

CITY OF BLOOMINGTON



November 21, 2019 @ 5:30 p.m.
MCCLOSKEY CONFERENCE
ROOM #135
CITY HALL

**CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS
November 21, 2019 at 5:30 p.m.**

◆McCloskey Conference - Room #135

ROLL CALL

APPROVAL OF MINUTES: September & October 2019

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS CONTINUED TO: December 2019

- V-17-19 **City of Bloomington**
105/111 W. 4th St., and 222 S. Walnut St.
Request: Variances from entrance and drive standards in the Commercial
Downtown (CD) zoning district.
Case Manager: Jackie Scanlan
- UV-26-19 **Kimberly Carballo** (continued by staff)
1300 S. Lincoln St.
Request: Use variance to allow the raising of goats on a single lot in the
Residential Core (RC) zoning district.
Case Manager: Ryan Robling
- AA-41-19 **Judie Baker and David Holdman**
523 W. 7th St.
Request: Administrative Appeal of the Notice of Violation (NOV) issued related to
the demolition of two structures.
Case Manager: Jackie Scanlan
-

PETITIONS:

- UV/V-31-19 **Rimrock Companies**
1901 W. 3rd St., and 307 S. Cory Lane
Request: Use variance to allow for larger units in the 'Mini-warehouse Facility'
use in the Commercial Arterial (CA) zoning district. Also requested is a variance
from non-residential sign standards.
Case Manager: Jackie Scanlan
- CU-39-19 **Amethyst House, Inc.**
416 W. 4th St.
Request: Conditional use approval to allow a 'Rehabilitation Clinic' in the
Commercial Downtown (CD) zoning district.
Case Manager: Ryan Robling
- V-42-19 **Victoria Hilkevitch**
1701 E. Circle Dr.
Request: Variance from front yard setback standards to allow ground mounted
solar arrays.
Case Manager: Keegan Gulick

****Next Meeting: December 19, 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.

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
Location: 1901 W. 3rd Street / 307 S. Cory Lane

CASE #: UV/V-31-19
DATE: November 21, 2019

PETITIONER: Rimrock Companies
 1000 Riverside Avenue, Suite 250 Jacksonville FL

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

REQUEST: The petitioner is requesting use variance approval to allow for larger units than allowed in the ‘mini-warehouse facility’ use in the Commercial Arterial zoning district. The petitioner is also requesting a development variance from sign standards.

BACKGROUND:

Area:	2.93 Acres
Zoning:	CA
Comprehensive Plan Designation:	Urban Corridor
Existing Land Use:	Vacant/Wooded
Proposed Land Use:	Mini-Warehouse Facility
Surrounding Uses:	North - Vacant / Culver’s Restaurant
	South - Vacant / Dwelling, Single-Family (Sunset Hill)
	East - Commercial
	West - Dwelling, Single-Family

REPORT: The petition site is zoned Commercial Arterial (CA) and is located on the south side of 3rd Street, east of Cory Lane. Surrounding land uses include single-family residences both in the City and outside of City limits to the west; Culver’s and vacant land to the north; commercial to the east; and a vacant parcel with more single-family development outside of the City to the south. The property is currently vacant with some wooded areas and a billboard.

The petitioner proposes to develop this site with three mini-warehouse facility buildings containing 41,600 square feet of storage space, as well as a 6,000 square foot office building on the petition site. Six parking spaces are included near the office building. One 32,325 square foot mini-warehouse facility building is also planned for the County parcel to the south.

The Unified Development Ordinance allows a maximum of 200 square feet per unit in a mini-warehouse facility. The petitioner would like to have 300 square foot units. A size limit is included in the definition of mini-warehouse facility to help limit the impacts of such facilities on surrounding properties and to differentiate the use from a general warehousing use as the impacts of the two uses (mini-warehouse facility and warehousing) can be quite different. The petitioner is requesting a use variance to allow for the larger units.

The petitioner is also requesting a development variance related to freestanding signage. There is a legal non-conforming billboard located at the northeast corner of the petition site. The billboard lease is set to expire in 2020. According to a 2014 City survey, the sign is upwards of 500 square feet. The number of freestanding signs and square footage maximum are based on the amount of frontage that the parcel has on 3rd Street. The presence of the billboard prohibits any other freestanding signs for the site. The details are discussed below.

PLAN COMMISSION RECOMMENDATION: The Plan Commission reviewed the use variance request at its October 7, 2019 meeting. The Plan Commission voted 6-0 to forward the use variance request to the Board of Zoning Appeals with a positive recommendation.

SITE PLAN ISSUES:

Proposed Use:

The UDO defines ‘mini-warehouse facility’ as: “A structure or group of structures containing individual storage units of two hundred (200) square feet or less with access to each unit only for the storage and warehousing of personal property. Mini-warehouses do not include activities of any kind including wholesaling, retailing, servicing or repair of household or commercial goods in conjunction with storage.” The use is permitted in the CA zoning district. However, the size of this site and its adjacency to existing single-family residences causes some concern. Intensifying that use by allowing larger units than are included in the UDO definition could exacerbate the issues by allowing larger items to be stored than those that would otherwise fit in a 200 square foot unit. Larger units also increase the opportunity and likelihood that the units can be used for more intensive uses beyond the storage of personal property that is intended.

Additionally, nothing about the property is unique and the petitioner will be able to operate successfully meeting UDO requirements.

Sign Standards: The CA zoning district allows one (1) freestanding stand for properties with between thirty (30) and five hundred (500) feet of frontage on a public road. The petition site has roughly 355 feet. Lots with one used and at least seventy-five (75) feet of public frontage shall be allowed to have up to forty-five (45) square feet. The height maximum allowed is six (6) feet. So, the site is allowed one forty-five (45) square foot, six (6) foot tall freestanding sign. The site contains one (1) billboard that the 2014 City Billboard Inventory lists as 26 feet tall and 576 square feet per side. (Staff is attempting to verify these dimensions as they are much different than presented by the petitioner.) The sign already located on the site (billboard) far exceeds allowable freestanding signage on this site.

The petitioner does not have a contract with the billboard company. However, the billboard company does have a lease with a previous owner. That lease is still current, but runs out some time in 2020. The Department believes that a property’s sign rights cannot be sold, and then a variance received for additional sign allotment. Until such time that the billboard is removed, no additional freestanding signs can be added to the site.

The petitioner can add wall signs to the site.

**20.09.140 CRITERIA AND FINDINGS FOR USE VARIANCE:
Larger Units in Mini-Warehouse Facility**

Pursuant to IC 36-7-4-918.4., the Board of Zoning Appeals or the Hearing Officer may grant a variance from use if, after a public hearing, it makes findings of fact in writing, that:

- (1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community; and*

PROPOSED FINDING: No injury to the public health, safety, morals, and general welfare of the community is found in the approval of the proposed larger units. However, intensification of the use by allowing larger units may have negative effects on the neighbors.

- (2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and*

PROPOSED FINDING: Substantial adverse impacts to the use and value of the adjacent area are found. While the redevelopment of an underutilized property typically has a positive impact on the adjacent area, allowing larger units could intensify the use on the site which may have negative impacts on the immediately adjacent residences.

- (3) *The need for the variance arises from some condition peculiar to the property involved; and*

PROPOSED FINDING: No peculiar condition of the property is found that requires the need for larger units than allowed by the UDO. The petitioner is proposing 41,600 square feet of dedicated storage space on the petition site and a total of almost 74,000 square feet of storage space on the combined larger site. By the petitioner's own admission, the project can go forward without the variance, indicating no need.

- (4) *The strict application of the terms of the Unified Development Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and*

PROPOSED FINDING: Strict application of the UDO does not constitute an unnecessary hardship because the use can still occur on the site, within the bounds of the existing regulations.

- (5) *The approval does not interfere substantially with the Growth Policies Plan (Comprehensive Plan).*

PROPOSED FINDING: The Comprehensive Plan designates this property as Urban Corridor. The Urban Corridor area is designed to transform strip retail and commercial corridors along major roadways into a more urban mixed-use district that will serve as an appropriate transition area from higher more intensive uses to other districts, Focus Areas, and regional activity centers. The area is intended to transform the existing auto-centric context into a mixed-use district. Allowing the intensification of an already auto-centric use

does not support the goals of the Comprehensive Plan. The Plan Commission voted to forward the petition to the Board of Zoning Appeals with a positive recommendation.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.09.130 e) Standards for Granting Variances from Development Standards (Sign):

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: Injury is found with this petition. The sign number and maximum standards are in place, in part, in order to protect the landscape from visual clutter, especially along high-speed roadways where the distraction can be dangerous. The petition site contains a sign that far exceeds the allowable freestanding sign maximum square footage. One freestanding sign is the maximum allowed on the site.

- 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 adverse impacts to the use and value of surrounding properties as a result of the requested variance are found. Freestanding signs are utilized by other uses in the area, but within the restrictions of the UDO.

- 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: No peculiar conditions are found at the site. The site contains a lawful nonconforming freestanding sign, and the petitioner is requesting more. The billboard on site operates under an existing lease and has been located at the location for many years. The site allows for up to 45 square feet of freestanding signage and the site already maintains more than 10 times that amount. A previous property owner entered into a contract with the billboard company which utilizes and exceeds the freestanding sign allowance for the site. There are no practical difficulties related to signage on site. The user could use the existing sign, and is also able to utilize wall signage.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopts the proposed findings and denies UV/V-31-19.

IN

CA

W 3RD ST

Site

S CORY LN

S CORY LN

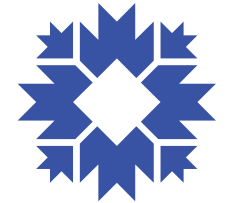
W PAPER LN

PUD

S ANNA LEE LN

Primier He

City of Bloomington
Planning & Transportation



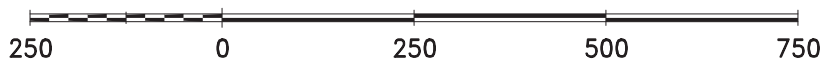
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N

By: greulice

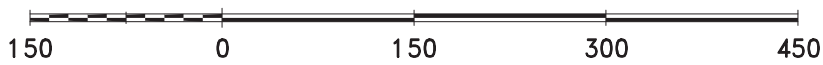
21 Jun 19



For reference only; map information NOT warranted.



By: greulice
21 Jun 19



City of Bloomington
Planning & Transportation



Scale: 1" = 150'

For reference only; map information NOT warranted.



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

August 26, 2019

Jackie Scanlan
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, Indiana 47404

RE: Rimrock Companies Self-Storage (Mini-Warehouse Facility) Site
Final Plan Approval Petitioner's Statement

Jackie Scanlan or To Whom It May Concern:

Our client, Rimrock Companies, respectfully request final plan approval for the referenced project and to be placed on the next Plan Commission agenda for the plan to be approved by the Plan Commission members.

Project Narrative:

The proposed development at 1901 West 3rd Street consists of developing 4 new structures for purposes of commercial development. The commercial application will include self-storage units with an associated office space. This proposed development will also contain 6 parking spaces for parking at the office space. The total square footage for the site's structures totals approx. 45,250. We plan to treat most of the drainage within our property with a drainage pond facility at the northeast corner of the site. This location will help keep the proposed site at reasonable grading patterns to match the existing drainage patterns. The total project site is 5.50 acres (2.93 area in City of Bloomington's current planning jurisdiction). We will be working toward approvals through the Monroe County Planning Department with the other 2.57 acreage currently in the Monroe County Planning jurisdiction. The entire site is within the City's 'CA' zoning boundary.

This proposed development is proposing two (2) variances from the current UDO:

1. UDO Section 20.05.079 - Signage.
 - a. The project would like to propose signage that would adhere to the follow standards from the UDO:
 - i. Wall sign on north face of building #1- 75 square feet max.
 - ii. Wall sign on north face of building #2- 180 square feet max.
 - iii. North property line free standing sign - Allowed one sign 45 square feet max. and 6 feet in height max. (Must be located 2' min. from property line)
 - b. Existing billboard at northeast corner on site is already 160 sq. ft.
 - c. Existing billboard contract goes through 2020.

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

- d. Place new signage that would meet UDO while keeping the duration of billboard contract.
2. UDO Section 20.02.330 – Mini Warehouse max. size.
 - a. The project would like to propose 300 sq. ft. max.
 - b. The current UDO standard is 200 sq. ft. max. unit size.

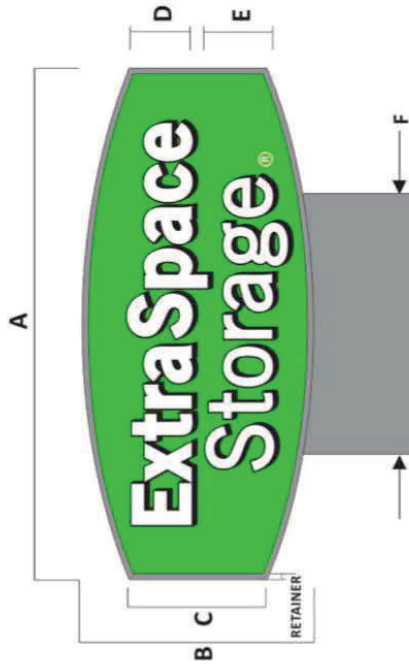
After you have had a chance to review our petition please feel free to contact us at anytime questions regarding our submission.

Sincerely,
Bynum Fanyo & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Daniel Butler', written in a cursive style.

Daniel Butler, P.E., Project Engineer

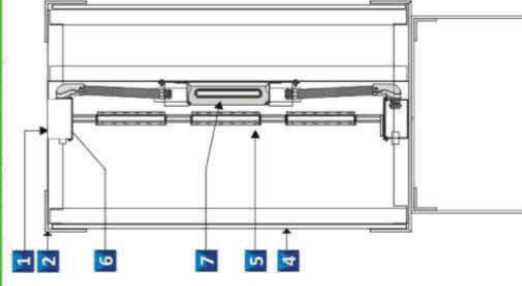
MONUMENT SIGN



MONUMENT DIMENSIONS

A	B	C	D	E	F	RETAINER	SQ/FT	AMPS	NUMBER OF POWER SUPPLIES
6'-0"	2'-8 5/8"	1'-7 3/8"	8 1/2"	9 11/16"	3'-5 7/8"	1"	16.31	.98	1
7'-0"	3'-2"	1'-10 5/8"	9 7/8"	11 5/16"	4'-7 7/8"	1 3/16"	22.17	1.96	2
8'-3"	3'-8 3/4"	2'-2 5/8"	11 5/8"	13 3/8"	4'-2 1/2"	1 1/4"	30.76	1.96	2
9'-0"	4'-7 7/8"	2'-5 1/8"	12 11/16"	14 9/16"	4'-7"	1 3/8"	36.65	1.96	2
10'-5"	4'-8 5/8"	2'-9 5/8"	14 11/16"	16 7/8"	5'-3 5/8"	1 9/16"	49.15	2.94	3
11'-3"	5'-1 1/8"	3'-3/8"	15 7/8"	18 3/16"	5'-8 3/4"	1 11/16"	57.30	2.94	3
12'-1"	5'-5 5/8"	3'-3"	17"	19 1/2"	6'-1 7/8"	1 13/16"	66.07	3.92	4
12'-9 1/2"	5'-9 3/8"	3'-5 3/8"	18"	20 3/4"	6'-6 1/4"	1 15/16"	73.95	3.92	4
13'-6"	6'-1 1/4"	3'-7 5/8"	19"	21 7/8"	6'-10 1/2"	2"	82.40	4.9	5

SIDE SECTION VIEW



- 1 .080" ALUMINUM CABINET PAINTED SW 7067 CITY SCAPE
- 2 ALUMINUM RETAINER SYSTEM PAINTED TO MATCH CABINET (ADDITIONAL CLIPS AS NEEDED TO ENSURE SMOOTH)
- 3 POLE COVER PAINTED SW 7067 CITY SCAPE
- 4 WHITE LEXAN FACE WITH APPLIED VINYL GRAPHICS (SEE SCHEDULE)
- 5 US LED TDX
- 6 STRUCTURE SUPPORT BRACKET W/WIREWAY
- 7 ELECTRONIC POWER SUPPLY

COLOR SCHEDULE

GREEN
#2500-106
BRILLIANT

GREY
SW 7067
CITY SCAPE

WHITE

BLACK
PMS BLACK
#2500-022



120V CIRCUITS ARE REQUIRED FOR ALL SIGNS

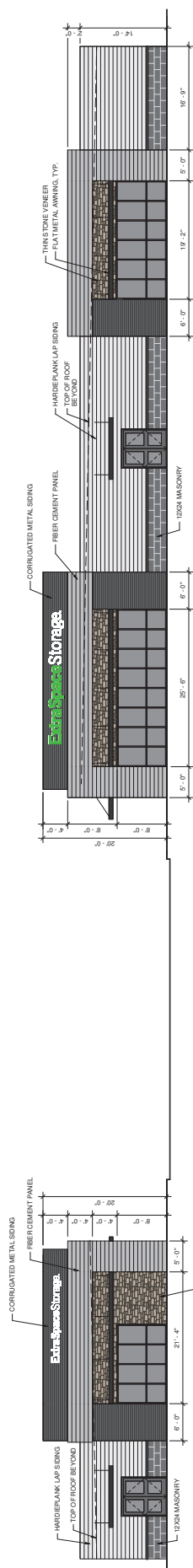
RIGID FACE EMC PYLON

A

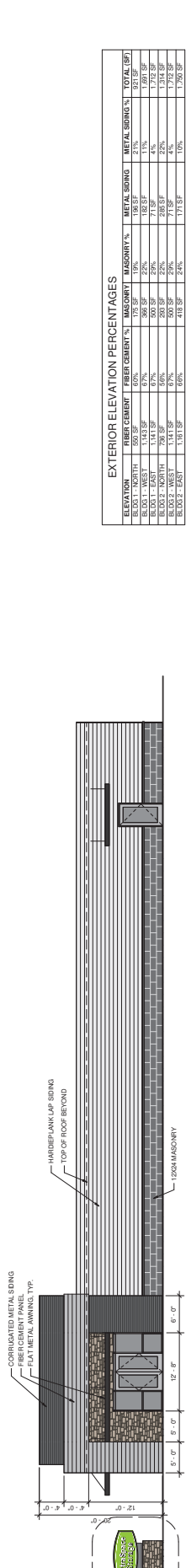


SAA architects

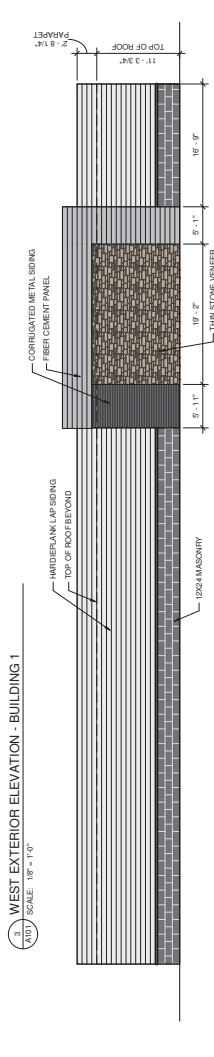
Client centered • Smart solutions
August 26th 2019



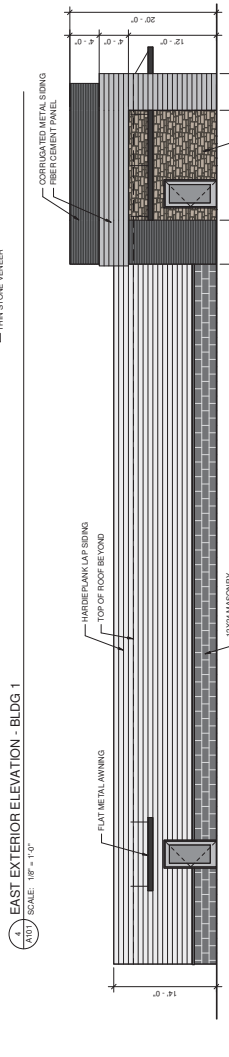
1 NORTH EXTERIOR ELEVATION - W. THIRD STREET - BLDG 1
 A101 SCALE: 1/8" = 1'-0"



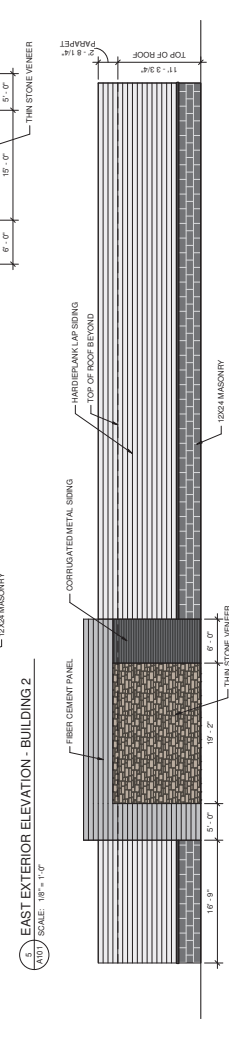
2 NORTH EXTERIOR ELEVATION - W. THIRD STREET - BLDG 2
 A101 SCALE: 1/8" = 1'-0"



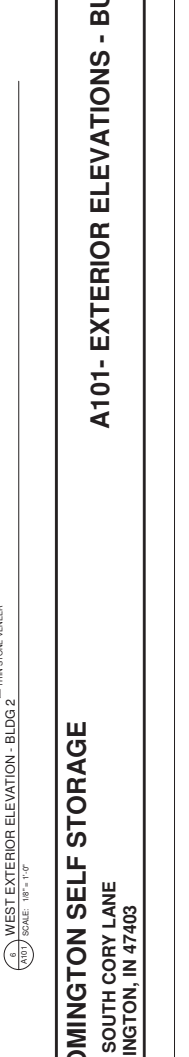
3 WEST EXTERIOR ELEVATION - BUILDING 1
 A101 SCALE: 1/8" = 1'-0"



4 EAST EXTERIOR ELEVATION - BLDG 1
 A101 SCALE: 1/8" = 1'-0"



5 EAST EXTERIOR ELEVATION - BUILDING 2
 A101 SCALE: 1/8" = 1'-0"

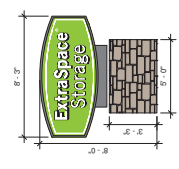


6 WEST EXTERIOR ELEVATION - BLDG 2
 A101 SCALE: 1/8" = 1'-0"

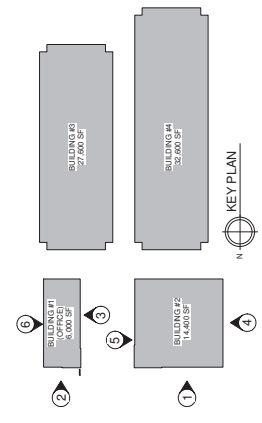
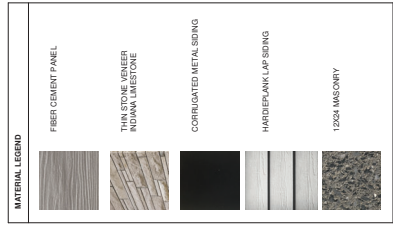
ELEVATION	FIBER CEMENT	FIBER CEMENT %	MASONRY	MASONRY %	METAL SIDING	METAL SIDING %	TOTAL SF
BLDG 1 - WEST	1,143 SF	6.7%	562 SF	2.9%	182 SF	1.1%	1,901 SF
BLDG 2 - EAST	1,141 SF	6.7%	562 SF	2.9%	182 SF	1.1%	1,901 SF
BLDG 2 - WEST	1,141 SF	6.7%	562 SF	2.9%	182 SF	1.1%	1,901 SF
BLDG 2 - EAST	1,141 SF	6.6%	412 SF	2.6%	171 SF	1.0%	1,724 SF

NOTE: MASONRY, THIN STONE VENEER & 12024 MASONRY FIBER CEMENT - HARDBEPLANK SIDING & FIBER CEMENT PANEL

EXTERIOR ELEVATION PERCENTAGES



7 SIGN DETAIL
 A101 SCALE: 1/4" = 1'-0"



KEY PLAN
 N

10/18/2019

REVISIONS:

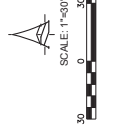
ZONING INFORMATION

ASSOCIATION: MONROE COUNTY FOR PROPERTY TO WEST AND SOUTH -
 PARTS OF BLOOMINGTON AREA & CITY OF BLOOMINGTON FOR
 PROPOSED USE: COMMERCIAL USE, RESTAURANTS/FOOD SERVICE.
 ZONING: COMMERCIAL, ARTERIAL (CA)
 PROPOSED USE: COMMERCIAL USE, RESTAURANTS/FOOD SERVICE.
 SUB-SPACE: 10' MIN.
 MAXIMUM HEIGHT: 30'
 MAXIMUM IMPERVIOUS COVERAGE: 60%
 USABLE OPEN SPACE PER BUILDING UNIT: 1,000 SF
 FLOOR AREA RATIO: 1.5
 SIDE YARD SETBACK: 10' UNLESS NEXT TO RESIDENTIAL.
 ADD 4' FOR EACH ADDITIONAL BUILDING STORY.
 REAR YARD SETBACK: 10', 25' IF ADJACENT TO RESIDENTIAL.
 SIDE YARD SETBACK: IF ADJACENT TO NONRESIDENTIAL THEN
 SETBACK SHALL BE 0.25 TIMES THE LOT WIDTH ROUNDED TO THE NEXT
 WHOLE NUMBER. IF ADJACENT TO RESIDENTIAL, THE SETBACK SHALL BE
 A MINIMUM OF 25'. 10' IF ADJACENT TO RESIDENTIAL.
 REAR YARD SETBACK: 4' UNLESS NEXT TO
 RESIDENTIAL.

EXISTING LEGEND

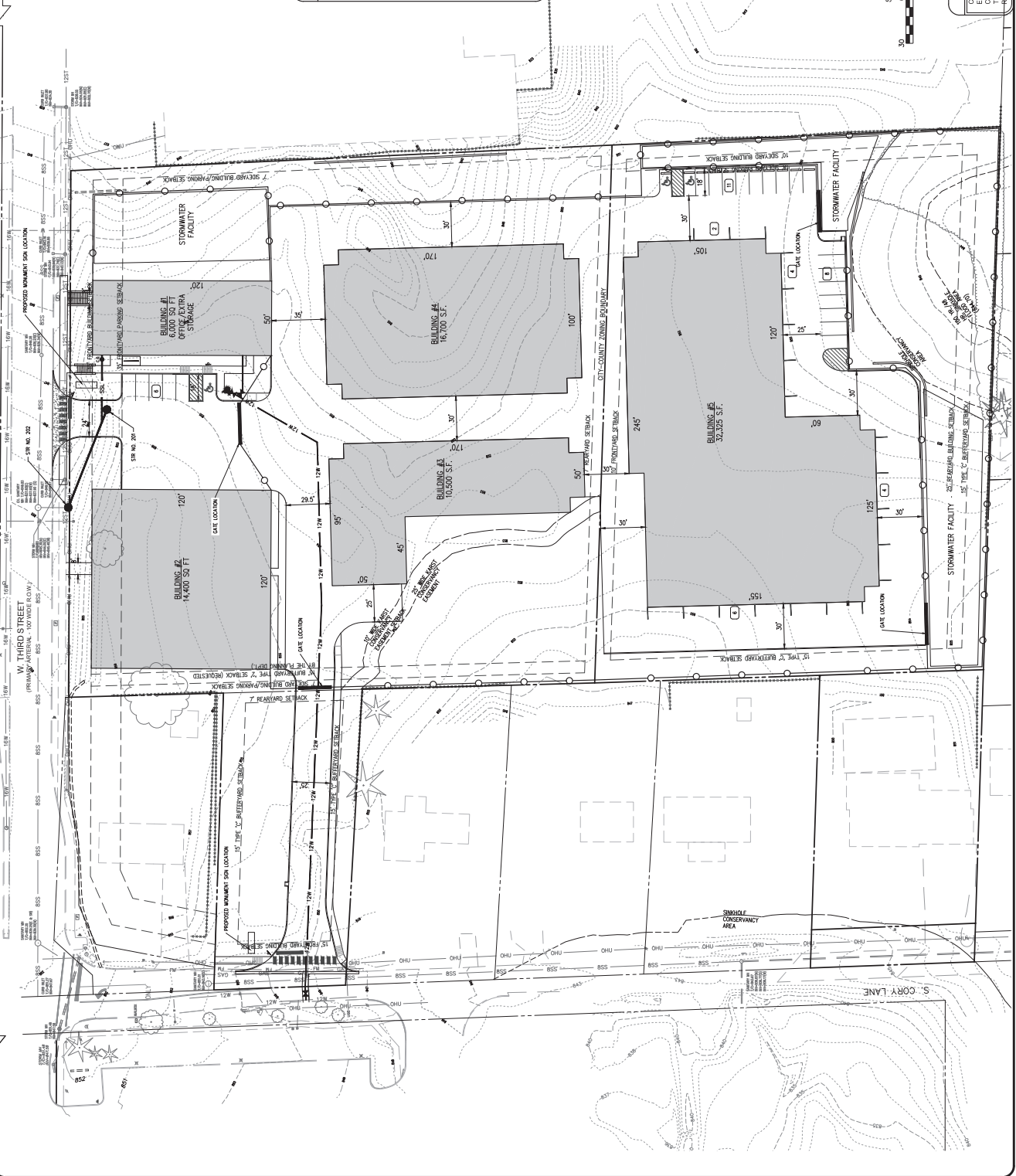
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND ELECTRIC LINES
- EXISTING UNDERGROUND TELEPHONE LINES
- EXISTING UNDERGROUND FIBER OPTIC LINES
- EXISTING GAS LINE
- EXISTING SANITARY FORCE MAIN
- EXISTING CONDUIT
- FLOW LINE
- EXISTING SANITARY SEWER AND
- EXISTING STORM SEWER AND INLET
- PROPERTY LINE

- 1 X 14,400 S.F. = 14,400 S.F.
- 1 X 16,700 S.F. = 16,700 S.F.
- 1 X 10,500 S.F. = 10,500 S.F.
- 1 X 32,225 S.F. = 32,225 S.F.
- TOTAL = 73,825 S.F. STORAGE SPACE



NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY
 ENGINEER OF ANY INCORPORATIONS IN LOCATION OR ELEVATION OR ANY
 CHANGES TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES
 REQUIRED DUE TO CONFLICTING ELEVATIONS.



ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING

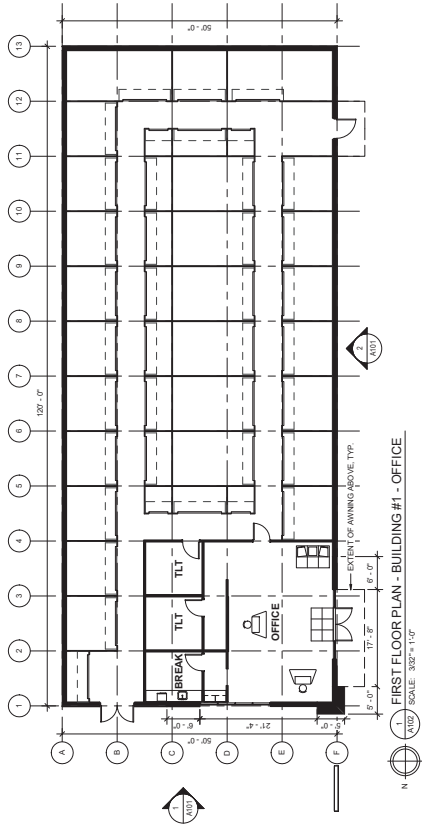
BYNUM FAYO & ASSOCIATES, INC.
 528 North Walnut Street
 Bloomington, Indiana
 (317) 339-2900 (Fax)

verified by:

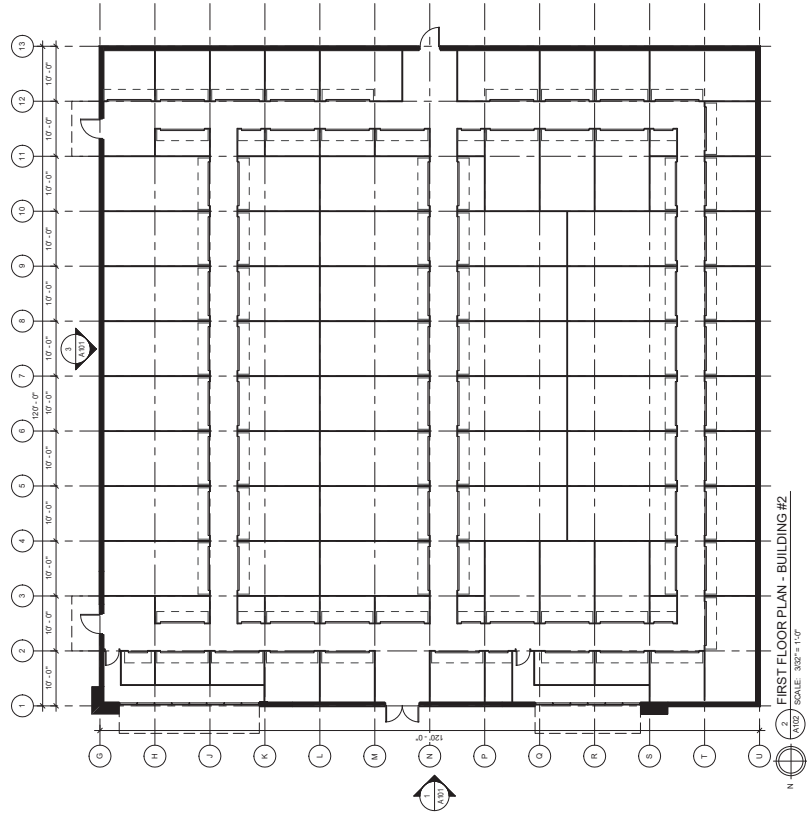
PROPOSED
 WEST THIRD & CORY PROPERTIES
 RIMROCK COMPANIES
 307 S CORY LN & 1901 W 3RD ST
 BLOOMINGTON, IN

RING OVERALL SITE
 LAYOUT PLAN

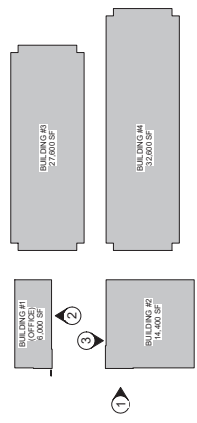
14
 designed by: DJB
 drawn by: DJB
 checked by: JSF
 sheet no.: C-01
 project no.: 161918



	TC	TOTAL
5x5	4	4
5x10	8	8
7.5x10	0	0
10x10	18	18
10x15	7	7
10x20	2	2
10x30	0	0
TOTAL	39	39



	TC	TOTAL
5x6	7	7
5x10	17	17
7.5x10	0	0
10x10	20	20
10x15	16	16
10x20	30	30
10x30	0	0
TOTAL	90	90



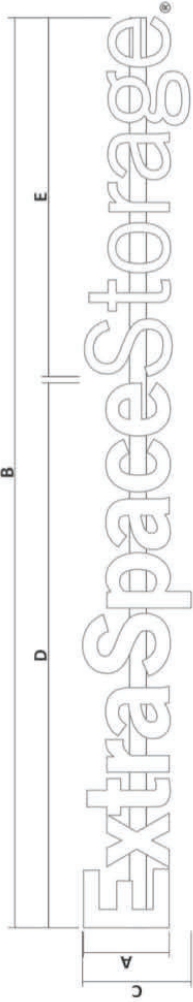
KEY PLAN

08/21/2019

19
SAA architects

A102- FIRST FLOOR PLAN - BUILDING #1 & #2

BLOOMINGTON SELF STORAGE
301-307 SOUTH CORY LANE
BLOOMINGTON, IN 47403



- A** MEASURED FROM OVERALL HEIGHT OF THE LETTER 'E'.
- B** MEASURED FROM OVERALL LENGTH WITH OUT TRADE MARK.

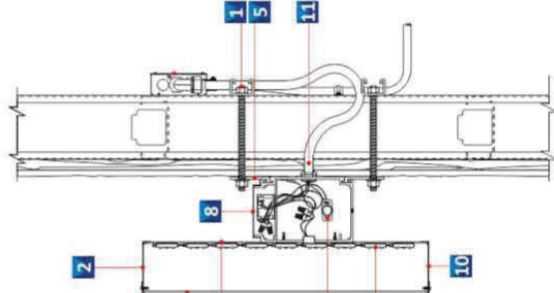
A	B	C	D	E	SQ. FT.	AMPS	NUMBER OF POWER SUPPLIES
12"	10'-7 3/4"	15 1/4"	6'-4 3/8"	4'-2 1/2"	10.65	1.26	2
18"	15'-11 3/4"	22 7/8"	9'-6 5/8"	6'-3 3/4"	23.96	1.26	2
24"	21'-3 5/8"	30 1/2"	12'-8 7/8"	8'-5"	42.60	1.26	2
30"	26'-7 1/2"	38"	15'-11"	10'-6 1/4"	66.56	1.89	3
36"	31'-11 3/8"	45 5/8"	19'-1 1/4"	12'-7 1/2"	95.84	2.52	4
42"	37'-3 1/4"	53 1/4"	22'-3 1/2"	14'-8 3/4"	130.45	2.52	4
48"	42'-7 1/8"	60 7/8"	25'-5 3/4"	16'-10"	170.37	3.78	6
60"	53'-2 7/8"	76 1/8"	31'-10 1/8"	21'-1 1/2"	266.19	5.04	8

ExtraSpaceStorage®

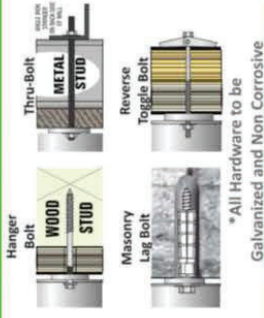
SPECIFICATION

- 1** NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 2** 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GAUGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 3** TRIM CAP RETAINER DOVE GREY
- 4** FLAT ALUMINUM BACK
- 5** 1/4" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
- 6** US LED SV3-3-12-W
- 7** 3/16" #7328 ACRYLIC FACE WHITE
- 8** LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7" x 4 1/2" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED
- 9** VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
- 10** 1/4" WEEP HOLES (2) TWO PER LETTER GROUNDED WALL PASS-THRU
- 11** SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL



MOUNTING DETAILS

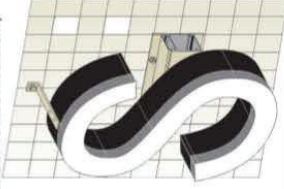


COLOR SCHEDULE



BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090" ALUMINUM PAINTED TO MATCH RW POP-RIVETED TO RETURN (FACING UP TO HIDE FROM SIGHT)



MANUFACTURING NOTES

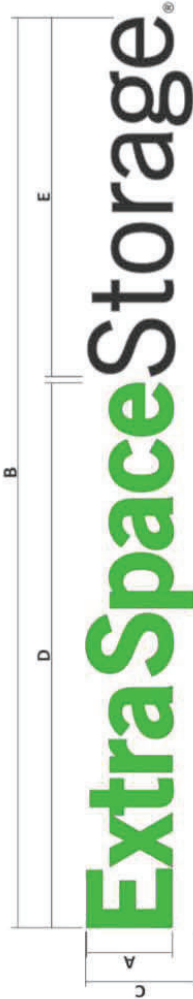
CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS
 CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS



120V CIRCUITS ARE REQUIRED FOR ALL SIGNS

Page 28 of 101

FLUSH MOUNT CHANNEL LETTERS



- A** MEASURED FROM OVERALL HEIGHT OF THE LETTER 'E'.
- B** MEASURED FROM OVERALL LENGTH WITH OUT TRADE MARK.

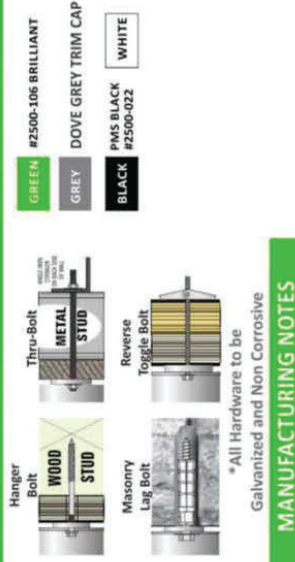
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- LOW VOLTAGE ELECTRONIC POWER SUPPLY LOCATED IN INTERIOR WALL AREA INSIDE A PROTECTIVE CASE BOX
- WATERPROOF FLEXIBLE CONDUIT FOR WIRING
- VISIBLE DISCONNECT SWITCH

MOUNTING DETAILS



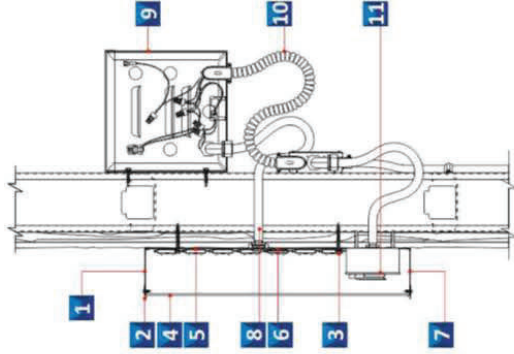
MANUFACTURING NOTES

* All Hardware to be Galvanized and Non Corrosive

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

SECTION DETAIL



120V CIRCUITS ARE REQUIRED FOR ALL SIGNS
Page 14 of 101

1808 W PIPER LN
BLOOMINGTON, IN 47403

September 6, 2019

To Bloomington Plan Commission/Board of Zoning Appeals members:

I am a homeowner living near the properties located at 1901 W 3rd St. and 307 S. Cory Ln. on which Rimrock Companies seeks to build a "mini-warehouse facility." I and several of my neighbors have significant concerns about the proposed development and respectfully request that this use variance be denied for four specific reasons outlined within this letter.

First, for context, Indiana statute IC 36-7-4-918.4 lists five criteria which must be met, in order for a use variance to be approved.

IC 36-7-4-918.4 Board of zoning appeals; variance of use

Sec. 918.4. ADVISORY—METRO. A board of zoning appeals shall approve or deny variances of use from the terms of the zoning ordinance. The board may impose reasonable conditions as a part of its approval. A variance may be approved under this section only upon a determination in writing that:

- (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
- (3) the need for the variance arises from some condition peculiar to the property involved;
- (4) the strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and
- (5) the approval does not interfere substantially with the comprehensive plan adopted under the 500 series of this chapter.

As added by P.L.357-1983, SEC.13.

I believe approval of the use variance for the proposed plan by Rimrock Companies 1) would be injurious to public health, our safety, and the general welfare of the community and 2) would substantially, adversely affect both the use and value of our properties. Here's how:

•**FLOODING**—As it is, our neighborhood frequently floods—even with small amounts of rain. For your convenience, I have included photos of just a couple of areas near the would-be development with standing water due to rainfall. Additionally, many of us have septic systems. Regular, excessive flooding can damage these and can also contribute to the release of untreated wastewater into the environment.



By removing the mature trees and paving over such a large amount of nearby greenspace, our drainage issues will only worsen, potentially flooding our homes. In addition to the proposed development, we're all contending with an increase in extreme weather events, thanks to climate change.

Dr. Rich Phillips from IU's Department of Biology has worked with the Purdue Climate Change Research Center (PCCRC) and was recently quoted in "Under the Weather: How Climate Change Is Messing with Monroe County" from the April/May 2019 issue of Bloom Magazine: "Essentially, where we might only have gotten one of these [heavy rainfall] events every five or 10 years in the past, we'll get two or three of those a year."

(Continued on other side.)

•**LIGHT POLLUTION**—Those of us with properties closest to the would-be development are also concerned about bright lighting. Often, such facilities feature 12-or even 24-hour floodlighting. This would be generally disruptive—especially to our sleep. It could also decrease the resale value of our homes.

•**INCREASED TRAFFIC AND CRIME**—A nearby storage facility would also bring traffic at all hours and would be an attractive target for criminal activity. According to a 2013 ABC News feature, "Crime rates at self-storage units are on the rise. According to former FBI agent and ABC news consultant Brad Garrett, 'The locking systems are extremely poor, and the ability for people to go into them twenty-four hours a day make them ripe for people to steal items.' Further, Agent Garrett says, much of the crime does not get reported, so crime rates are likely even higher than we know and cannot truly be quantified."

•**ENVIRONMENTALLY SENSITIVE TERRAIN**—Please see the city map overlaid with karst features and natural springs at right. (The karst map itself comes from the November 2003 *City of Bloomington Environmental Resource Inventory*.)

Our neighborhood (circled in red) happens to sit on an unusually large, environmentally sensitive karst area.

Not only is this area environmentally sensitive, but it is also among some of the near-west side's last relatively pristine land. It naturally helps to slow and filter stormwater for my neighborhood, and its mature trees serve as a carbon sink in our changing climate.

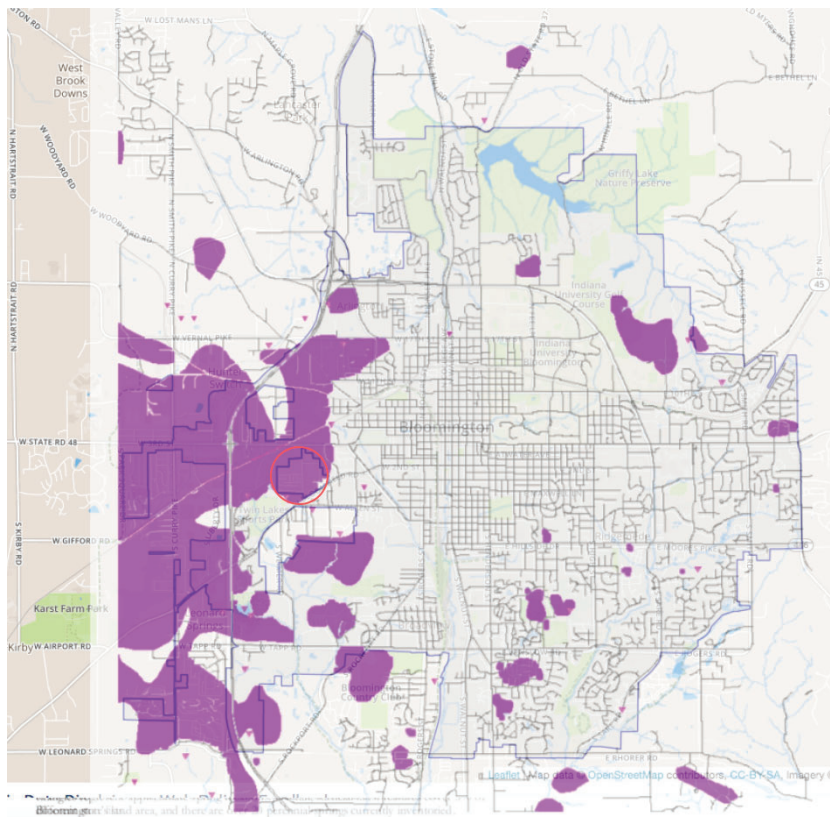


Figure 5. Map of karst areas and springs in Bloomington and surrounding areas
The dark shaded areas above represent the larger karst areas in Bloomington. The shaded triangles represent approximate spring locations. Overall, surficial karst features cover 3% of Bloomington's land area, and there are over 20 perennial springs currently inventoried.

With all of this in mind, rather than grant this variance, perhaps you at the City—along with your County counterparts—should jointly acquire these parcels and re-designate them as "No Disturbance" areas instead.

Thank you for your consideration,

Susan M. Brackney

Susan M. Brackney

1808 W. Piper Ln.
Bloomington, IN 47403

1808 W PIPER LN
BLOOMINGTON, IN 47403

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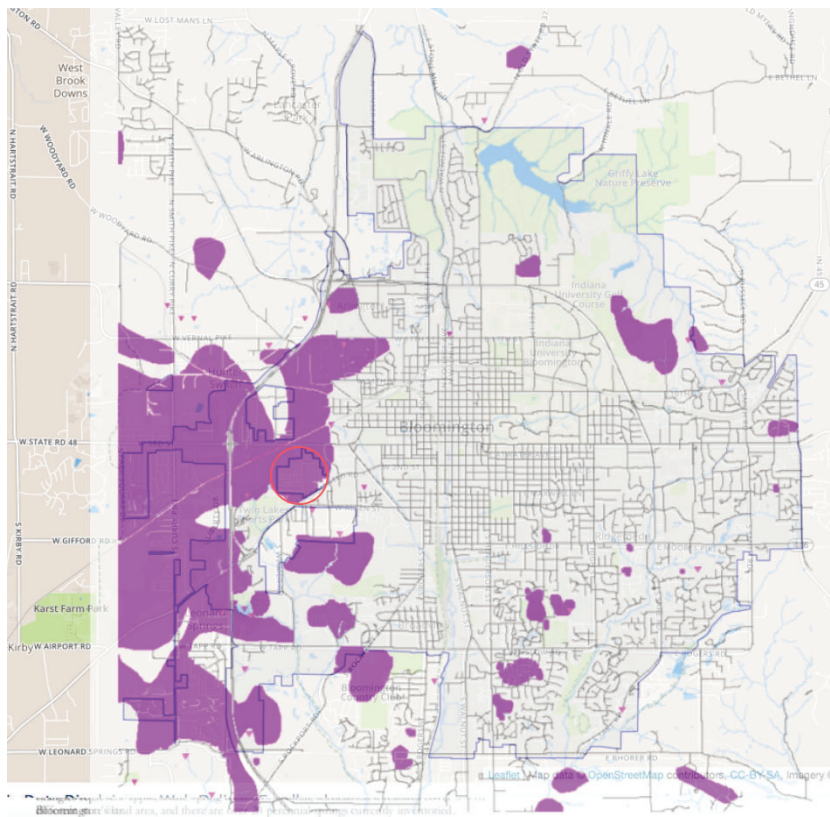


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Susan M. Brackney

Susan M. Brackney

1808 W. Piper Ln.
Bloomington, IN 47403



Jacqueline Scanlan <scanlanj@bloomington.in.gov>

[Planning] permit for mini storage unit site

Cathy <cathycaldie28@gmail.com>
Reply-To: cathycaldie28@gmail.com
To: Bloomington Planning Commision <planning@bloomington.in.gov>

Mon, Oct 7, 2019 at 10:10 AM

Dear Bloomington Planning Commission,

It has recently come to my attention that six acres of land which includes many mature trees near West 3rd Street will need to be cleared to develop mini storage units. I am against the plan in its current state and hope you will consider my comments when making a decision.

This seems like a poor use of space and natural resources, as I am sure there are other locations that can be utilized for this project or possibly a downsize in scope in order to keep these mature, oxygen producing, beneficial trees from being cut. Each 10 year old tree removes 48 lbs of CO2 from the air each year. So saving 20 trees =960 lbs of absorbed CO2 and provides enough oxygen for 40 - 50 people to breathe for a year! (urbanforestrynetwork.org). Multiply this by the life of a tree and see that your actions make a big difference. Trees also provide shade, reduce surface water runoff and erosion, reduce air temperature and soil moisture loss, reduce heating needs, and provide a place for wildlife. Studies have documented that they result in slower heartbeats, lower blood pressure, and have a calming effect on humans. (projects.ncsu.edu) Community benefits of trees are also proven. Please consider these benefits when making your decisions for the health and well being of citizens in Bloomington.

All of my children attended IU and one continues to live and work in the community. Everyone knows the quality of life in Bloomington is high with cultural, educational, and recreational opportunities abounding. Bloomington, IU and the surrounding area is known for it's natural beauty and landscape. With the current state of climate change, we should all consider the repercussions of our choices.

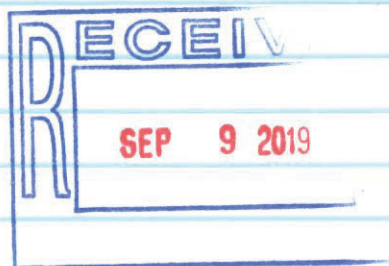
Cathy Caldie
6580 South 650 West
Columbus, Indiana 47201
812 552-9612

Sept 5, 2019

To the City of Bloomington Plan Commission Dept,

I have been a resident of Anna Lee Lane south of west 3rd street for many years, 1979. And over the years have seen some flooding, but it has grown much worse. I believe by cutting down these trees + paving over the land would only make the flooding worse in our peaceful neighborhood. And who would want the bright lights + noise at night. Please don't do this to us.

Sincerely, Barbara Bringer



RECEIVED
SEP - 6 2019

City of Bloomington Plan Commission:

As property owners on S. Cory Ln. in Bloomington, we are greatly concerned about the proposed development by Rimrock Companies for the properties located at 1901 W 3rd St. & 307 S. Cory Ln.

Our property will be affected in multiple ways by this variance. Some of our concerns are privacy, security, noise, traffic and flooding. Mainly, this will cut our property by about half of what we originally were told we were purchasing when we bought here.

Therefore, we oppose the zoning variance proposed from Nonresidential Standards.

Sincerely, *Wayne Shuffitt*
Patricia J. Shuffitt

BLOOMINGTON BOARD OF ZONING APPEALS
LOCATION: 416 W. 4th St.

CASE #: CU-39-19
DATE: November 21, 2019

PETITIONER: Amethyst House, Inc.
P.O. Box 11, Bloomington IN 47402

CONSULTANT: Mark DeLong, Executive Director
P.O. Box 11, Bloomington IN 47402

REQUEST: The petitioner is requesting Conditional Use approval to allow a rehabilitation clinic in the Commercial Downtown (CD) District.

REPORT: The 4,356 square foot property is located at 416 W. 4th St. The property is zoned Commercial Downtown (CD), and is within the Downtown Edges Overlay (DEO) District. The site has been developed with a two-story single-family structure, and a detached accessory structure. The structure was identified as a registered duplex in 2002. The current structure contains only one unit, as verified by the Department Housing and Neighborhood Development. The building is listed as contributing on the 2001 Historic Survey. The property is on the north side of W. 4th St. An improved alley runs along the north property line.

The surrounding properties are also zoned CD and are within the DEO. The property to the north has been developed with a bank/credit union with three drive-through lanes. The two properties to west have been developed with single-family residences, and are being used as such. The property to the east has been developed with a single-family residences, and is currently a bed and breakfast. The property to the south has been developed with a multi-tenant center.

The petitioner is requesting Conditional Use approval to legitimize the site's current use as a rehabilitation clinic. The site began operating as a rehabilitation clinic in 2002, a use that was temporarily allowed by the Department at that time. This approval was originally given to allow former tenants of the Amethyst House's 215 N. Rogers St. location to be temporarily housed at 416 W. 4th St. This temporary approval was given no expiration date, and the site continues to operate as a home for victims of alcohol or drug use addiction which the current UDO identifies as a rehabilitation clinic. This petition would allow the site to continue operating as a rehabilitation clinic.

The Unified Development Ordinance (UDO) allows rehabilitation clinics as a Conditional Use in the CD. The DEO allows all uses listed as Conditional Uses in the CD to be Conditional Uses in the DEO.

CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT:

20.05.023 Standards for Conditional Use Permits: No Conditional Use approval shall be granted unless the petitioner shall establish that the standards for the specific Conditional Use are met and that the following general standards are met.

- 1) *The proposed use and development must be consistent with the Comprehensive Plan and may not interfere with the achievement of the goals and objectives of the Comprehensive Plan;*

PROPOSED FINDING: The proposed Conditional Use does not interfere with the goals and objectives of the Comprehensive Plan. The Comprehensive Plan has identified this area as “Downtown”. Policy 4.1.1 of the Comprehensive Plan gives guidance to “Recognize the significance of traditional architecture, innovative, yet durable, compatible, high-quality architecture, and compact urban form in supporting community character” in the downtown. This Conditional Use will continue to utilize a property which has been identified as contributing on the 2001 Historic Survey. No changes to the structure are proposed as a part of this petition.

Policy 1.2.1 gives guidance to “Work with community partners to facilitate access to mental health services and addictions treatments.” The proposed continued use of the property as a rehabilitation clinic will further that policy goal by helping residents overcome addictions.

- 2) *The proposed use and development will not create nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights;*

PROPOSED FINDING: The proposed use of rehabilitation clinic will not create a nuisance. The structure is currently being used a rehabilitation clinic and no known nuisances exist or have been reported. The Department has received two phone calls from adjacent property owners in support of the proposed use.

- 3) *The proposed use and development will not have an undue adverse impact upon the adjacent property, the character of the area, or the public health, safety and general welfare;*

PROPOSED FINDING: The proposed use will not have an undue adverse impact upon the adjacent property or character of the area as a result of this petition. The site has been operating as a rehabilitation clinic for 17 years. The structure is listed as contributing on the 2001 Historic Survey. This petition does not propose any structural changes to the site, and will therefore not jeopardize its historic status.

The proposed use will have a positive impact on public health, safety and general welfare, as it will continue to provide assistance to residents seeking treatment for addiction.

- 4) *The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, stormwater management structures, and other services, or that the applicant will provide adequately for such services;*

PROPOSED FINDING: The site is adequately served by all public utilities. No new development is proposed as part of this petition.

- 5) *The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;*

PROPOSED FINDING: No undue traffic congestion is expected as a result of this petition. The proposed use currently exist on site and has not caused undue traffic to the area. The property fronts on W. 4th Street which is identified in the Transportation Plan as a local road. Surrounding streets including Rogers Street (west of the site), and Kirkwood Avenue (north of the site), also identified as Arterials.

- 6) *The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance;*

PROPOSED FINDING: The proposed use will not result in the destruction of any feature of significant importance. The structure is listed as contributing on the 2001 Historic Survey. The petitioner is proposing to continue to utilize the existing historic building. No changes to the structure have been proposed.

- 7) *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*

PROPOSED FINDING: The proposed use's hours of operation, and trash and waste collection will not pose a hazard to the neighborhood. The proposed use will operate 24 hours a day as a residence. The hours of operation will not be out of character with the surrounding area. The site abuts a bank with a 24-hour drive-through ATM, and a bed and breakfast.

- 8) *Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage that is out of character, in the Board of Zoning Appeal's determination, shall not be approved.*

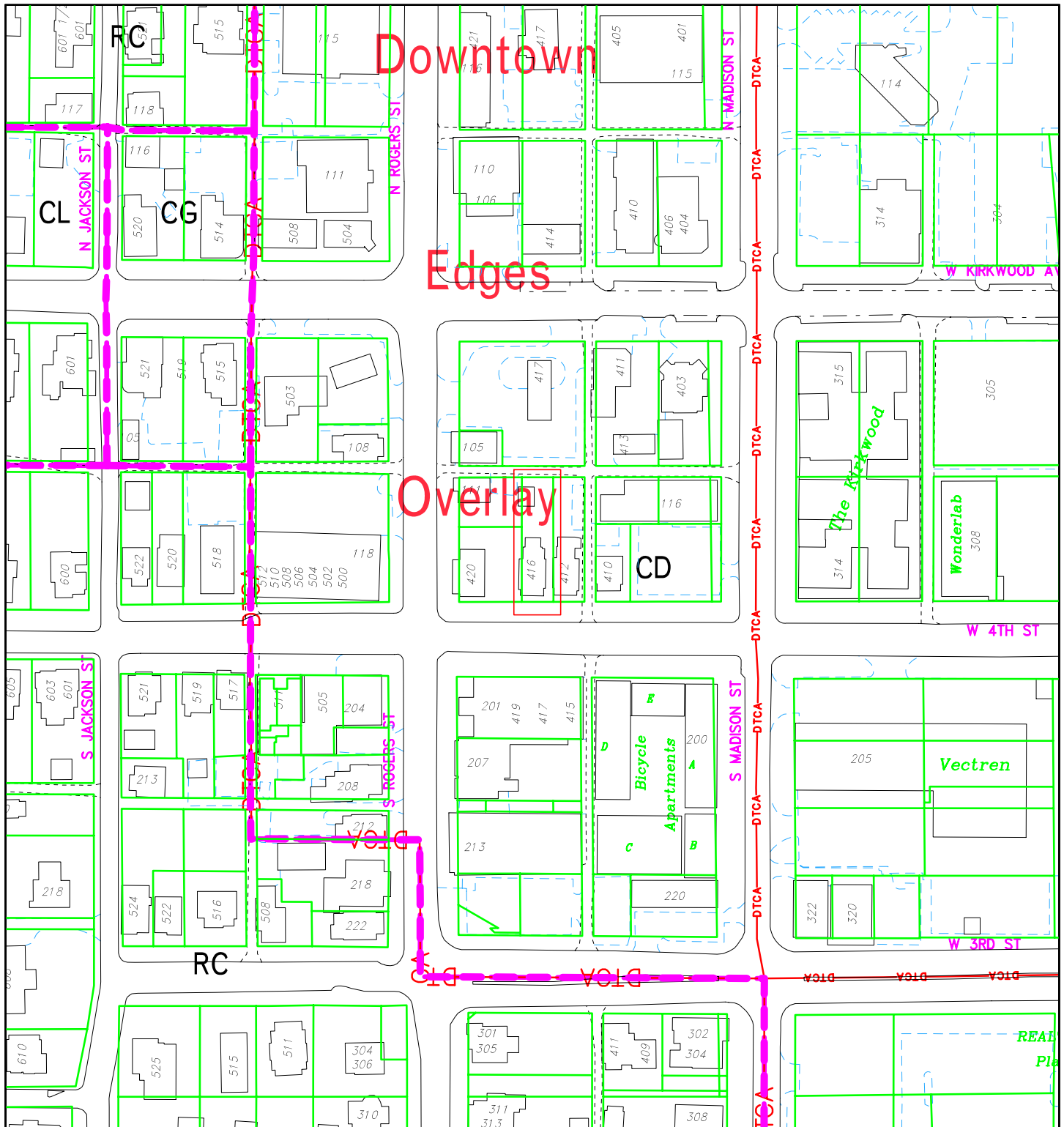
PROPOSED FINDING: No new signage has been proposed at this time. Any future signage will be reviewed by staff according to the UDO standards.

- 9) *The proposed use and development complies with any additional standards imposed upon the particular use by Chapter 20.05; CU: Conditional Use Standards.*

PROPOSED FINDING: There are no additional standards in Chapter 20.05 for the proposed use.

RECOMMENDATION: The Department recommends that the BZA adopt the recommended findings and approve CU-39-19 with the following conditions:

1. A site plan meeting the site plan requirements sited above must be approved and installed before the use can commence on the site.



CU-39-19 Amethyst House, Inc.

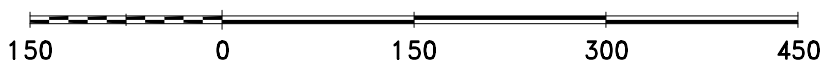
416 W. 4th St.

Board of Zoning Appeals

Site Location, Zoning, Parcels

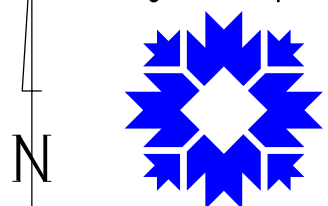
By: roblingr

15 Nov 19

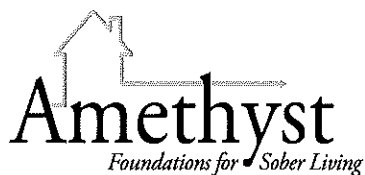


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 150'



A United Way Agency
P.O. Box 11, Bloomington, IN 47402

October 11, 2019

To Whom It May Concern:

Amethyst House, Inc. is requesting conditional use for Rehabilitation Clinic for our property at 416 W. Fourth Street. We have provided substance use disorder residential services at this location since 2003 and have had good relationships with our neighbors. We are currently in the process of selling this property to another substance use disorder treatment program. Our belief is that this property will continue to provide quality care and help to address the needs of the Bloomington community in regards to clean & sober housing and substance use disorder issues. This proposal would comply with all listed conditional use criteria (BMC 20.05.023(b)).

Thank you for your consideration.

Sincerely,

Mark DeLong
Executive Director
mdelong@amethysthouse.org
www.amethysthouse.org

www.amethysthouse.org • email: amethyst@amethysthouse.org

August 15, 2002

Karen St. Rain
511 Diamond Road
Heltonville, IN 47436

RE: 416 W. 4th Street

Dear Karen:

This letter is being written at your request to clarify zoning issues for the property located at 416 W. 4th Street. This property is zoned General Commercial (CG) and contains a registered duplex.

It is our understanding that this house is will be used for the temporary housing of the former tenants of the Amethyst House, located at 215 N. Rogers Streets, until such time as the rebuilding of this the middle of August.

The General Commercial zoning district allows for uses such as multi-family housing and commercial and office uses. The City of Bloomington Planning Department will allow the use of this building by the Amethyst House on a temporary basis without further Planning review or approval. Use of this property by the Amethyst House will not affect any existing non-conformities on the site.

Review, approval and inspection of the property may be required by the Department of Housing and Neighborhood Development. HAND can be reached at (812) 349-3420.

If you have any further questions, please feel free to contact the Planning Department.

Sincerely,

James Roach
Senior Zoning Planner

CC: Tom Micuda, Planning Director
Patrick Shay, Development Review Manager
HAND File

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
LOCATION: 1701 E Circle Dr.

CASE #: V-42-19
DATE: November 21, 2019

PETITIONER: Victoria Hilkevitch
1701 E Circle Dr.

REQUEST: The petitioner is requesting a variance from front yard building setbacks standards to allow for a ground mounted solar array.

REPORT: The property is located on the north side of E. Circle Drive at the corner of E. Circle Drive and S. Eastside Drive and is zoned Residential Single-Family (RS). The property has been developed with a single family structure. Surrounding land uses are all single-family residential in nature.

The petitioner is proposing to construct a ground mounted solar array on the southwest corner of the lot. The proposed solar array would be 10' 5½" long and 26' 5" wide and 6'-9½" from ground level at its highest point. The house is located approximately 35' from the south property line. The solar array is planned for the front yard, and would therefore be located approximately 5' from the south property line.

While ground-mounted solar arrays are not listed in the Unified Development Ordinance, most substantially-sized accessory structures require a 35' front yard setback, while a residence can be located 15' from the front property line. The petitioner is requesting a variance from the required front yard building setback requirement to allow for a 5' front yard setback for the solar array. The current UDO does not define solar arrays so staff considers this to be an "accessory structure." Additionally, a solar array provides much more benefit to the owner and community as a generator of renewable energy. The petitioner does not believe she should have the trees cut down in order to build a solar array as the trees are important to the character and quality of her property and the neighborhood.

The petitioner's proposal is in line with the goals of the Comprehensive Plan. Goal 3.1 calls to "increase renewable energy sources and reduce community-wide fossil fuel consumption." Goal 3.6 calls to "protect local air quality from pollutants," and goal 3.7 is to "reduce greenhouse gas emissions." These goals are achieved by both preserving the trees currently on the property and constructing the solar array.

We received 17 letters of support for approving the variance and one (1) letter opposing the variance. The petitioner has suggested they would be interested in screening the structural elements of the solar array using landscaping or a decorative fence.

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 Department does not find any injury to the public health, safety, morals, or general welfare of the community from the reduced setback for the solar array. The right-of-way for Circle Drive is larger than what is typical for neighborhood streets which has the effect of pushing the front setback line deeper into the lot than other Residential Single-Family (RS) zoned properties. An array set 5' from the property line will still be more than 15' from the edge of pavement.

- 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: The Department does not find any negative impact on the use or value of adjacent properties as a result of the reduced setback. There is no data that suggests that solar panels hurt property values. Additionally, a condition of approval has been included to require screening the structural elements of the array with vegetation.

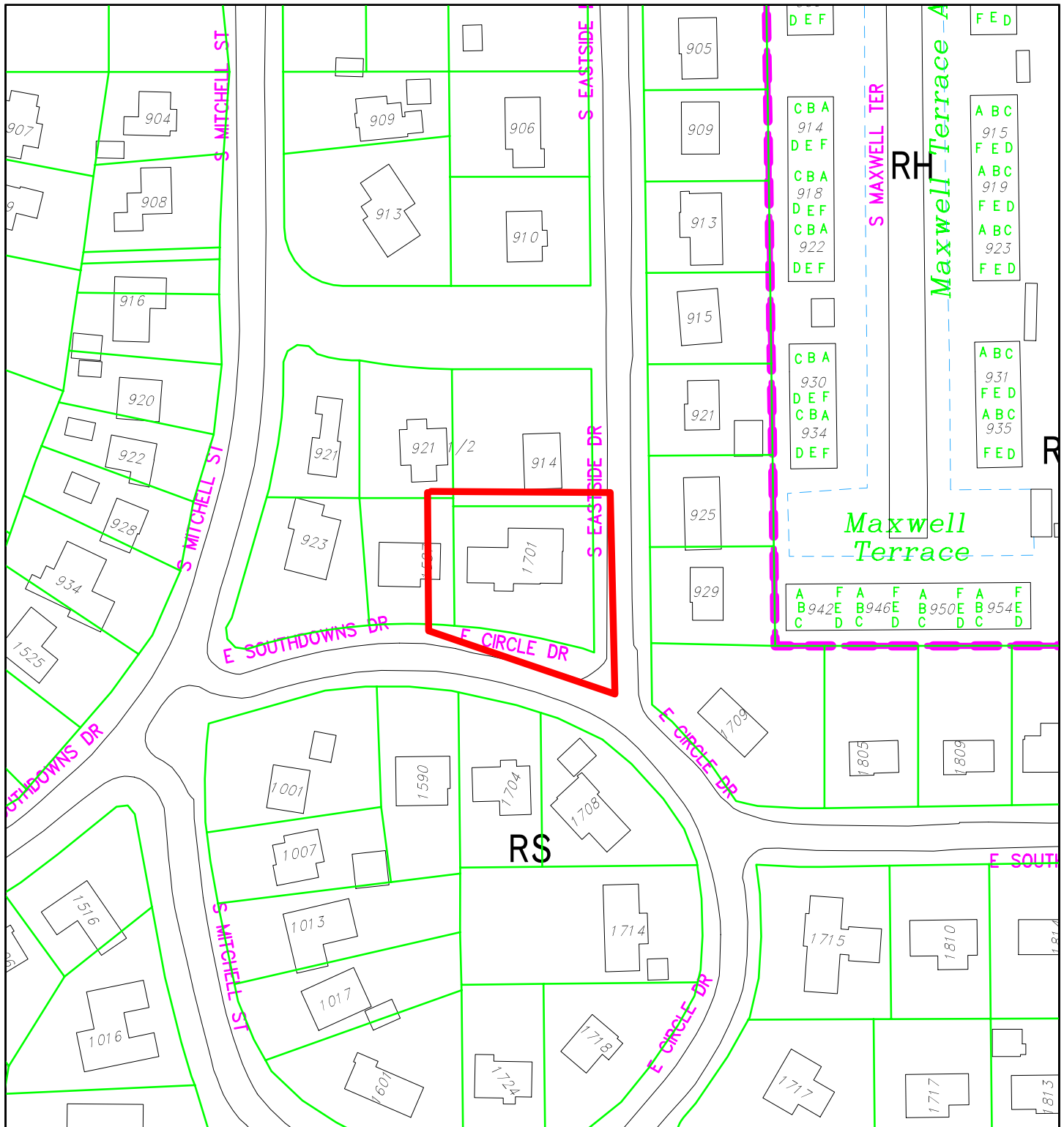
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

PROPOSED FINDING: The Department finds that the strict application of the terms of the Unified Development Ordinance would result in practical difficulties in the use of the property in that the location of the house and existing trees combine to exclude the location of solar arrays elsewhere on the property. Solar arrays are part of renewable energy allowances called for in the Comprehensive Plan. This property is on a corner lot with two front-yard setbacks where the home has been built in the northwest corner, so that there is little space in the side and rear yards for a structure of this size. Shade from the surrounding trees would also be an issue for placing the solar array on the roof of the primary structure or in the rear yard. Due to the presence of several large trees on the petitioner's property there is limited space that would offer optimal sunlight for the solar array. The larger than average right-of-way on the street ameliorates concern for structures being placed immediately adjacent to roadways, as an

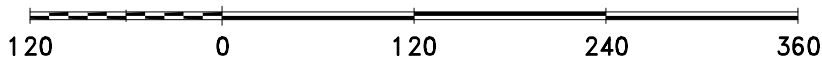
additional grassed area is built-in adjacent to the pavement, meeting the intention of the setback requirement.

RECOMMENDATION: The Department recommends the Board of Zoning Appeals adopt the proposed findings and recommends approval of V-42-19 with the following conditions:

1. The solar array is located at least five (5) feet from the right-of-way. Additional distance from the right-of-way is preferred if optimal sunlight collection can be achieved.
2. The structural elements of the solar array shall be screened with landscaping or a decorative fence within one month of installation of the array.



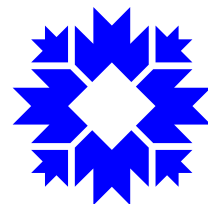
By: scanlanj
15 Nov 19



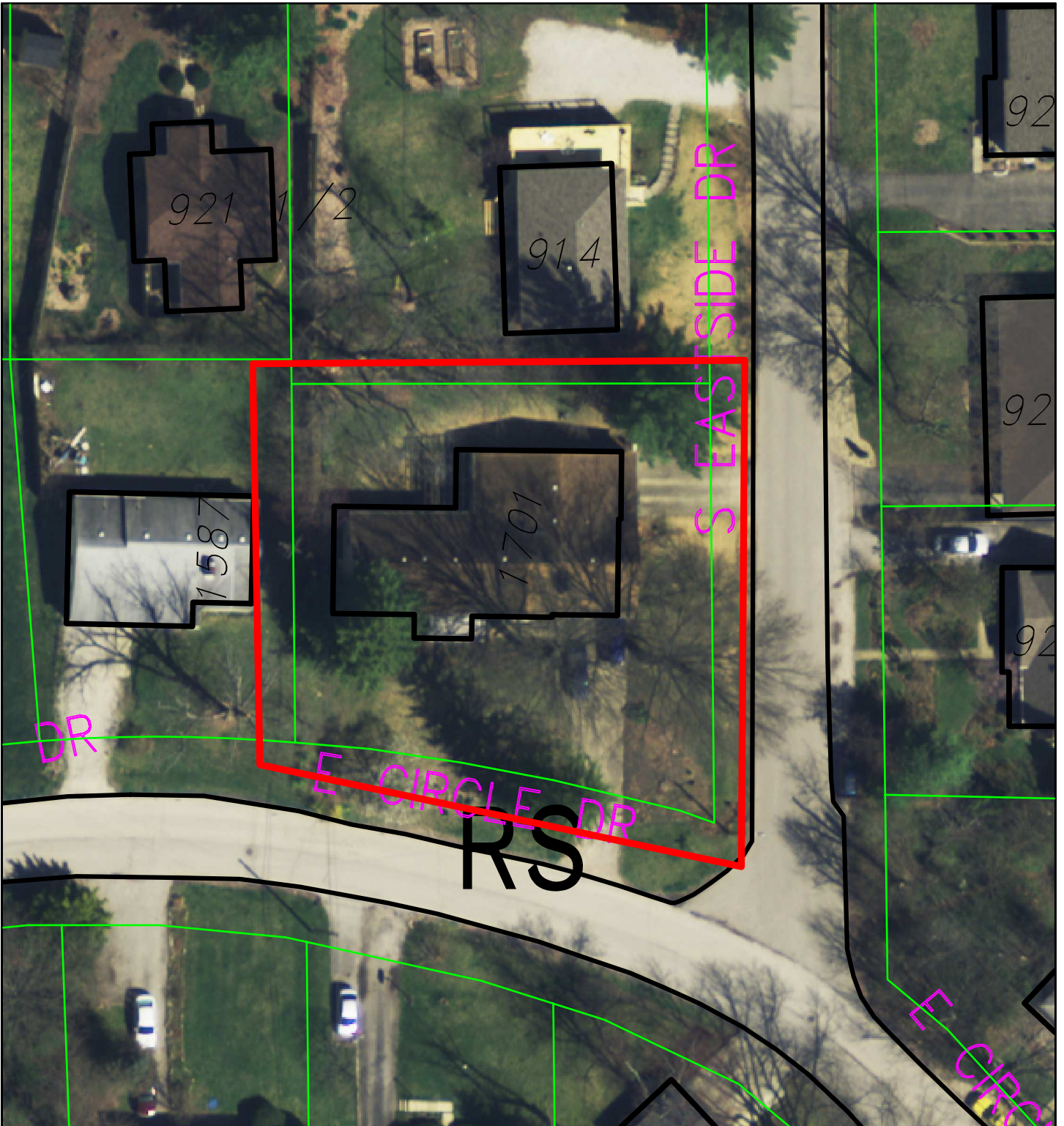
For reference only; map information NOT warranted.



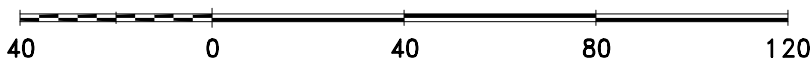
City of Bloomington
Planning & Transportation



Scale: 1" = 120'



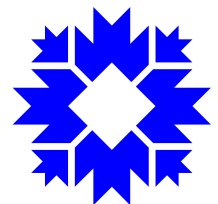
By: scanlanj
15 Nov 19



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 40'

Petitioner Statement to the Board of Zoning Appeals

Victoria Hilkevitch, PhD, FGSA, 1701 Circle Drive, 812 327 6576, vbedford9@gmail.com, 11/3/19

I am petitioning for permission to install ground-mounted solar panels in front of my house. This installation will require a variance so that I may install it in the best location for optimal sun throughout the day. The area located by Whole Sun Designs is on the front lawn, near the adjacent house bordering the west side of my house. Both the neighbors living in this house (Abby D. Adams and Tommy Stephens) and the house directly across the street from my house (Alison Calhoun and Nicholas Valazza) are enthusiastically in support of this structure and have submitted letters of support to you as have many non-adjacent neighbors. My only alternative would be to install solar panels on my roof, which would require me to cut down my healthy, mature trees that are currently shading it.

Unfortunately, such an installation is not listed among the exemptions for 20.05.77 - SB-01, General Setback Standards of the UDO. It is my hope that approval of this petition will correct this omission in light of the serious environmental threats caused by fossil fuels to the health and well-being of our local and global community.

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. The proposed installation will be far from the street and will be separated by a limestone wall and landscaping, although sufficiently low to prevent shading by the sun. On the contrary, the energy accrued from solar energy rather than fossil fuels will enhance public health and the welfare of the community.

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. In fact, the value of adjacent property will benefit, both emotionally for residents due to the value they attribute to sustainable energy, and financially due to the increased property value that follows installation of sustainable energy sources in supportive communities.

The one household that does not support the panels has aesthetic objections. This couple object to viewing the panels on my lawn from their front windows, but do not object to panels on my roof, which could be more visible to them. In fact, the ground mounted panels will barely be visible to them if at all due to (1) a large oak tree trunk

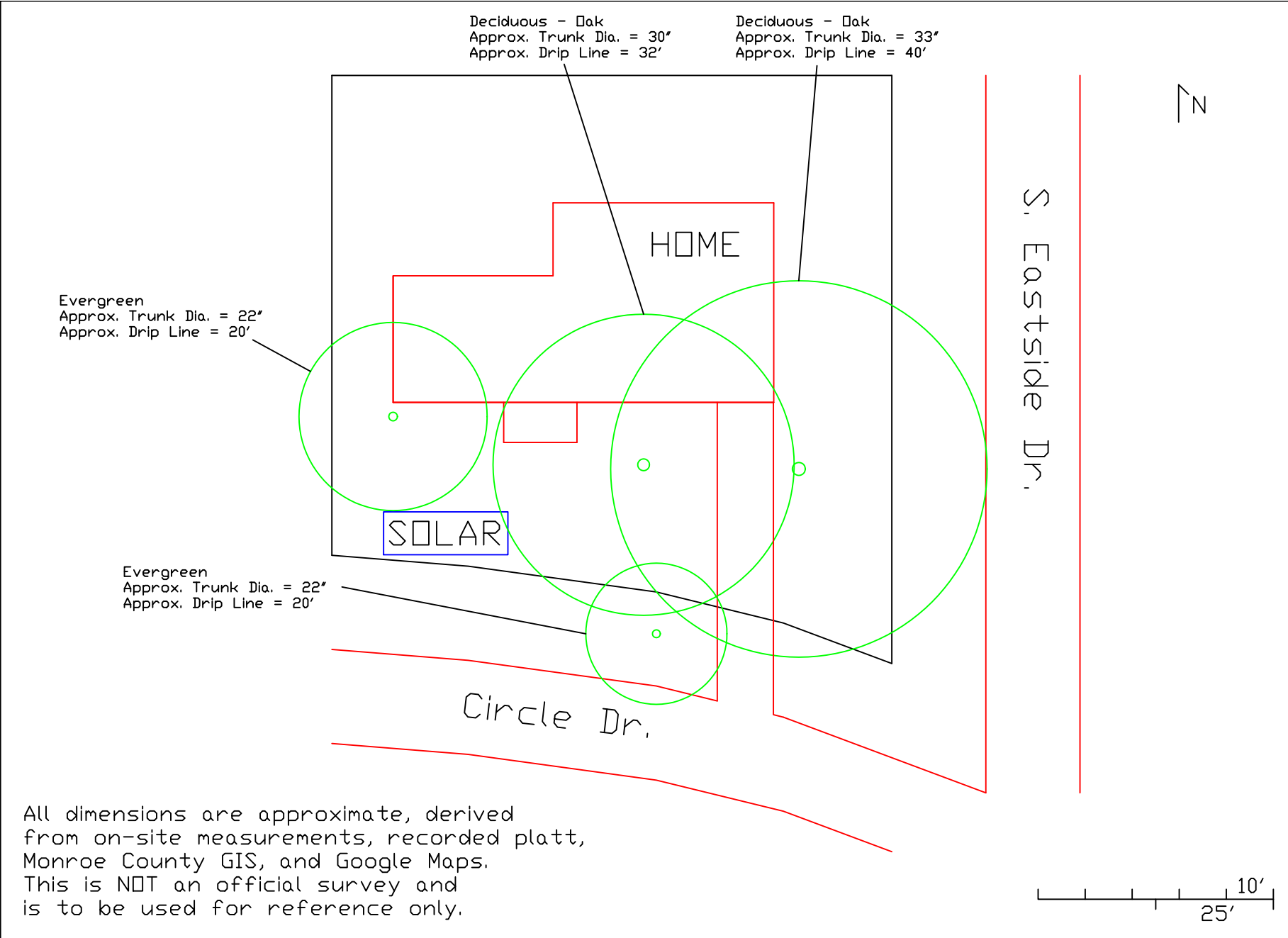
and rhododendron bush blocking the view, (2) a parking area lining their front lawn, often filled with cars of music students in front of their house, (3) the considerable distance separating their front windows from my house, including their front lawn, the width of a dividing street (East Side Drive), the entire east side lawn of my house, my front driveway, and additional space east of the installation, west of my front driveway. The proposed landscaping will further address the aesthetics of the installation.

Other neighbors say they would welcome the sight of my panel, that they are " a welcome sign of hope"

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: While the proposed installation does not meet code, the alternative, cutting down trees, will result in practical difficulties in the use of the property, difficulties unique to the property in question. Specifically, tree removal (2 Oaks, 2 Spruces, 1 Pine) would adversely add to the water management problems in the neighborhood (we suffer from serious run off from Deer Park). Their removal would also eliminate a valuable source of CO 2 absorption as well as shade. Additionally these magnificent trees have provided a cornerstone to the neighborhood for many decades, which the community highly values.

11/7/19		PANEL LAYOUT DRAWING	
Project:		Equipment Information:	
Victoria Hlkevitch	1701 Circle Drive Bloomington, IN 47401 (812) 327-6576	Solar Panel:	Panasonic
		Panel Dim. (ln.):	41.5 x 62.6 x 1.6
		Inverter:	SE5000H-US
		Roof Type, Pitch:	Ground Mount
		Prepared By:	Whole Sun Designs Inc. N. Ryan Zaricki 6873 S Old SR 37 Bloomington, IN 47403



Correcting the Myth that Solar Harms Property Value

It is a common misconception that ground mounted solar farms decrease nearby property values.

- Examining property value in states across the United States demonstrates that large-scale solar arrays often have no measurable impact on the value of adjacent properties, and in some cases may even have positive effects.
- Proximity to solar farms does not deter the sales of agricultural or residential land.
- Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.



Vegetative screening will grow to obscure panels from the road and nearby homes, when desired.

Photo Credit: Borrego Solar

The Numbers

- A study conducted across Illinois determined that the value of properties within one mile *increased* by an average of 2 percent after the installation of a solar farm.¹
- An examination of 5 counties in Indiana indicated that upon completion of a solar farm, properties within 2 miles were an average of 2 percent *more* valuable compared to their value prior to installation.²
- An appraisal study spanning from North Carolina to Tennessee shows that properties adjoining solar farms match the value of similar properties that do not adjoin solar farms within 1 percent.³

Paired Sale Analysis: Solar Farms and Adjoining Land		
	Potentially Impacted by Solar Farm	Adjusted Median Price Per SF
Control Area Sales (5)	No: Not adjoining solar farm	\$79.95
Adjoining Property 10 (Test Area)	Yes: Solar Farm was completed by the sale date	\$82.42
Difference		3.09%

Various studies have shown that solar can potentially have a positive impact on adjoining property value. The above table references one of many in a report written by CohnReznick.⁴

¹ Kirkland, Richard C. *Grandy Solar Impact Study*. Kirkland Appraisals, 25 Feb. 2016, kirdlandappraisals.com.

² Lines, Andrew. "Property Impact Study: Solar Farms in Illinois." *Mcleancounty.gov*, Nexia International, 7 Aug. 2018.

³ McGarr, Patricia. *Property Value Impact Study*. Cohn Reznick LLP Valuation Advisory Services, 2 May 2018.

City of Bloomington
Planning and Transportation Department
Boards of Zoning Appeals
% Eric Gruelich & Keegan Gulick
401 N. Main St., Suite 130
Bloomington, IN 47404

October 24, 2019

Hello,

I'm writing today to voice our support for Victoria Hilkevitch's variance request for the installation of a ground mounted solar array at 1701 Circle Dr. Whole Sun Designs has been contracted to build this solar project through the Solarize Bloomington Initiative in partnership with the City of Bloomington and the Solar Indiana Renewable Energy Network (SIREN). This project is proposed to be installed in the front of the house, and many neighbors are strongly supportive of this plan. Alternative options are detrimental to the functionality of the proposed system, the well-being of the neighborhood, or both.

Solar boosts public health, safety, morals, and general wealthfare for our community. Bloomington and Monroe County have more than 10% of all solar PV systems in the State of Indiana. This is, in large part, due to individual homeowners and business owners investing in solar power systems. Such widespread adoption of solar in our community has brought significant environmental and social benefits to our homes, businesses, and community.

Solar spreads use and value into the neighborhoods and homes adjacent to them. While there are many esoteric features like appeal, empowerment, and progress, solar also brings resilient financial assets to our community. All the while, it raises the value of adjacent properties (see *Solar and Property Value* by the Solar Energy Industries Association). Even without investing themselves, neighbors are benefitting from these investments, and the solar arrays at Bryan Park and Twin Lakes highlight this.

The alternative installation options, according to the current UDO, are not effective and would dramatically change the character of the neighborhood. Cutting down healthy, mature trees means losing shade, water management, fresh air production, and would cause a substantial visual change to a neighborhood that people are attracted to for the mature trees. If Victoria were to move to a different home, the neighborhood loses a pillar of the community. Not doing the project would leave Victoria with an unfulfilled dream and deny her neighborhood of the positive benefits her solar installation will bring. Moving the array to a different location on the property would cause a dramatic reduction in the system's efficacy because of shading. Objections to the visibility of this solar project can easily be remedied with shrubbery and/or fencing.





10/23/19

Eric Greulich
Senior Zoning Planner

Dear Mr. Greulich:

I look forward to our meeting on Wednesday. Before then, I would like you to see some of the letters I have received in support of the installation of ground-mounted solar panels. I have to admit I was overwhelmed by the enthusiasm by neighbors who will be in full, partial, or frequent view of the panels as well as some who are simply thrilled by the implications of having these panels in view. One neighbor, George Bookwalter, is particularly knowledgeable about the advantages of ground-mounting, listing facts that I was unaware of.

I realize there is an aesthetic issue for some people. One neighbor sent you an email to this effect (Suliman Zai), which he copied to me. Actually, he did not represent the situation accurately (the visual experience of the panels from his house). Also, that he prefers I remove my old beautiful trees suggests he has another agenda. Whole Sun is doing everything they can to optimize the energy benefits of the panels, but they are also mindful of its appearance, making the design as aesthetic as possible.

In stating my reasons for initiating ground-mounted panels, I have little to add to what my neighbors have said.

Briefly, I am extremely worried about the existential challenges to our environment that we are facing. As a senior citizen I may be spared the worst of it, but my children, my grandchildren and all the younger people will be suffering enormously. Obviously, quick and massive changes must be made at the national and global level, but that doesn't mean we have to sit idly by. By taking an active role at the grassroots level, we not only help improve the environment, we model for others, and we help others develop a mindset to perceive how many of our actions and habits have contributed to the crisis we now find ourselves in. Ground-mounted solar panels open an opportunity for people like me to massively reduce our carbon footprint, people who do not have access to roof-installed panels. Already a neighbor wrote me that she is planning to follow suit, assuming permission is granted (she has not been able to write a letter yet, but I have her identification information if needed.) Thus, I see the occasion of my initiating this installation as an important opportunity to launch a ripple effect that could make a considerable difference in the air we breath ("Based on 23 metrics ..., including air quality, green buildings, and solar capacity, Indiana [ranks] 42nd.")

<https://www.indystar.com/story/news/2018/04/19/how-bad-indianas-environment-actually-according/525003002>).

Attached are 5 letters from my nearest neighbors. A few more will try to get theirs to me by Thursday if their busy schedules allow. I will have the originals with me at our meeting, but I wanted you to have a look beforehand.

Many thanks in advance for reviewing this project before it moves to the next level.
Feel free to contact me if anything I said is not clear or you want additional information.

Sincerely yours,



Victoria Hilkevitch
vbedford9@gmail.com
1701 Circle Drive
812 327 6576

October 23, 2019

TO: Bloomington City Planning Department Zoning Board

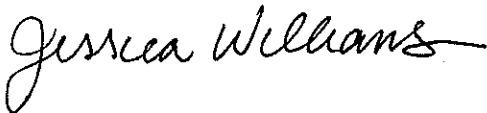
RE: Victoria Hilkevitch solar panel installation

FROM: Jessica Williams and Eric Smedley, 925 S Eastside Drive

Dear Board members,

I am writing to you concerning Victoria Hilkevitch's request to install ground-mounted solar panels. I live across the street on the east side of Victoria's house, on Eastside Drive. Victoria's proposed plan will have minimal to no negative impact on our home or living situation. In fact, it could possibly be detrimental to our property if she were to remove her large trees to install a roof-mounted solar system. We already have a lot of water issues on our street and after every heavy rain my property has pooling at the end of the driveway, making it difficult during cold weather to deal with icy conditions. The large trees on her property also provide our property with late afternoon shade assisting with our residential heating and cooling.

There are many positive environmental factors for the use of solar panels that I will not address but feel are quite important. Eric and I support Victoria's request.

A handwritten signature in black ink that reads "Jessica Williams". The signature is written in a cursive, flowing style.


Jessica Williams

10/21/19

To the City of Bloomington Planning Department:

I'm writing to support Victoria Hilkevitch (1701 Circle Drive, 47401) in her application to install ground-mounted solar panels. Needless to say, we are facing a climate emergency, and it's crucial that the city do all that it can to encourage and to facilitate new means of cutting back on our carbon footprint. I don't think neighbors should be permitted to object to solar panels on aesthetic grounds—we certainly can't prevent anyone from painting their garage a hideous color or anything else! In any case, my wife and I strongly endorse Prof. Hilkevitch's plan. I like the way she puts it: "To me it is very exciting, not just because I want the panels myself, but because others will be able to see them and might get inspired." The fact that they will be visible from the street is actually a plus.

Sincerely,



Ivan Kreilkamp
1717 E. Ruby Lane
ivan812@gmail.com
(812) 219-0267

October 23, 2019

Dear Zoning Board members,

Our next-door neighbor Victoria Hilkevitch is seeking to install ground-mounted solar panels in her yard. We are writing in strong support of her effort to boost public welfare in this regard. We bought our home in June of 2017 and picked the house not based on any great beauty but because of the neighborhood. Driving around we saw solar panels on roofs, yard signs encouraging unity, and neighbors proud of not only their homes but being a part of the Bloomington community.

A huge draw in favor of the house we bought in particular was the large, mature trees that we share with Victoria. It is our understanding that the only option for putting solar panels on her roof would involve the removal of these healthy trees. Not only would the removal of these trees be aesthetically a loss but it would also effect the water runoff after rain, increase CO₂ levels, and reduce the habitat of the natural wildlife we enjoy year-round.

October 22, 2019

City of Bloomington Planning Department
401 N. Morton Street
Bloomington, IN, 47404

Dear folks at the City of Bloomington
Planning Department,

This letter is to state my support for
Victoria Hilkevitch's request to be
approved for a ground-mount solar panel
at her home at 1701 Circle Drive.

I see only benefits for the solar panel
to be installed in her yard - both personally
and for the larger community. I have been
Victoria's neighbor for 31 years.

Respectfully,
DANE LEIFER
910 S. Eastside Dr.
Bloomington, IN, 47401

10/21/19

To the City of Bloomington Planning Department:

I'm writing to support Victoria Hilkevitch (1701 Circle Drive, 47401) in her application to install ground-mounted solar panels. Needless to say, we are facing a climate emergency, and it's crucial that the city do all that it can to encourage and to facilitate new means of cutting back on our carbon footprint. I don't think neighbors should be permitted to object to solar panels on aesthetic grounds—we certainly can't prevent anyone from painting their garage a hideous color or anything else! In any case, my wife and I strongly endorse Prof. Hilkevitch's plan. I like the way she puts it: "To me it is very exciting, not just because I want the panels myself, but because others will be able to see them and might get inspired." The fact that they will be visible from the street is actually a plus.

Sincerely,



Ivan Kreilkamp
1717 E. Ruby Lane
ivan812@gmail.com
(812) 219-0267

913 South Eastside Drive
Bloomington, Indiana 47401
October 21, 2019

The City of Bloomington Planning Department
Bloomington, Indiana

To Whom It May Concern:

My name is Kirstin Milks, and my spouse and I live a few doors down from Victoria Hilkevitch, who has proposed installing ground-mounted solar panels at her home. We walk our dogs past her house nightly, I walk past her house each morning on my way to Bloomington South, and our children call our weekly walks on her street "the usual." All of this is to say that I am a frequent consumer of her yard and its aesthetics.

Climate change means we need to move **now**, make decisions **now** that secure our children's future, and ground-mounted solar panels will boost public welfare by cutting carbon without sacrificing the wonderful huge trees that beautify her property, naturally capture carbon dioxide through photosynthesis, promote biodiversity, control water levels on the hill via their roots, and provide important cooling shade in warm weather.

These panels will, I understand, be the first of their kind in Bloomington, and their utility and service to our global future is a beautiful thing to me as I teach high schoolers how our actions matter. I'm inspired by Victoria and am excited by the idea that she might encourage others with the ways and means to mount ground-level solar panels to do so in our community.

Please don't hesitate to contact me with any questions.

Sincerely,



Kirstin Jane Cloud Milks

812 929 2266

10/22/2019

To whom it may concern,

I live at 1717 E. Circle Dr., just a stone's throw from Victoria Hilkevitch and she recently send a letter to all of her neighbors explaining her exciting plans to install new in-ground solar panels. I am also very excited for Victoria because the cost of solar has finally started to come down to reasonable prices and we have also been looking into a possible future install. What a fantastic way to create a clean source of renewable, safe, affordable energy for yourself, on your own property! I am 100% in favor for an approval from the zoning board for Victoria's new solar panels.

A multitude of reasons why in-ground small-scale residential Photovoltaic (PV) systems should be automatically rubber stamped by the zoning board:

-In nearly all cases, ground mounted solar reduces install, labor, maintenance costs, and are more efficient.

- +They are more often built at an ideal angle to the sun as opposed to a fixed roof angle.
- +They are more efficient, being build up off ground and allowing circulation to cool them.
- +Can be cleaned and serviced without roof climb.
- +They will outlive a roofs replacement eliminating removal/reinstall costs.
- +They can be expanded easily unlike on a fixed roof.
- +Can accept tracking systems for even higher efficiency
- +residential installs use non-reflective glass and are generally less reflective than windows.

-These residential in ground solar panels do not:

- + 'injure' the neighbor, or the neighbors own rights to enjoy their property.
- +create a private or public 'nuisance'
- +negatively affect the health, safety, welfare, or morals of any neighbor/citizens, and in this case it can be agreed, would benefit them.

Why this kind of installation even requires a zoning board approval is beyond me. It is widely agreed that residential solar is a benefit to everyone, it usually encourages other home owner to do the same, and increased participation will continue driving the costs down. Allowing ground mounted units without zoning review would streamline small-scale PV installs and minimize zoning review hours/labor. It would also relieve the burdens/restrictions on solar in general for our community and increase participation rates by citizenry interested in being good stewards of their property and the world but unwilling to deal with these barriers placed on them. If Victoria was attempting to install a pole mounted bird house in her yard, would she need zoning approval?

Sincerely,
George Bookwalter

October 21, 2019

The City of Bloomington Planning Department
Bloomington, Indiana

To Whom It May Concern:

We live directly across the street from Victoria Hilkevitch, who has informed us about her desire to install ground-mounted solar panels on her lawn. Her front lawn, hence the proposed solar panels, are in clear sight every time we open our front door and look beyond the street that divides us (Circle Drive).

Actually, we would be proud to be reminded daily of the decision she has made to combat the existential climate crisis we are facing. Her panels will provide us with air that is cleaner and without taking down her beautiful old trees that also help air quality as well as water levels. We hope Victoria will inspire others to do the same when their finances permit them to make this highly worthwhile investment.

We hope the City of Bloomington is as enthusiastic to support ground-mounted solar panels on residential lawns as we are.

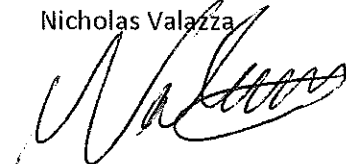
Sincerely yours,

Alison Calhoun



1704 E Circle Dr.

Nicholas Valazza



October 23, 2019

TO: Bloomington City Planning Department Zoning Board

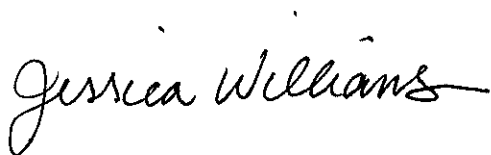
RE: Victoria Hilkevitch solar panel installation

FROM: Jessica Williams and Eric Smedley, 925 S Eastside Drive

Dear Board members,

I am writing to you concerning Victoria Hilkovitch's request to install ground-mounted solar panels. I live across the street on the east side of Victoria's house, on Eastside Drive. Victoria's proposed plan will have minimal to no negative impact on our home or living situation. In fact, it could possibly be detrimental to our property if she were to remove her large trees to install a roof-mounted solar system. We already have a lot of water issues on our street and after every heavy rain my property has pooling at the end of the driveway, making it difficult during cold weather to deal with icy conditions. The large trees on her property also provide our property with late afternoon shade assisting with our residential heating and cooling.

There are many positive environmental factors for the use of solar panels that I will not address but feel are quite important. Eric and I support Victoria's request.

A handwritten signature in black ink that reads "Jessica Williams". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Jessica Williams

Not only will we see the solar panels from the street but also from inside our home, a prospect that delights us. Such a visible and prominent display will show case the future-forward innovation that makes us proud to call Bloomington and So-Max home.

As I entertain my counterparts from Cook Medical from around the globe, I look forward to highlighting that Bloomington isn't stuck in the past, as they often are predisposed to think, but a place where we are willing to move forward like the communities they come from in Denmark, Australia, Japan and more.

Once again, we fully and strongly support the installation of ground-mounted solar panels at 1701 Circle Dr, next door.

Please feel free to contact us for follow-up

Sincerely,



ABBY D Adams - 1587 E. Southdowns Dr
Global Product Marketing Manager
Cook Medical



TOMMY STEPHENS
PhD Candidate
Indiana University

10/22/2019

To whom it may concern,

I live at 1717 E. Circle Dr., just a stone's throw from Victoria Hilkevitch and she recently send a letter to all of her neighbors explaining her exciting plans to install new in-ground solar panels. I am also very excited for Victoria because the cost of solar has finally started to come down to reasonable prices and we have also been looking into a possible future install. What a fantastic way to create a clean source of renewable, safe, affordable energy for yourself, on your own property! I am 100% in favor for an approval from the zoning board for Victoria's new solar panels.

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- +They can be expanded easily unlike on a fixed roof.
- +Can accept tracking systems for even higher efficiency
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- +create a private or public ‘nuisance’
- +negatively affect the health, safety, welfare, or morals of any neighbor/citizens, and in this case it can be agreed, would benefit them.

Why this kind of installation even requires a zoning board approval is beyond me. It is widely agreed that residential solar is a benefit to everyone, it usually encourages other home owner to do the same, and increased participation will continue driving the costs down. Allowing ground mounted units without zoning review would streamline small-scale PV installs and minimize zoning review hours/labor. It would also relieve the burdens/restrictions on solar in general for our community and increase participation rates by citizenry interested in being good stewards of their property and the world but unwilling to deal with these barriers placed on them. If Victoria was attempting to install a pole mounted bird house in her yard, would she need zoning approval?

Sincerely,
George Bookwalter

October 22, 2019

City of Bloomington Planning Department
401 N. Morton Street
Bloomington, IN. 47404

Dear folks at the City of Bloomington
Planning Department,

This letter is to state my support for
Victoria Hilkevitch's request to be
approved for a ground-mount solar panel
at her home at 1701 Circle Drive.

I see only benefits for the solar panel
to be installed in her yard - both personally
and for the larger community. I have been
Victoria's neighbor for 31 years.

Respectfully,
Diane Leifer
910 S. Eastside Dr.
Bloomington, IN. 47401

October 23, 2019

Dear Zoning Board members,

Our next-door neighbor Victoria Hilkevitch is seeking to install ground-mounted solar panels in her yard. We are writing in strong support of her effort to boost public welfare in this regard. We bought our home in June of 2017 and picked the house not based on any great beauty but because of the neighborhood. Driving around we saw solar panels on roofs, yard signs encouraging unity, and neighbors proud of not only their homes but being a part of the Bloomington community.

A huge draw in favor of the house we bought in particular was the large, mature trees that we share with Victoria. It is our understanding that the only option for putting solar panels on her roof would involve the removal of these healthy trees. Not only would the removal of these trees be aesthetically a loss but it would also effect the water runoff after rain, increase CO₂ levels, and reduce the habitat of the natural wildlife we enjoy year-round.

Not only will we see the solar panels from the street but also from inside our home, a prospect that delights us. Such a visible and prominent display will show case the future-forward innovation that makes us proud to call Bloomington and So-Max home.

As I entertain my counterparts from Cook Medical from around the globe, I look forward to highlighting that Bloomington isn't stuck in the past, as they often are predisposed to think, but a place where we are willing to move forward like the communities they come from in Denmark, Australia, Japan and more.

Once again, we fully and strongly support the installation of ground-mounted solar panels at 1701 Circle Dr, next door.

Please feel free to contact us for follow-up

Sincerely,



ABBY D Adams - 1587 E. Southdowns Dr
Global Product Marketing Manager
Cook Medical



TOMMY STEPHENS
PhD Candidate
Indiana University

913 South Eastside Drive
Bloomington, Indiana 47401
October 21, 2019

The City of Bloomington Planning Department
Bloomington, Indiana

To Whom It May Concern:

My name is Kirstin Milks, and my spouse and I live a few doors down from Victoria Hilkevitch, who has proposed installing ground-mounted solar panels at her home. We walk our dogs past her house nightly, I walk past her house each morning on my way to Bloomington South, and our children call our weekly walks on her street "the usual." All of this is to say that I am a frequent consumer of her yard and its aesthetics.

Climate change means we need to move **now**, make decisions **now** that secure our children's future, and ground-mounted solar panels will boost public welfare by cutting carbon without sacrificing the wonderful huge trees that beautify her property, naturally capture carbon dioxide through photosynthesis, promote biodiversity, control water levels on the hill via their roots, and provide important cooling shade in warm weather.

These panels will, I understand, be the first of their kind in Bloomington, and their utility and service to our global future is a beautiful thing to me as I teach high schoolers how our actions matter. I'm inspired by Victoria and am excited by the idea that she might encourage others with the ways and means to mount ground-level solar panels to do so in our community.

Please don't hesitate to contact me with any questions.

Sincerely,



Kirstin Jane Cloud Milks

812 929 2266

October 21, 2019

The City of Bloomington Planning Department
Bloomington, Indiana

To Whom It May Concern:

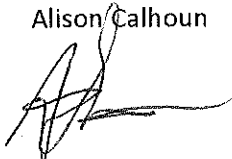
We live directly across the street from Victoria Hilkevitch, who has informed us about her desire to install ground-mounted solar panels on her lawn. Her front lawn, hence the proposed solar panels, are in clear sight every time we open our front door and look beyond the street that divides us (Circle Drive).

Actually, we would be proud to be reminded daily of the decision she has made to combat the existential climate crisis we are facing. Her panels will provide us with air that is cleaner and without taking down her beautiful old trees that also help air quality as well as water levels. We hope Victoria will inspire others to do the same when their finances permit them to make this highly worthwhile investment.

We hope the City of Bloomington is as enthusiastic to support ground-mounted solar panels on residential lawns as we are.

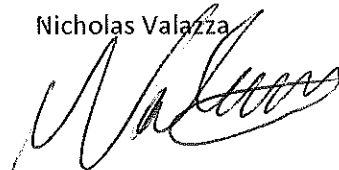
Sincerely yours,

Alison Calhoun



1704 E Circle Dr.

Nicholas Valazza





Keegan Gulick <keegan.gulick@bloomington.in.gov>

Fwd: Regarding Solar ground-mounted panels 1701 E. Circle Dr.

1 message

Eric Greulich <greulice@bloomington.in.gov>
To: Keegan Gulick <keegan.gulick@bloomington.in.gov>

Tue, Oct 22, 2019 at 12:53 PM

----- Forwarded message -----

From: **Sulaiman Zai** <szai@sbcglobal.net>

Date: Tue, Oct 22, 2019 at 12:12 PM

Subject: Regarding Solar ground-mounted panels 1701 E. Circle Dr.

To: greulice@bloomington.in.gov <greulice@bloomington.in.gov>Cc: planning@bloomington.in.gov <planning@bloomington.in.gov>, Victoria Bedford <vbedford9@gmail.com>

Mr. Eric Greulich and Bloomington Planning Dept,

Just yesterday my wife and I received the information that our neighbor Victoria Hilkevitch is wanting to put ground-mounted solar panels in her front yard at 1701 E. Circle Dr. in direct line of sight from our living room picture window and other large West-facing window on the front of our house at [929 Eastside Drive](#). Today I spoke directly to Victoria first to let her know that though we were sorry to object to what she wants to do we would be definitely opposing this plan.

We are all for solar, but do not want to see (Victoria said fifteen?) panels in front of our house on the ground from now on. Perhaps removing the trees in her yard so the panels could be put on the roof would be something to consider? In an old Bloomington neighborhood where we are not allowed to change even a window without City approval, it seems unlikely that such an eyesore on the ground would be allowed by city zoning. I cannot imagine the look if everyone in the neighborhood decided to do this.

I would appreciate knowing what our options from the Planning Dept. are in pursuing the prevention of placing these panels in front of our house.

Thank you.

Sincerely,
Sulaiman and Jill Zai

[929 S. Eastside Dr.](#)
[Bloomington Indiana](#)
[47401](#)
Phone: 812 325 5657