

CITY OF BLOOMINGTON



August 22, 2018 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
August 22, 2018 at 2:00 p.m.

*Kelly Conference Room #155

PETITIONS CONTINUED TO: September 5, 2018

V-23-18 **Blake Construction, LLC**
601, 603, 607 E. Miller Dr.
Request: Variance from front yard building and front yard parking setback standards to allow the construction of six (6) multi-family units.
Case Manager: Eric Greulich

PETITIONS:

V-27-18 **David Whaley**
1355 W. Allen St.
Request: Variance from drive separation requirements to allow for a new driveway.
Case Manager: Eric Greulich

****Next Meeting: September 5, 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.

PETITIONER: David Whaley
1355 W. Allen Street, Bloomington

CONSULTANT: Bynum Fanyo and Associates, Inc.
528 N. Walnut Street, Bloomington

REQUEST: The petitioner is requesting a variance from minimum driveway separation requirements to allow an addition to an existing residence.

REPORT: The property is located at 1355 W. Allen Street and is zoned Residential Multifamily (RM). Surrounding land uses include single family residences to the north and multifamily residences to the south, west and east. The property has been developed with a two-story, single family residence. A demolition permit has already been issued for the residence and it has since been removed.

The petitioner is proposing redevelop the site with a new building that will have 12, one-bedroom apartments along with a surface parking area. As part of the redevelopment of the site a new parking area will be established with a drivecut on Allen Street. The property only has frontage on Allen Street. There are existing drivecuts on both adjacent properties to the east and west. In addition, this property is only 65' wide. The UDO requires a 150' separation from an adjacent driveway and due to the narrow width of this property and the location of the existing driveway on the adjacent property to the west, there is no location that would meet the UDO requirements for this site. The petitioner is requesting a variance to utilize the existing drivecut for the new development. The site would be brought into compliance with all aspects of the UDO including new sidewalk on Allen Street, bike racks, and internal landscaping.

The petitioner is requesting a variance from the required 150' separation requirement to utilize the existing drivecut location for the proposed new development.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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.*

PROPOSED FINDING: The granting of the variance from this standard will not be injurious to the public health, safety, morals, or general welfare of the community. The location of the proposed driveway on Allen Street is in the same location as the current driveway with no known problems. Furthermore this location maximizes line of sight distance to the crest of the hill to the east.

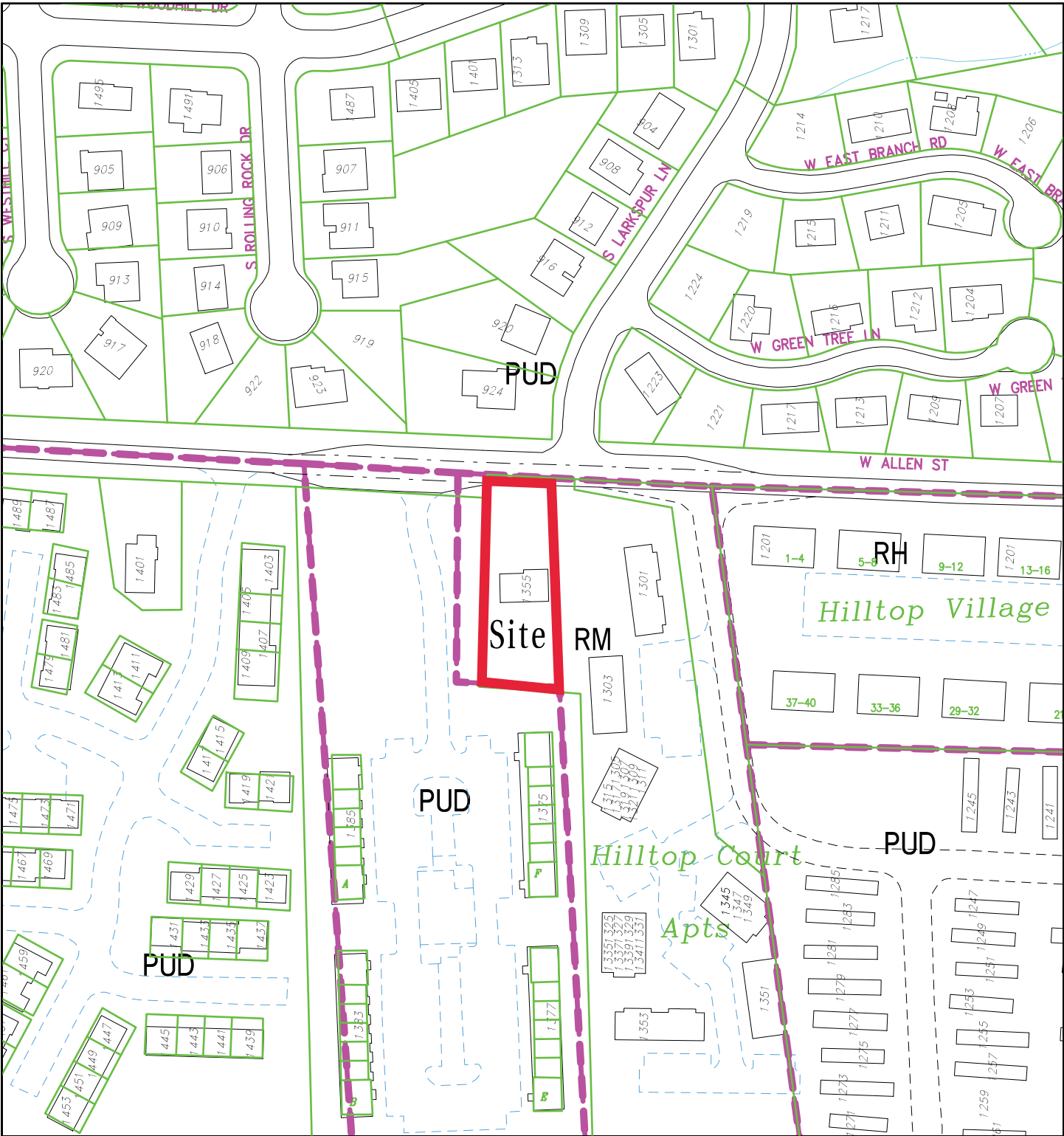
- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

PROPOSED FINDING: Staff finds no negative effects from this proposal on the use and value of the area adjacent to the property as a result of the entrance on Allen Street. The proposed entrance is in the same location as an existing drive, with no known negative impacts to 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.*

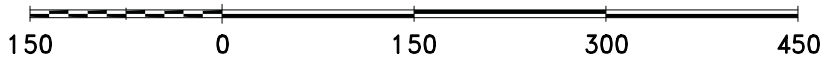
PROPOSED FINDING: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that it would not allow for the existing drive cut on Allen Street to remain. The drive cut had been previously utilized by the former use on the property with no known negative impacts. The distance from the adjacent drives provides adequate distance for traffic movement. The practical difficulties are peculiar to the property in question in that the location of the existing driveway on the adjacent property does not allow any location on this property that would meet UDO requirements. The location proposed is identical to the existing cut and provides adequate sight distance to the east and west.

RECOMMENDATION: Based upon the written findings above, the Department recommends that the Hearing Officer adopt the proposed findings and recommends approval V-27-18 with no conditions.



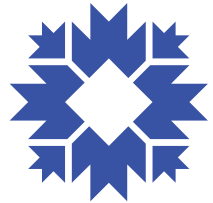
V-27-18 David Whaley
 1355 W Allen Street
 Hearing Officer
 Site Location, Zoning, Parcels

By: greulice
 17 Aug 18

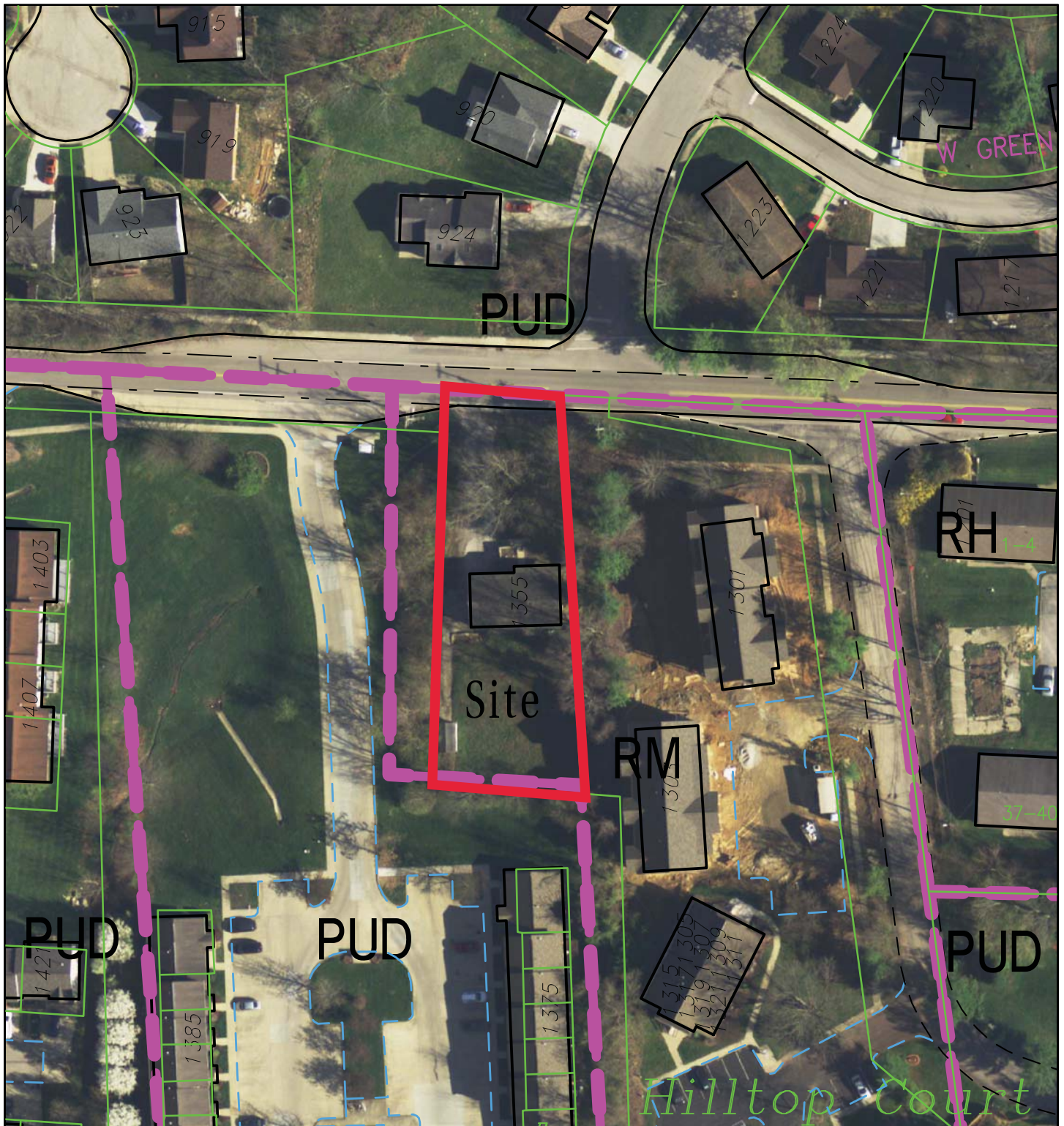


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation

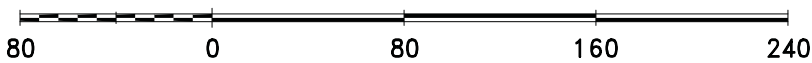


Scale: 1" = 150'



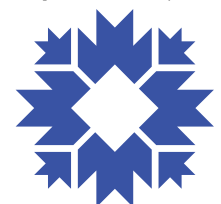
V-27-18 David Whaley
 1355 W Allen Street
 Board of Zoning Appeals
 2016 Aerial Photograph

By: greulice
 17 Aug 18



For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 80'



BYNUM FANYO & ASSOCIATES, INC.

July 30, 2018

City of Bloomington Hearing Officer and/or Plan Commission
401 N. Morton Street
Bloomington, Indiana 47403

Re: Allen Street Multi-Family Residential @ 1355 West Allen Street, Bloomington, IN

BFA Project #401727

Dear Plan Commission and/or Hearing Officer:

Our client, David Whaley, respectfully request site plan approval and variance request for minimum drive spacing along a public street. The property consists of 0.52 acres on the south side of W. Allen Street. The site is zoned 'RM'. The site is proposing 12 - 1 bed units with 12 parking spaces and 1 ADA parking space. There is nowhere on-site for a driveway to meet spacing from the driveway of 'The Willows' apartments. We chose a location for the driveway, therefore, that fits the site best. This driveway location chosen is also the best for sight distance looking to the east. The west site distance will also function well from this chosen location because there is longer sight distance from the west. However, both directions provide adequate sight distance according the AASHTO standards from a driveway looking onto a 'collector' classified road.

After you have had a chance to review our petition please feel free to contact us with any questions or clarifications you have.

Sincerely,

Daniel Butler, P.E., Project Engineer

Bynum Fanyo and Associates, Inc.
528 North Walnut Street
Bloomington, Indiana 47404
Office 812 332 8030

