CITY OF BLOOMINGTON

HEARING OFFICER

December 13, 2017 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
December 13, 2017 at 2:00 p.m. ***Kelly Conference Room #155**

PETITIONS:

- UV-31-17 **Quishman Properties**
  1021 S. Walnut St.
  Request: Use variance to allow ground floor residential units in the Commercial General (CG) zoning district.
  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#: UV-31-17**
STAFF REPORT **DATE: December 13, 2017**
LOCATION: 1021 S. Walnut St

PETITIONER: Quishman Properties
1021 S. Walnut Street

REQUEST: The property is located at 1021 S. Walnut Street and is zoned Commercial General (CG). The properties to the east are zoned Residential Core (RC), to the west are Commercial Arterial (CA), and to the north and south are zoned Commercial General (CG).

The property has been developed with a two-story building with a recording studio and office space on the ground floor with one apartment on the second floor. The petitioner is requesting to allow 2 existing rooms on the ground floor to be used as sleeping rooms for users of the studio. There will be one minor addition to the building to create a separate external staircase to the upstairs. The addition will meet all setback requirements and no Plan Commission site plan review is needed for the addition. There is an existing sidewalk along the front of the property. A bike rack is also located adjacent to the building entrance. A parking area for vehicles is located on the south side of the property immediately adjacent to the alley and is paved.

20.09.140 CRITERIA AND FINDINGS FOR USE VARIANCE:

Findings of Fact: Pursuant to IC 36-7-4-918.4. the Board of Zoning Appeals or the Hearing Officer may grant a variance from use 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: No injury is found with the use variance request for the ground floor sleeping rooms. The main use of the ground floor and the building will still be a commercial use. The sleeping rooms will be an accessory to the main use of the building.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

Proposed Finding: No adverse impacts are found on the use and value of the adjacent area associated with the proposed use variance. There are several residential uses along this corridor and the main use of this building will still be a commercial business.

(3) The need for the variance arises from some condition peculiar to the property involved; and

Proposed Finding: Peculiar condition is found in that the property contains a use

that has a need for occasional sleeping rooms and helps facilitate the commercial business. There are several completely residential buildings along this corridor and allowing a portion of the ground floor to be used for on-site housing will help supplement the viability of the commercial business.

(4) The strict application of the terms of the Unified Development Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and

Proposed Finding: Hardship is found in that not allowing the 2 sleeping rooms would not allow the petitioner to utilize existing space in the building that was originally designed as a residence. The building has been remodeled for commercial space but was originally built as a residence. Allowing the 2 sleeping rooms does not require any changes to the existing building.

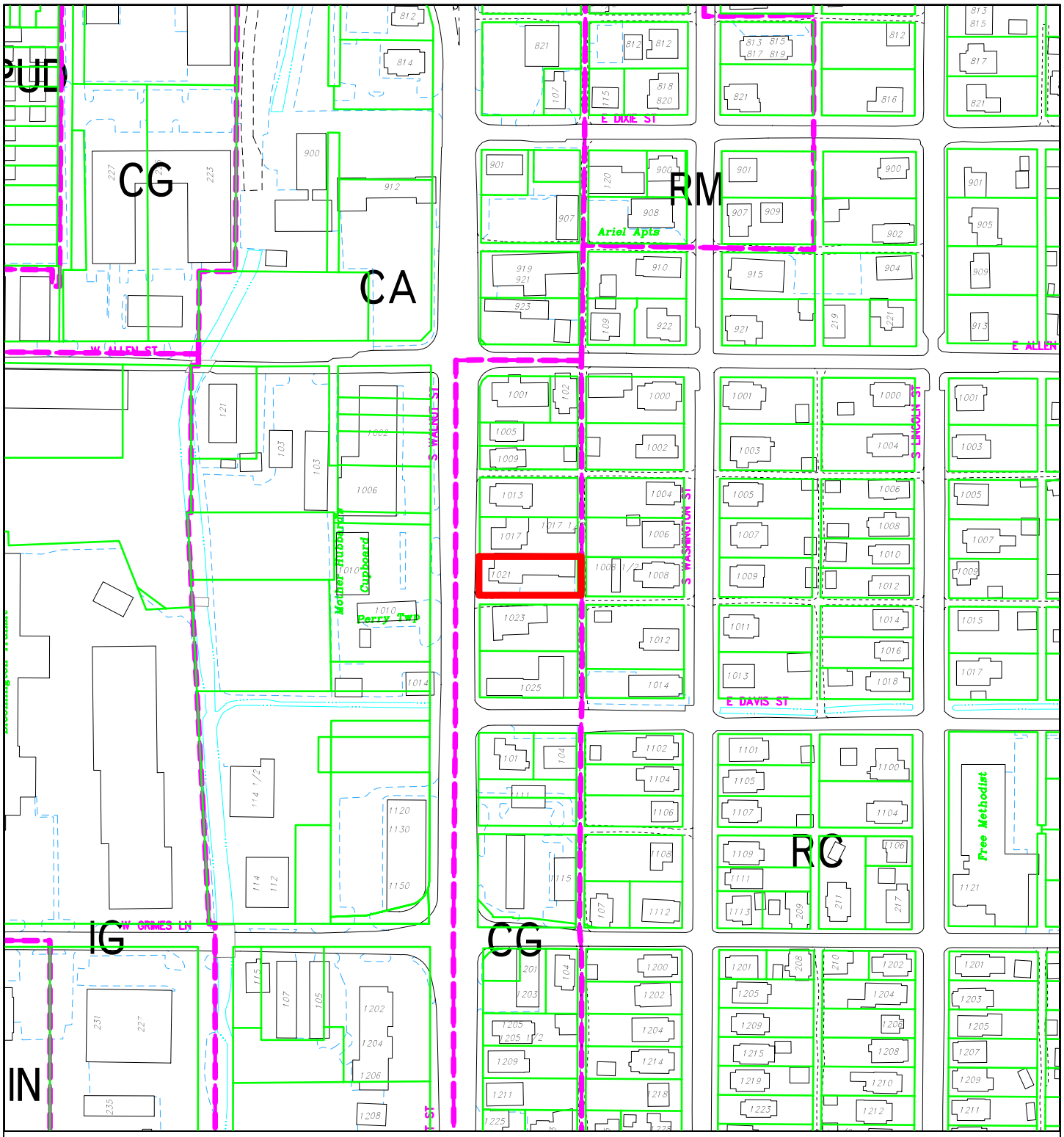
(5) The approval does not interfere substantially with the Growth Policies Plan.

Proposed Finding: The GPP designates this property as Community Activity Center (CAC). The CAC designation "is designed to provide community-serving commercial opportunities in the context of a high density, mixed-use development." The small size of the property does not provide an opportunity to develop the site by itself as envisioned by a typical CAC but the properties along this corridor function as a CAC.

While the Plan Commission findings were not available at the time of the report, Staff did not find any interference with this use variance request and recommended the Plan Commission forward this request to the Hearing Officer with a favorable recommendation.

RECOMMENDATION: The Department recommends that the Hearing Officer adopt the proposed findings and recommends approval with the following conditions:

1. A bike rack for 4 bicycle spaces is required to be installed within 50' of the entrance of the building.



UV-31-17 Quishman Properties

1021 S Walnut Street

Plan Commission

Site location, Zoning, Parcels

By: greulice

8 Dec 17

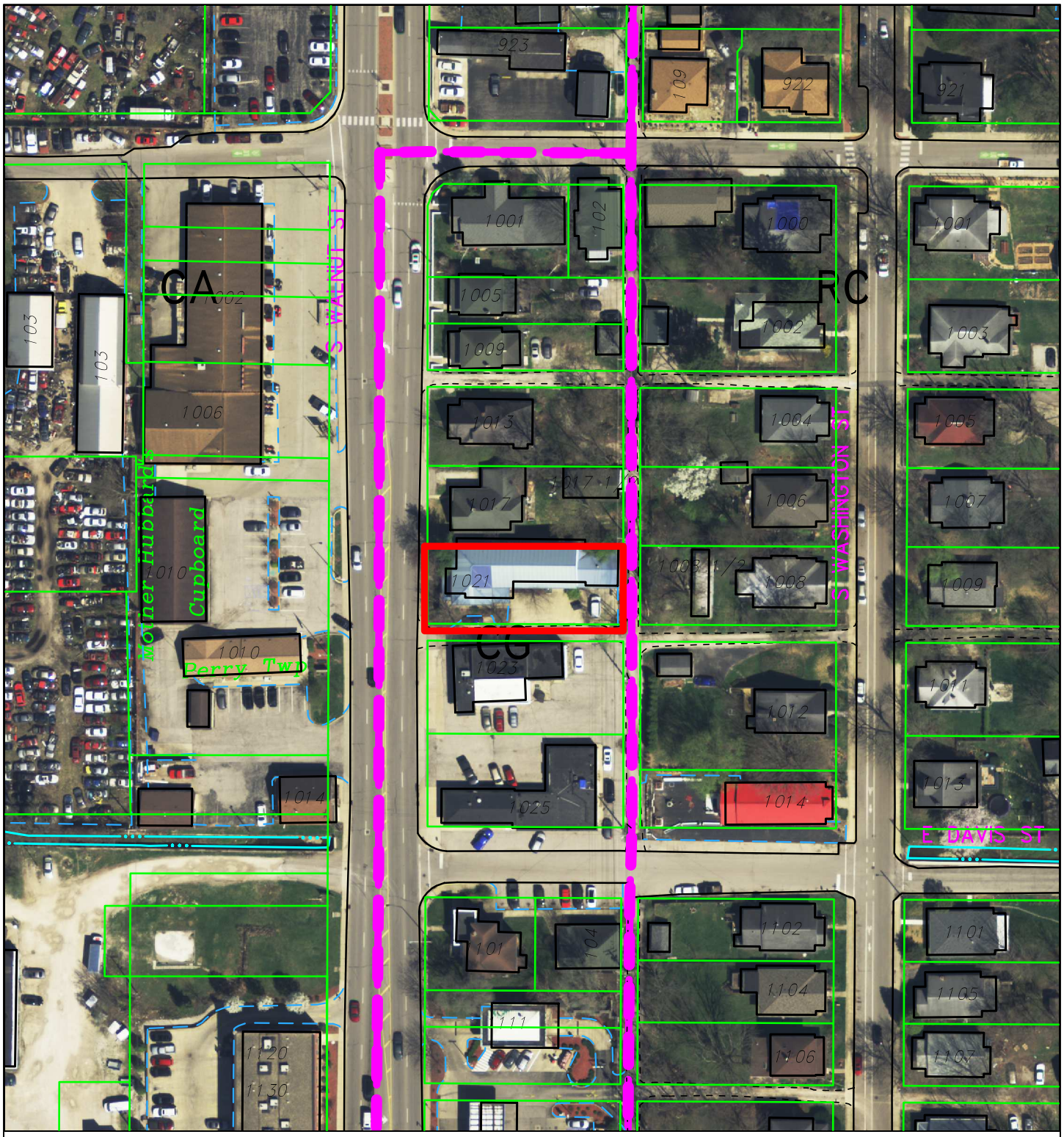
200 0 200 400 600

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.



UV-31-17 Quishman Properties

1021 S Walnut Street

Plan Commission

2016 Aerial Photograph

By: greulice

8 Dec 17

100 0 100 200 300

N

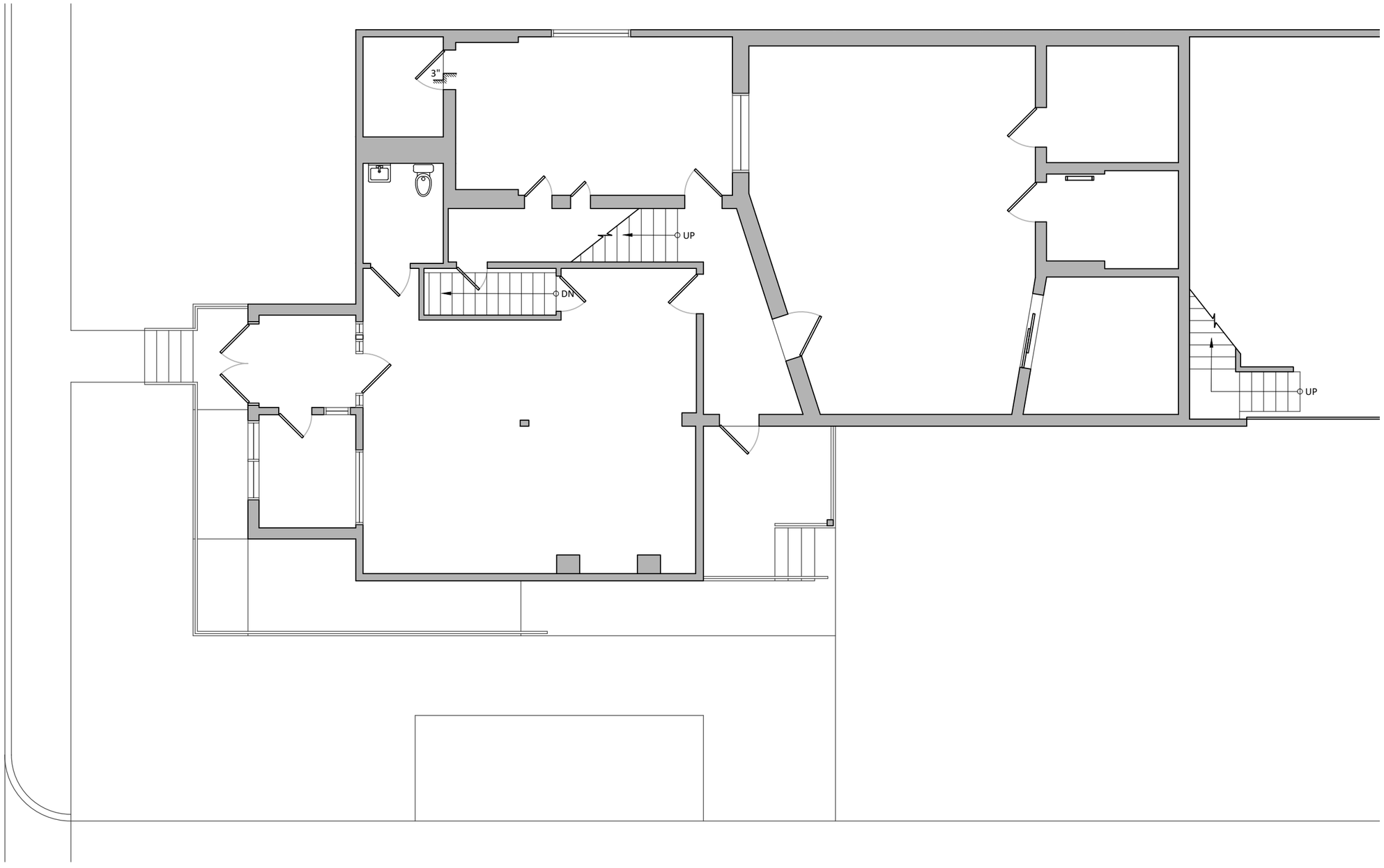
City of Bloomington
Planning & Transportation

Scale: 1" = 100'

For reference only; map information NOT warranted.

Petitioner's Statement for
Sleeping Units on Ground Level of Russian Recording
(1021 S. Walnut St)

I am requesting a use variance to build two sleeping units on the ground floor of my recording studio, Russian Recording, located at 1021 S. Walnut St. The purpose of the sleeping units is to provide accommodations for out-of-town bands recording at the studio. About 70% of our client base comes from out of town, so this would provide our clients with a place to stay during their recording session, which will help increase revenue, and provide a more appealing experience for potential clientele.



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213 SOUTH ROGERS, SUITE 5
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revisions

project title

RUSSIAN RECORDING APTS
1021 SOUTH WALNUT

BLOOMINGTON, INDIANA

project information

PROJECT NO: 17-28
ISSUE DATE: 8.10.17
REVISION DATE:

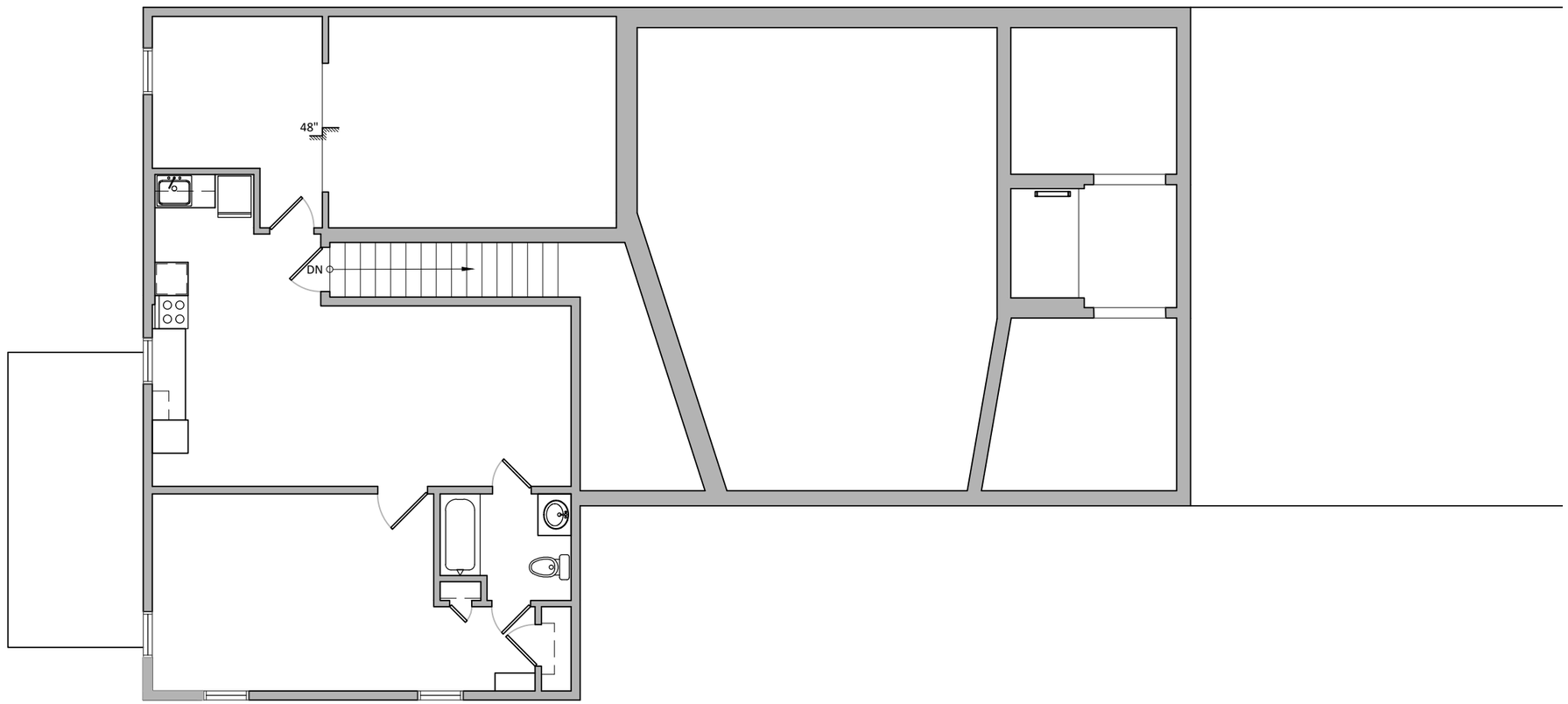
DRAWN BY:
CHECKED BY:

sheet title

EXISTING
MAIN FLOOR PLAN

sheet number

EX-1



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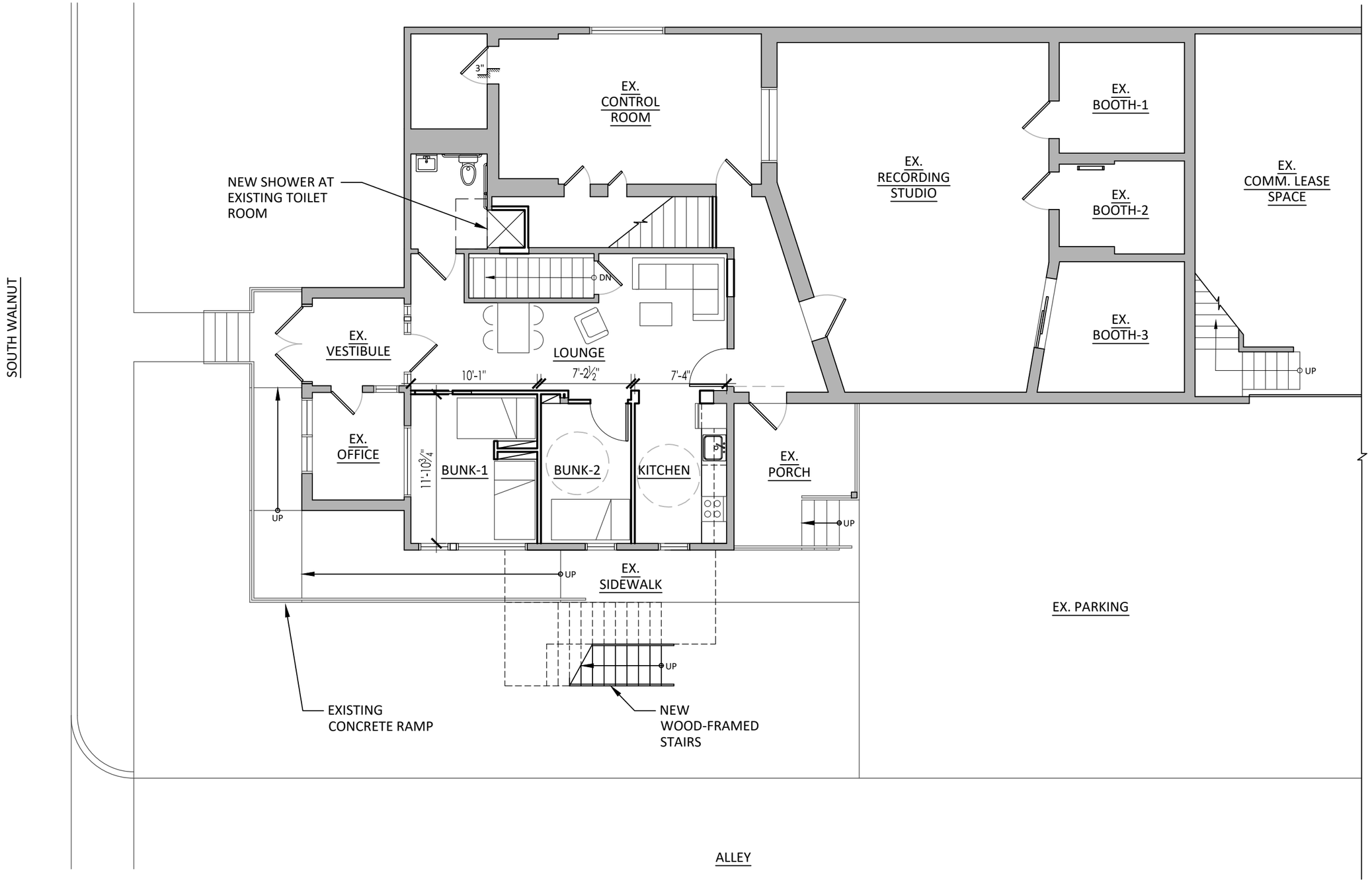
sheet title

EXISTING
UPPER FLOOR PLAN

sheet number

EX-2



UPPER FLOOR

A FLOOR PLAN

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

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1021 SOUTH WALNUT
BLOOMINGTON, INDIANA

project information

PROJECT NO:
ISSUE DATE: 17-28
REVISION DATE: 8.10.17

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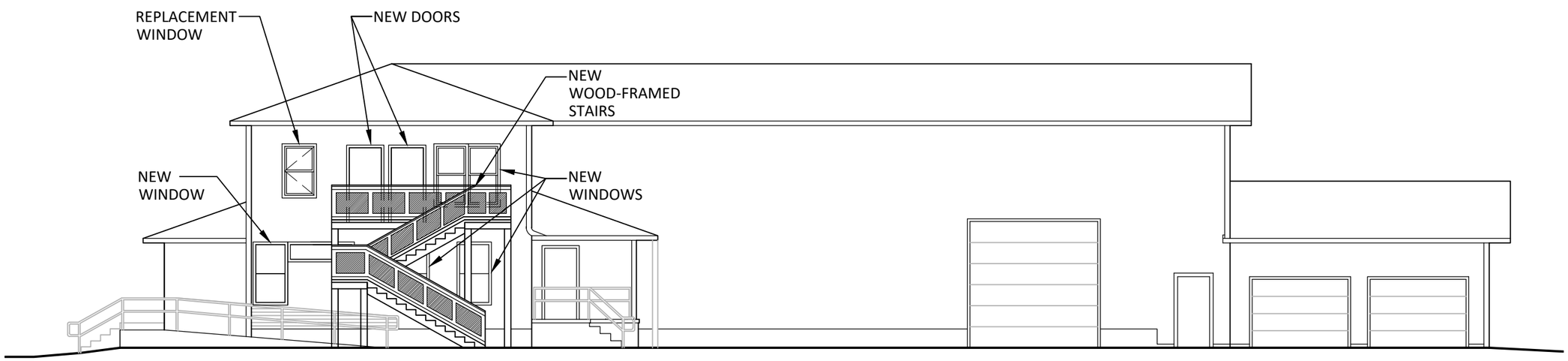
sheet title

MAIN LEVEL FLOOR PLAN

sheet number

A1



B SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

A WEST ELEVATION

SCALE: 3/32" = 1'-0"

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1021 SOUTH WALNUT
BLOOMINGTON, INDIANA

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PROJECT NO: 17-28
ISSUE DATE:
REVISION DATE: 8.10.17

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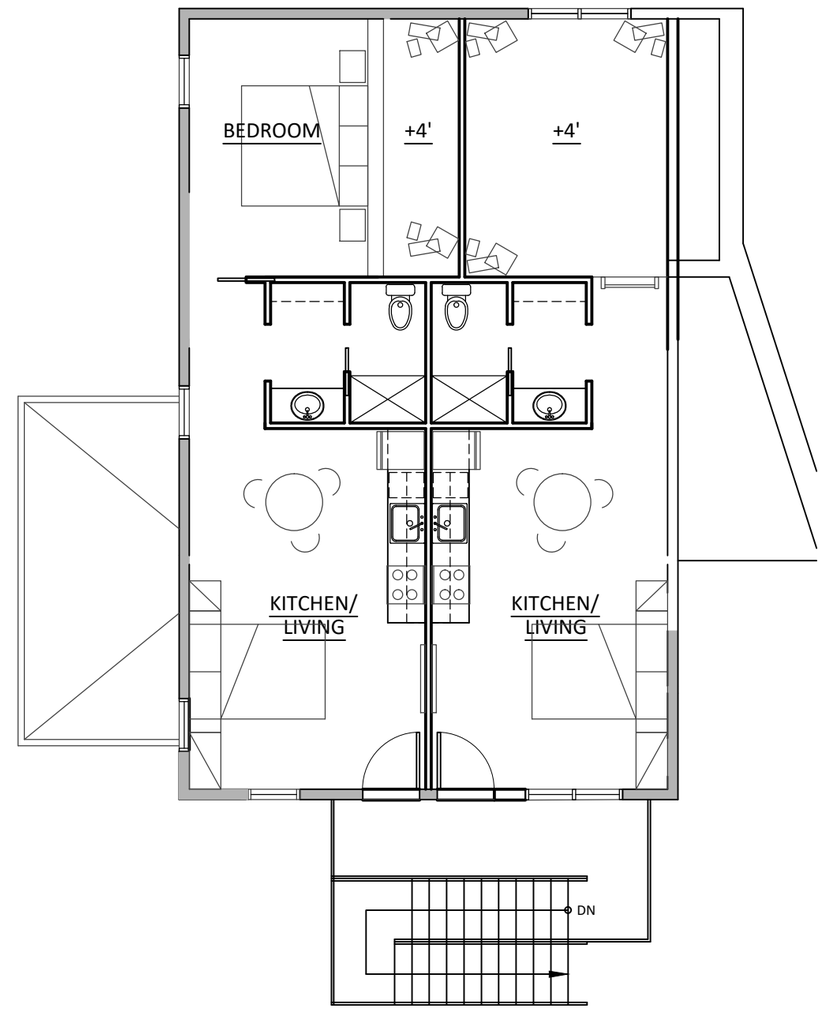
sheet title

WEST AND SOUTH ELEVATIONS

sheet number

A3



A UPPER FLOOR
OPTION C
SCALE: 1/8" = 1'-0"

springpoint ARCHITECTS

revisions

project title

RUSSIAN RECORDING APTS
1021 SOUTH WALNUT
BLOOMINGTON, INDIANA

project information

PROJECT NO: 17-47
ISSUE DATE: 10.19.17
REVISION DATE:

DRAWN BY:
CHECKED BY:

sheet title

UPPER LEVEL
FLOOR PLAN

sheet number

SK-2