

# CITY OF BLOOMINGTON



January 23, 2019 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON  
HEARING OFFICER  
January 23, 2019 at 2:00 p.m.

\*Kelly Conference Room #155

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**PETITIONS:**

V-46-18

**Monroe County Community School Corp. (MCCSC)**

1400 S. Brenda Ave.

Request: Variance from front yard setback standards for an accessory structure.

*Manager: Amelia Lewis*

**\*\*Next Meeting: February 6, 2019**

*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).*

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**PETITIONER:** Monroe County Community School Corporation  
315 E. North Dr., Bloomington

**CONSULTANT:** Springpoint Architects  
213 S Rogers St., Bloomington

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**REQUEST:** The petitioner is requesting a variance from front yard setback standards for an accessory structure.

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**REPORT:** The property is located at the northeast corner of E. Hillside Drive and S. Henderson Street. The site is the location of Templeton Elementary School and is zoned Institutional (IN). Surrounding land uses are single family residences to the north and east and mixed use developments to the west and south.

The property has been developed with an elementary school. The school sits on the west portion of the site and there is a recreation field on the east portion of the site, with a parking lot to the north of the recreation field. There is a road that runs along the northern property lines of the school in a C shape. While some portions of the road are private, some are also city owned.

The proposed accessory structure would be an open structure measuring 640 square feet to be used as an outdoor classroom, or outdoor learning lab. The proposed location of the structure would be located adjacent to the sidewalk on the east side of S. Stull Avenue and to the west of the recreation field.

The proposed setback would be 4 feet from the right-of-way along S. Stull Avenue. For accessory structures adjacent to public right-of-way the setback is 35 feet (BMC 20.05.077(b)(2)(G)). The petitioner is requesting a variance from the required 35 foot setback.

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**CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**  
**Front Yard Setbacks for an Accessory 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.*

**PROPOSED FINDING:** No injury is found with this petition. At the proposed location, the adjacent right-of-way functions more as a private drive to access the school. In addition, there is a sidewalk which separates the road from the accessory structure. The portion of the right-of-way affected is typically only used by school patrons.

- 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:** No negative effects from this proposal on the areas adjacent to the property are found. While the proposed setback does not meet code, it is contained within the school site and will not affect adjacent property owners.

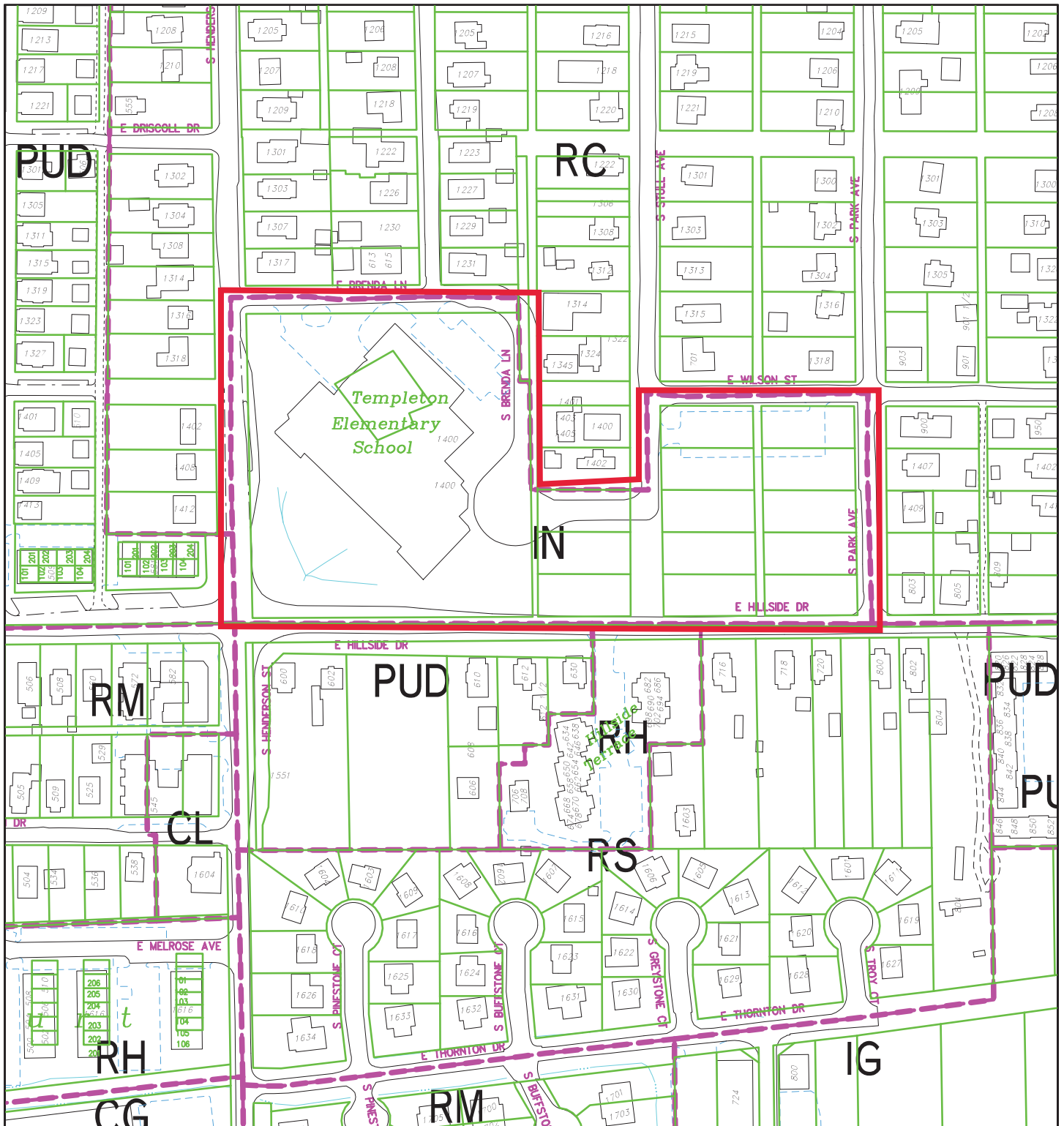
3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**PROPOSED FINDING:** Practical difficulty is found in the existing roadway that borders the school. At this portion of the road that runs adjacent to the school, it is considered public right-of-way and treated like other public roads throughout the city, though it is primarily used by school patrons. The variance would allow the proposed structure to be located closer to the sidewalk so as to not impede upon the existing recreation field or removing parking for teachers and parents. In addition, this location was chosen as standards for schools require buildings placed more than 500 feet from the school to have additional ramps and bathroom facilities. Because this facility is an open-air classroom, those additional facilities are not planned. This limits the available areas for the accessory structure to meet setback standards and stay within the 500 feet.

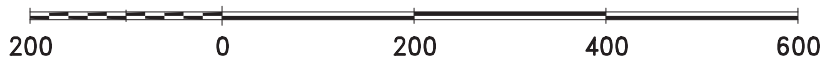
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**RECOMMENDATION:** Based upon the written findings above, the Department recommends that the Hearing Officer adopt the proposed findings and recommends approval of V-46-18 with the following conditions:

1. This variance applies to this 640 sf accessory structure only.
2. The petitioners must obtain a building permit prior to construction.

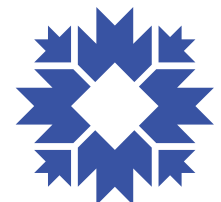


By: lewisa  
17 Jan 19

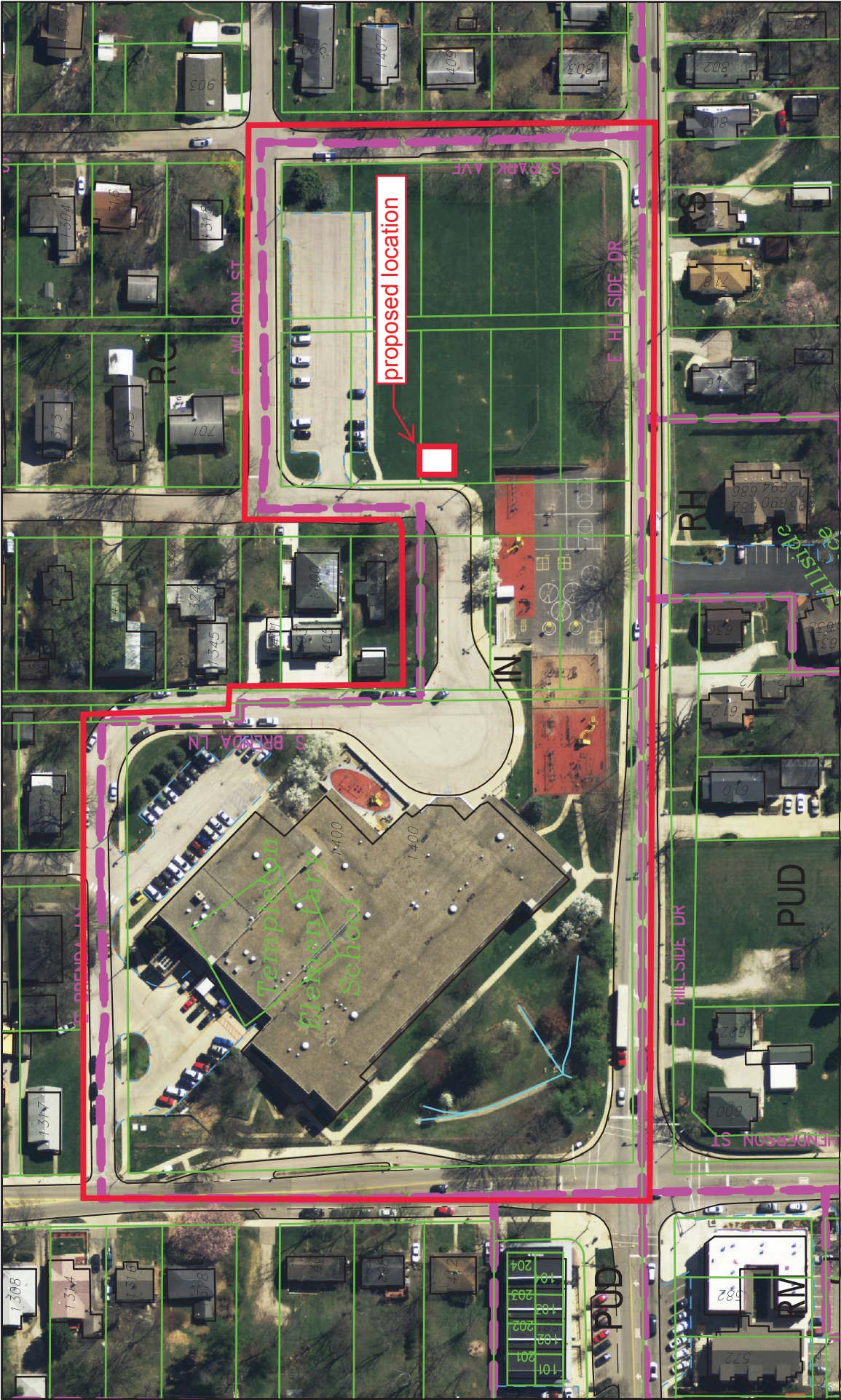


For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation




Scale: 1" = 200'



proposed location

City of Bloomington  
 Planning & Transportation



N



Scale: 1" = 120'

By: lewisa  
 17 Jan 19

For reference only; map information NOT warranted.



**MONROE COUNTY**  
**COMMUNITY SCHOOL CORPORATION**

**ENGAGE. EMPOWER. EDUCATE.**

*Indiana "A" School Corporation*  
**2012, 2013, 2014, 2015, 2017**

**BOARD OF SCHOOL TRUSTEES**

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Dr. Lois Sabo-Skelton, Vice President  
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Mrs. Martha Street, Assistant Secretary  
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Mr. Keith Klein, Member  
Ms. Susan P. Wanzer, Member

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Dr. Markay Winston, Asst. Superintendent for Curriculum and Instruction  
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Dr. Kathleen Hugo, Director of Special Education  
Mr. John Kenny, Director of Business Operations  
Mr. Tim Pritchett, Director of Technology

December 7, 2018  
Amelia Lewis  
401 N. Morton Street  
Bloomington, IN 47404  
Suite #103

RE: Petitioner's Statement

Dear Ms. Lewis,

The Monroe County Community School Corporation is requesting a site variance in order to construct a new outdoor learning lab. The setback variance is being requested because the outdoor learning lab cannot be placed in an alternate location on the existing site without substantial hardship to the school corporation. The outdoor lab will be serve multiple purposes including but limited to an outdoor classroom, shelter for the children on the playground and a covered area for parents to pick up their children after school. Additionally this area is used by neighbors of the school on weekends for recreational activities. Other locations on the site will require switchback ADA ramps and possibly restroom facilities if the distance is greater than 500' from the school.

Sincerely,

Chris Ciolli  
Director of Building Operations

# MCCSC: TEMPLETON ELEMENTARY SCHOOL

## OUTDOOR LEARNING LAB

ARCHITECT'S PROJECT NO. 2018-49

1400 S. BRENDA LN. BLOOMINGTON, INDIANA 47401

October 8, 2018

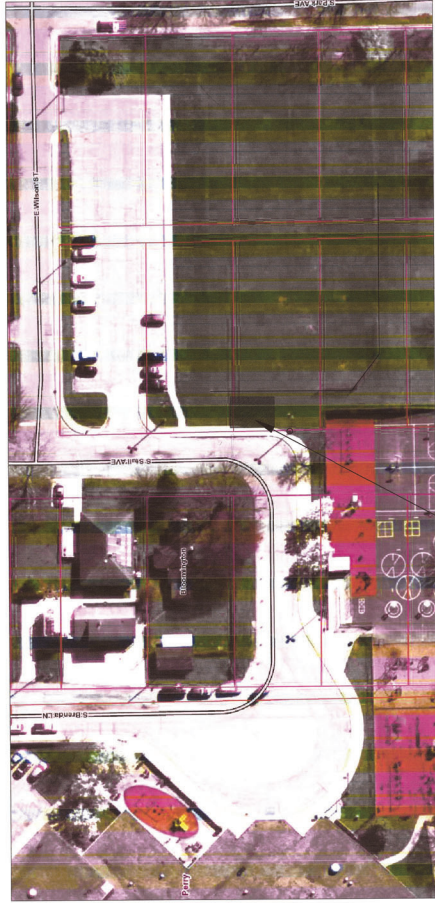
DRAWING INDEX

COVER	DRAWING INDEX, LOCATION PLAN, SITE PLAN, CODE REVIEW
A1	FOUNDATION AND ROOF FRAMING PLANS
A2	ELEVATIONS and SECTION

ARCHITECT

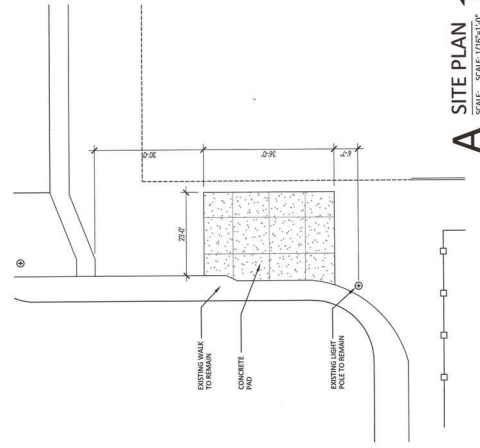
**springpoint**  
ARCHITECTS PC

SPRINGPOINT ARCHITECTS PC  
213 SOUTH ROGERS STREET, SUITE 5  
BLOOMINGTON, INDIANA 47404  
812.318.2950  
WWW.SPRINGPOINTARCHITECTS.COM



PROJECT LOCATION

B LOCATION PLAN  
SCALE: NTS



A SITE PLAN  
SCALE: 3/16"=1'-0"

CODE REVIEW  
PROJECT DESCRIPTION: THE BUILDING IS AN OUTDOOR SHED THAT WILL BE USED AS AN OUTDOOR CLASSROOM. THE BUILDING IS TO BE SITED TO THE WEST OF THE BUILDING, NORTH OF THE PLAYGROUND.

OCCUPANCY: E - EDUCATIONAL OCCUPANCY, CLASSROOM USE

CONSTRUCTION TYPE: V-4

TABLE 503: ALLOWABLE HEIGHT AND BUILDING AREAS

E OCCUPANCY AND TYPE V-4: 1 STORY AND 5,500 SF ALLOWED

BUILDING NUMBER OF STORIES: 1

AREA OF BUILDING: 640 SQUARE FEET

TABLE 500A.1.1: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

EDUCATIONAL, CLASSROOM AREA: 640 SF / 20 SF = 32 OCCUPANTS

SECTION 902.2.2: AUTOMATIC SPRINKLER SYSTEMS IN GROUP E

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED FOR IN GROUP E OCCUPANCIES AS FOLLOWS:

1. THROUGHOUT ALL GROUP E FIRE AREAS GREATER THAN 20,000 SQUARE FEET IN AREA.
2. AT THE LOCATION OF EVERY PORTION OF EDUCATIONAL BUILDINGS EXCEPT THE LEVEL OF DISCHARGE.

AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED FOR THIS BUILDING.

SECTION 907.2.3: FIRE ALARM AND DETECTION SYSTEMS IN GROUP E

A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP E OCCUPANCIES.

EXCEPTIONS:

1. GROUP E OCCUPANCIES WITH AN OCCUPANT LOAD OF LESS THAN 50.

FIRE ALARM AND DETECTION SYSTEM NOT REQUIRED FOR THIS BUILDING.

TABLE 1033.2: BUILDINGS WITH ONE EXIT

OCCUPANCY E: HEIGHT OF BUILDING ABOVE GRADE OF FINISH 1 STORY

MAXIMUM OCCUPANTS PER FLOOR AND TRAVEL DISTANCE: 49 OCCUPANTS AND 75- FEET TRAVEL DISTANCE

BUILDING CAN HAVE ONE EXIT.

CHAPTER 29: AMENDMENTS - REQUIRED PLUMBING FIXTURES

SECTION 2905.4: LOCATION OF EMPLOYEE TOILET FACILITIES, LOCATION OF EMPLOYEE

TOILET FACILITIES SHALL BE PROVIDED FOR ALL EMPLOYEES WORKING IN THESE

TOILET FACILITIES SHALL NOT EXCEED FIVE HUNDRED FEET

SECTION 2906: PUBLIC FACILITIES: PUBLIC FACILITIES ARE NOT REQUIRED IN STRUCTURES

OR BEVERAGES TO BE CONSUMED WITHIN THE STRUCTURE OR TENANT SPACE.



certified

**GENERAL PLAN NOTES**

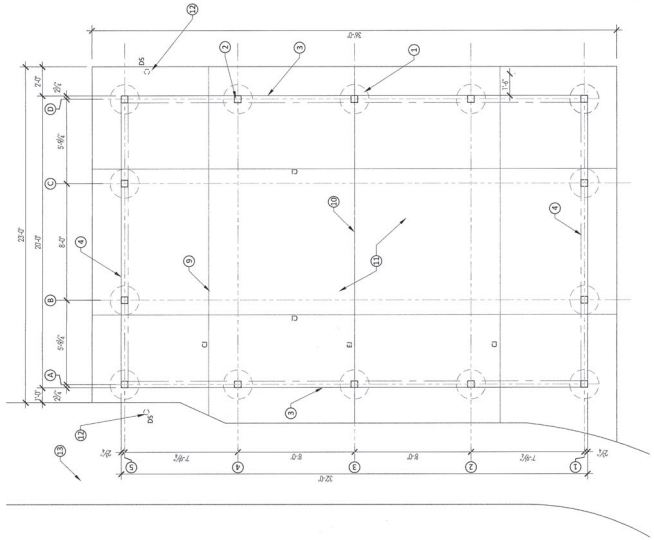
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND LOCATIONS. REPORT DISCREPANCIES IMMEDIATELY TO ARCHITECT.
- COORDINATE WORK OF OTHER TRADES WITH YOUR TRADES TO AVOID CONFLICTS.
- CONCRETE SHALL BE PUMPED AND PLACED 301.
- CURING & PROTECTION OF CONCRETE SHALL BE PER 2012 IBC.
- FOOTING CONCRETE SHALL BE 3000 PSI PROPORTIONED AND PLACED WITH 4" REINFORCING BARS.
- ALL REINFORCEMENT SHALL BE FURNISHED & INSTALLED PER 2012 IBC.
- ALL FOUNDATIONS SHALL BE INSTALLED IN ACCORDANCE WITH IBC 2012 REQUIREMENTS.

**GENERAL ROOF NOTES**

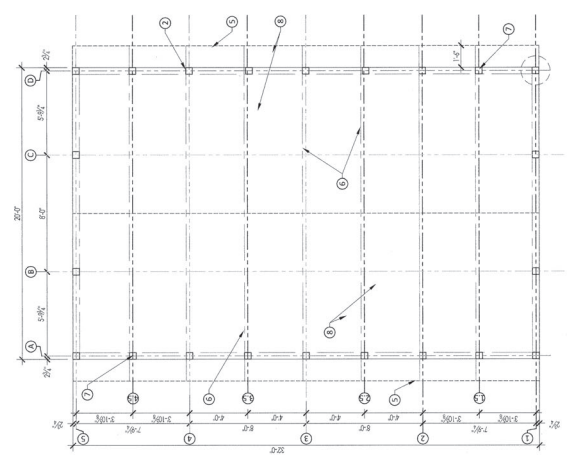
- PROVIDE SELF ADHERED UNDERLAYMENT AT ALL EAVES, VALLES, RIDGES AND FLASHINGS. PROVIDE GUTTER MANUFACTURER'S REQUIREMENTS.
- PROVIDE SEAMLESS, PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS WHERE INDICATED.

**PLAN KEY NOTES**

- 2" DIA. 4" CONCRETE PIER FOOTING CENTERED ON PER OVER UNFINISHED SOIL OR 6" COMPACTED GRANULAR FILL. PROVIDE 1" MIN. CLEARANCE OVER PIER ONCE FIRST POUR HAS CURED.
- PT. 6-66 WOOD POST, SPACING PER PLANS.
- PT. 2x12 WOOD LEDGER ON BOTH SIDES FOR COMMON TRUSS BEARING.
- PT. 2x12 WOOD LEDGER ON OUTSIDE FOR GABLE TRUSS BEARING.
- PT. 2x12 WOOD LEDGER ON INTERIOR SIDE FOR STABILITY.
- PT. 2x8 WOOD FASCIA.
- PRE-ENGINEERED ROOF TRUSSES. ATTACH TO MARK POSTS AND INTERMEDIATE POSTS WITH (2) 1/2" BOLTS AT EACH END.
- PT. 6-66 WOOD INTERMEDIATE POST. SEGMENT FROM INTERMEDIATE TRUSSES TO TOP CHORD AT INTERMEDIATE TRUSSES.
- PT. 2x4 WOOD PURLIN LADDER FRAMING ON EDGE. SPACE 24" O.C.
- CONTROL JOINT (CJ), SAWCUT.
- EXPANSION JOINT (EJ).
- 4" CONCRETE SLAB WITH 8#6 W/2 LAY. A WIRE FABRIC DOWEL NEM AND INTO EXISTING WITH #5 SCHEDULE 40. 4" AIR SPACE WITH ADJACENT SCHEDULE 40.
- ALUM. GUTTERS AND DOWNSPOUT. THE DOWNSPOUT INTO DRAINWELL AND DAYLIGHT TO NORTH. FIELD DOWNSPOUT.
- EXISTING SIDEWALK.



**A FOUNDATION AND FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**B ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

**ELEVATION GENERAL NOTES**

- VERIFY ALL DIMENSIONS, CONDITIONS AND MATERIALS AGAINST PERMITS TO ARCHITECT.
- COORDINATE WORK OF OTHER TRADES WITH YOUR TRADE BEFORE STARTING ANY CONSTRUCTION.

springpoint  
ARCHITECTS  
213 SOUTH ROGERS STREET, SUITE 105  
BLOOMINGTON, INDIANA 47404  
www.springpointarchitect.com

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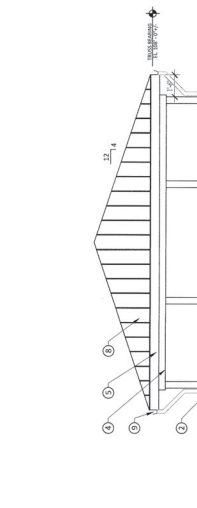
- 1079 4" CONCRETE PIER FOOTING CENTERED IN PIER WITH 4" MIN. CLEARANCE TO ADJACENT STRUCTURAL FRAMING POST. COVER PER ONECE FIRST FOUR HAS CURED.
- PT. 666 WOOD POST, SPACING PER PLANS COMMON IN THIS ELEVATION.
- PT. 2412 WOOD LINGER ON BOTH SIDES FOR TRUSS BRACING. PROVIDE ADDITIONAL PT. 2412 WOOD LINGER ON INTERIOR SIDE FOR STABILITY.
- PT. 248 WOOD FASCIA
- PT. 666 WOOD INTERMEDIATE POST SEGMENT FROM TRUSS BRACING TO TOP CHORD AT INTERMEDIATE TRUSSES.
- 26 GA METAL RIBBED ROOFING PANELS OVER PT. 244 WOOD PURLINS ON EDGE, SPACE 24" O.C., TYP.
- 5" ALUMINUM GUTTER

project title  
MCCSC: TEMPLETON  
ELEMENTARY SCHOOL  
1400 S. BRENDA LN.  
BLOOMINGTON, INDIANA

project information  
PROJECT NUMBER: 18-49  
ISSUE DATE: 10.8.18  
REVISION DATE:

sheet title  
ELEVATIONS AND SECTION

sheet number  
A2



1 26 GA METAL RIBBED ROOFING PANELS OVER PT. 244 WOOD PURLINS ON EDGE, SPACE 24" O.C., TYP.

2 5" ALUMINUM GUTTER

3 2" X 8 IN. BARS THROUGH 6" POST

4 2" X 8 BLACK 1.17 LONG BOTH SIDES WITH 8" BARS IN BOTH SIDES

5 10" X 4" CONC. PIER FOOTING

6 4" X 4" COMPACTED GRAVEL BASE BELOW POST AND PIER LOCATION

7 ALL WOOD IN CONTACT WITH GRAVEL SHALL BE PRESERVATIVE TREATED

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