

*BZA minutes are transcribed in a summarized manner. Video footage is available for viewing in the (CATS) Audio-visual Department of the Monroe County Public Library at 303 E. Kirkwood Avenue. Phone number: 812-349-3111 or via email at the following address: [moneill@monroe.lib.in.us](mailto:moneill@monroe.lib.in.us)*

The Board of Zoning Appeals (BZA) met in the Council Chambers at 5:30 p.m. Members present: Huskey, Kappas, Klapper and Throckmorton (Joe Hoffmann absent).

**APPROVAL OF MINUTES:** None at this time.

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:** None at this time.

**PETITIONS:**

UV/V-14-19 **Bloomington Cooperative Living, Inc.**  
921 W. 9<sup>th</sup> St.  
Request: Use variance to allow a cooperative housing unit. Also requested is a variance from the minimum number of required on-site parking spaces.  
*Case Manager: Ryan Robling*

Ryan Robling presented the staff report. The subject site is located at 921 W. 9<sup>th</sup> St., and zoned RC (Residential Core). The property has been developed with a large two-story single-family house that has been vacant for a number of years. The surrounding properties have also been developed with single-family houses. The property fronts on both W. 9<sup>th</sup> St. to the north, and N. John St. to the west. Robling noted there is an unimproved alley to the south of the property. The petitioner is requesting a use variance approval to allow a cooperative housing unit. Also requested is a variance from the minimum number of required on-site parking spaces. The petitioner is proposing to modify the interior of the existing structure to create 12 private bedrooms, and 3 private two-bedroom suites. In doing so, this would allow space for 19 unrelated adults. The two-bedroom suites would allow for families with children. Tenants would share common kitchen spaces, living areas, and bathrooms. The petitioner plans to pave the alley to the south of the property, which will then be used to access the 4 newly created parking spaces including one (1) van accessible space. Additional on-street parking will be available along N. John St. to the west and W. 9<sup>th</sup> St. to the north. The petitioner also plans to install a new second story egress stair which would allow access to the second story from the outside. No other exterior changes are being proposed. The Comprehensive Plan encourages a mix of land uses and housing types in the city and encourages the rehabilitation of existing structures. Based upon the findings outlined in the staff report, the department recommends that the BZA adopt the proposed findings and approve the use variance as well as the variance from minimum number of on-site parking spaces with the following conditions:

1. The landscaping plan shall meet UDO standards.
2. Unit must be inspected and registered with Housing and Neighborhood Development (HAND).
3. A maximum of 19 bedrooms and a maximum of 19 unrelated adults are allowed.

4. A building permit is required prior to any construction.

Brady Heberlan, Bloomington Cooperative Housing, outlined their proposal including the housing options offered to the community. The Near Westside Neighborhood Association supports their request for a use variance. In addition, the *Bloomington Community Bike Project* wrote a letter of support as well. The petitioner's architect, Lucas Brown, outlined the specifics of their site plan and explained how the site is very centrally located. In fact, it's easy to get around Bloomington without a car. Brown discussed the additional landscaping that would be installed as part of this proposal.

Discussion ensued between the BZA and Staff regarding the existing parking lot to the southeast and whether or not there were restrictions with the lot itself. Kappas mentioned the potential for future noise, trash, and debris with the number of people possibly living in this facility. Scanlan, Development Services Manager, pointed out that a lot of people who live in cooperative housing do not have vehicles because there are a limited number of parking spots on-site. Whereas in a traditional apartment complex, it's typical for every unit to have at least one car. Heberlan, Bloomington Cooperative Living, said they are still trying to figure out the exact size of rooms with regard to families with children as opposed to a single mother with one child or children. The plan is to also establish quiet hours. Throckmorton had concerns given the potential for 19 cars to be parked here. The petitioner is only proposing 14 parking spaces, assuming that every tenant has one car. Scanlan said she would point back to the other location on Kirkwood (the old Middle Way House where they have 5 on-site spaces). At that location, they have a similar number of tenants that would be here. Staff felt there was plenty of neighborhood parking to accommodate both existing residents and this larger use than what is typical for the neighborhood. Scanlan said this building used to be occupied. Even though it wasn't occupied by 19 people, there were still quite a number of people who lived in this building. Robling also explained the petitioner has the ability to restrict the number of people who have cars, and he reiterated that parking is still available along 9<sup>th</sup> St. and Johns St. Klapper wondered if the building would be sprinklered (The architect confirmed that a residential sprinklered system would be installed). Huskey asked if the use variance would run with the property. Scanlan confirmed it would run with the property.

**Public Comments:**

Bill Baus, homeowner who resides in the area, isn't opposed to the project. However; he has concerns about the number of adults allowed to live here, and whether or not there would be available parking in the neighborhood.

Evelyn Smith has lived in cooperative housing for 4 years. She currently works for Middle Way House. She talked about her experiences with overflow parking at Middle Way House. In her opinion, cooperative housing organizations work hard to make sure parking is not at capacity.

**\*\*Kappas moved to approve UV/V-14-19 based on the written findings, including the four conditions outlined in the staff report with the added condition #5 stating that "The use variance is tied to Bloomington Cooperative Living, LLC in whole and vacates the property once sold to a new property owner." Throckmorton seconded.**

Klapper noted that because there are only residences on one side of the street--a unique condition, and there are many other streets in the neighborhood that are served on one side of the street, but actually have houses on both sides of the street is unique. So this is a unique situation in itself and that adds to the peculiarity of this site location.

**Roll Call: Motion carried 4:0—Approved.**

Meeting adjourned.