

# CITY OF BLOOMINGTON



August 12, 2019 @ 4:00 p.m.  
CITY HALL - KELLY  
CONFERENCE ROOM #155

CITY OF BLOOMINGTON  
PLAT COMMITTEE  
August 12, 2019 at 4:00 p.m.

\*Kelly Conference Room #155

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**ROLL CALL**

**MINUTES TO BE APPROVED:** None at this time

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

**PETITIONS:**

DP-24-19      **Arsine Abajian**  
1825 S. Covey Lane  
Request: Final plat approval of a three-lot subdivision consisting of 0.72 acres.  
Case Manager: Eric Greulich

\*\*Next Meeting Date: August 12, 2019

Updated: 8/8/2019

*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).*

**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT  
Location: 1825 S. Covey Lane**

**CASE #: DP-24-19  
DATE: August 12, 2019**

**PETITIONER:** Arsine Abajian  
1825 S. Covey Lane, Bloomington

**CONSULTANT:** Deckard Land Surveying  
1604 S. Henderson St, Bloomington

**REQUEST:** The petitioner is requesting final plat approval of a 3-lot subdivision of 0.72 acres.

**BACKGROUND:**

**Area:** 0.72 acres  
**Current Zoning:** Residential Single Family (RS)  
**Comprehensive Plan:** Neighborhood Residential  
**Existing Land Use:** Single Family Residential  
**Proposed Land Use:** Single Family Residential  
**Surrounding Uses:** North – Single family residence  
West – Single family residence  
East – Single family residence  
South – Single family residence

**SUMMARY:** This 0.72 acre property is located at 1825 S. Covey Lane and is zoned Single Family Residential (RS). The property has been developed with one single family residence and driveway.

The petitioner is proposing to subdivide the property to create 3 lots. The proposed lots will be 10,633 square feet (0.24 acres) and 66' wide. All of the proposed lots meet the minimum lot size of 8,400 square feet and the minimum lot width of 60' wide. A 5' wide concrete sidewalk and a tree plot at least 5' wide with street trees are required along Covey Lane. Right-of-way dedication is required for Covey Lane and has been shown on the plat. A total of 25' of right-of-way dedication is required from the centerline.

The Plat Committee approved the preliminary plat for this petition at the July 8 meeting and forwarded the final plat to the August 12 meeting.

**FINAL PLAT REVIEW:** The review considerations for Final Plats are outlined within BMC 20.09.190(g) state that in reviewing Final Plats, the staff, Plan Commission, or Plat Committee shall review:(1) The written statement and supportive material submitted by the petitioner;(2) The Preliminary Plat;(3) The Final Plat;(4) Any commitments or conditions of approval attendant to prior approvals;(5) The testimony of the petitioner;(6) The testimony of the public during the Preliminary Plat public hearing, when applicable;(7) Any applicable development standards in Chapter 20.05: Development Standards;(8) Any applicable subdivision standards in Chapter 20.06: Subdivision Regulations;(9) Any applicable design standards in Chapter 20.07: Design Standards;(10) Any other applicable provisions of the Unified Development Ordinance;(11) Any

requirements of the members of the Development Review Committee;(12) The Planning and Transportation Department report; and(13) Such other additional information as may be required by the Plan Commission to evaluate the petition.

**Proposed Finding:** The proposed plat meets all of the subdivision regulations.

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**FINAL PLAT REVIEW:**

**Right-of-Way Dedication:** The petitioner is required to dedicate right-of-way for Covey Lane and this has been shown on the final plat. A total of 25' of right-of-way dedication is required from the centerline. Street trees not more than 40' on center are required. These must be installed or bonded for prior to signature of the final plat.

**Pedestrian Facilities/Alternative Transportation:** With this subdivision request the petitioner is required to install a 5' wide concrete sidewalk that is separated from the street with at least a 5' wide tree plot. The sidewalk and street trees must be installed or bonded for before the final plat signature. Street tree species are to be coordinated with the City Urban Forester.

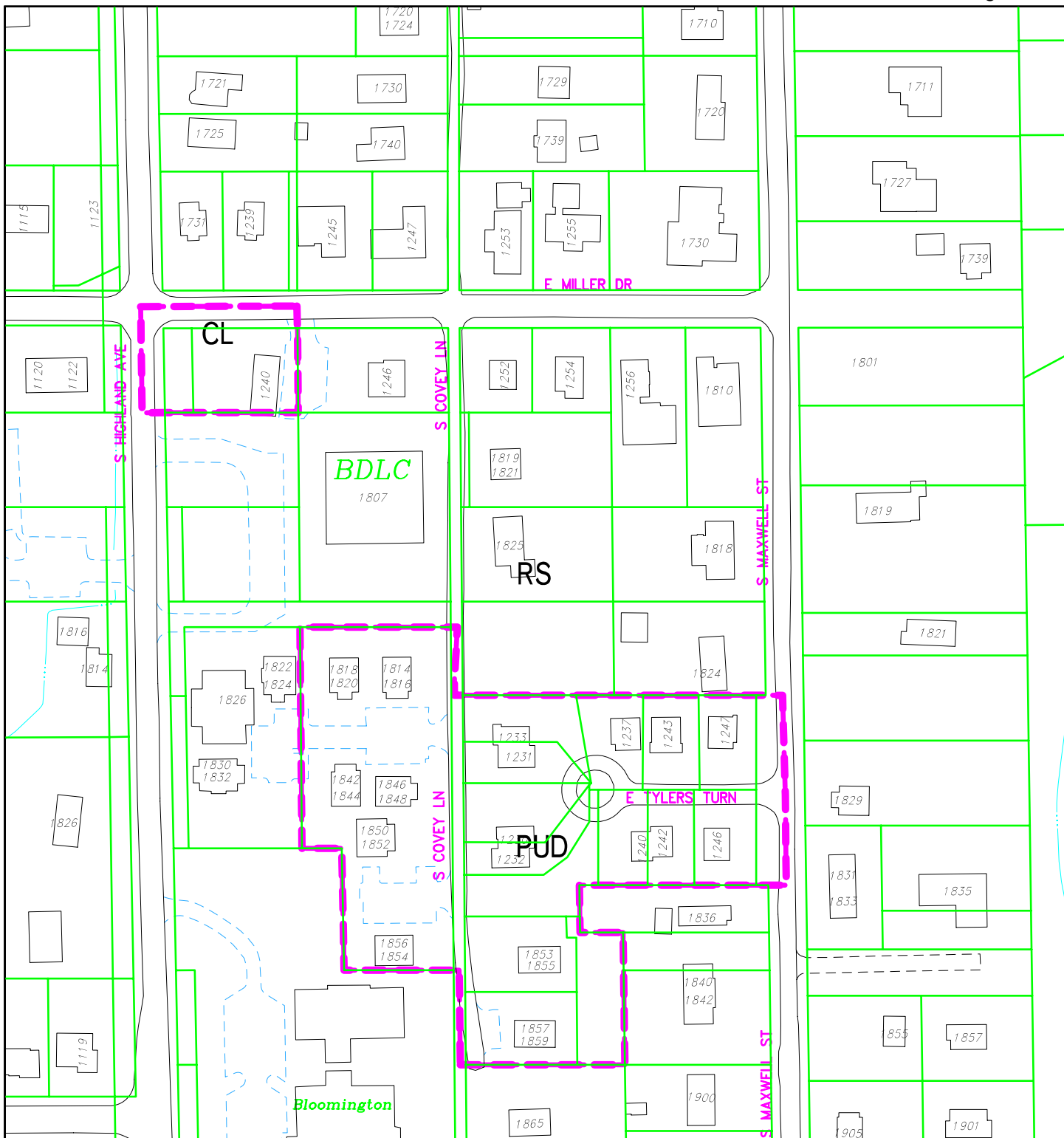
**Utilities:** All utility service for this property will be provided by existing water and sanitary sewer lines along Covey Lane. No on-site detention is required with this subdivision.

**Environmental:** There are no environmental features on this site that would require preservation.

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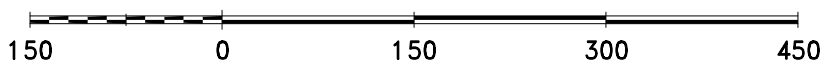
**RECOMMENDATION:** Based on the proposed findings, the Department recommends approval of this subdivision request with the following conditions:

1. A 5' wide concrete sidewalk and at least a 5' wide tree plot and street trees not more than 40' from center are required within the right-of-way.



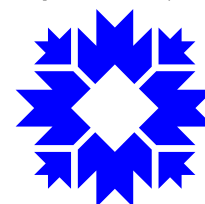
DP-24-19 Arsiné Abajian  
 1825 S Covey Lane  
 Plat Committee  
 Site Location, Zoning, Parcels

By: greulice  
 5 Jul 19



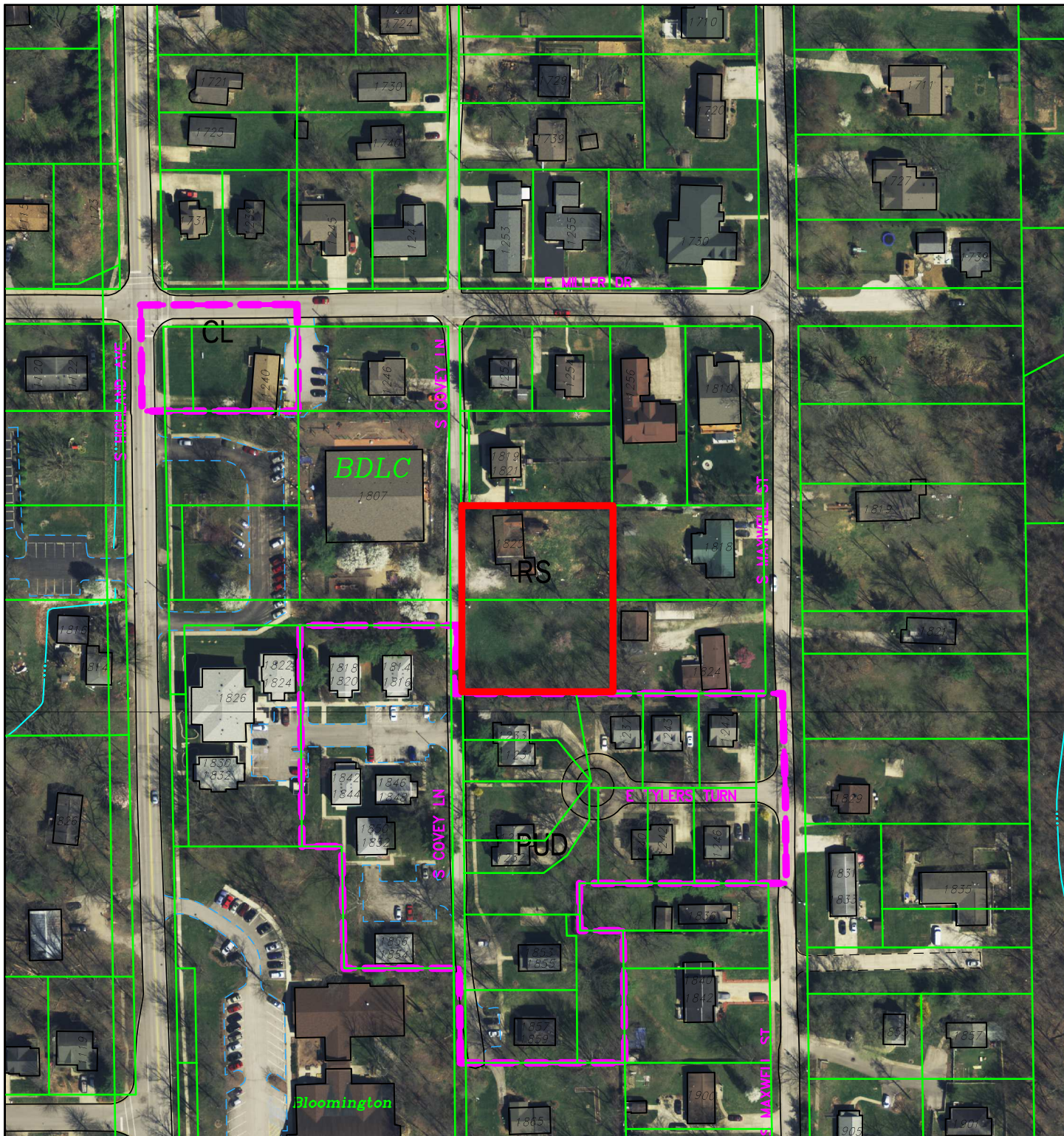
For reference only; map information NOT warranted.

City of Bloomington  
 Planning & Transportation

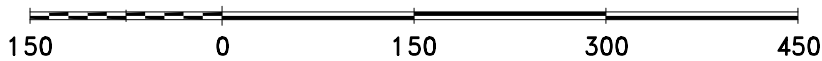


Scale: 1" = 150'



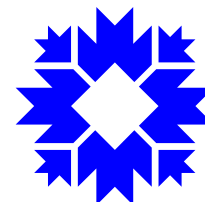


By: greulice  
5 Jul 19



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



Scale: 1" = 150'



Eric L. Deckard, LS  
Andrew E. Wilken, PS

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1604 S. Henderson St.  
Bloomington, IN 47401  
Ph. 812.961.0235

June 4th, 2019

To City of Bloomington Planning and Transportation department and members of the City of Bloomington Plat Committee,

RE: 1825 S. Covey Lane, Bloomington, Indiana, a part of Lots 80 and 81 in Huntington Park Subdivision.

I am requesting that the 2 existing lots located at 1825 S. Covey Lane be subdivided into 3 separate lots. These lots are a part of Lots 80 and 81 in Huntington Park Subdivision and are currently vacant. The 3 proposed lots are to be used for single family residential lots and are +/- 66 feet wide and +/-160 feet deep. These lots are proposed to be 0.24 acres (10633 sq.ft.) in area. The surrounding land is mostly single family residential with a daycare on the west side of Covey Lane and Condominium living to the south and southwest. These residences will be accessed from the existing S. Covey Lane.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew E. Wilken". The signature is written in a cursive style and is positioned above a horizontal line.

---

Andrew E. Wilken, PS  
Deckard Land Surveying  
812-961-0235



PLAT AMENDMENT OF LOTS 80 AND 81 HUNTINGTON PARK SUBDIVISION FINAL PLAT  
THE WEST HALF OF LOTS 80 & 81 IN HUNTINGTON PARK SUBDIVISION, AN ADDITION TO THE  
CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA

**DEDICATION OF PUBLIC RIGHTS-OF-WAY:**

Arsine Abajian (Representative of DA BA, LLC), owner of the real estate shown and described herein do hereby certify, lay off and plat Lots numbered 80A, 80B, & 81A to be known and designated as Plat Amendment of Lots 80 and 81 in Huntington Park Subdivision. All streets, alleys, and right-of-way shown, and not heretofore dedicated are dedicated to the public.

The right-of-way to be dedicated for South Covey Lane shall measure 25 feet perpendicular to and parallel with the existing centerline of South Covey Lane. Any interest that said parties have within said right-of-way is hereby dedicated to the City of Bloomington.

There are building setbacks on this plat upon which no structures may be erected or maintained.

Witness our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Representative of DA BA, LLC  
442 S. Roxbury Drive  
Beverly Hills, CA 90212  
(812)320-1670

STATE OF INDIANA )  
COUNTY OF MONROE ) S.S:

Before me, the undersigned Notary Public, in an for said County and State, personally appeared Arsine Abajian (representative), each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public: \_\_\_\_\_

County of Residence: \_\_\_\_\_  
(Seal)

My Commission Expires: \_\_\_\_\_

**PLAT COMMITTEE AND BOARD OF PUBLIC WORKS:**

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

Approved by the Board of Public Works at a meeting held: \_\_\_\_\_

Kyla Deckard, President

Beth H. Hollingsworth, President

Dana Palazzo, Member

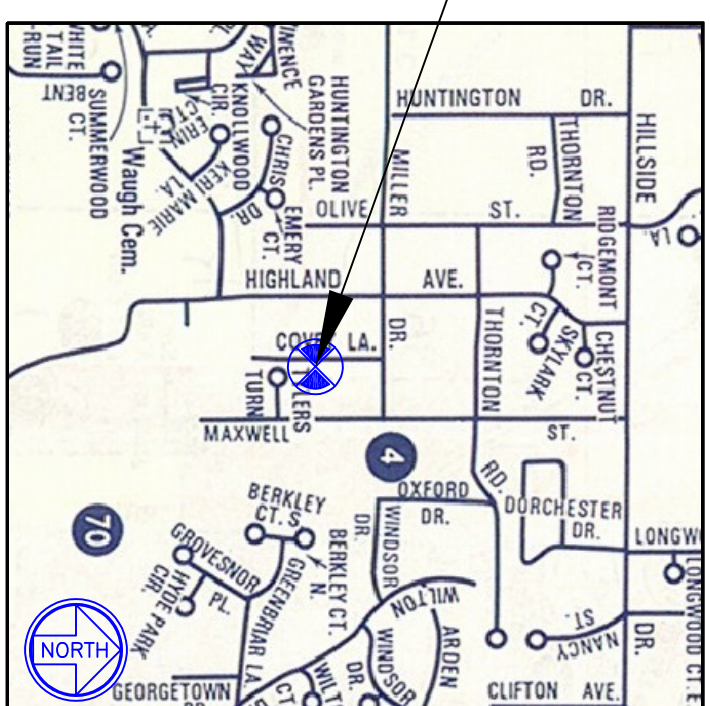
Approved by the City Plat Committee at a meeting held: \_\_\_\_\_

Terri Porter, Director of Planning and Transportation

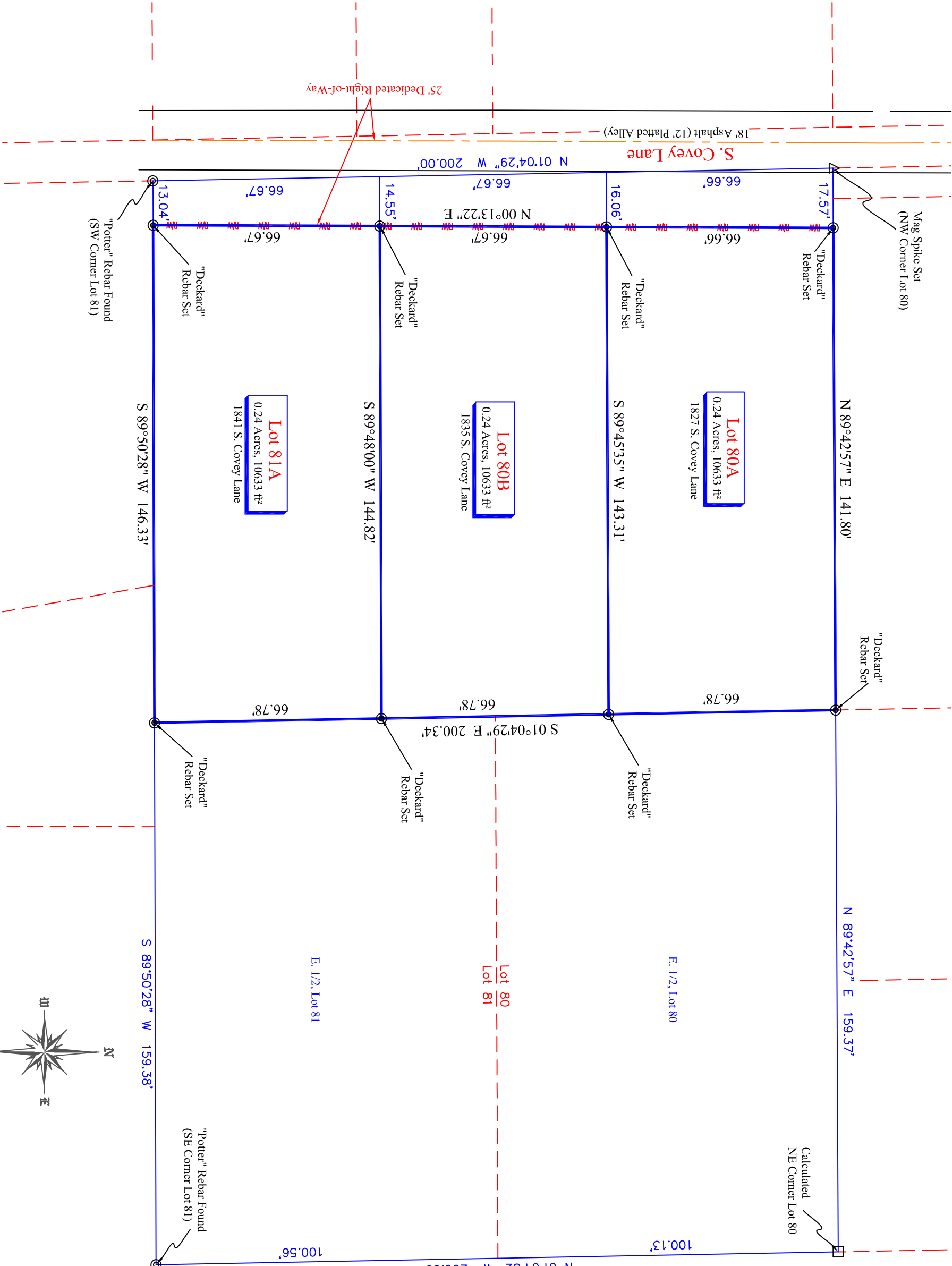
Joseph Hoffman, President of Plan Commission

DEVELOPER, APPLICANT &/OR OWNER  
ARSINE ABAJIAN  
442 S. ROXBURY DR.  
BEVERLY HILLS, CALIFORNIA 90212

PROJECT LOCATION  
PERRY TWP.  
TOWNSHIP 8 N  
RANGE 1 W  
SECTION 10



LOCATION MAP



**CERTIFICATION**

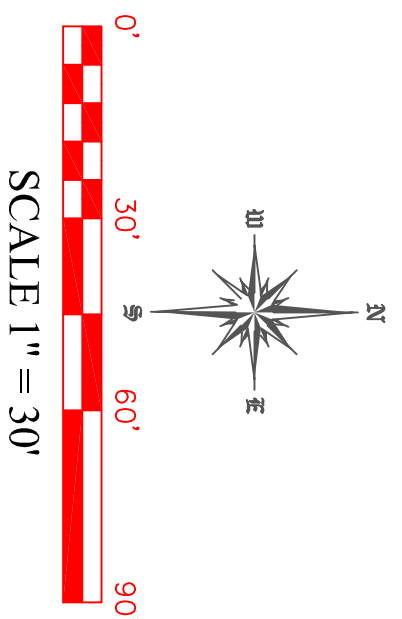
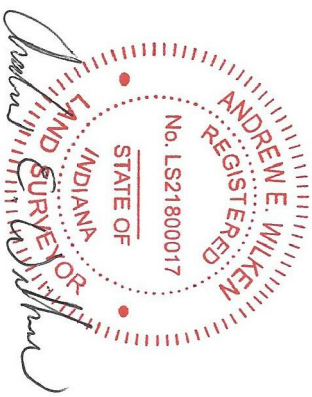
The within survey was performed without the benefit of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this \_\_\_\_\_ 12th day of \_\_\_\_\_ July \_\_\_\_\_, 2019.

Andrew E. Wilken  
Registered Surveyor LS 21800017  
State of Indiana



**NOTES:**

- 1) <sup>§</sup> Rebar will be set at all property corners.
- 2) Fieldwork completed May 2019.
- 3) Basis of bearing (State Plane - Indiana West).
- 4) Source of title Now or Formerly owned by DA BA, LLC as found in Instrument Number 2017017194 in the Office of the Monroe County Recorder.
- 5) Reference is made to the Plat of Huntington Park Subdivision to the City of Bloomington by Elaine Baskirk dated June 20th, 1928 as found in Plat Cabinet "B", Envelope 50 in the Office of the Recorder of Monroe County.
- 6) This subdivision is based on a survey performed by Andrew E. Wilken for Arsine Abajian dated May 30th, 2019 as found in Instrument Number 2019072555 in the Office of the Recorder of Monroe County.
- 7) This is to certify that the subject property is located in zone "X", an area of minimal flood hazard according to FIRM, Panel Number 18105C0144D dated December 17th, 2010.
- 8) I affirm under penalty for perjury, that I have taken responsible care to reduce each Social Security Number in this document, unless required by law.

**LEGEND**

- STONE FOUND
- UTILITY POLE
- REBAR FOUND
- REBAR SET
- PK NAIL SET
- RR SPIKE FOUND
- PIPE FOUND
- CALCULATED
- ▲ FENCE CORNER POST
- OHP OVERHEAD POWER LINE
- FENCE
- WATER LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- (R) RECORD
- (M) MEASURED
- ZONE RS: RESIDENTIAL SINGLE-FAMILY
- ZONE PUD: UNIFIED DEVELOPMENT

**HISTORIC DESCRIPTION**

Instrument Number 2017017194 (Tract 4)

The West Half of Lot Number 80 Huntington Park, a subdivision of part of the Northeast Quarter of Section 9 and a part of the Northwest Quarter of Section 10, all in Township 8 North, Range 1 West in Monroe County, Indiana.

Instrument Number 2017017194 (Tract 5)

The West Half of Lot Number Eighty-one in Huntington Park, being a subdivision of a part of the Northeast Quarter of Section (9) and a part of the Northwest Quarter of Section Ten (10) in Township Eight (8) North, Range One (1) West in Monroe County, Indiana.

JOB TITLE		HUNTINGTON PARK SUBDIVISION PLAT AMENDMENT OF LOTS 80 AND 81 FINAL PLAT A PART OF SECTION 10 T8N, R1W	
DATE	BY	DATE	BY
07/12/19			
NO. OF SHEETS		1 OF 1	
DATE		07/12/19	
SURVEYED BY		AEW & CAH	
DRAFTED BY		CAH	
CHECKED BY		AEW	
DATE		07/12/19	
BNDY. SHT			

PLANNING  
SURVEYING  
MAPPING

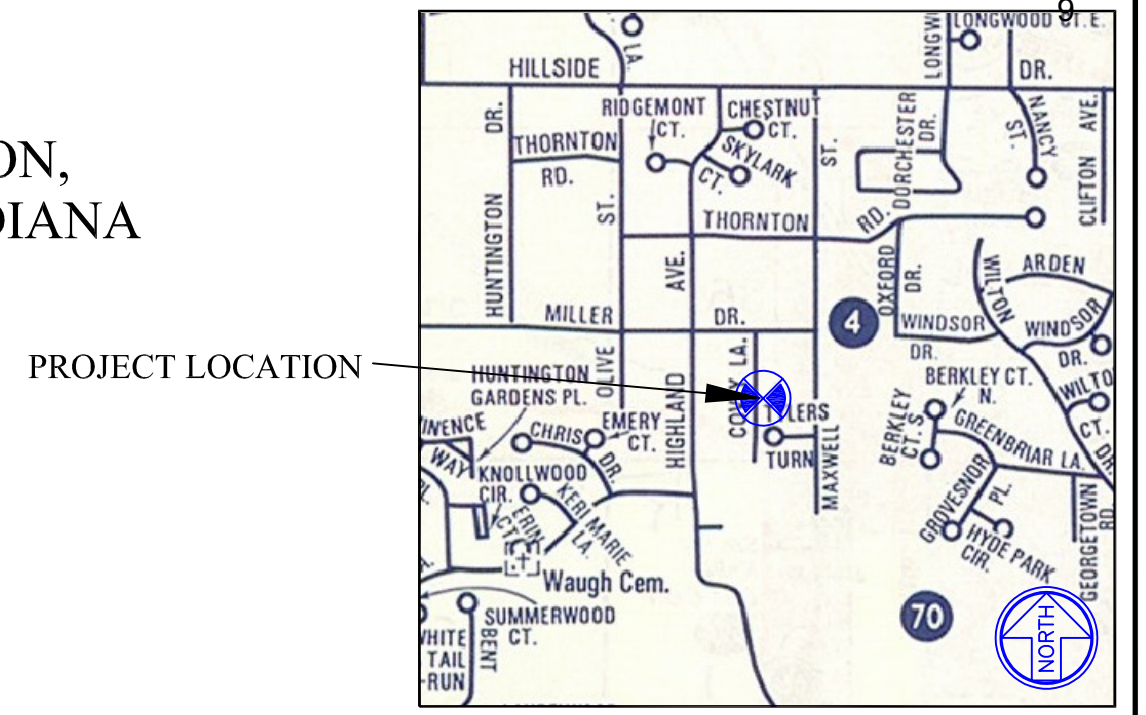
**DECKARD**  
LAND SURVEYING  
1604 S. HENDERSON STREET  
BLOOMINGTON IN. 47401  
TELEPHONE (812) 335-1235  
ERICDECKARD1@MSN.COM



**SITE PLAN OF PROPOSED LOTS 80A, 80B AND 81A IN  
HUNTINGTON PARK SUBDIVISION FINAL PLAT**  
THE WEST HALF OF LOTS 80 & 81 IN HUNTINGTON PARK SUBDIVISION,  
AN ADDITION TO THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA

PERRY TWP.  
TOWNSHIP 8 N  
RANGE 1 W  
SECTION 10

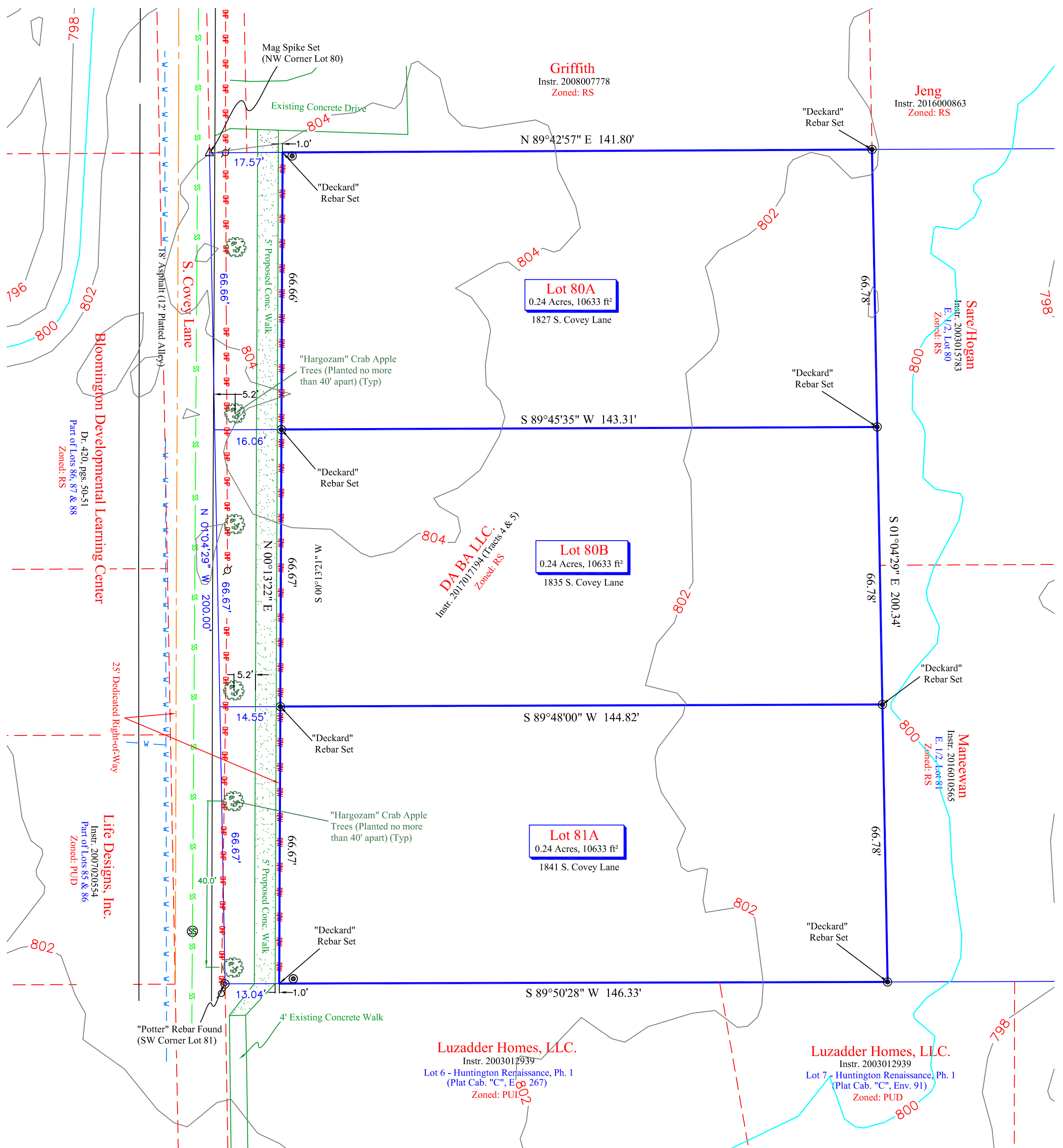
DEVELOPER, APPLICANT &/OR OWNER  
ARSINE ABAJIAN  
DA BA, LLC.  
442 S. ROXBURY DR.  
BEVERLY HILLS, CALIFORNIA 90212



LOCATION MAP

**LEGEND**

- STONE FOUND
- UTILITY POLE
- REBAR FOUND
- REBAR SET
- PK NAIL SET
- RR SPIKE FOUND
- PIPE FOUND
- CALCULATED
- "HARGOZAM" CRAB APPLE TREE
- OVERHEAD POWER LINE
- FENCE
- SANITARY SEWER LINE
- WATER LINE
- SANITARY SEWER MANHOLE
- (R) RECORD
- (M) MEASURED
- ZONE RS: RESIDENTIAL SINGLE-FAMILY
- ZONE PUD: UNIFIED DEVELOPMENT



**NOTES:**

- 1) 3/8" Rebar will be set at all property corners.
- 2) Fieldwork completed May 2019.
- 3) Basis of bearing (State Plane - Indiana West).
- 4) Source of title Now or Formerly owned by DA BA, LLC as found in Instrument Number 2017017194 in the Office of the Monroe County Recorder.
- 5) Reference is made to the plat of Huntington Park Subdivision to the City of Bloomington by Elmer Buskirk dated June 20th, 1928 as found in Plat Cabinet "B", Envelope 50 in the Office of the Recorder of Monroe County.
- 6) This subdivision is based on a survey performed by Andrew E. Wilken for Arsine Abajian dated May 30th, 2019 as found in Instrument Number 2019007355 in the Office of the Recorder of Monroe County.
- 7) This is to certify that the subject property is located in zone "X", an area of minimal flood hazard, according to FHBM, Panel Number 18105C0144D dated December 17th, 2010.
- 8) I affirm, under penalty for perjury, that I have taken responsible care to redact each Social Security Number in this document, unless required by law.

**CERTIFICATION**

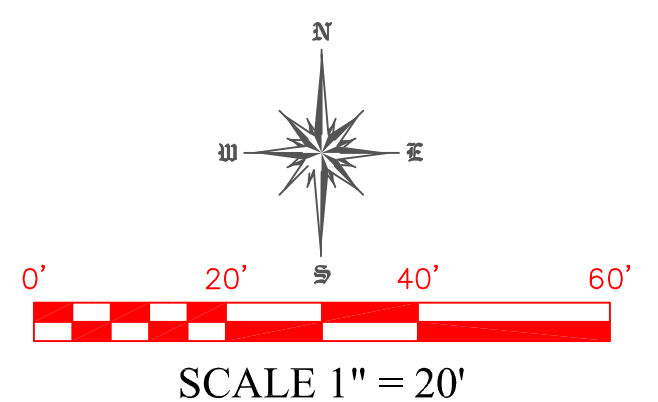
The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 12th day of July, 2019.

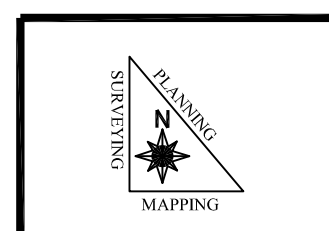
Andrew E. Wilken  
Registered Surveyor PS 21800017  
State of Indiana



BNDY.SHT	DATE	07/12/19
	SHEET	1
SHEET	NO. OF SHEETS	19-56
	DATE	07/12/19

REVISIONS	BY	DATE

JOB TITLE  
**SITE PLAN FOR LOTS 80A, 80B & 81A**  
HUNTINGTON PARK SUBDIVISION  
SITE PLAN  
A PART OF SECTION 10 T8N, R1W



**DECKARD**  
LAND SURVEYING  
1604 S. HENDERSON STREET  
BLOOMINGTON IN. 47401  
TELEPHONE: (812) 961-4235  
ERIC@DECKARD1@MSN.COM