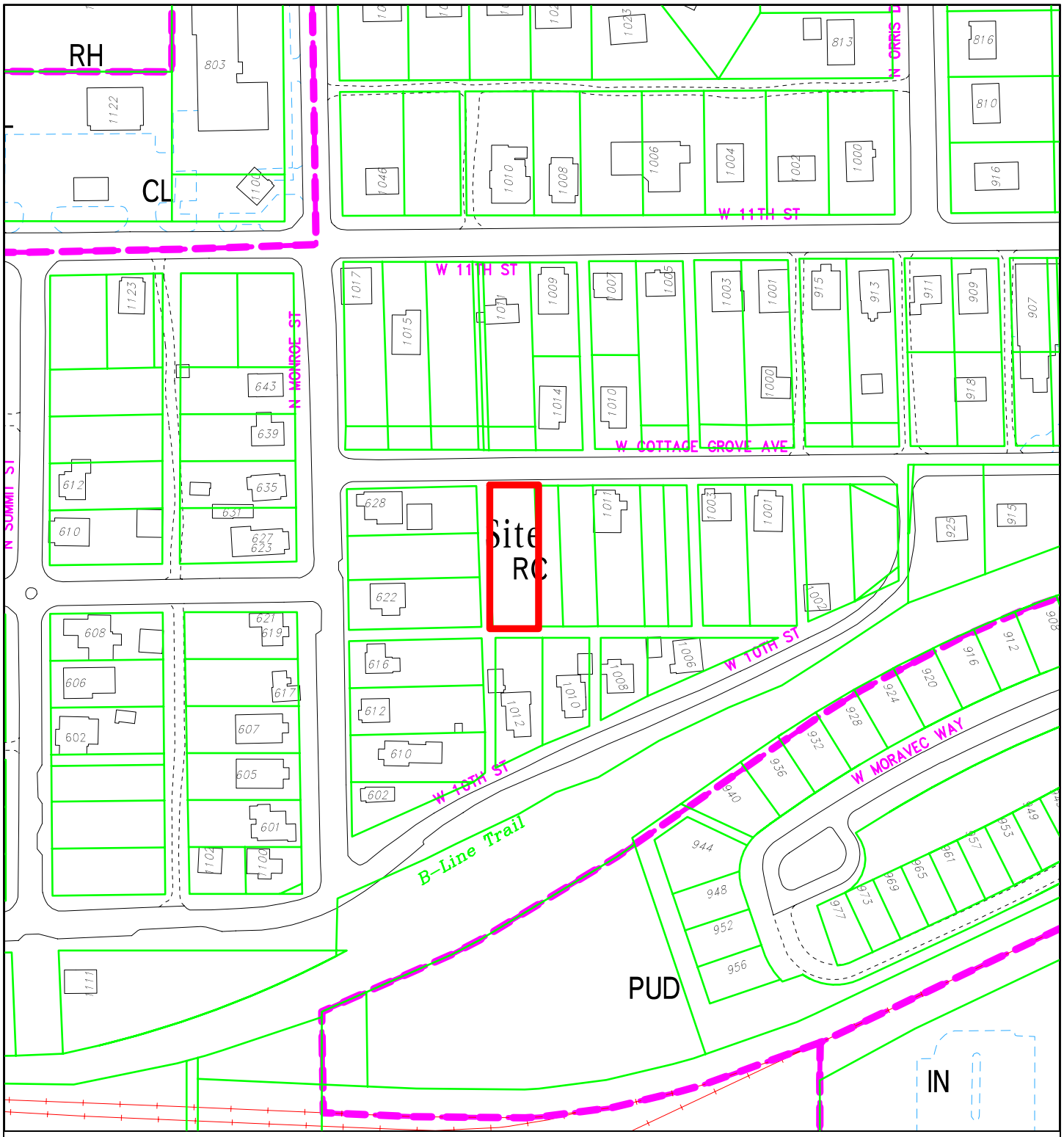
RECOMMENDED FINDING: No negative effect from the construction of a single family residence on adjacent properties is expected. As mentioned previously, the lot will be developed with a single family residence as have all of the surrounding properties. The preservation of the tree will improve the look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



V-28-17 Doug Wissing

1015 W Cottage Grove

Hearing Officer

Site Location, Zoning, Parcels

By: greulice

27 Oct 17

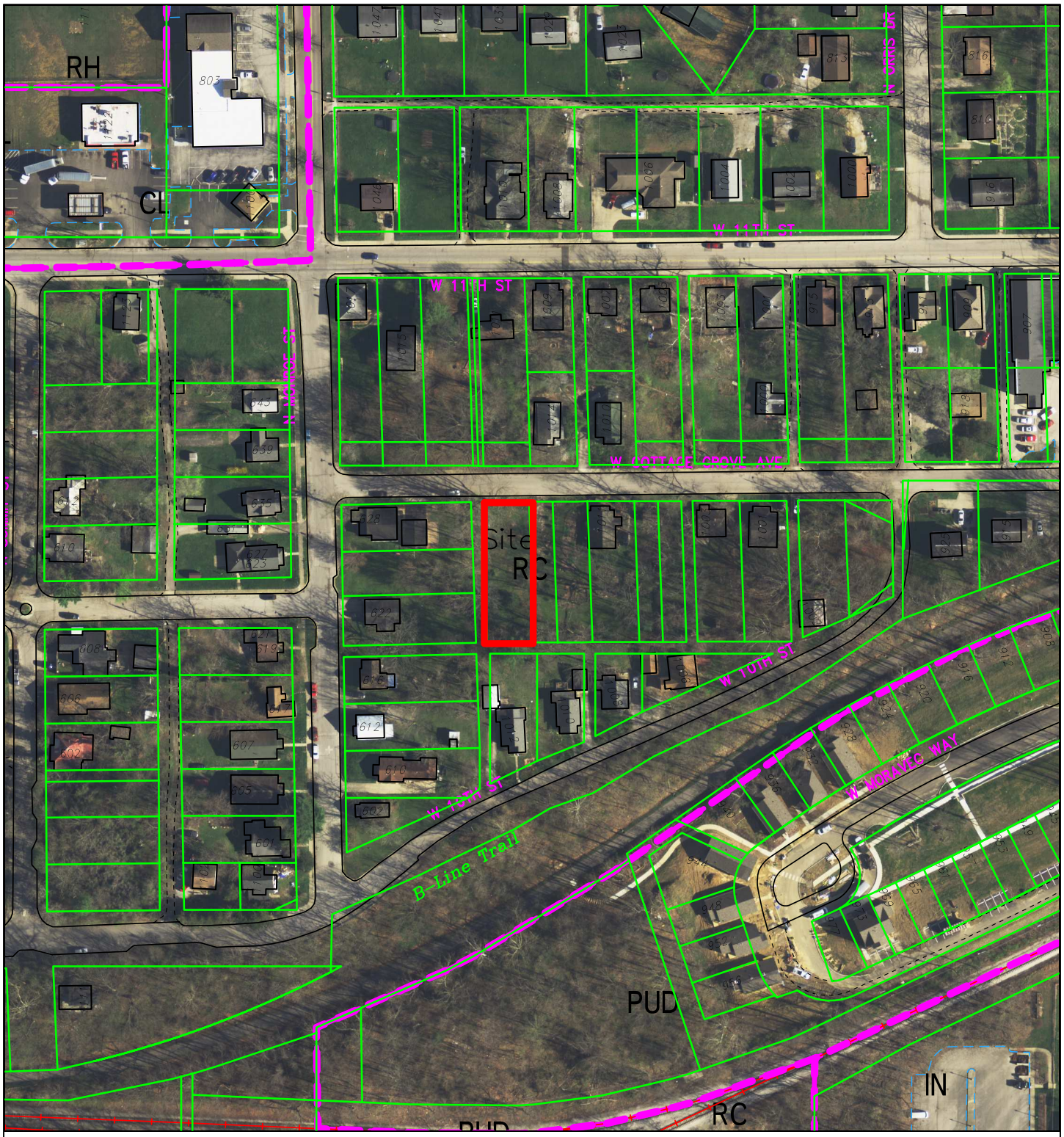
150 0 150 300 450

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'

For reference only; map information NOT warranted.



V-28-17 Doug Wissing

1015 W Cottage Grove

Hearing Officer

2016 Aerial Photograph

By: greulice

27 Oct 17

150 0 150 300 450

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'

For reference only; map information NOT warranted.

Douglas A. Wissing
Journalist/Author
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(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.

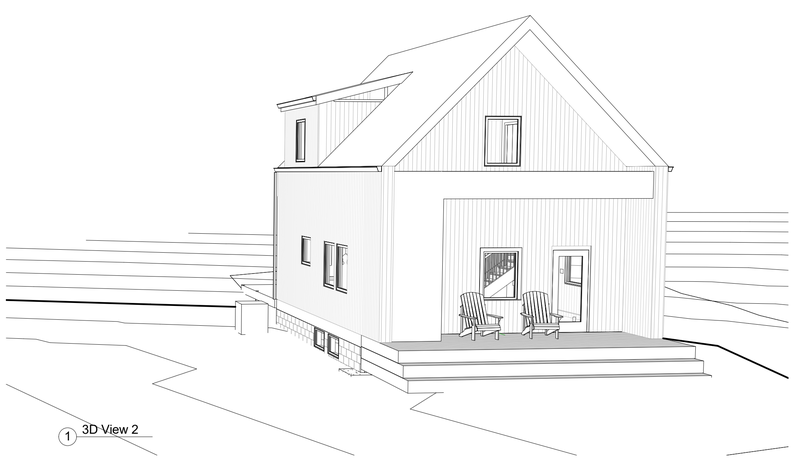
All best,

Doug Wissing

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 Schedule								
Mark	Type	Family and Type	Height	Width	Finish	Frame Type	Description	Count
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_Door_-_Flush_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_Door_-_Flush_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/DINING	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.
		986 SF				



1 3D View 2

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.

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BID SET

No.	Description	Date

Doug Wissing

Cottage Grove

COVER

Project number	2017-1
Date	10.10.17
Drawn by	Author
Checked by	Checker

A0

Scale

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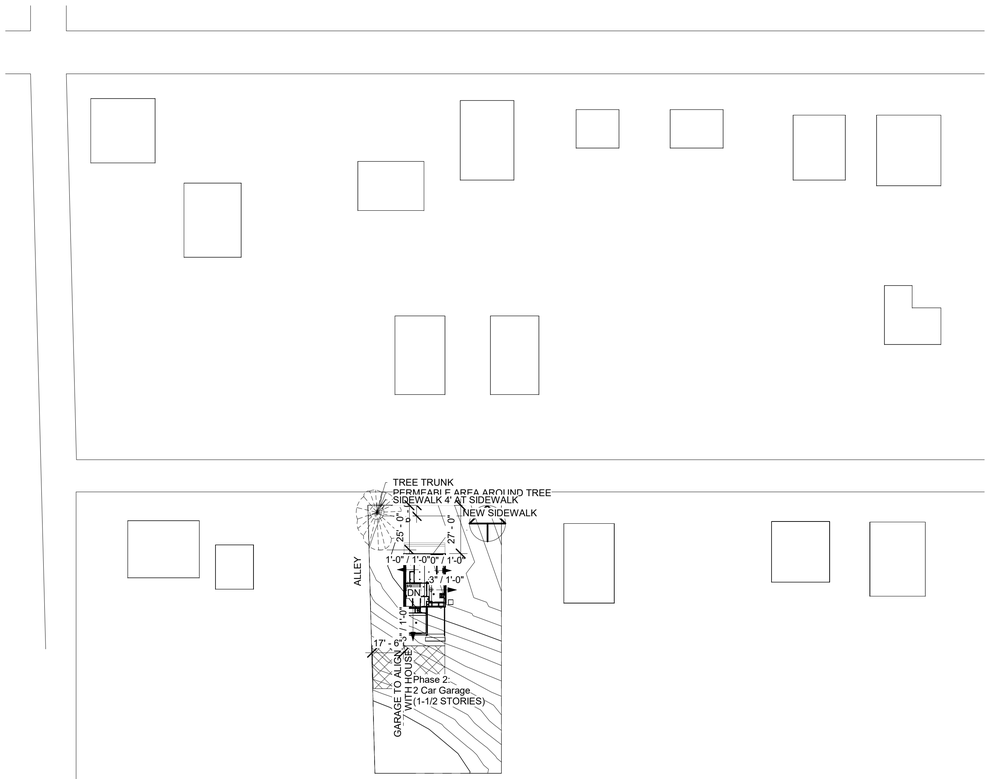
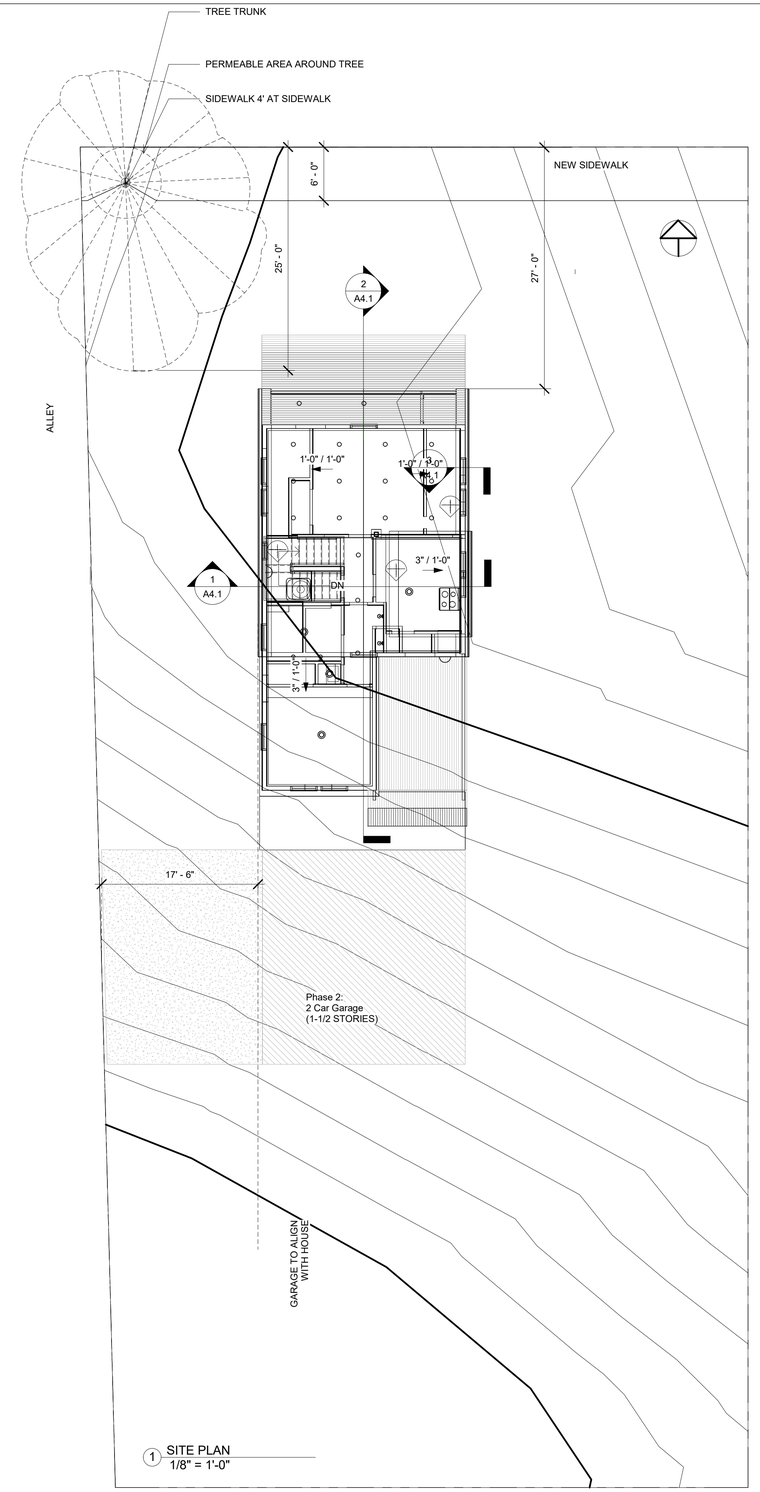


2 NEIGHBORHOOD MAP
1" = 40'-0"



1 SITE PLAN
1/8" = 1'-0"

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No.	Description	Date

Doug Wissing

Cottage Grove

SITE PLAN/ NEIGHBORHOOD MAP

Project number	2017-1
Date	10.10.17
Drawn by	Author
Checked by	Checker

A1

Scale	As indicated

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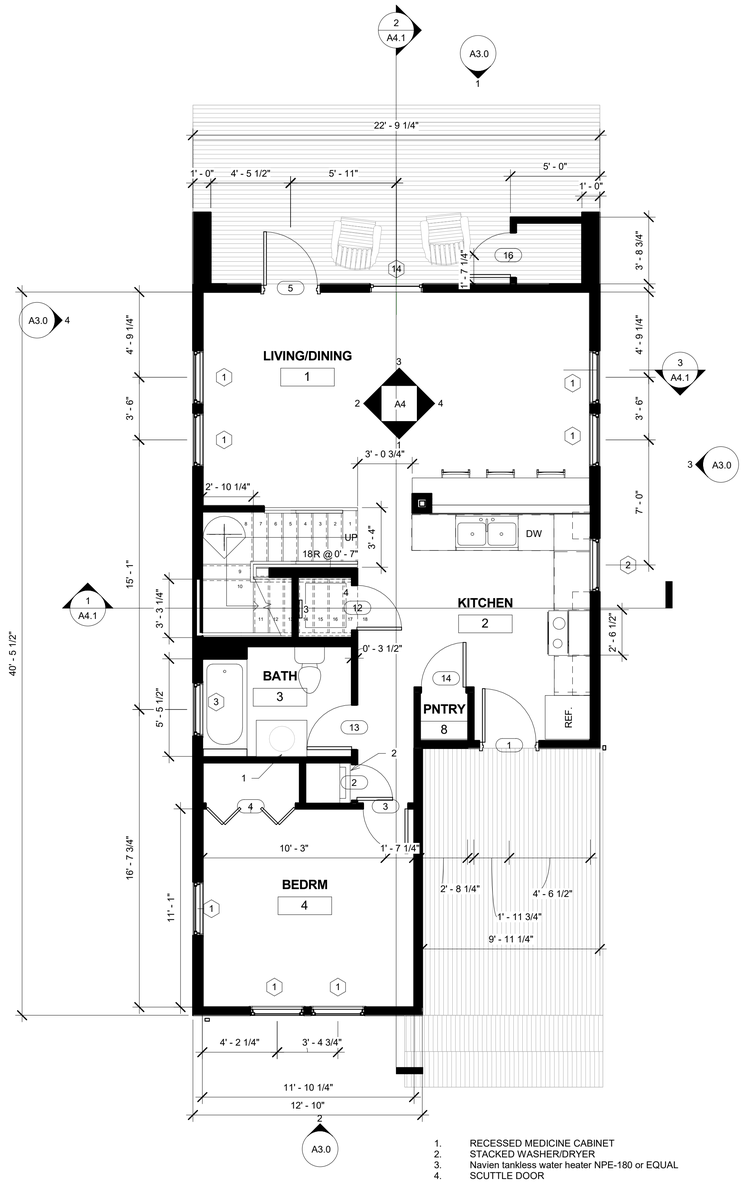
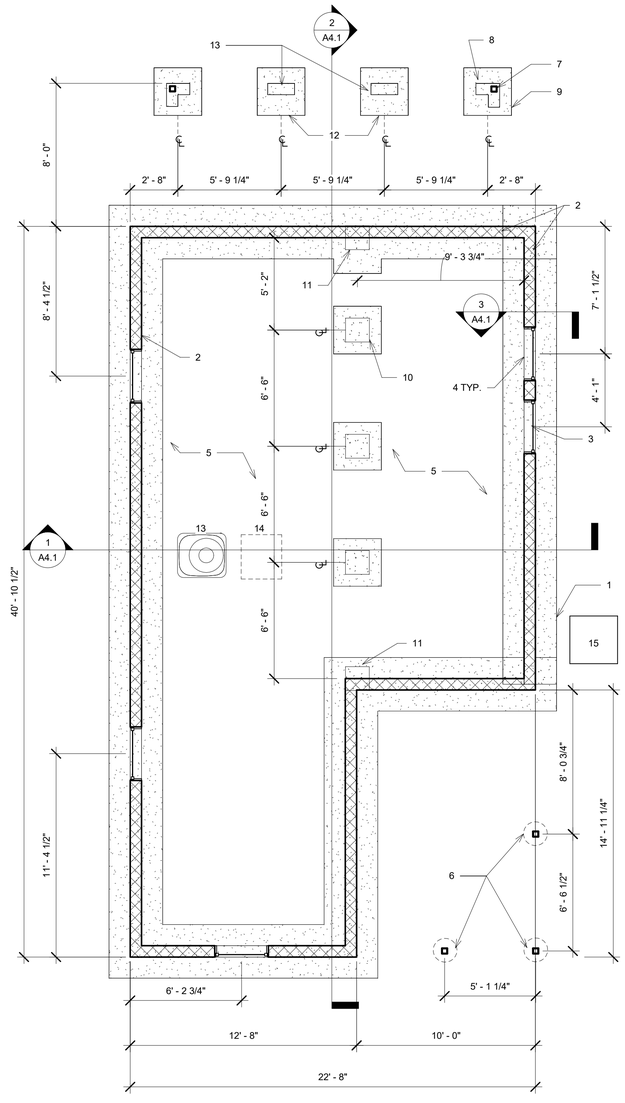


1. RECESSED MEDICINE CABINET
2. STACKED WASHER/DRYER
3. Navien tankless water heater NPE-180 or EQUAL
4. SCUTTLE DOOR

1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 BTM CRAWLSPACE
1/4" = 1'-0"

FOUNDATION PLAN NOTES

PROVIDE SUMP PIT AT LOWEST LOCATION IN CRAWL SPACE AS PER CODE

FOUNDATION

1. 1'-0" X 2'-0" CONCRETE FOOTING WITH (3) #4 REBAR, CONTINUOUS
2. 8" CONCRETE BLOC WALL WITH #5 REBAR VERT. AT 48M 0 .C., GROUT REINFORCED CORES ONLY
3. CRAWL SPACE ACCESS DOOR. CRAWL SPACE VENT
4. 4" Of No . 7 CRUSHED STONE AND 6 MILL VISQUEEN VAPOR BARRIER
5. 16" DIA. SONOTUBE CONCRETE PIERS WITH (4) #5 VERT REBAR AND #3 TIES AT 12" O.C. AND SIMPSON POST BASE PB44
6. SIMPSON POST BASE PB66
7. 16" X 16" CMU PIER WITH (3) #5 VERTICAL SPLIT FACE CMU ABOVE GRADE AS REQUIRED , GROUT ALL CORES SOLID
8. 2'-8" X 2'-8" X 1-0" CONCRETE FOOTING WITH (4) #4 EACH WAY
9. 32" X 32" X 12" PAD WITH (3) #4 REBAR EACH WAY AND 16" X 16" BLOCK PIER POURED SOLID
10. 36" X 36" X 12" INTEGRAL FOOTING PAD WITH (4) #4 EACH WAY AND 8" X 16" BLOCK PIER POURED SOLID
11. 8" X 16" CONCRETE BLOCK PIER WITH (2) #5 REBAR VERTICAL REINFORCEMENT GROUT ALL CORES SOLID, SPLIT FACE CMU BLOCKS ABOVE GRADE AS REQUIRED
12. 2'-0" X 2'-8" X 1'-0" CONCRETE FOOTING WITH (3) #5 REBAR EACH WAY
13. ELEC HEAT PUMP FURNACE (LOCATION DETERMINED WITH HVAC)
14. SCUTTLE DOOR TO CRAWL SPACE
15. AC UNIT (LOCATION DETERMINED WITH HVAC)

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BID SET

No.	Description	Date

Doug Wissing
Cottage Grove
FLOOR PLANS

Project number	2017-1
Date	10.10.17
Drawn by	Author
Checked by	Checker

A2.0

Scale 1/4" = 1'-0"

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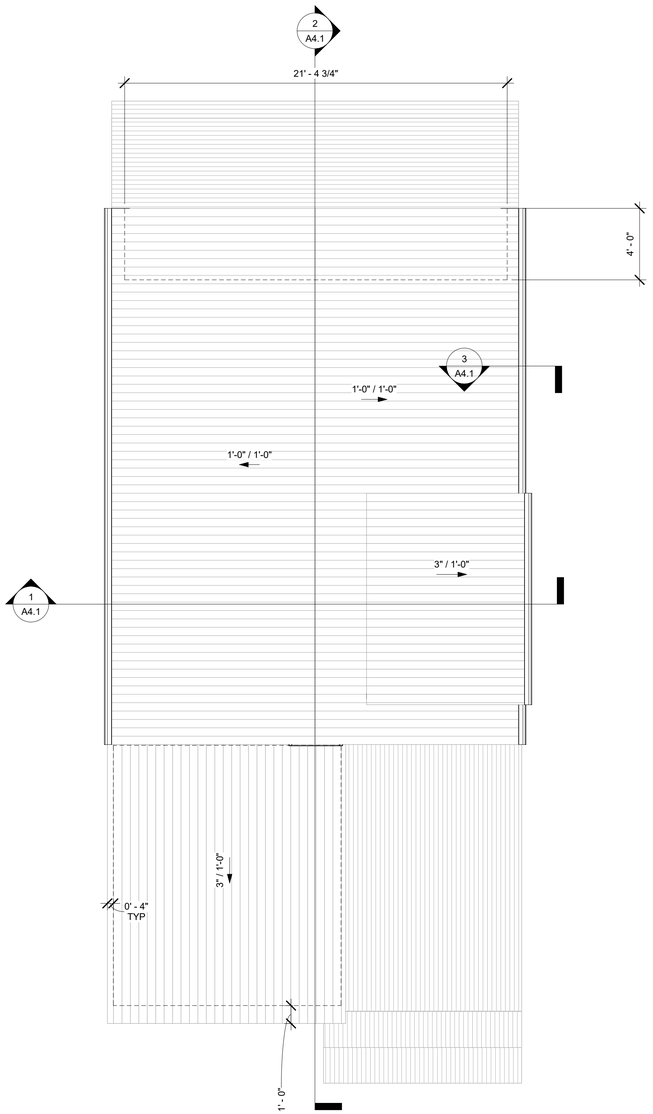
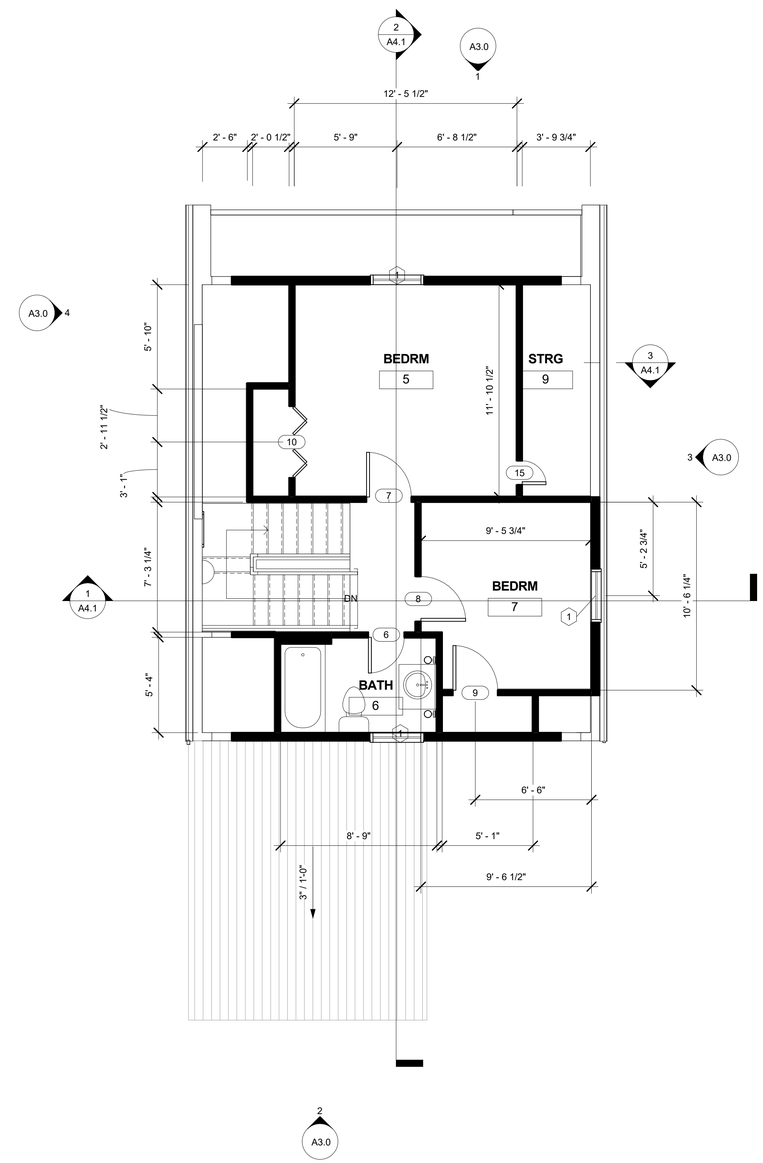


ROOF PLAN
A. RIDGE VENT TO MATCH METAL ROOF
B. 5" ALUM GUTTERS AND DOWNSPOUTS TO MATCH METAL ROOF
C. CLASSIC METAL ROOFING SYSTEMS CLICKLOCK STANDING SEAM, COLOR TBD OR EQU (ALTERNATIVE: ASPHALT SHINGLES)
D. PROVIDE WATERPROOF UNDERLAYMENT AT ALL VALLEYS, EAVES, ROOF PENTRATIONS, DORMER SIDEWALLS, FLASHINGS AND COUNTER-FLASHINGS.
E. PAINT ROOF PENETRATIONS TO MATCH ROOF COLOR.

2 ROOF PLAN
1/4" = 1'-0"



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

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BID SET

No.	Description	Date

Doug Wissing
Cottage Grove
FLOOR PLANS

Project number	2017-1
Date	10.10.17
Drawn by	Author
Checked by	Checker

A2.1

Scale	1/4" = 1'-0"

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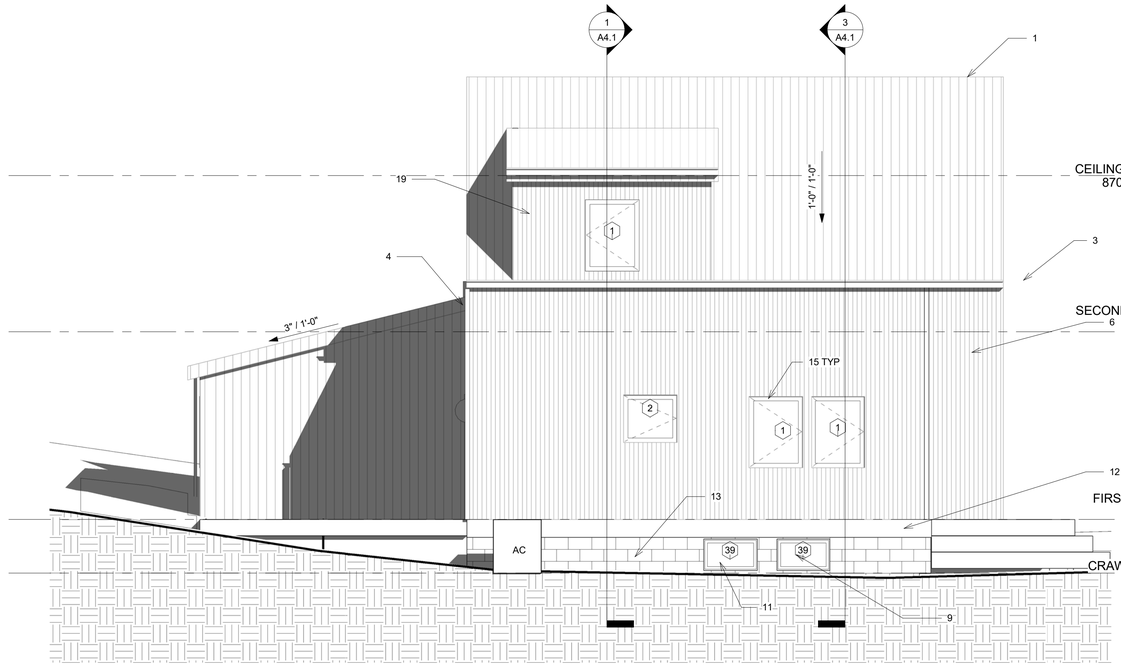
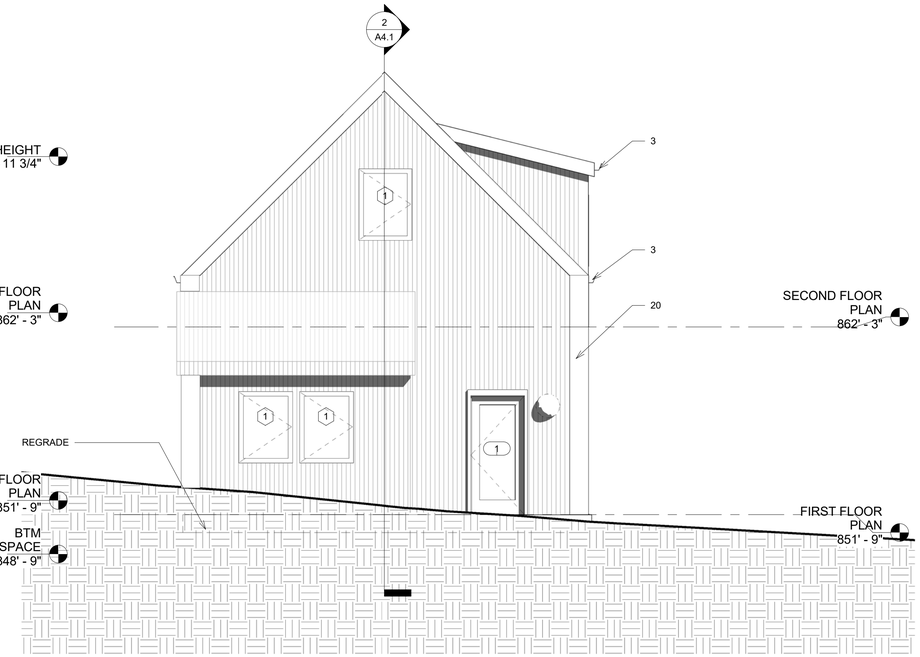
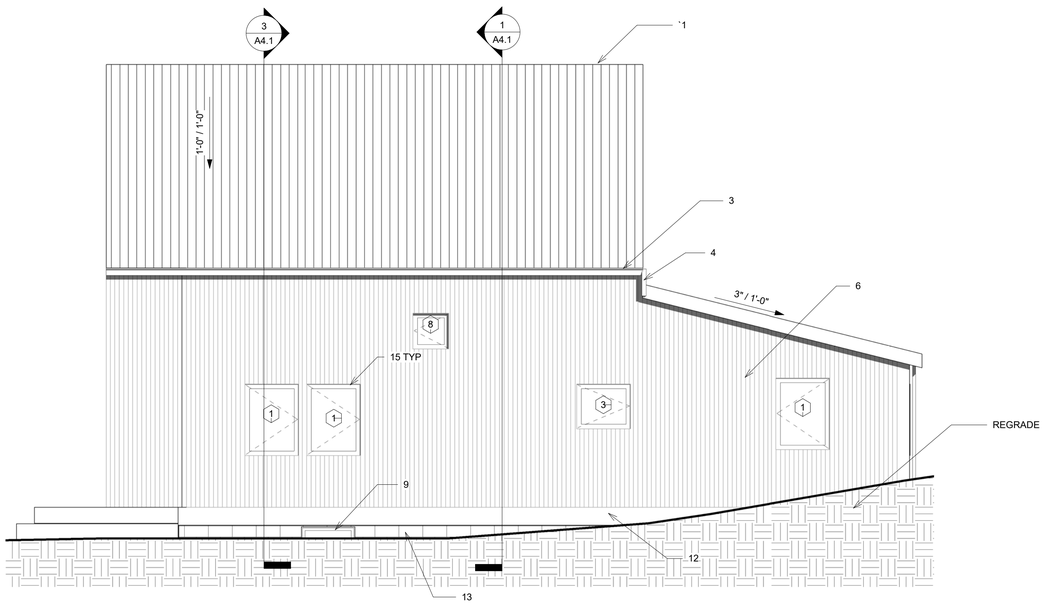


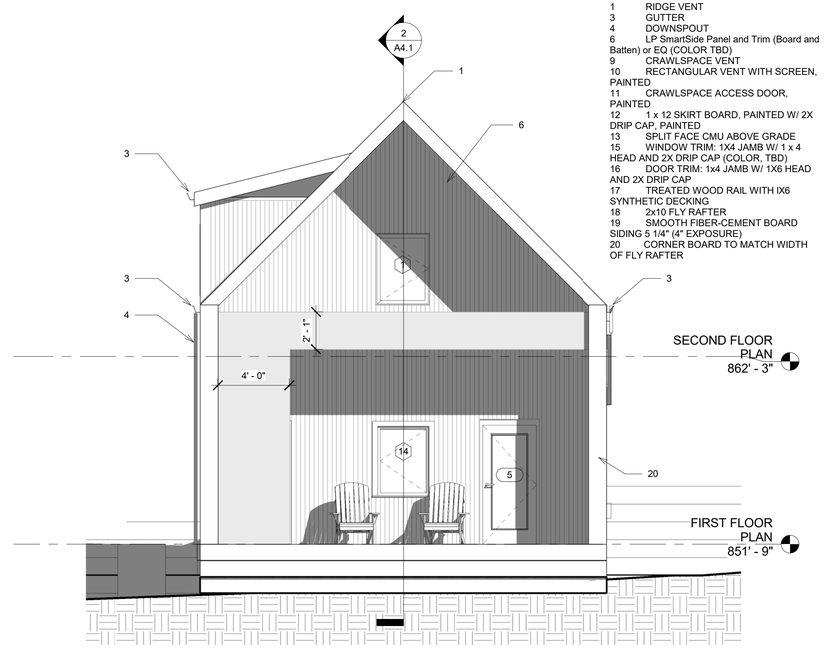
3 East
1/4" = 1'-0"



2 South
1/4" = 1'-0"



4 West
1/4" = 1'-0"



1 North
1/4" = 1'-0"

1 RIDGE VENT
3 GUTTER
4 DOWNSPOUT
6 LP SmartSide Panel and Trim (Board and Batten) or EQ (COLOR TBD)
9 CRAWLSPACE VENT
10 RECTANGULAR VENT WITH SCREEN, PAINTED
11 CRAWLSPACE ACCESS DOOR, PAINTED
12 1 x 12 SKIRT BOARD, PAINTED W/ 2X DRIP CAP, PAINTED
13 SPLIT FACE CMU ABOVE GRADE
15 WINDOW TRIM: 1X4 JAMB W/ 1 x 4 HEAD AND 2X DRIP CAP (COLOR, TBD)
16 DOOR TRIM: 1x4 JAMB W/ 1X6 HEAD AND 2X DRIP CAP
17 TREATED WOOD RAIL WITH IX6 SYNTHETIC DECKING
18 2x10 FLY RAFTER
19 SMOOTH FIBER-CEMENT BOARD SIDING 5 1/4" (4" EXPOSURE)
20 CORNER BOARD TO MATCH WIDTH OF FLY RAFTER

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BID SET

No.	Description	Date

Doug Wissing
Cottage Grove
ELEVATIONS

Project number	2017-1
Date	10.10.17
Drawn by	Author
Checked by	Checker

A3.0

Scale	1/4" = 1'-0"

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