

# CITY OF BLOOMINGTON



March 7, 2018 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON  
HEARING OFFICER  
March 7, 2018 at 2:00 p.m.

\*Kelly Conference Room #155

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**PETITIONS:**

V-02-18

**Indiana Chapter of Delta Upsilon**

1200 E. 3<sup>rd</sup> St.

Request: Variance from front yard building setback standards to allow an addition to an existing fraternity.

*Case Manager: Amelia Lewis*

**\*\*Next Meeting: March 21, 2018**

**Last Updated: 2/23/2018**

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

**BLOOMINGTON HEARING OFFICER**  
**LOCATION: 1200 E. 3<sup>rd</sup> Street**

**CASE #: V-02-18**  
**DATE: March 7, 2018**

**PETITIONER:** Delta Upsilon Fraternity  
 1200 E 3rd Street, Bloomington

**CONSULTANT:** Doug Bruce, Tabor Bruce Architecture  
 1101 S Walnut Street, Bloomington

**REQUEST:** The petitioners are requesting a variance from the front building setback for an addition to a fraternity.

**REPORT:** The site is located at the southeast corner of E. 3<sup>rd</sup> Street and S. Ballantine Road and is developed with a fraternity. The site is zoned Institutional (IN). The petitioner is proposing a 650 square foot addition to the southwest portion of the building to create additional living space for a Resident Advisor.

With two street facing frontages, the property has front yard building setbacks along both E. 3<sup>rd</sup> Street and S. Ballantine Road. Along S. Ballantine Road, the existing building exceeds the required 15 foot setback line. The proposed addition would extend 17 feet west towards S. Ballantine Road, maintaining a 12 foot setback from the property line and a 5 foot setback from the proposed right of way in the Thoroughfare Plan. The Unified Development Ordinance requires a 15 foot front yard setback from the proposed right of way in the Thoroughfare Plan.

The petition also includes the interior remodel of the existing bike room which would become the new live-in unit for the Resident Advisor and the bike room would be moved to the space created by the proposed addition. Approval of the variance would allow for the addition of the building to extend into the front yard setback.

**CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**  
**Front Yard Setback: Addition to Existing Structure**

**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.*

**FINDING:** The Department finds no injury with this petition. The proposed addition will extend the building to the west while still maintaining adequate room for the sidewalk and not negatively impacting the pedestrian experience along Ballantine.

- 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.*

**FINDING:** The Department finds no negative effects from this proposal on the areas adjacent to the property. The proposed addition would have a setback similar to other structures along Ballantine. The proposed addition has been designed to match the existing structure.

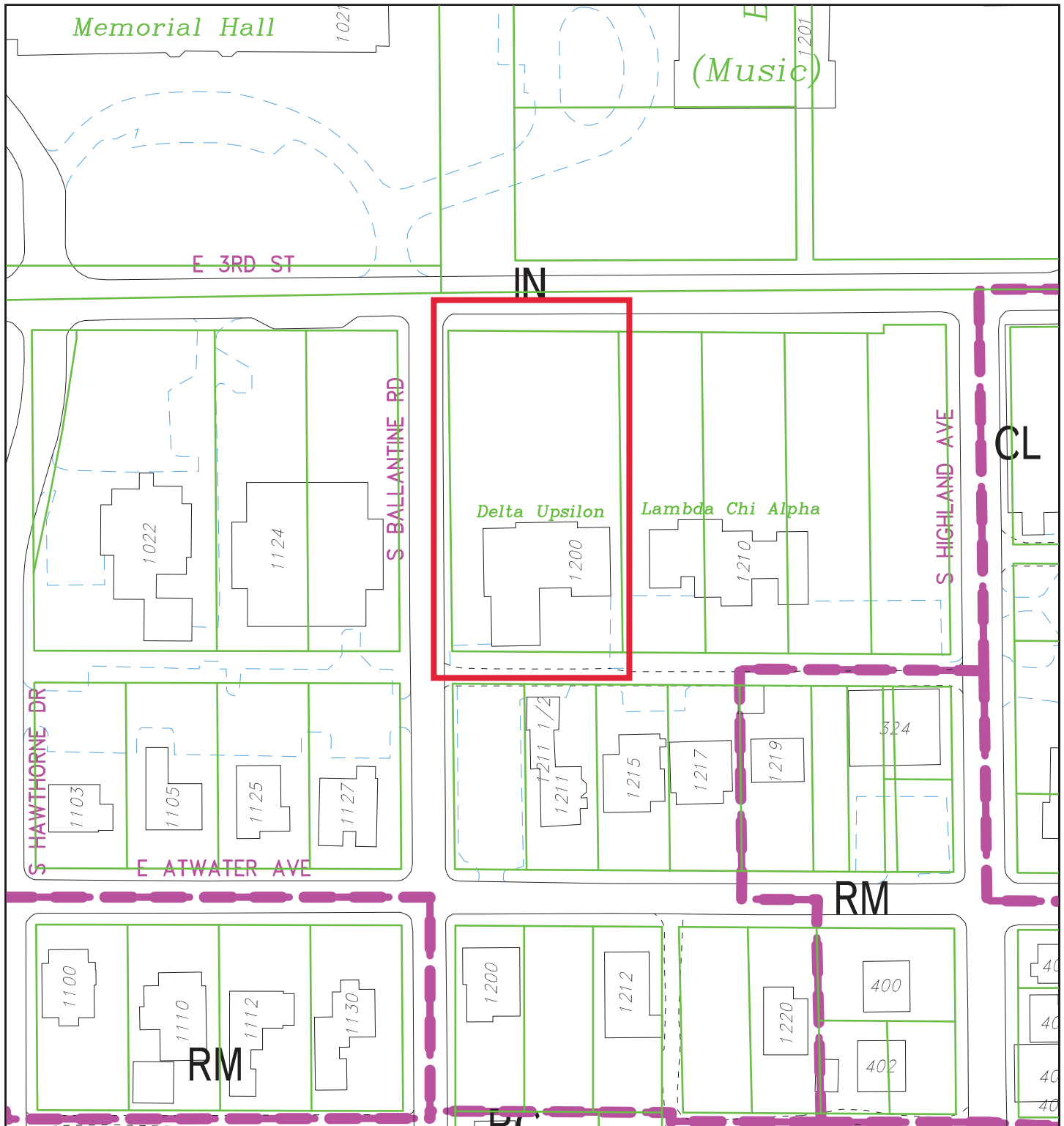
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**FINDING:** The Department finds practical difficulty in the constrained development potential as a result of the corner lot requiring a front yard setback on two lots as well combined with the building orientation on the lot. The building is significantly set back towards the southern portion of the lot, leaving a large front yard setback along E 3<sup>rd</sup> Street. The existing structures along the south portion of E. 3<sup>rd</sup> Street maintain a large, but uniform setback. An addition to the front of the structure would modify the historic character of the structure as well as disrupt the uniform setbacks of the adjacent properties. An addition to the southern portion of the building would remove parking for residents of the property and likely create an overflow parking situation that would negatively impact the existing neighbors. There is little room to the east to allow for an addition without another variance. The proposed addition does not exceed the maximum impervious surface area allowed on the property.

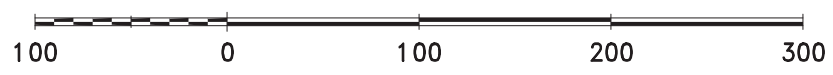
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**RECOMMENDATION:** Based upon the written findings above, the Department recommends approval of V-02-18 with the following conditions:

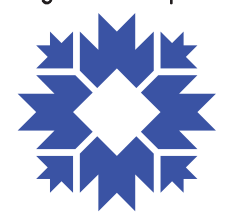
1. The petitioners must obtain a building permit prior to construction.
2. This variance applies only to this addition. Any subsequent work shall also receive the necessary approvals and permits. Any additional encroachments would require further variance approval.



By: lewisa  
26 Feb 18

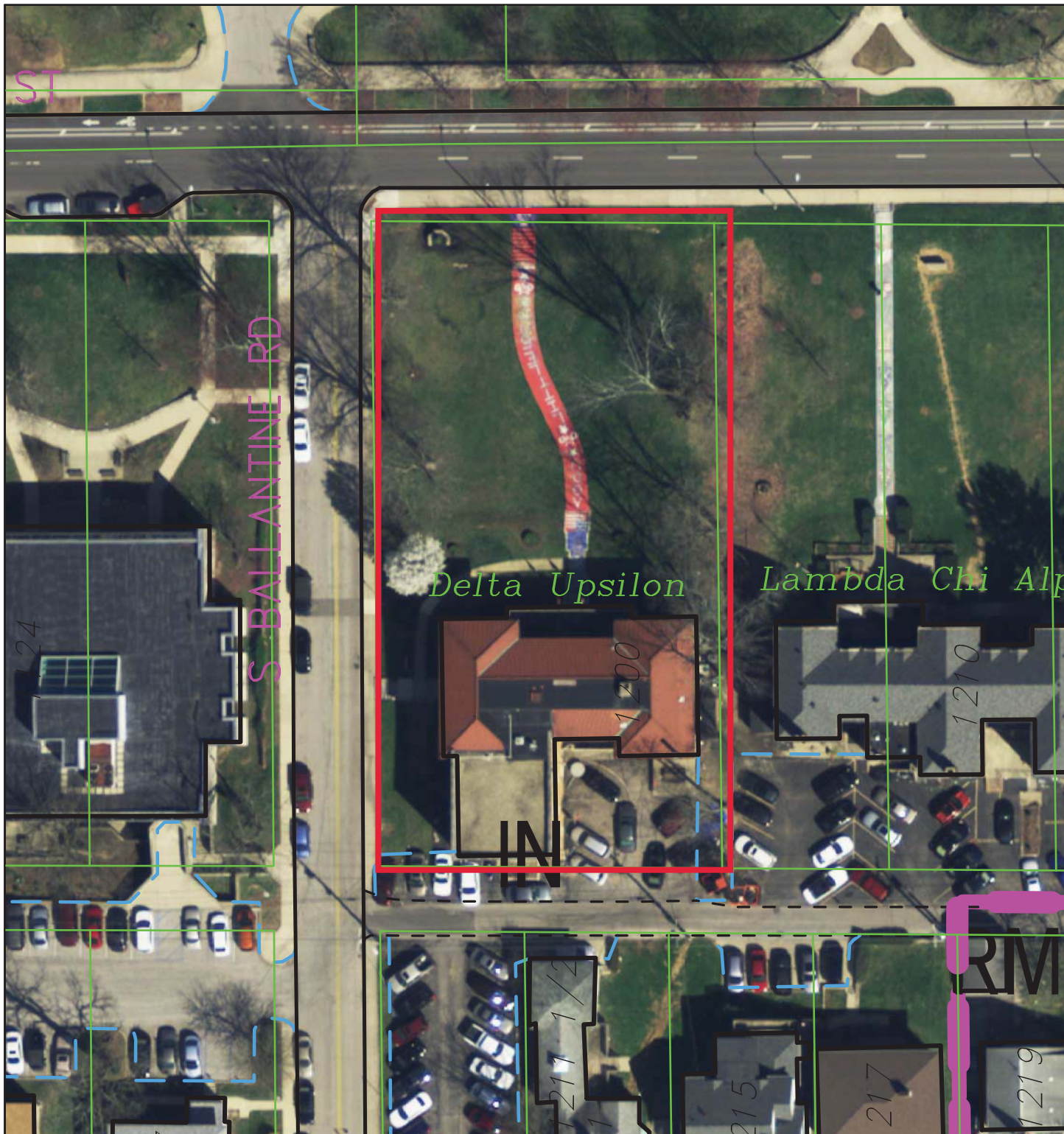


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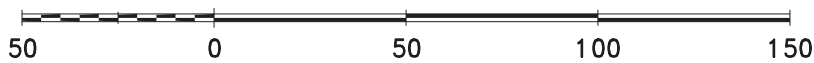


Scale: 1" = 100'

For reference only; map information NOT warranted.



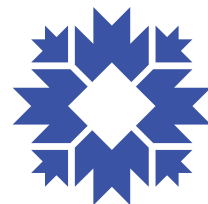
By: lewisa  
26 Feb 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 50'



Approval for an addition into the required ROW is requested to proceed with the Construction of a 1<sup>st</sup> floor, 650 square foot addition and small first floor interior renovation to the Delta Upsilon Fraternity Chapter House located at 1200 East Third Street on the Bloomington campus.

Delta Upsilon National was founded in 1834, the Indiana University Chapter was formally founded in 1915 (early roots to 1902) and has been at their present location since 1921, with construction of the existing House taking place in 1925-26.

The chapter currently has 65 live in members, which is at capacity, and 60 live out members including the most recent Associate Member class.

Delta Upsilon is in full compliance with the Housed Greek Organization agreement which includes the provision that a Resident Advisor live in the House. Prior to 2017-18 this was not the norm for the Chapter and there is no adequate provision to provide quarters for this individual long term (must currently use shared bathroom facilities). In order to employ the most qualified talent for the role annually, Delta Upsilon must provide acceptable accommodation and the 1<sup>st</sup> floor renovation noted here will provide this by converting the existing Bike Room into living space that will include ensuite bathroom and kitchenette. This location is ideal in that it already has existing utility connections avoiding significant cost and reduction in undergraduate accommodation to create this elsewhere in the facility. No other work is anticipated within the house at this time as the house underwent interior renovations within the last five years, including the addition of an automatic sprinkler system throughout the house

This renovation results in the need for the updated Bike Facility with the proposed addition. The larger and upgraded Bike Center will allow Delta Upsilon to compete equally with the other top biking houses on campus by providing acceptable facilities, equipment and a training room.

The Delta Upsilon Fraternity is landlocked on the corner of 3<sup>rd</sup> Street and Ballantine Avenue. Immediately to the West is a property line with Lambda Chi Alpha, the South is a working alleyway, the North would require alteration to the historic structure and change the character of the home. The only option to add space is to the West as presented in this plan.

The planned external construction will be built in front of an addition that was added to the house in the early 1960's. The design of the proposed addition where it faces west and Ballantine Avenue will now allow the new design to complete the existing facade pattern with three large arch windows that match the existing windows along the front facade, creating a much more aesthetically pleasing view, covering a the not so historic multi story 1970's addition. The new parapet roof will have a metal railing to match the railing also found along the front facade. The new addition will be clad with matching brick and Indiana limestone details to match the existing limestone cut and color. The project will include a

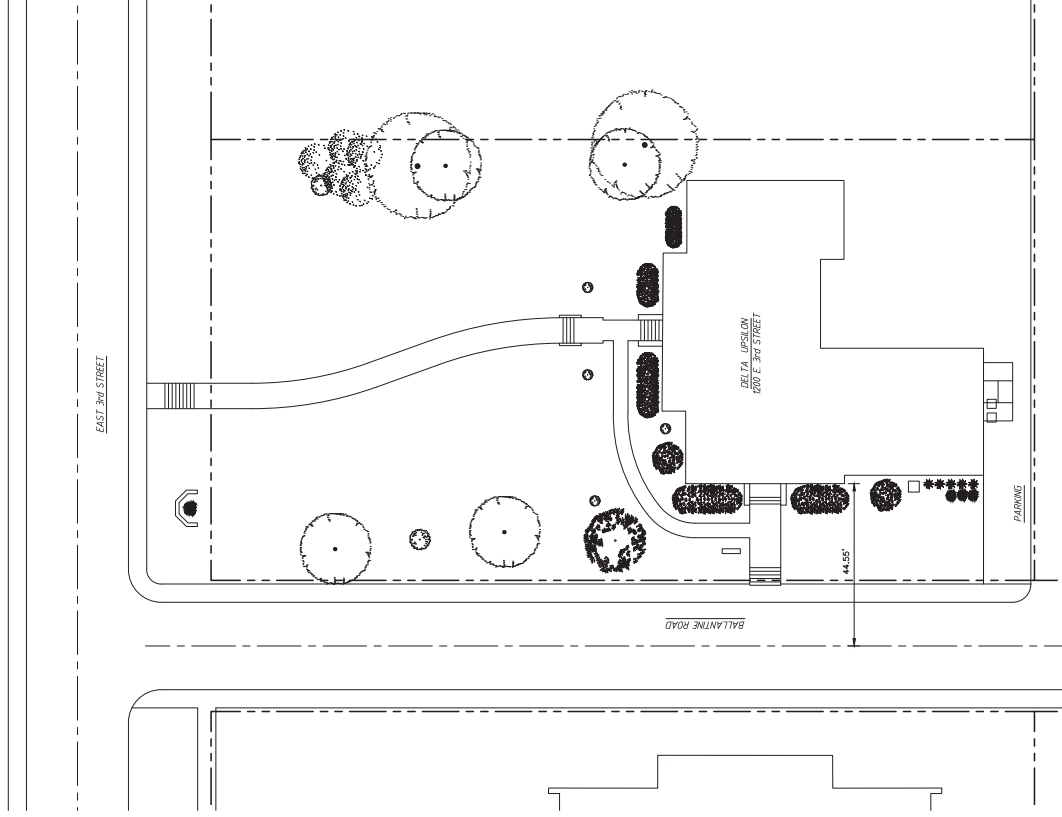
new stair entry from the sidewalk to the Ballantine Avenue entrance of the Chapter House and have a brick face with limestone coping and a sidewalk to the house that will function as a Delta Upsilon walk of honor that includes engraved bricks for every member of the Chapter since 1915. The Chapter has been home to many historic contributors to Indiana University including: David Starr Jordan (Cornell), John Whittenberger, Beurt Servass, Terry Clapacs and many more.

The project will not impact or alter the existing site parking or drives.

Respectively submitted,

Doug Bruce-LEED Ap-NCARB  
President-Architect  
Tabor/Bruce Architecture & Design, Inc  
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Bloomington, Indiana 47401  
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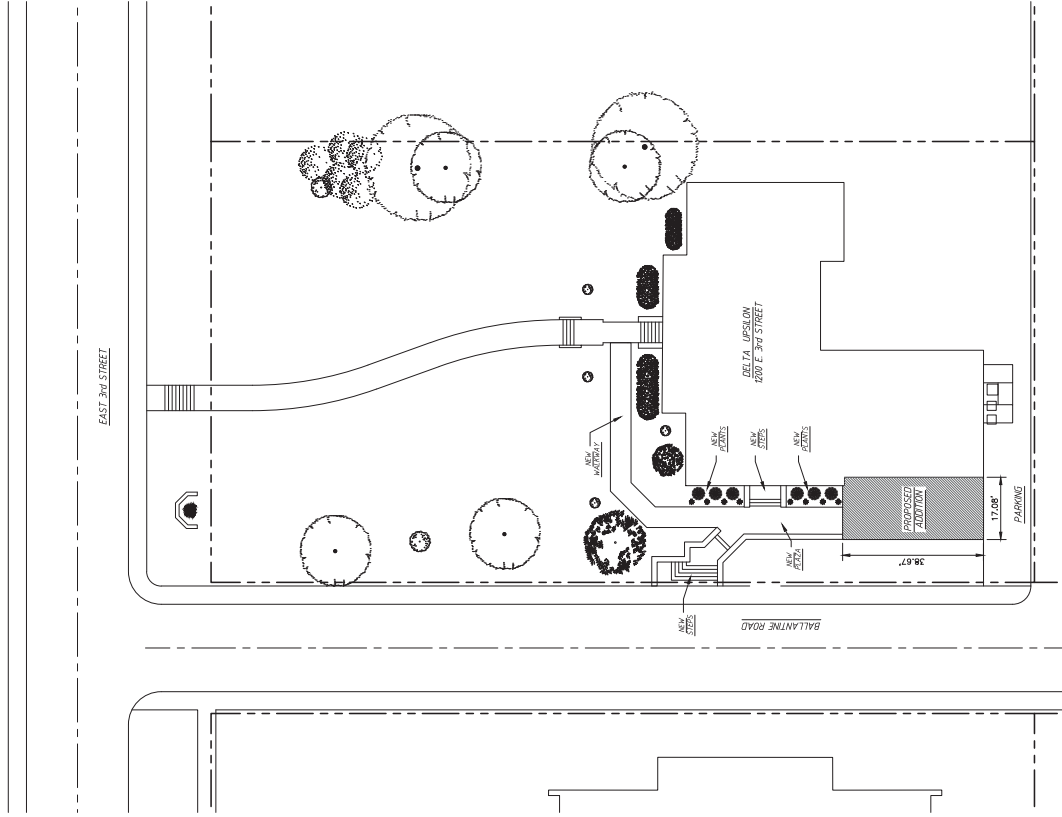




**EXISTING SITE PLAN**

1/16" = 1'-0"

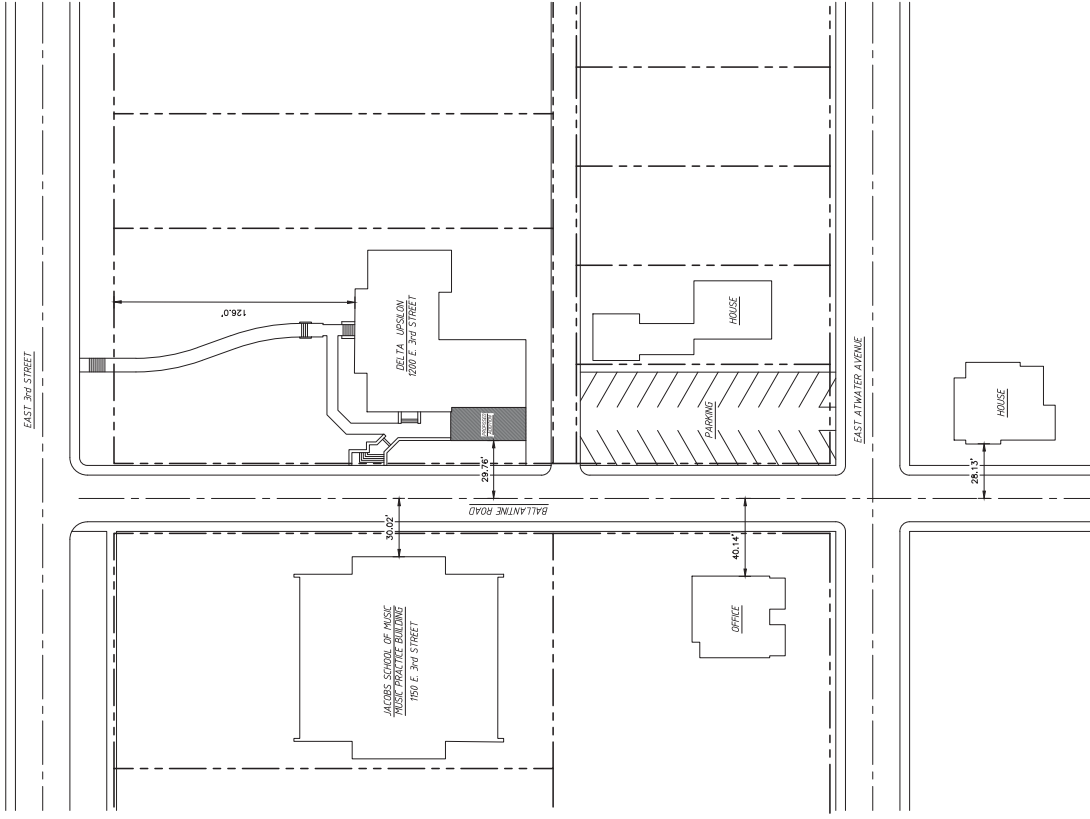
# DELTA UPSILON



**PROPOSED SITE PLAN**

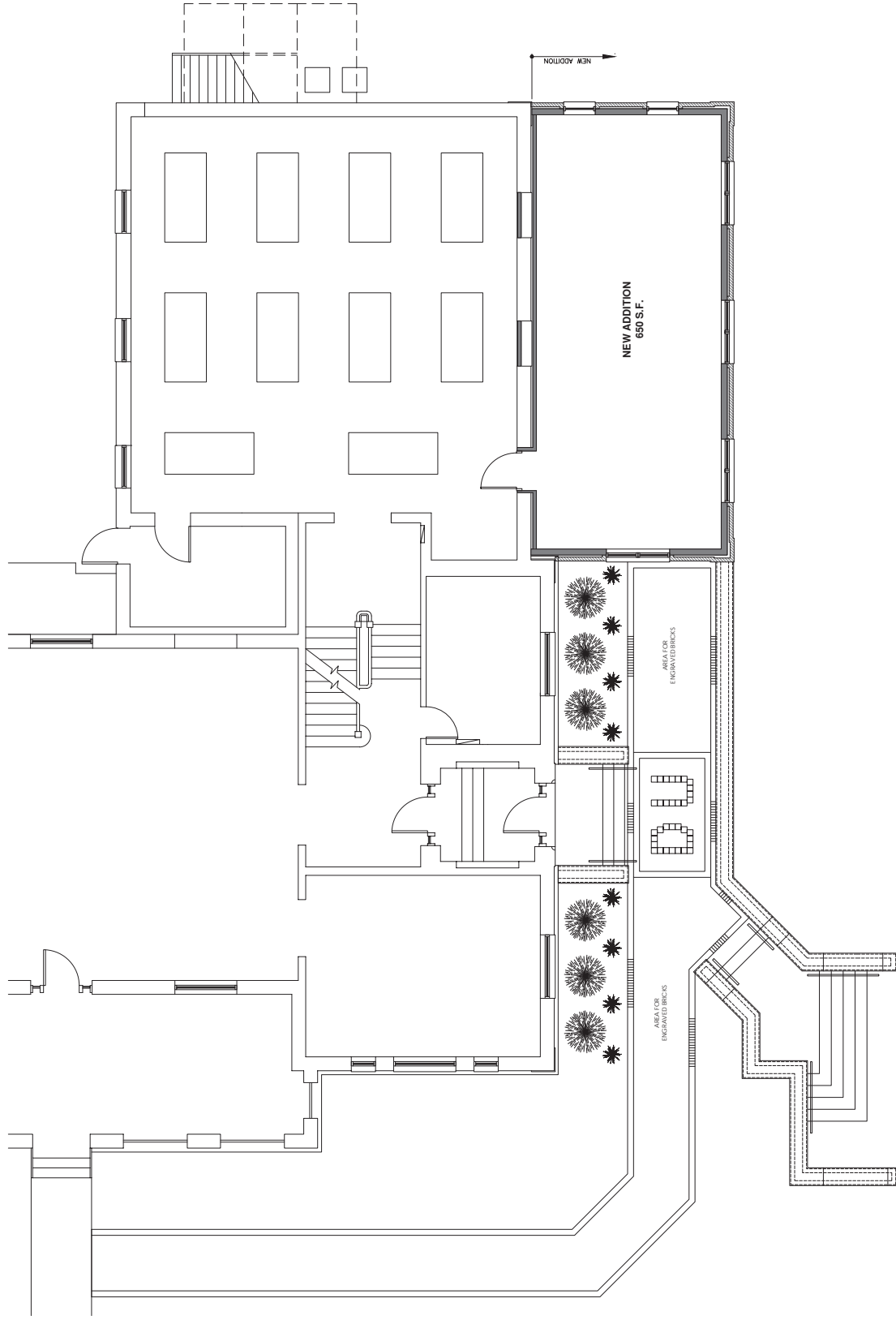
1/16" = 1'-0"

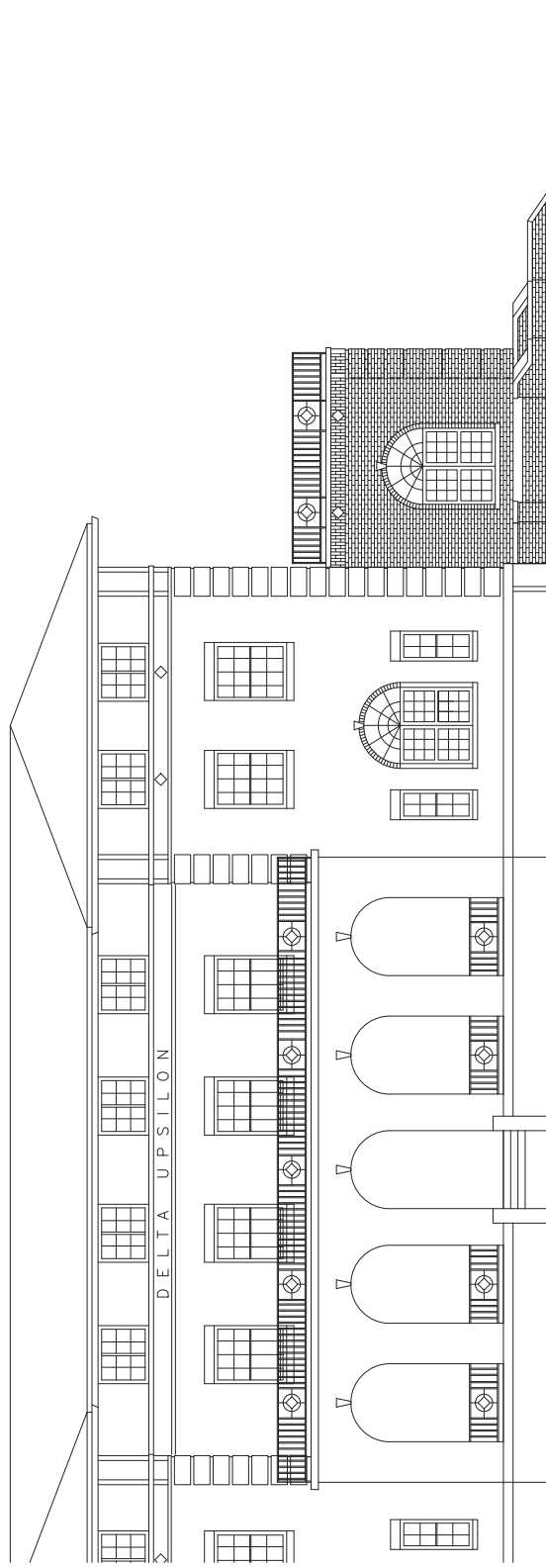
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**EXISTING BUILDING SETBACKS**  
 1" = 30'-0"

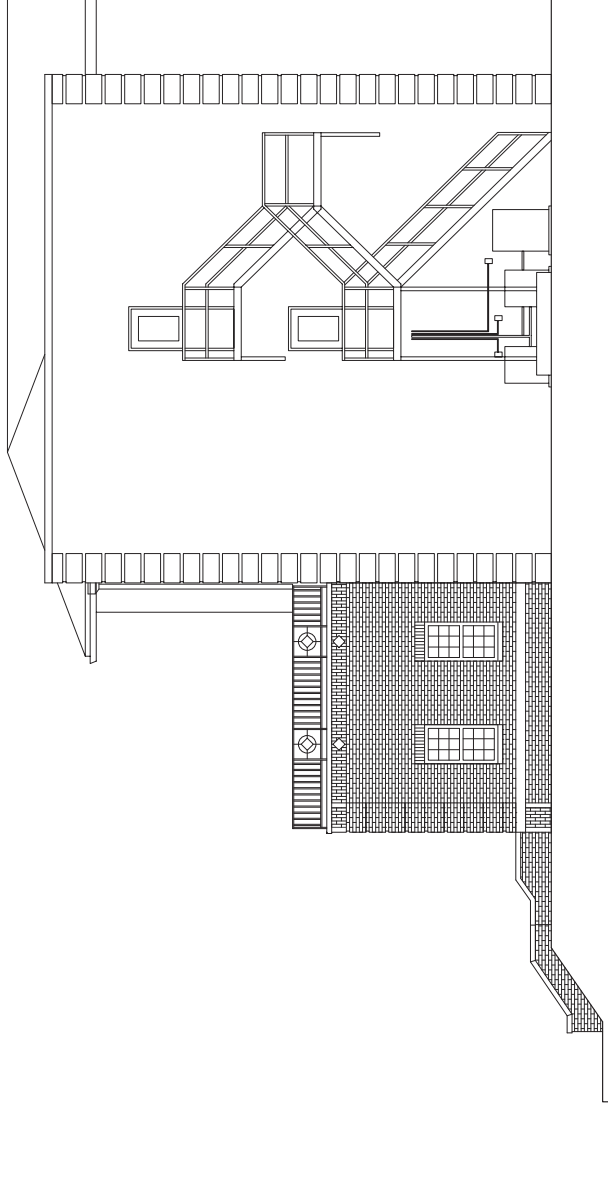
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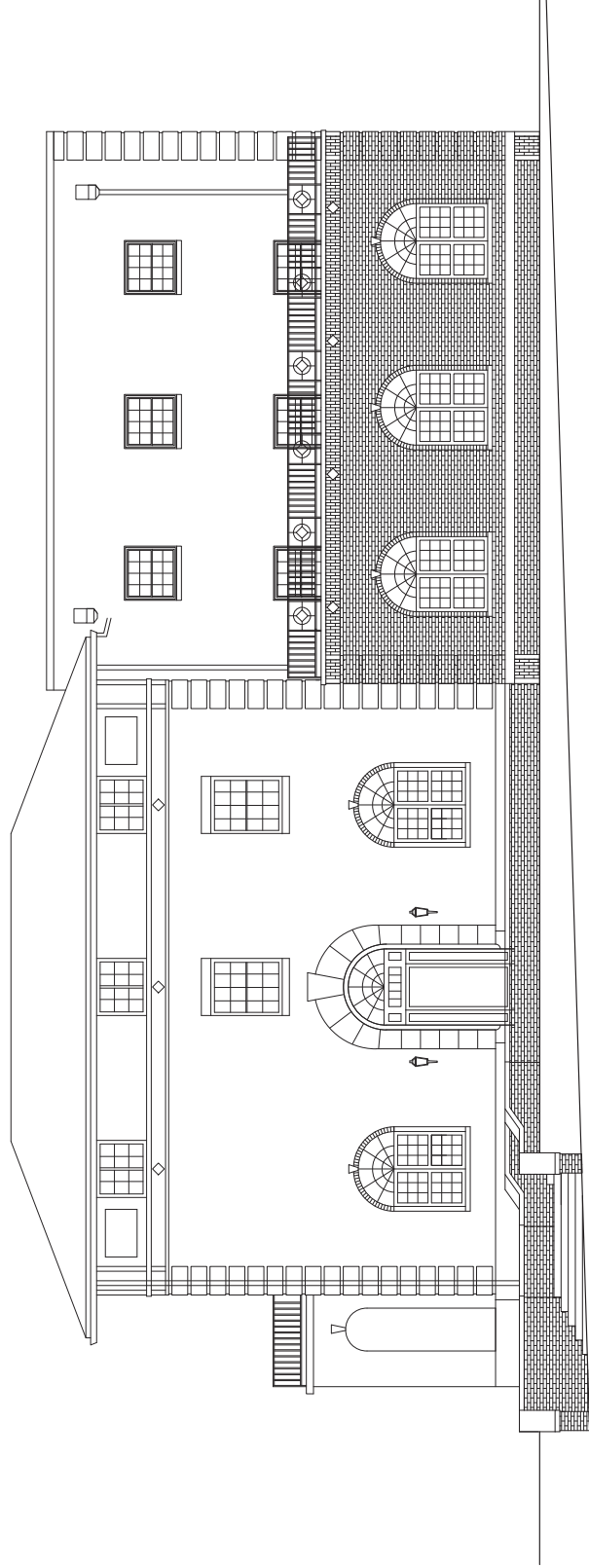
**PROPOSED NORTH ELEVATION**

1/4" = 1'-0"



**PROPOSED SOUTH ELEVATION**

1/4" = 1'-0"



**PROPOSED WEST ELEVATION**  
1/4" = 1'-0"







PROPOSED BUILDING VIEW - SOUTH

# DELTA UPSILON



EXISTING BUILDING VIEW - NORTH

# DELTA UPSILON