CITY OF BLOOMINGTON

HEARING OFFICER

FEBRUARY 22, 2017 @ 2:00 p.m.
CITY HALL
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
February 22, 2017 at 2:00 p.m. ***Kelly Conference Room #155**

PETITIONS:

- V-03-17 **Joseph Anderson (Hoosier Heights)**
  1008 S. Rogers St.
  Request: Variance from the Residential Core (RC) height standard.
  Case Manager: Jackie Scanlan

******Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or E-mail human.rights@bloomington.in.gov.***

BLOOMINGTON HEARING OFFICER **CASE #: V-03-17**
LOCATION: 1008 S. Rogers Street **DATE: February 22, 2017**

PETITIONER: **Joseph Anderson, Hoosier Heights**
5100 S. Rogers Street, Bloomington

REQUEST: The petitioner is requesting a variance to the height maximum standard in the Residential Core (RC) zoning district.

REPORT: This 0.9 acre site is located on the west side of S. Rogers Street, between West Dixie Street and West Allen Street. The property is zoned Residential Core (RC). The site contains the historic McDoel Baptist Church and associated parking area. The church was originally built in 1925 with an addition added in the 1960s. The site is part of the McDoel Gardens Local Historic District. McDoel Gardens elevated from a Conservation District to a Historic District in 2004. The petitioner purchased the property and received a historic adaptive reuse approval to use the site as a fitness center/gym from the Board of Zoning Appeals on November 17, 2016.

The petitioner proposes to remodel the interior of the church facility, and build a 4,500 square foot addition on the west side of the property. The addition would be built almost entirely in areas of existing impervious surface. Any permeable surface lost would be added in another location on the site. The site was more rigorously surveyed after the November approval and some site plan details changed, as a result of better information about the property. The proposed addition was originally sited at 7 feet from the western property line, but will now be 8 feet from the western property line. The ground floor of the proposed addition is designed to be at the same level as the basement of the existing church.

This design was part of the original proposal, however the proposal did not account for the gradual but substantial slope of the property. The property drops 10 feet from the north to south side. As a result, the southern portion of the building will be taller than the northern portion when measured at grade level. The design and height of the building in relationship to the existing historic structure has not changed. The addition will not be taller than the peak of the church roof. The southern facade of the addition will need to extend down further than originally thought to meet the lower grade. The original plan assumed a partially below-grade bottom floor, but the southern façade will actually be entirely exposed. Per Bethany Emenhiser, the Historic Preservation program manager, no additional approvals are required from the Bloomington Historic Preservation Commission because there is no change in the relationship of the heights of the addition and the historic structure.

Staff utilized the Commercial Limited (CL) setback and height standards to determine the appropriate scale of design for the project. The original proposal showed a maximum proposed height of 32 feet for the building. The maximum allowable height in RC is 35 feet and the maximum allowable height in CL is 40 feet. The proposed addition will be 42 feet in height at the southern end. Approval of the variance would allow for an addition that is 42 feet at its highest point.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE
Height

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.*

STAFF FINDING: Staff finds no injury. The proposed addition height is consistent with the previously approved plan and compatible with the height of the existing historic church.

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.*

STAFF FINDING: Staff finds no substantially adverse effects from this proposal on the areas adjacent to the property. The height of this particular addition is compatible to the height of the existing historic church on the property. The wall adjacent to the neighboring alley is 34 feet high at the southern end of the property, meeting RC height requirements. The 42 foot tall wall is on the interior of the property. The southern façade will be largely shielded from view by the existing church building, as well. The Historic Preservation Commission reviewed and approved the original site design and the Historic Preservation Program Manager stated that the height change requires no further review because it is not changing related to the church height.

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.*

STAFF FINDING: Staff finds practical difficulty with the topography of the parcel and the existing development of the parcel. Strict application of the terms of the Unified Development Ordinance would require that the addition meet the 35 foot RC standard, which was written for residential properties. This historic property has been non-residential for at least 90 years. The residential standards are not compatible with the existing development of this parcel. Additionally, peculiar condition is found in the topography of the property which contains a roughly 10 foot drop from the north side to the south side of the property. The grade change requires that the addition be taller on the south side than on the north side in order to work with the grade on the lot and the adjacent alley grade. While the scale and height of the proposed addition are compatible with the existing historic structure, the grade at the southern portion of the addition is so low, as to require a variance.

RECOMMENDATION: Based upon the written findings above, staff recommends approval of V-03-17 with the following conditions:

1. A complete site plan detailing UDO-required landscaping and bike parking shall be submitted before any permits are issued.

2. The addition must be consistent with COA-16-66, with the exception of height maximum being established by this petition, V-03-17.

V-03-17 Petitioner Statement

2-6-2017 Rev.
BZA, Board of Zoning Appeals, Hearing Officer

Request for a Development Standards Variance
Property Location: 1008 S. Rogers St.
Owner: Joseph Anderson

To Board of Zoning Appeals, Hearing Officer
Petitioners Statement:

The new owner of the McDoel Baptist Church buildings and site, located at 1008 S. Rogers St. and as a part of the re-use proposal, as the Hoosier Heights Climbing Gym, would like to revise the previous BZA approval. It was for a conditional use to allow a historic adaptive re-use. The revision would be for a height variance from (RC) Core Residential. The RC height standard is 35' and the owner is requesting 42' (at the South elevation).

The need for the height variance arises from the original BZA approval, case #: CU-35-16, dated: 11-17-2016, in which a presentation was made describing the new use and the need for an additional building to be built on the western portion of the site and behind the existing church.

The preliminary design sketches (by others, and included) showed a relatively flat site at the North elevation and minimal slope on the western alley towards the South. The South elevation was not shown at that time. This was very preliminary and prior to full surveying and topographic site data. As we developed these sketches with this new, vital site information, and the stated dimensions of the footprint (4,500 SF/50' x 90') and the heights of 32' maximum, (this was shown at the North elevation). The alignment of the basement floors as additional submitted data created a specific condition about heights that we need to resolve with this height variance request**.**
Please keep in mind that the relative height to the existing church has not changed. The new building is still lower than the existing, adjacent roof height of the church.

We now realize that with the complete site surveying and actual contour data that this information has affected the heights on both the North and South elevations. The maximum proposed heights are now 36' +/- on the North elevation and 42' +/- on the South elevation. These dimensions are a direct result of using and matching the existing basement floor elevation as was originally proposed. Previously the height wasn't thought to be an issue as this alignment with the existing basement would result in a partial below grade condition. As it turns out the basement is fully exposed on the South elevation and this creates the additional height exposure.

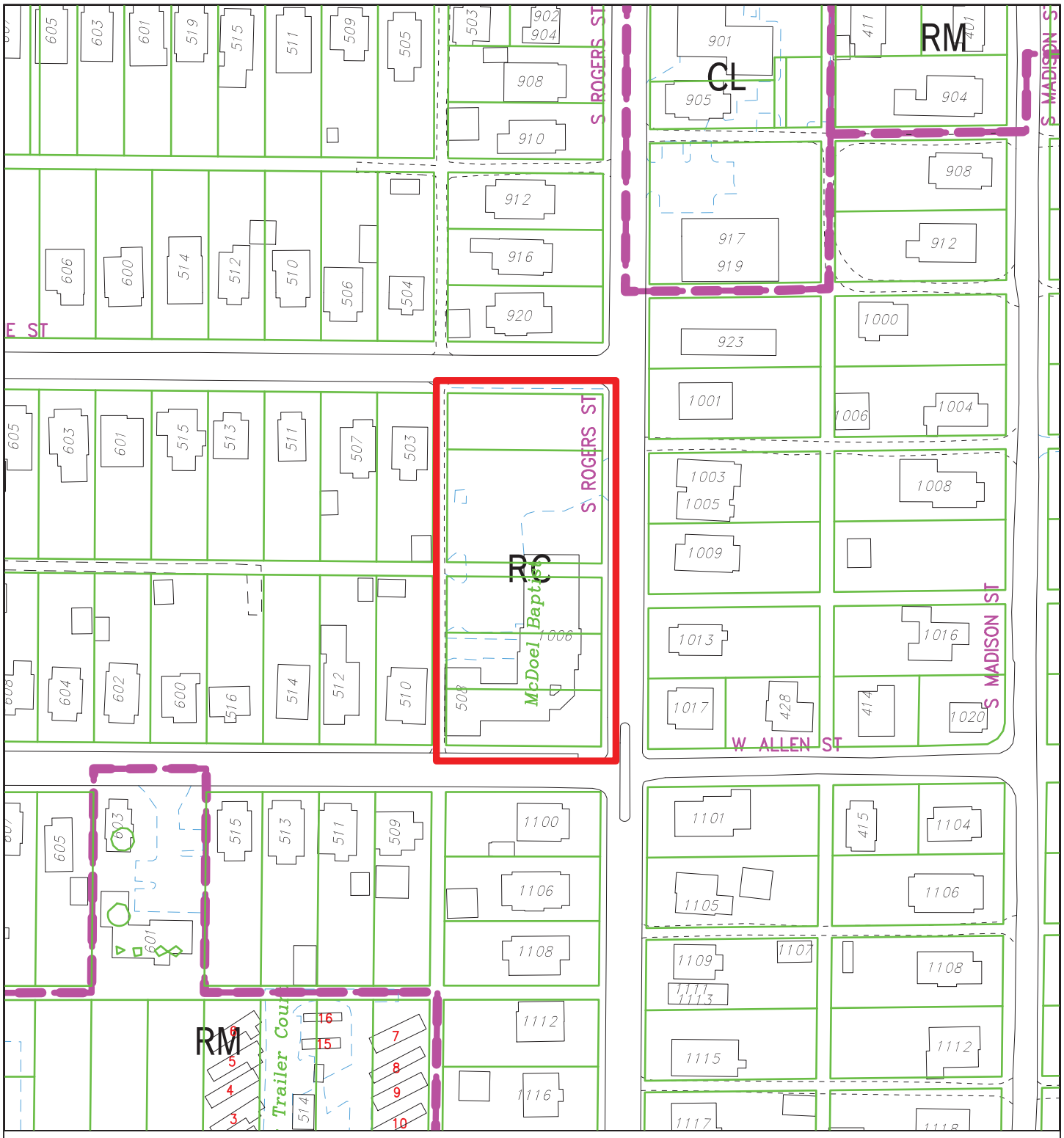
We respectfully request that this height variance be approved to allow the new use to continue to be developed on the site. This variance would allow the Owner to move forward with plans to create an adequately tall, new, building for Indoor Climbing. We don't want to lose this important building addition on which the entire site's re-use depends.

We sincerely thank you for the consideration in this matter.

Respectfully Submitted,

Marc Cornett, Architect

cc: Joe Anderson, Ernesto Castaneda, Loren Wood



City of Bloomington
Planning & Transportation

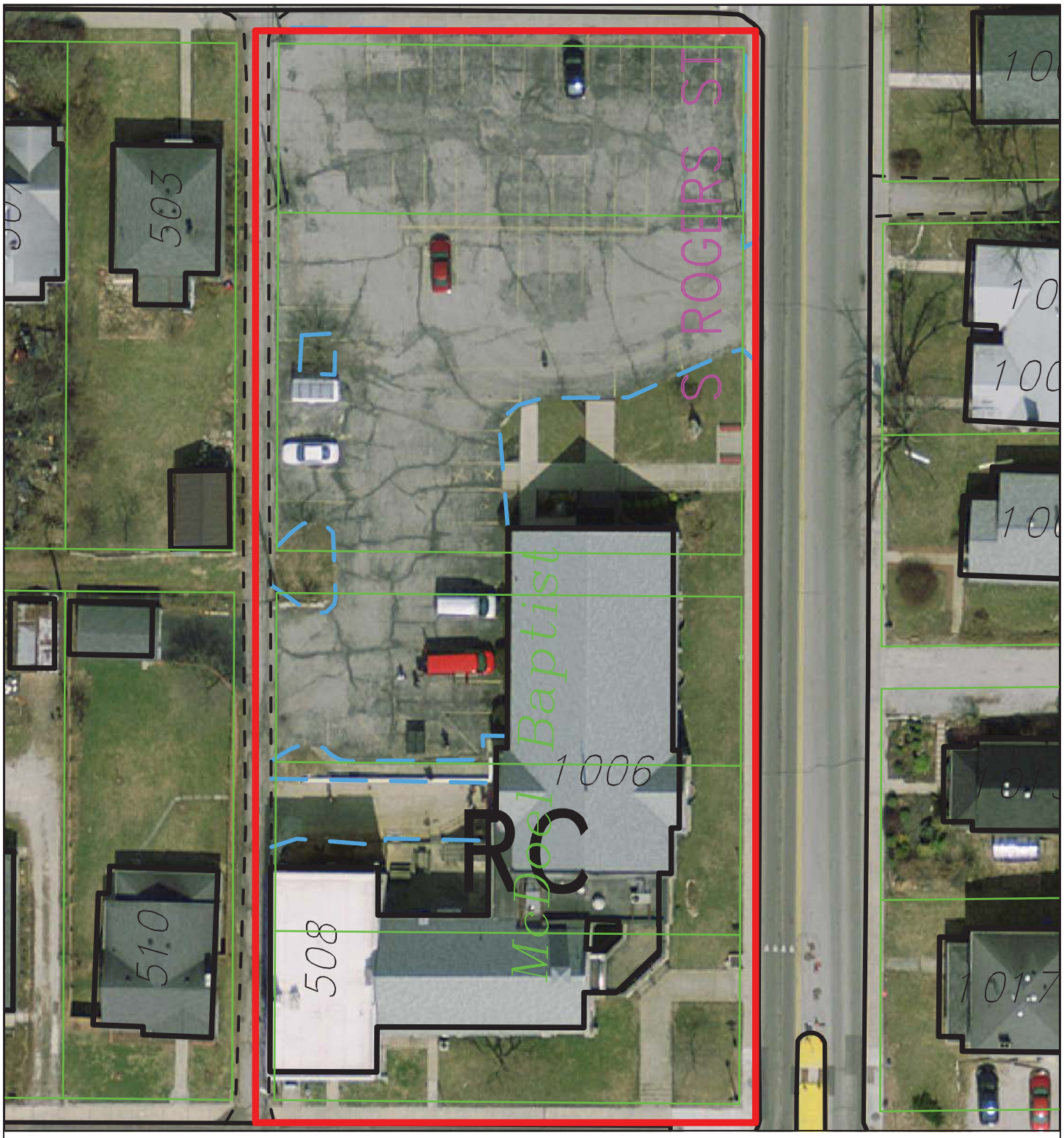
By: scanlanj
10 Nov 16

120 0 120 240 360

N

Scale: 1" = 120'

For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation

By: scanlanj
10 Nov 16

40 0 40 80 120

N

Scale: 1" = 40'

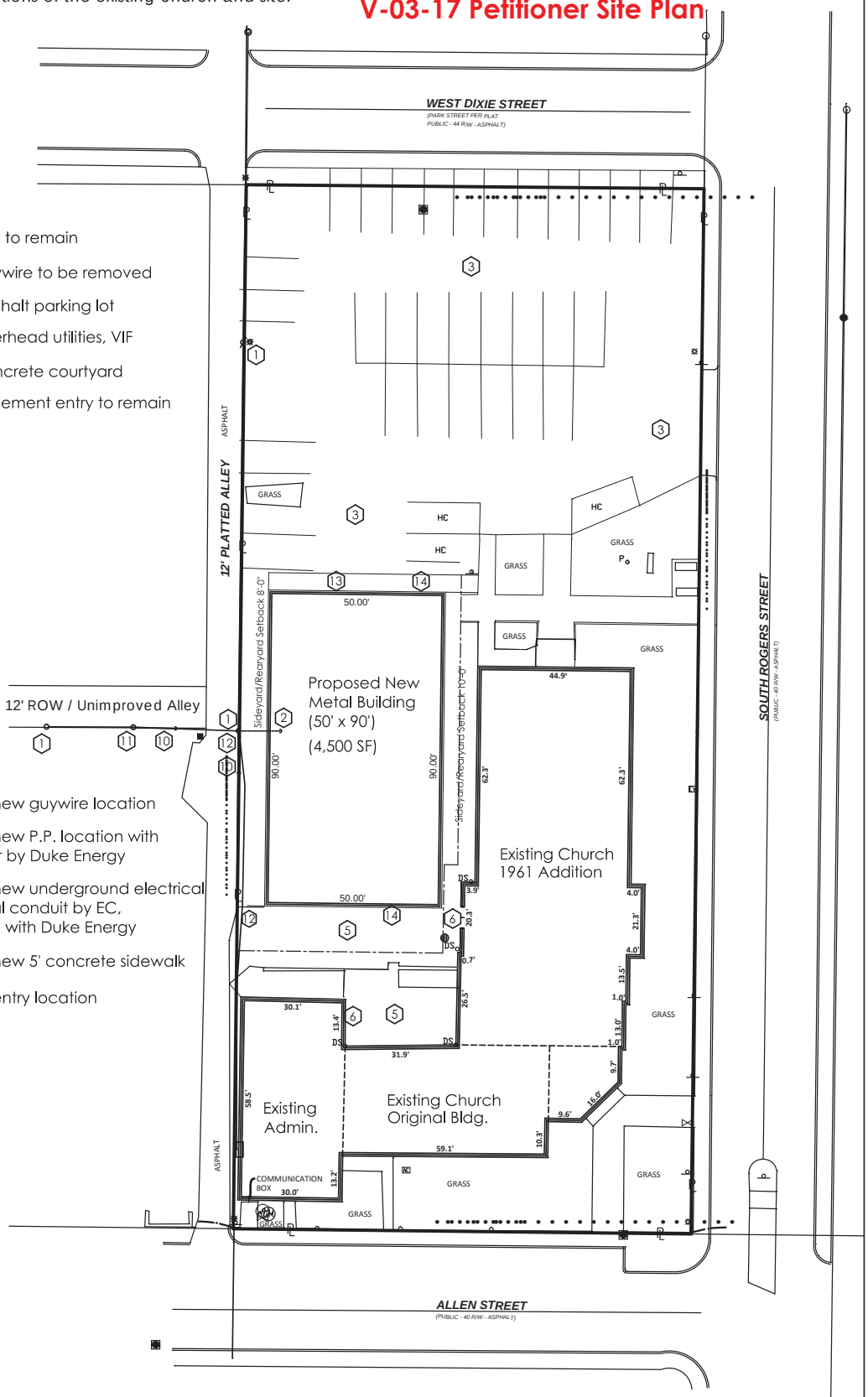
For reference only; map information NOT warranted.

Note: The Footprint shown has been developed by using the BZA Approval data, (including footprints, related heights and volumes) combined with actual site conditions based on surveyed grades and floor elevations of the existing church and site.

V-03-17 Petitioner Site Plan

1. Existing P.P. to remain
2. Existing guywire to be removed
3. Existing asphalt parking lot
4. Existing overhead utilities, VIF
5. Existing concrete courtyard
6. Existing basement entry to remain

10. Proposed new guywire location
11. Proposed new P.P. location with transformer by Duke Energy
12. Proposed new underground electrical 4" electrical conduit by EC, coordinate with Duke Energy
13. Proposed new 5' concrete sidewalk
14. Proposed entry location



Site Plan

Scale 1" = 30'-0"

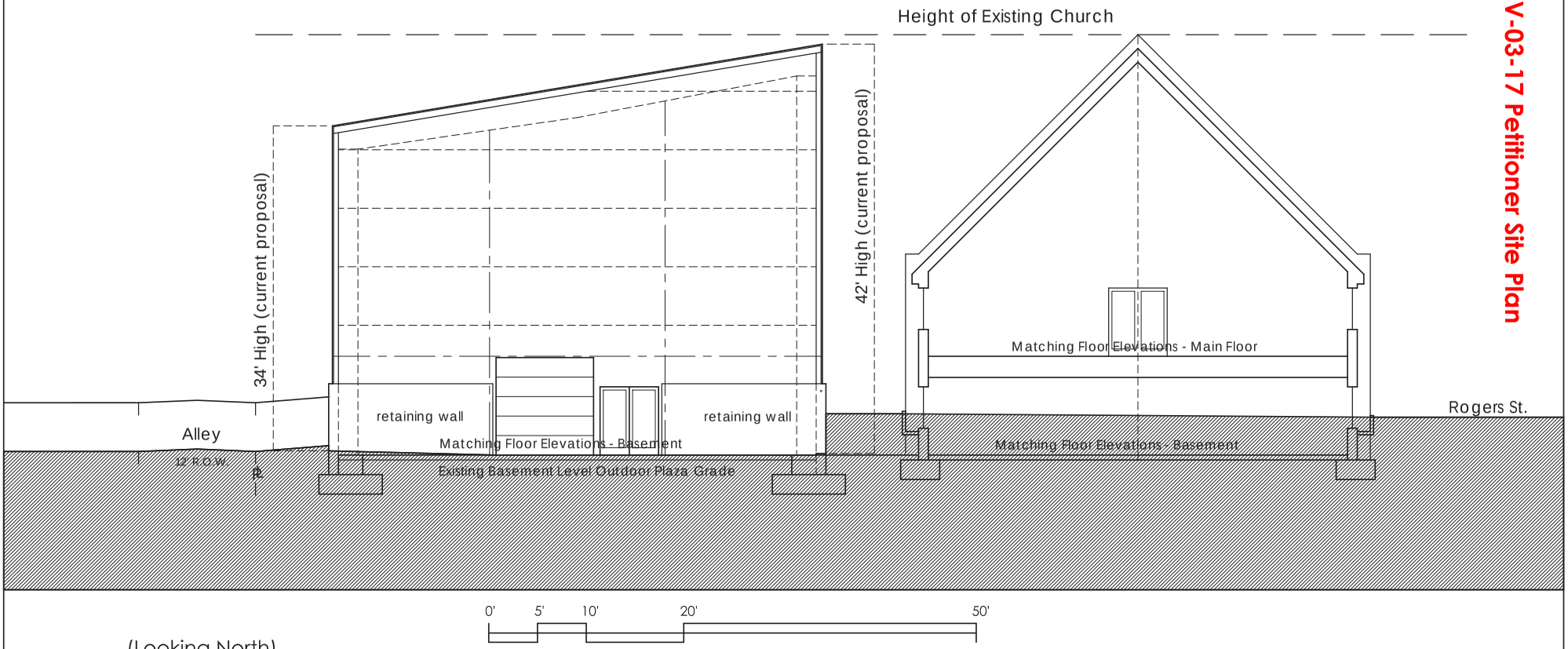
0' 5' 10' 20' 30' 50' 100'

McDoel Baptist Church - Re-use
Hoosier Heights Indoor Climbing Gym

Consultants: B O D A + M C A Date: 2-6-2017

1

Note: The heights shown have been developed by using the BZA Approval data, (including footprints, related heights and volumes) combined with actual site conditions based on surveyed grades and floor elevations of the existing church and site.



V-03-17 Petitioner Site Plan

(Looking North)

Site Section/South Elevation

Scale 1" = 10'-0" Date: 2-6-2017

McDoel Church re-use
Hoosier Heights Climbing Gym

Consultants: B O D A + M C A

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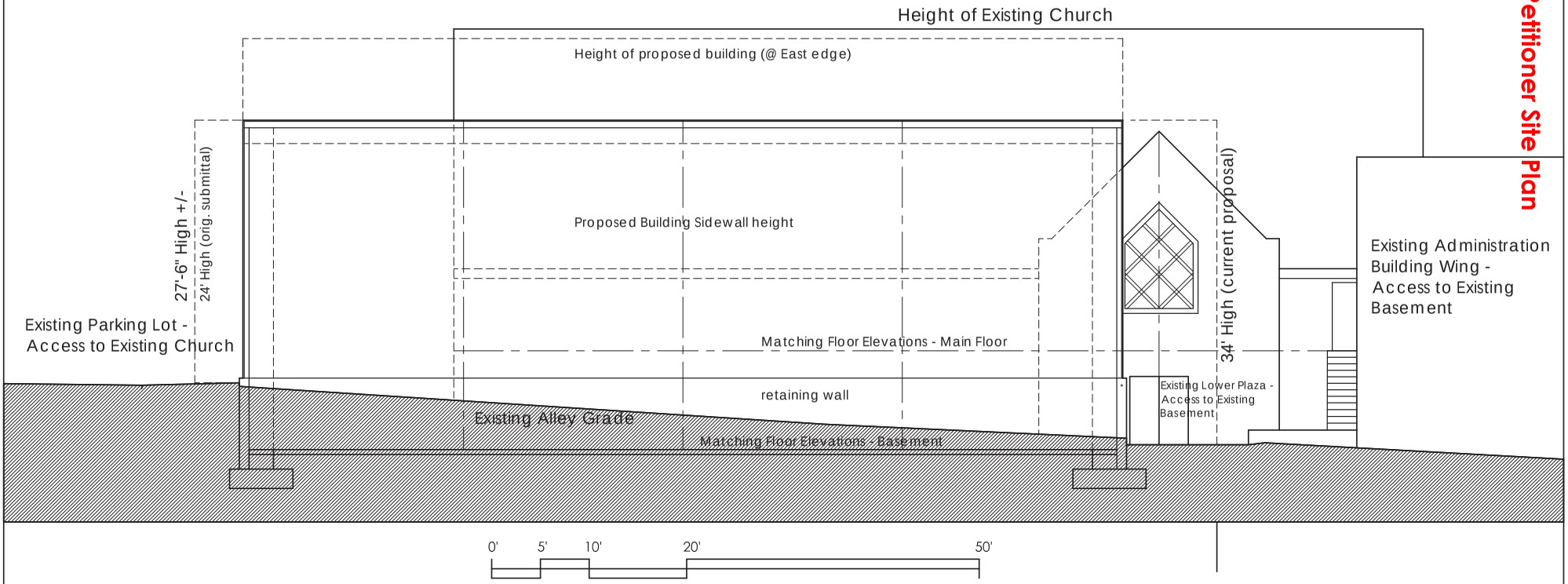
V-03-17 Petitioner Site Plan

Note: The heights shown have been developed by using the BZA Approval data, (including footprints, related heights and volumes) combined with actual site conditions based on surveyed grades and floor elevations of the existing church and site.



(Looking East from Alley)

Site Section/West Elevation

Scale 1" = 10'-0" Date: 2-6-2017

McDoel Church re-use
Hoosier Heights Climbing Gym

Consultants: B O D A + M C A

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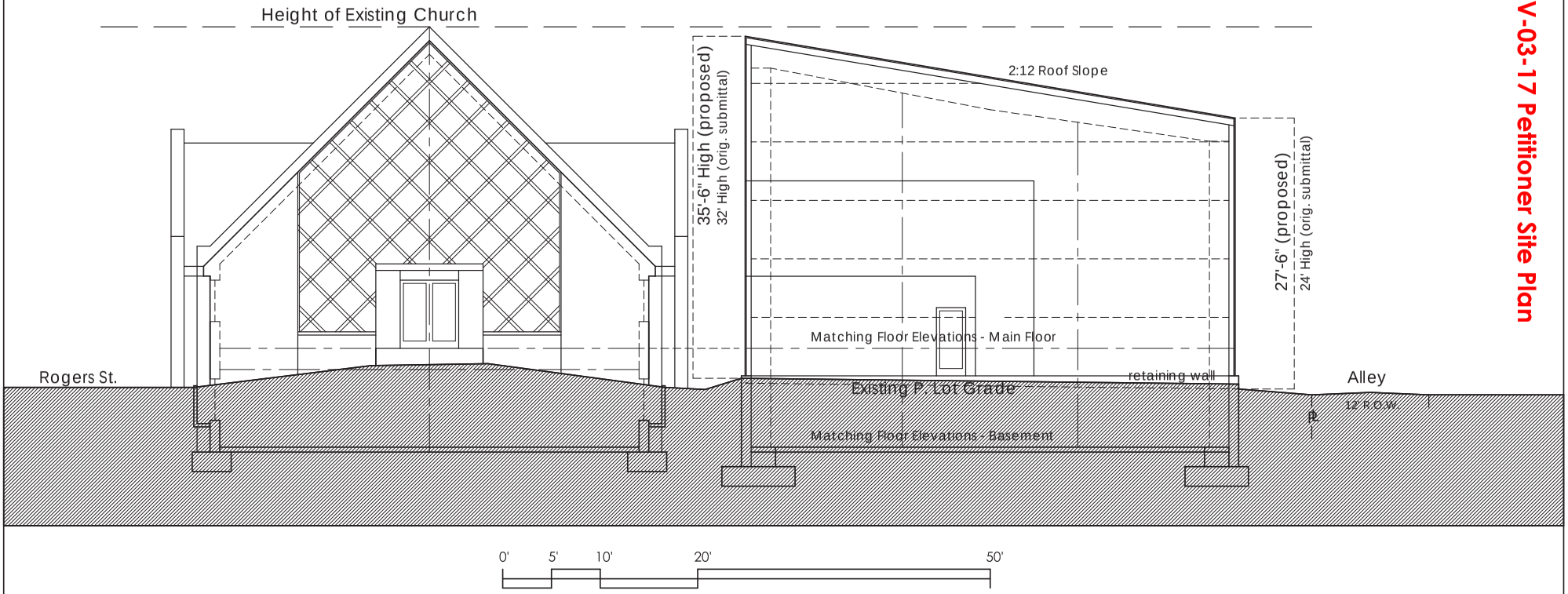
Note: The heights shown have been developed by using the BZA Approval data, (including footprints, related heights and volumes) combined with actual site conditions based on surveyed grades and floor elevations of the existing church and site.



V-03-17 Petitioner Site Plan

(Looking South)

Site Section/North Elevation

Scale 1" = 10'-0" Date: 2-6-2017

McDoel Church re-use
Hoosier Heights Climbing Gym

Consultants: B O D A + M C A

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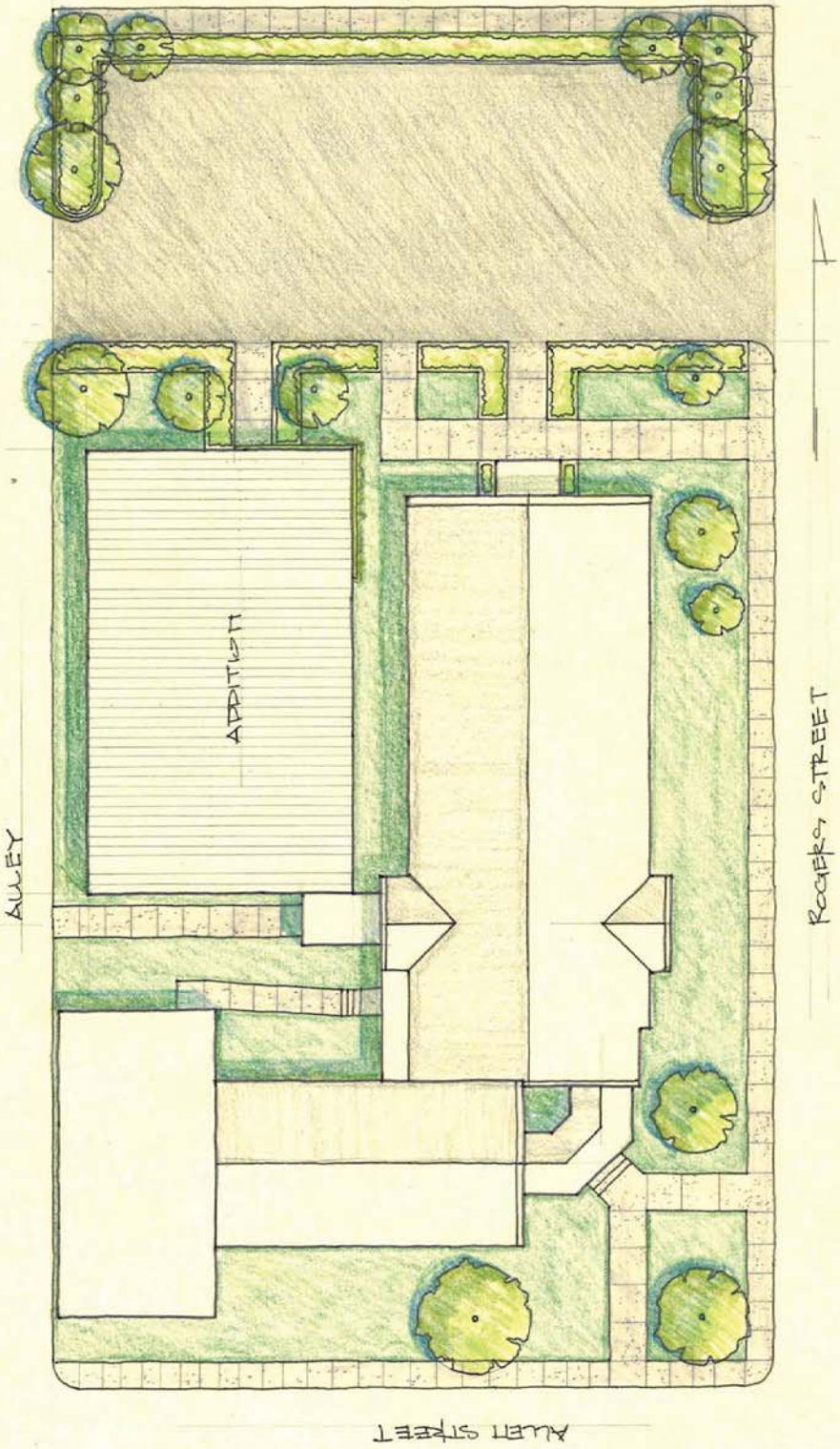
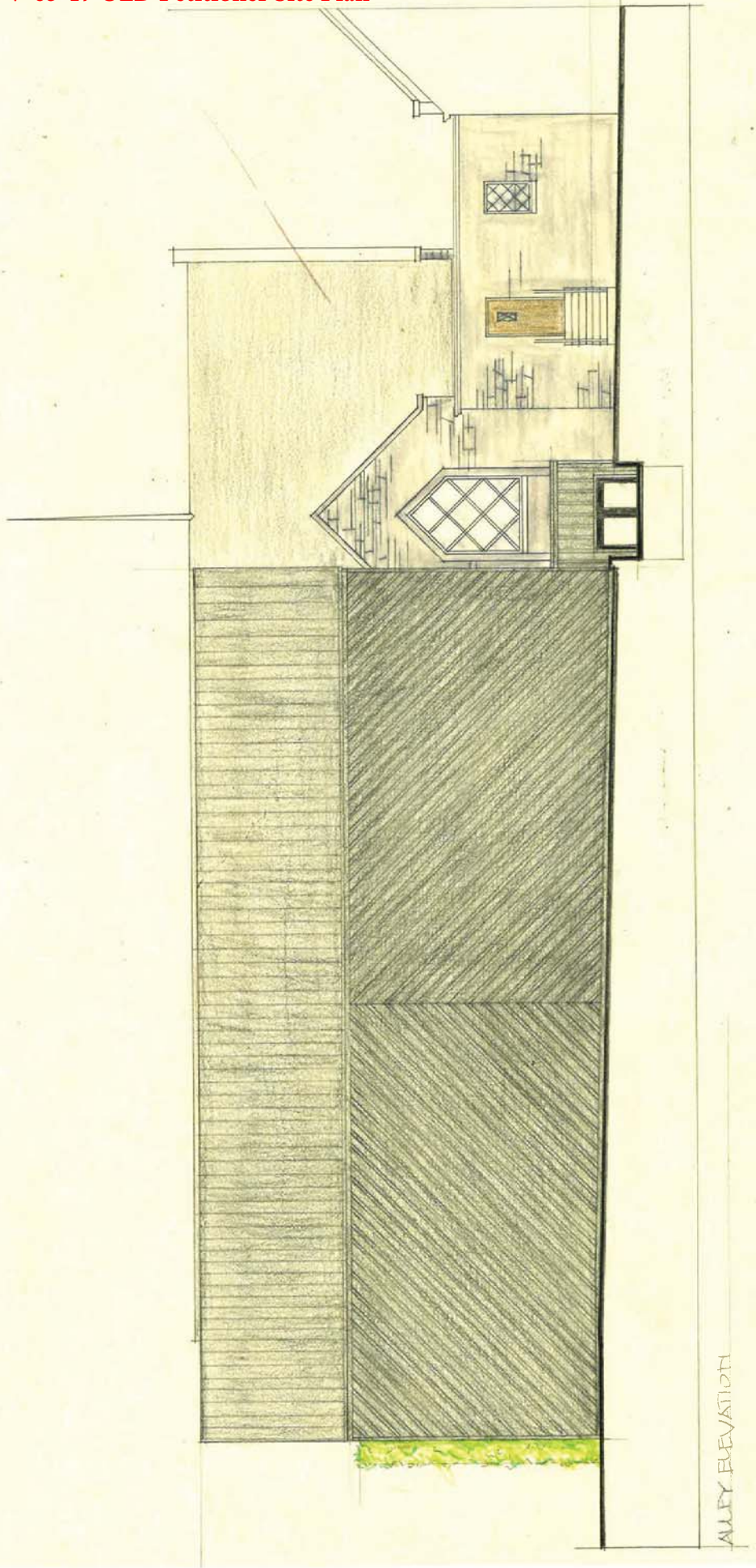
V-03-17 OLD Petitioner Site Plan



V-03-17 OLD Petitioner Site Plan



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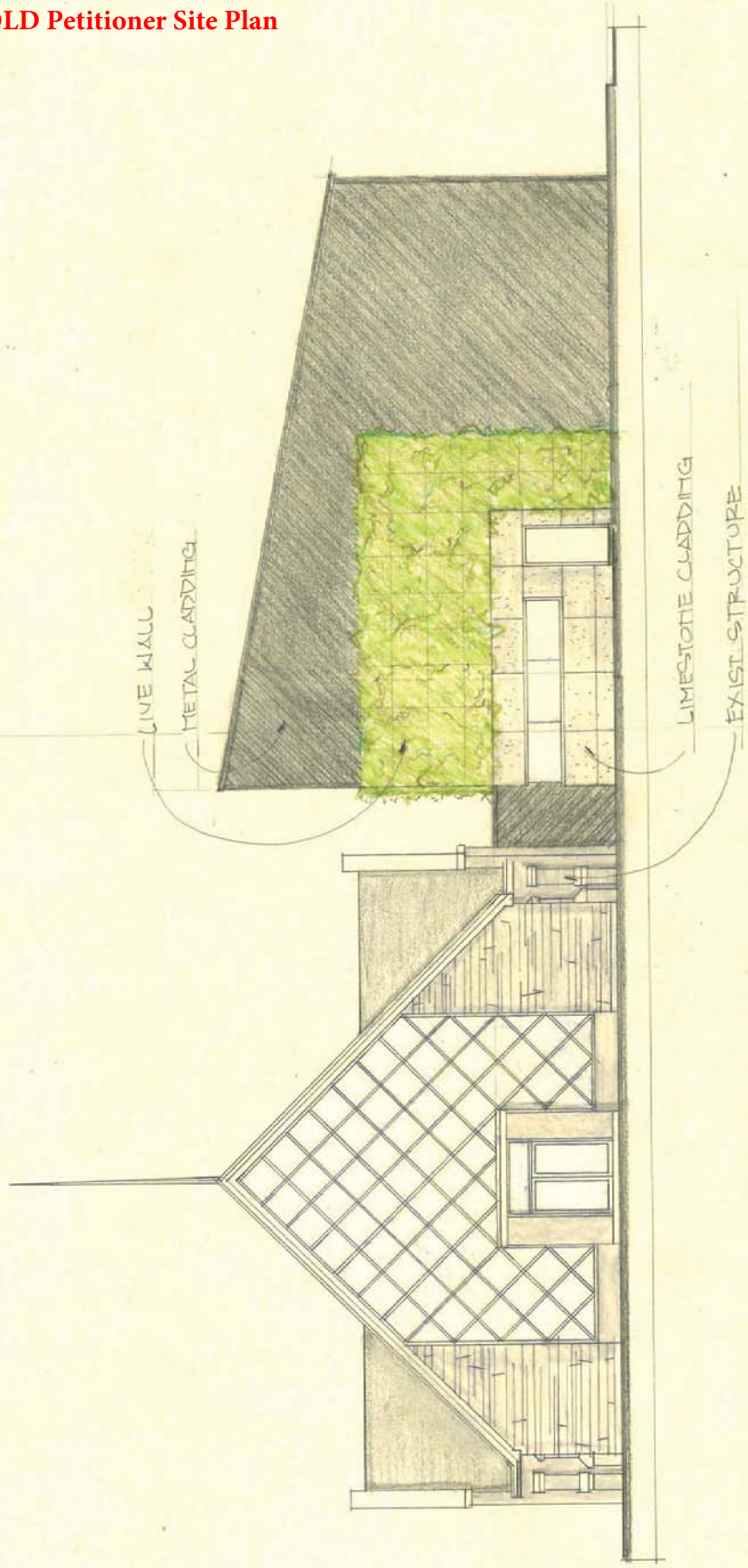
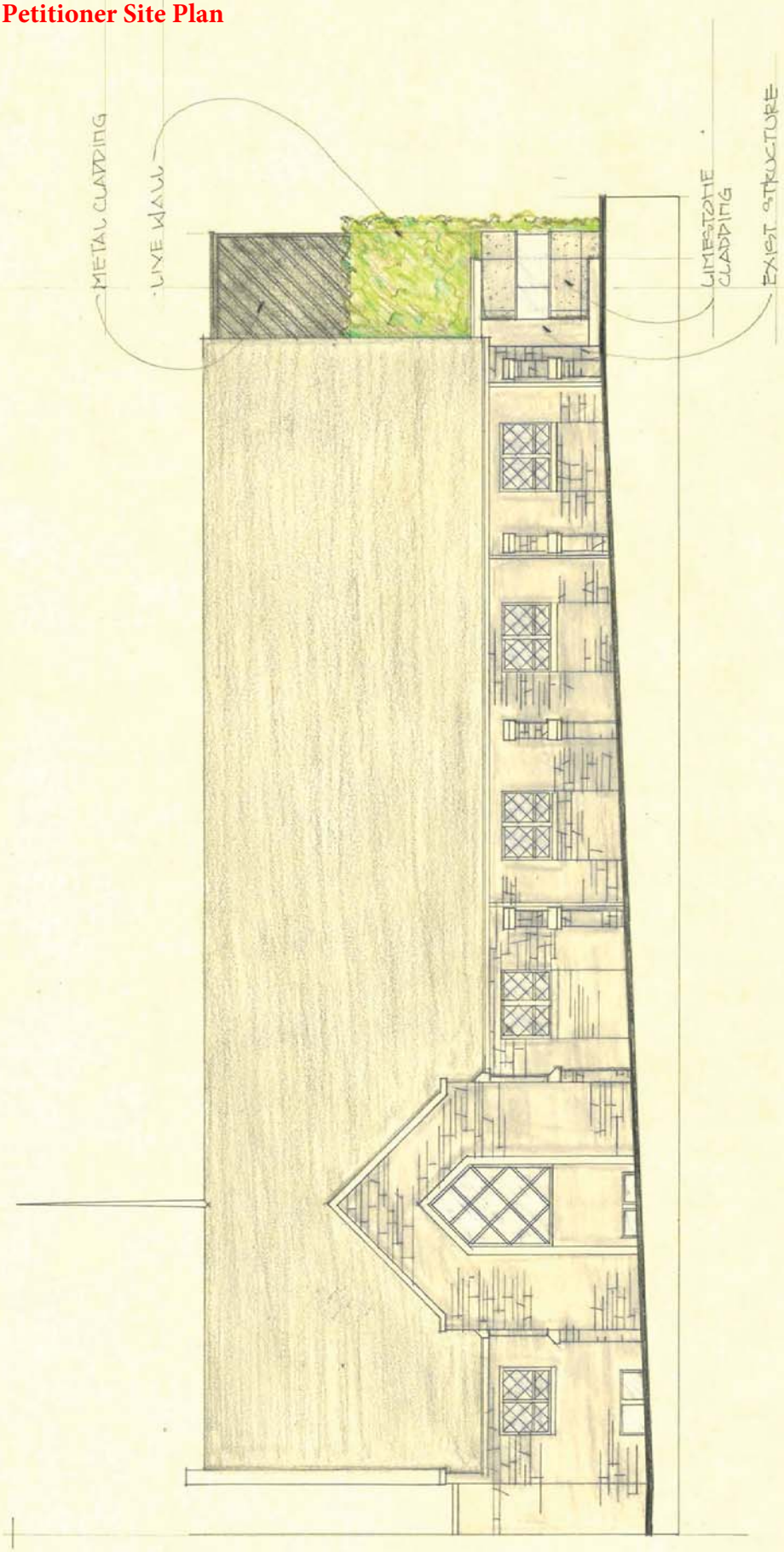


V-03-17 OLD Petitioner Site Plan



V-03-17 Street View From the North