

CITY OF BLOOMINGTON



PLAN COMMISSION

April 13 2020 @ 5:30 p.m.

Zoom Meeting:

<https://zoom.us/j/324147883>

ROLL CALL

MINUTES TO BE APPROVED: March 2020

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Administrative Manual Associated with New Unified Development Ordinance

CONSENT AGENDA:

UV-08-20 **Bloomington Housing Authority**
1020 N. Monroe Street
Request: Use variance to allow a child daycare center and three multi-family residential units in 4,970 square foot building.
Case manager: Eric Greulich

PETITIONS:

UV-06-20 **Bobby J. Staggs**
1414 W. Arlington Rd.
Request: Use variance to allow for the expansion of a multi-family use in the Residential Single-Family (RS) zoning district.
Case manager: Keegan Gulick

SP-07-20 **Kiln Collective, LLC**
333 W. 11th Street
Request: Site plan approval to allow a 2-story addition to the existing kiln building.
Case manager: Eric Greulich

****Next Meeting May 11, 2020**

Last Updated: 4/10/2020

**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 PLAN COMMISSION
STAFF REPORT
Location: 1020 N. Monroe Street**

**CASE #: UV-08-20
DATE: April 13, 2020**

**PETITIONER: Bloomington Housing Authority
502 W. 2nd Street, Bloomington**

REQUEST: The petitioner is requesting a use variance to allow a day care center and three multi-family residences in the Residential Core (RC) zoning district. This use variance request requires Plan Commission review for compliance with the Comprehensive Plan.

Overall Area:	0.32 acres
Current Zoning:	Residential Core
Comp Plan Designation:	Mixed Urban Residential
Existing Land Use:	Vacant (previously used as a City Water Tower)
Proposed Land Use:	Day Care Center/Multi-family residences
Surrounding Uses:	North – Single family residences West – Multi-family residences (Crestmont Community) East – Single family residences South – Single family residences

REPORT: The property is zoned Residential Core (RC) and is located at the southeast corner of W. 14th Street and N. Monroe Street. The property had been used by the City Utility Department as a water tower, however that was recently removed. Surrounding properties to the north, east, and south are used for single family residences, while the properties to the west are used as multi-family residences and are part of the Crestmont Community.

The petitioner is proposing to enter into a long term lease on this property with the Utilities Department and would construct a new two-story building on the site. The proposed building would feature a day care center on the ground floor with 3 multi-family residences on the upper floor. There would be one vehicular entrance to the site from Monroe Street to a parking area for 5 vehicles. A bike rack has been shown adjacent to the building entrance as well. Although there is currently a sidewalk and tree plot along Monroe Street, there are no street trees and a multi-use path is required instead of a sidewalk and must also be installed. A new sidewalk and minimum 5' wide tree plot with street trees will be installed along 14th Street as required. A Type 1 buffer yard is required along the east and south property lines since those sides of the property are adjacent to single family residences and the required landscaping will be installed.

Comprehensive Plan: The Comprehensive Plan designates this property as Mixed Urban Residential. The Mixed Urban Residential district was intended to protect the existing built-out core neighborhoods while encouraging small scale redevelopment opportunities. This petition involves the development of a corner lot with a neighborhood serving use and new infill housing. The Comprehensive Plan notes that locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations, or located

along neighborhood edges that may support small-scale neighborhood mixed-uses. In addition, the Plan allows for context sensitive multifamily redevelopment along higher volume roads, along district edges, and near major destinations when appropriately integrated with adjacent uses and styles. This project meets many of those criteria in that the property is located on the neighborhood edge and is located on Monroe Street, which is classified as a Secondary Collector. The building has been designed with a pitched roof and a residential design similar to adjacent uses and styles.

CONCLUSION: The Department finds that the proposed use does not substantially interfere with the intents of the Comprehensive Plan. The proposal allows for a neighborhood serving use, on the neighborhood edge, and along a classified street. The petition will allow for the reuse of an existing tenant space. The inclusion of residential units adds infill housing stock to the neighborhood and community.

RECOMMENDATION: The Department recommends that the Plan Commission forward petition #UV-08-20 to the Board of Zoning Appeals with a positive recommendation.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: April 13, 2020
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: UV-08-20: The Bloomington Housing Authority
Monroe St.

The purpose of this memo is to convey the environmental concerns and recommendations for conditions of approval from the Environmental Commission (EC) with the hope that action will be taken to enhance its environment-enriching attributes. The EC reviewed the petition and offers the following for your consideration.

COMMENTS

- 1.) The Landscape Plan needs some revisions prior to issuance of a Grading Permit.
- 2.) The EC would like to see the results of any environmental remediation that has been conducted to the soil on site.

RECOMMENDED CONDITIONS OF APPROVAL

- 1.) Revise the Landscape Plan.
- 2.) Submit any environmental remediation plans and/or reports.



March 9, 2020
Bloomington Board of Zoning Appeals
401 N. Morton Street
Bloomington, Indiana 47403

Attention: Eric Gruelich

RE: Use Variances for Bloomington Housing Authority Childcare Center & Apartments

Dear Mr. Gruelich,

We are pleased to present this request for two (2) use variances on behalf of the Bloomington Housing Authority (BHA) for a childcare center and apartment project at the southwest corner of 14th and Monroe Streets in Bloomington, IN. The property is zoned Residential Core (RC) but has historically served as the Dyer water storage tower facility. We submit that the proposed project meets the findings of fact to support the required use variances for childcare and multifamily on the site.

The BHA will enter into a long lease agreement with City of Bloomington Utilities to construct and operate the project on the former Dyer water tower site. The two-story building will be located at the corner build-to lines of the site with the main entry Monroe Street to the west. The entry vestibule will have doors facing south and west. A parking lot on the south side of the building accessed off Monroe Street will contain five (5) parking spaces including one (1) van accessible space and a dumpster enclosure at the east end. The parking lot side and rear setbacks will be seven (7) feet and contain solid fencing and buffer yard plantings. To meet accessibility, the site will be graded to depress the finish floor elevation of the building resulting in an approximately two (2) foot high berm along the east property line. A 2,500 square foot naturalized, outdoor play area will be located on the east side of the building. The exterior of the building will be fiber cement board siding with a masonry base and stair tower.

The proposed project will contain 4,970 square feet total with the first floor serving as a childcare center to be operated by Early Head Start. There will be two classrooms to accommodate up to eight (8) infants/toddlers each as well as a laundry, kitchen and office for support. The classrooms will have exterior doors that lead directly to the outdoor play area.

The three (3) two-bedroom apartments which range from 584 - 665 square feet will be accessed separately from a stair on the south side of the building. The apartments will serve the Family Scholars pilot program in Bloomington which is a model that provides housing and supportive services for single parents with children completing school.

The Findings for Fact for Uses Variances:

1. *The approval will not be injurious to the public health, morals or general welfare of the community.*

Recommended Finding (Childcare & Multifamily Uses): Granting of the variance from the standards will not be injurious to the public health, safety or morals. On the contrary, the



variances will provide further needed affordable housing opportunities as well as affordable childcare services for the adjacent Crestmont and Reverend Butler public housing projects.

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

Recommended Finding (Childcare & Multifamily Uses): No negative effects from the approval of this proposal are found. The project is to be located on the former Dyer water tower site which now contains only the tank foundations surrounded by chain link fence topped with barbed wire.

3. *The need for the use variance arises from condition peculiar to the subject property itself.*

Recommended Findings (Childcare Use): The peculiar condition of the property is its adjacency to the large public housing projects of Crestmont and Reverend Butler to the west which provide housing opportunities for low income residents. There is great need for accessible and affordable childcare to serve the residents of the area. The early Head Start facility located nearby on 15th Street currently has a wait list of 27 children. There is an established pattern of community service providers beginning further south on Monroe Street with the Community Kitchen, the Boys & Girls Club and Catholic Charities that would continue with this project.

Recommended Findings (Multifamily): The peculiar condition of the property is its adjacency to the large public housing projects of Crestmont and Reverend Butler which provide a variety of small-scale, multi-family options such as duplexes and fourplexes. Immediately to the north, on the east side of Monroe Street is duplex operated by South Central Community Action Program.

4. *The strict application of the terms of the Unified Development Ordinance will constitute an unnecessary hardship if they are applied to the subject property.*

Recommended Finding (Childcare & Multifamily Uses): Strict application of the Unified Development Ordinance will place an unnecessary hardship in that the proposed uses create additional affordable housing options and expand access to affordable childcare which have been identified as critical needs in the Bloomington community. These uses extend the existing land uses of the nearby properties.

5. *The approval of the use variance does not interfere substantially with the goals and objective of the growth policies plan.*

Recommended Finding (Childcare Use):

This proposed use does not substantially interfere with the Comprehensive Plan. The Comprehensive Plan calls for an Urban Village Center just two blocks to the south of this property and the project would build upon these goals as stated in the Comprehensive Plan: "Consider a mix of retail and office uses that bring essential services such as pharmacies, groceries, education and health services to neighborhood residents."

Recommended Finding (Multifamily Use):

This proposed use does not substantially interfere with the Comprehensive Plan. The site which is located on Monroe Street represents a transition from Neighborhood Residential to Mixed Urban Residential. The Comprehensive Plan policy guidance for Mixed Residential states: "Allow



context sensitive multifamily redevelopment along higher volume road, along distinct edges, and near major destinations when appropriately integrated with adjacent uses and styles.”

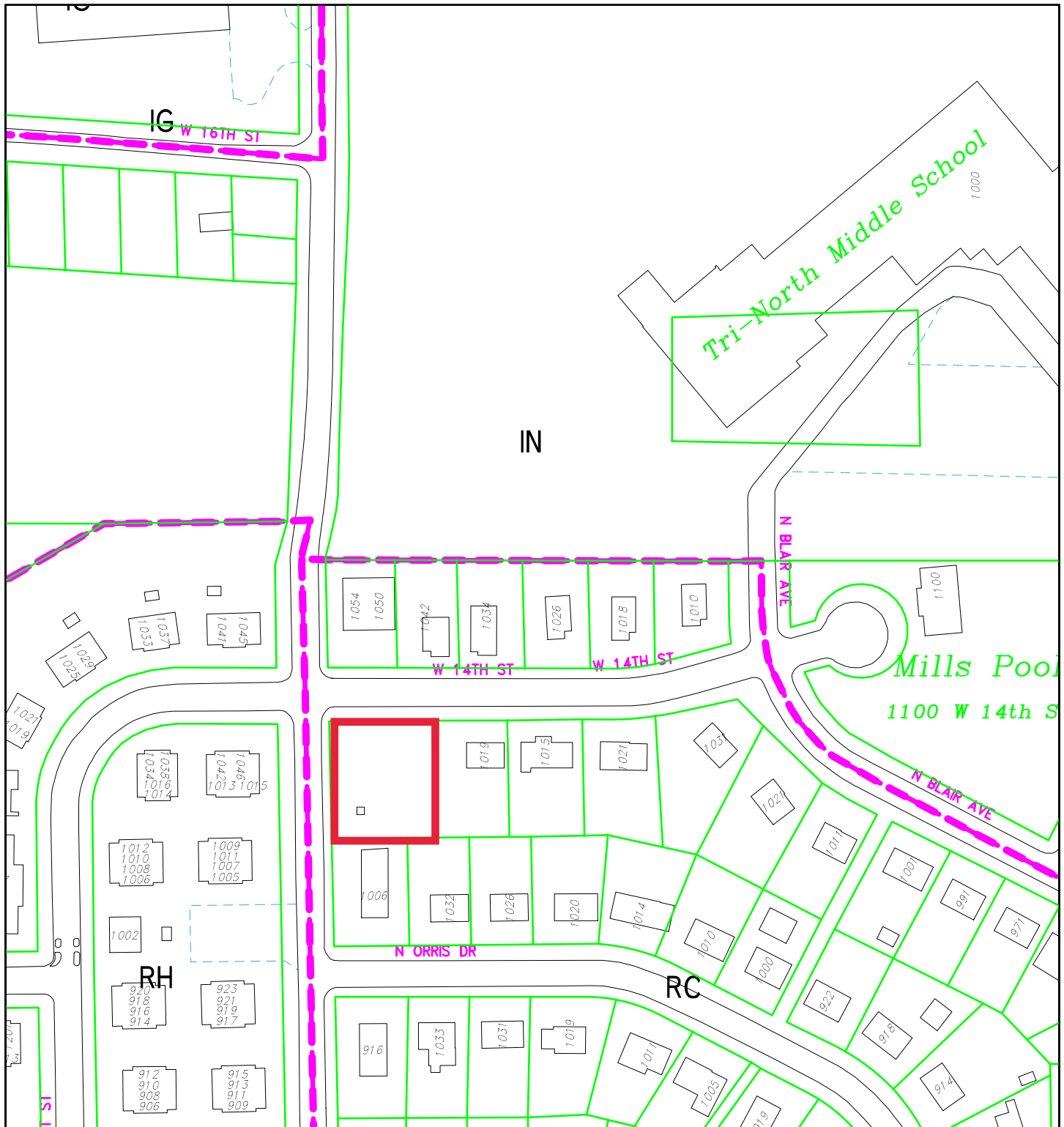
We greatly appreciate your consideration of these two use variances for the Bloomington Housing Authority Childcare Center & Apartments. Please feel free to contact us to discuss any aspect of this petition further.

Respectfully,

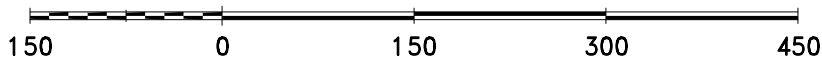
A handwritten signature in black ink that reads "Barre Klapper". The signature is fluid and cursive.

Barre Klapper, AIA

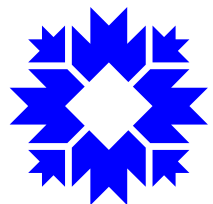
Springpoint Architects, pc



By: greulice
9 Apr 20

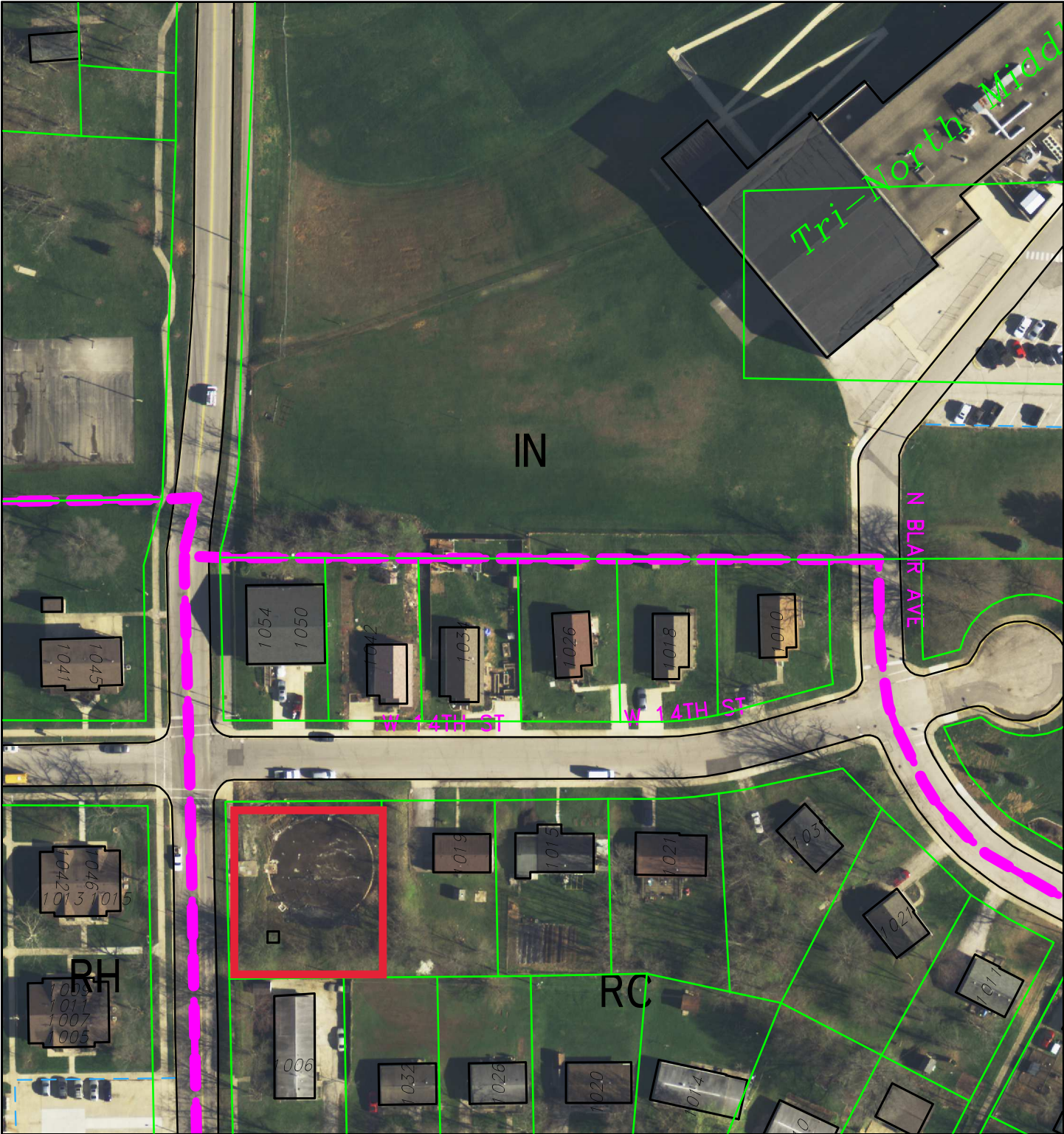


City of Bloomington
Planning & Transportation

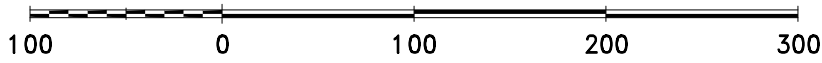


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For reference only; map information NOT warranted.



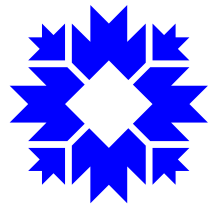
By: greulice
9 Apr 20



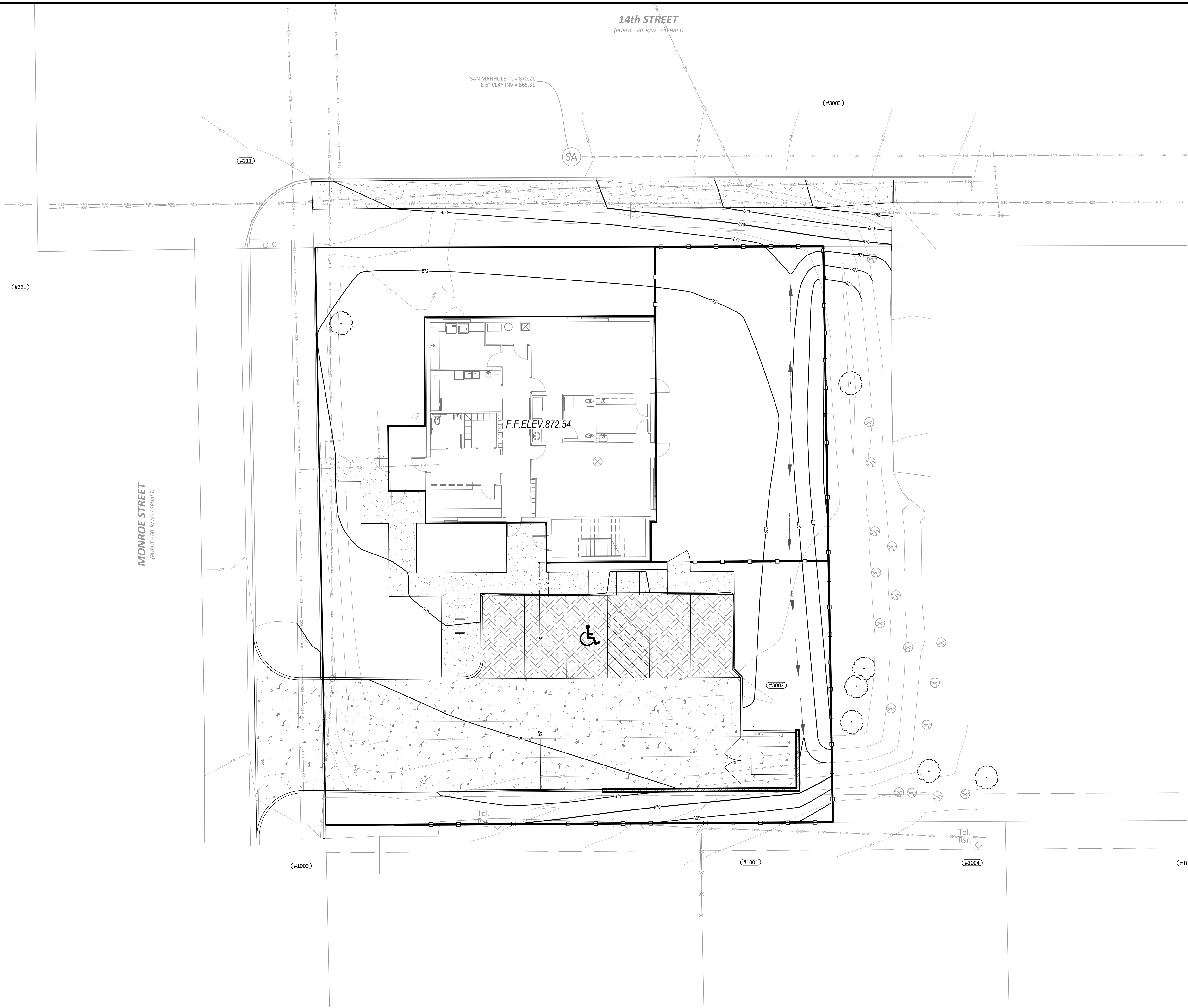
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City of Bloomington
Planning & Transportation




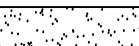
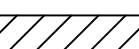
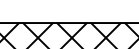
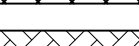
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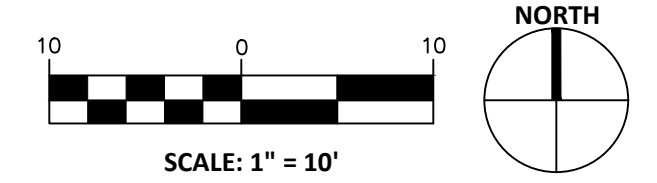


GENERAL NOTES

PLAN NOTES ①

LEGEND

-  LIMITS OF NEW ASPHALT PAVEMENT
-  LIMITS OF NEW 4" THICK CONCRETE PAVEMENT
-  PAVEMENT STRIPING 2' O.C.
-  LIMITS OF ASPHALT PAVEMENT PATCH
-  LIMITS OF PERVIOUS PAVERS



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project title

BHA CHILDREAN CENTER & APARTMENTS

WEST 14TH STREET
BLOOMINGTON, IN

project information

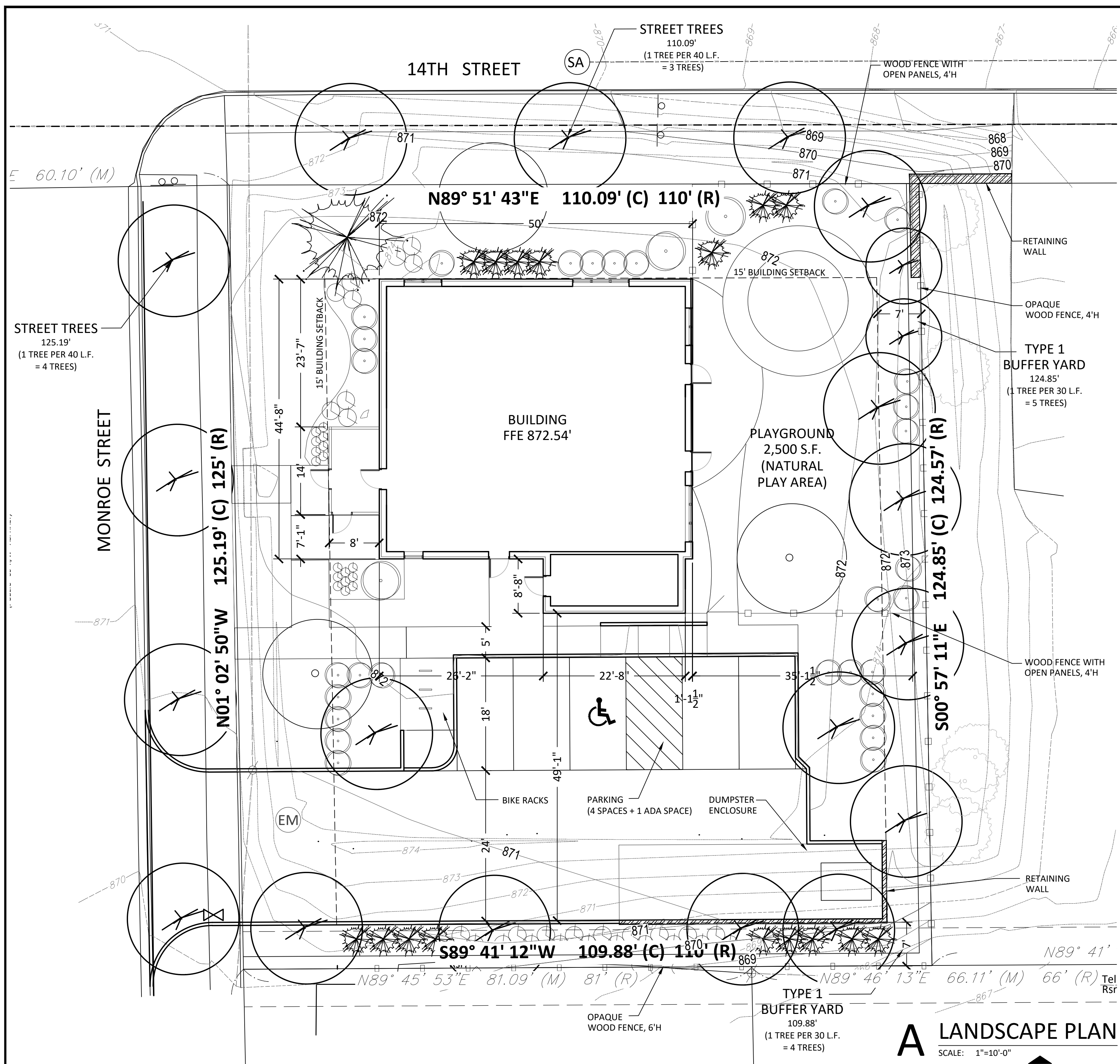
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ISSUE DATE: 3.6.20
REVISION DATE:

sheet title

SITE IMPROVEMENT PLAN

sheet number

C401



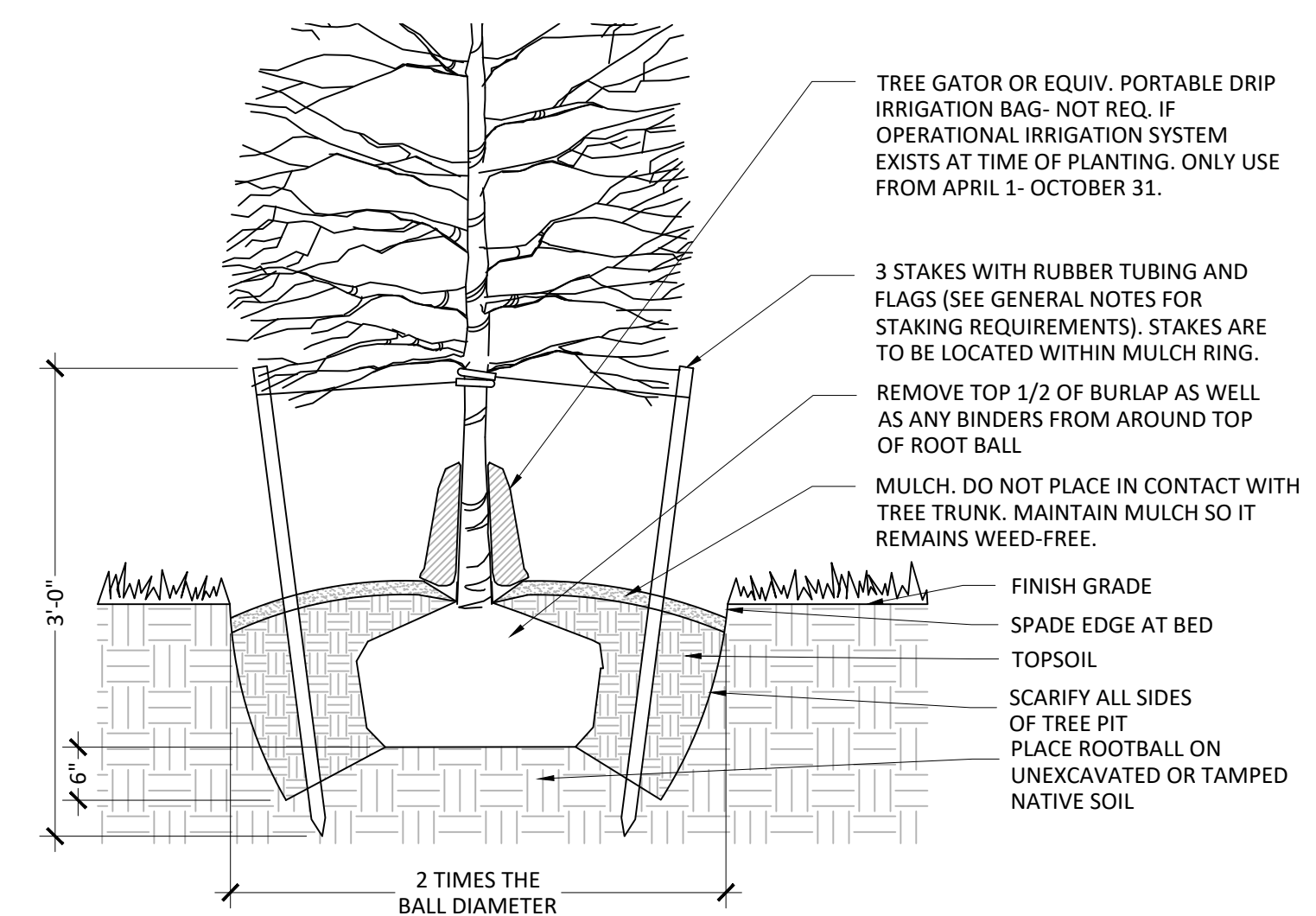
PLANT LIST: OVERALL

KEY	BOTANICAL NAME	COMMON NAME	QNTY	SIZE
TREES				
AC RU	Acer rubrum	Red Maple	-	6'-8'h
AC SA	Acer saccharum	Sugar Maple	-	2" cal
GL TR	Gleditsia triacanthose	Honeylocust	-	2" cal
NY SY	Nyssa sylvatica	Black Gum	-	2" cal
PI ST	Pinus strobus	White Pine	-	6'-8'h
QU RU	Quercus rubra	Red Oak	-	6'-8'h
SMALL TREES				
AM LA	Amelanchier laevis	Allegheny Serviceberry	-	6'-8'h
CO FL	Cornus florida	Dogwood	-	6'-8'h
SHRUBS				
CE AM	Ceanothus americanus	New Jersey Tea Shrub	-	6'-8'h
CO SE	Cornus sericea	Red Twig Dogwood	-	6'-8'h
HY AR	Hydrangea arborescens 'Annabelle'	Smooth Hydrangea	-	6'-8'h
JU GO	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	-	6'-8'h
JU SG	Juniperus x pfizeriana 'Sea Green'	Sea Green Juniper	-	6'-8'h
IL JD	Ilex verticillata 'Jim Dandy'	Winterberry	-	6'-8'h
IL VE	Ilex verticillata 'Nana Sprite'	Dwarf Winterberry	-	6'-8'h
RH GL	Rhus glabra	Smooth Sumac	-	3 gal
VI TR	Viburnum trilobum	American Cranberry Bush	-	3 gal
PERENNIALS/BULBS				
BA AU	Baptista australis	False Indigo	1 gal	
DE CE	Deschampsia cespitosa 'Northern Lights'	Tufted Hair Grass	1 gal	
EC PU	Echinacea purpurea	Purple Coneflower	1 gal	
LI SP	Liatris spicata	Dense Blazing Star	1 gal	
MA ST	Matteuccia struthiopteris	Ostrich Fern	1 gal	
MO FI	Monarda fistula	Bee Balm	1 gal	
PA VI	Panicum virgatum 'Prairie Fire'	Switchgrass	1 gal	
PH DI	Phlox divaricata	Blue Phlox	1 gal	
PH PA	Phlox paniculata	Garden Phlox, pink & purple	1 gal	
PO AC	Polystichum acrostichoides	Christmas Fern	1 gal	
RU HI	Rudbeckia hirta	Black Eyed Susan	1 gal	
SP HE	Sporobolus heterolepis	Prairie Dropseed	1 gal	
ST BY	Stachys byzantina	Lambs Ear	1 gal	

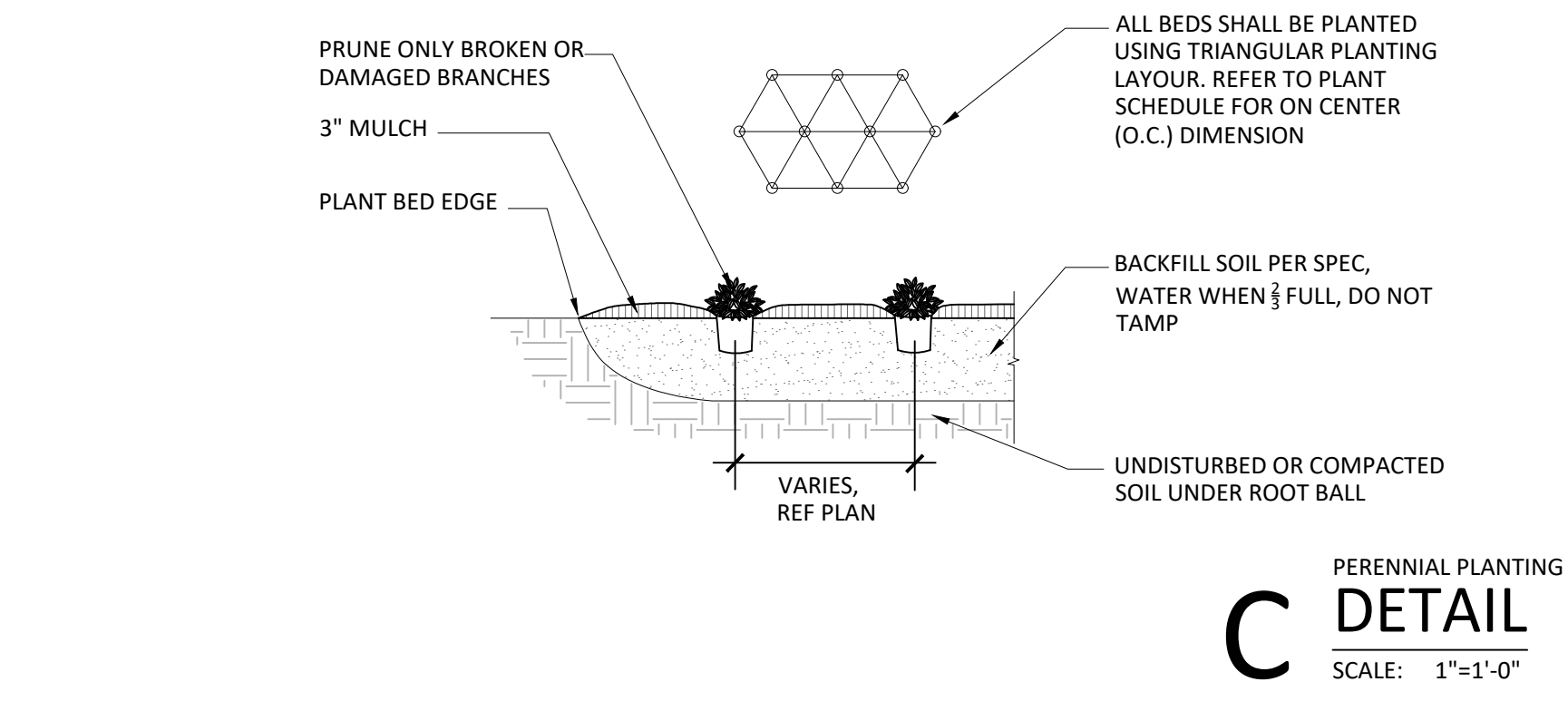
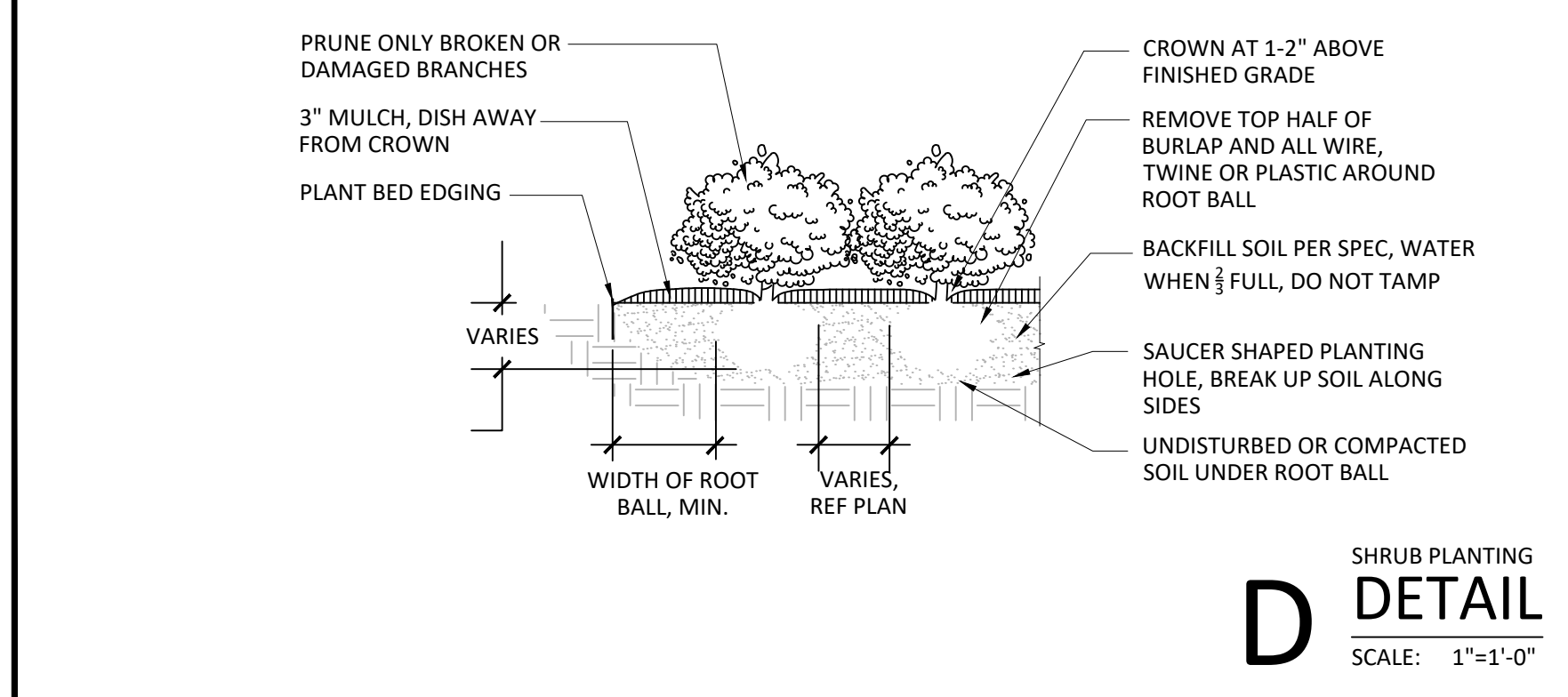
*CONTAINER OR BALL AND BURLAP CONDITION ACCEPTABLE

NOTE: SPECIES SHOWN THAT ARE NOT LISTED IN THE CITY OF BLOOMINGTON ZONING ORDINANCE CHAPTER 20.06 TABLES OF RECOMMENDED PLANT MATERIALS ARE GIVEN BOTANICALLY COMPARABLE DENSITY VALUES.

- GENERAL PLANTING NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL 811 FOR UTILITY LOCATES.
 2. CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS IN FIELD PRIOR TO CONSTRUCTION.
 3. DAMAGE OCCURRING DURING CONSTRUCTION THAT FALLS BEYOND THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR TO ARCHITECT APPROVAL.
 4. EXISTING TREES SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION. STORAGE OF MATERIAL AND EQUIPMENT UNDER THE DRIPLINE OF AN EXISTING TREE IS PROHIBITED.
 5. PROVIDE 2"-3" LAYER OF ORGANIC SHREDDED HARDWOOD MULCH THROUGHOUT PLANTING AREAS UNLESS OTHERWISE NOTED ON PLAN.
 6. CONTAINER OR BALL AND BURLAP ARE ACCEPTABLE
 7. PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, WHICH IS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTS SHALL BE NURSERY GROWN.



- GENERAL NOTES**
1. STAKE TREES ONLY IF THEY DO NOT REMAIN PLUMB.
 2. DO NOT HEAVILY PRUNE TREES AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 3. TREES MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. AFTER INSTALLATION, FINISH GRADE OF ROOT BALL SHOULD BE AT OR ABOVE SURROUNDING FINISH GRADE



LEGEND

- EXISTING TREES TO REMAIN
- PROPOSED DECIDUOUS TREE - INTERIOR
- PROPOSED DECIDUOUS TREE - STREET AND BUFFER
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUBS
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED PERENNIALS/GRASSES
- WOOD FENCING

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project title

**BHA
CHILDCARE CENTER
& APARTMENTS**

BLOOMINGTON, INDIANA

WEST 14TH STREET

project information

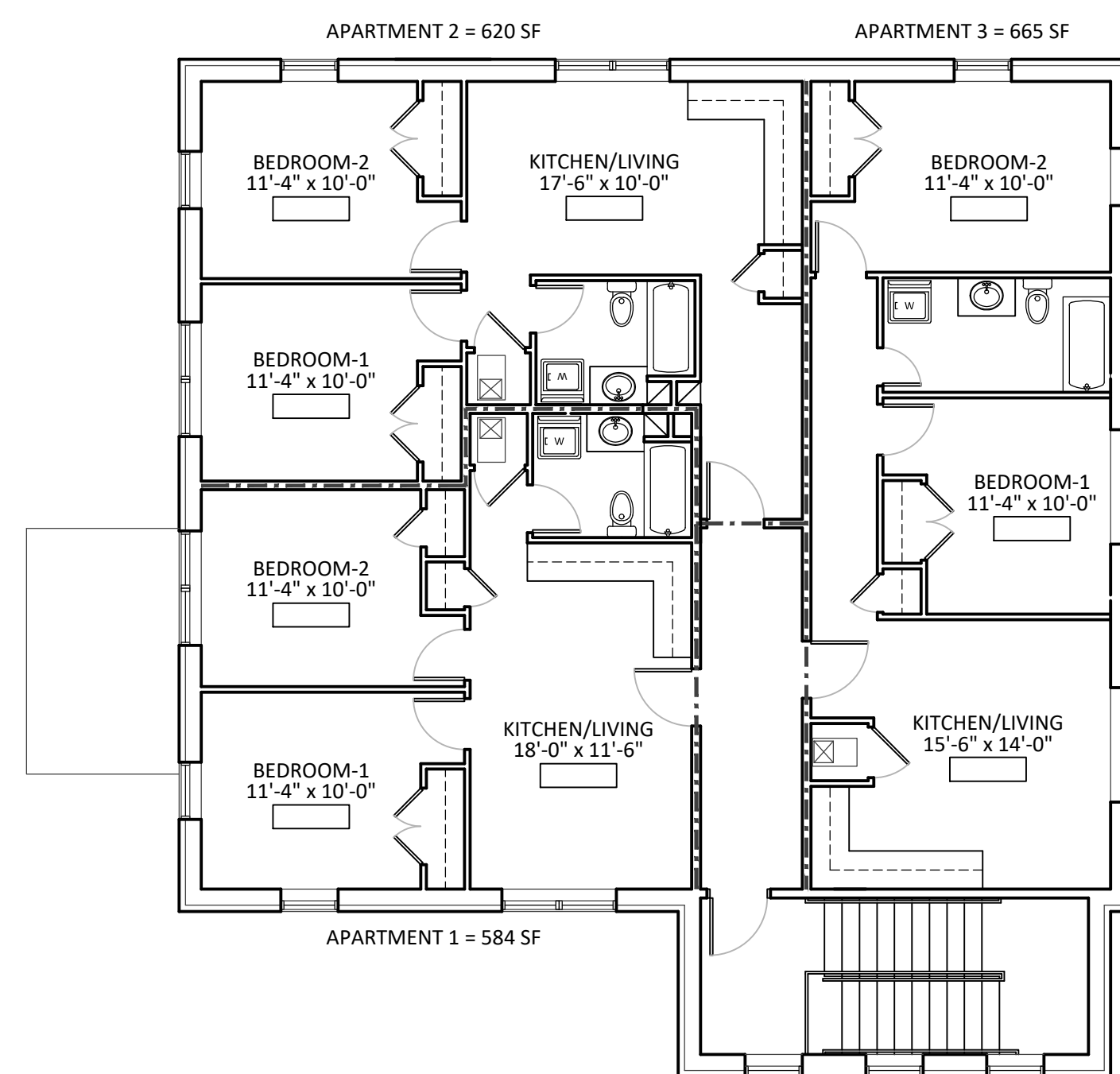
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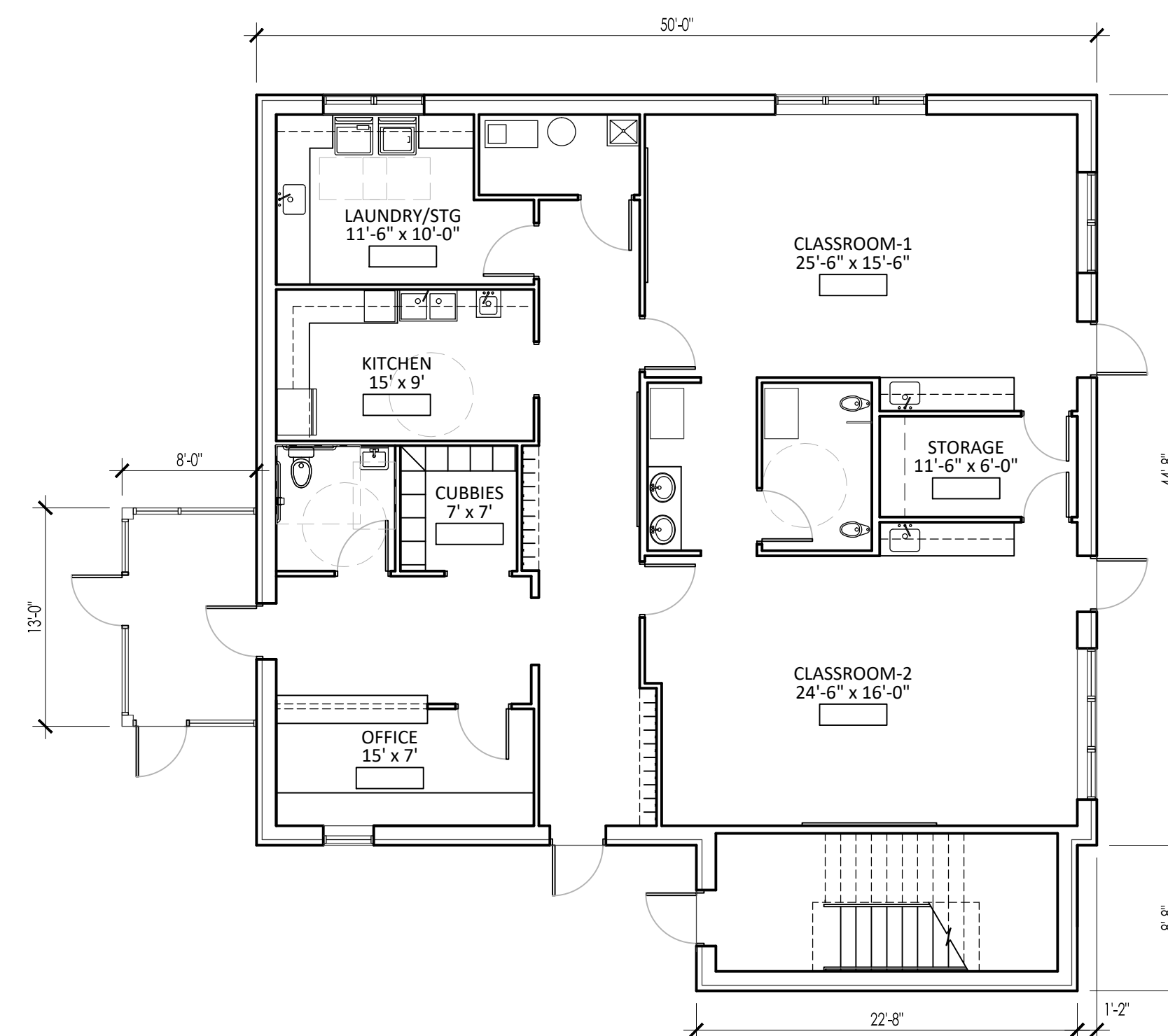
LANDSCAPE PLAN

sheet number

L101



B UPPER FLOOR PLAN ↑
SCALE: 1/8" = 1'-0"



A MAIN FLOOR PLAN ↑
SCALE: 1/8" = 1'-0"

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**BHA CHILDCARE CENTER
& APARTMENTS**

BLOOMINGTON, IN
WEST 14TH STREET

project information

PROJECT NUMBER: 20-01
ISSUE DATE: 3.9.20
REVISION DATE:

sheet title

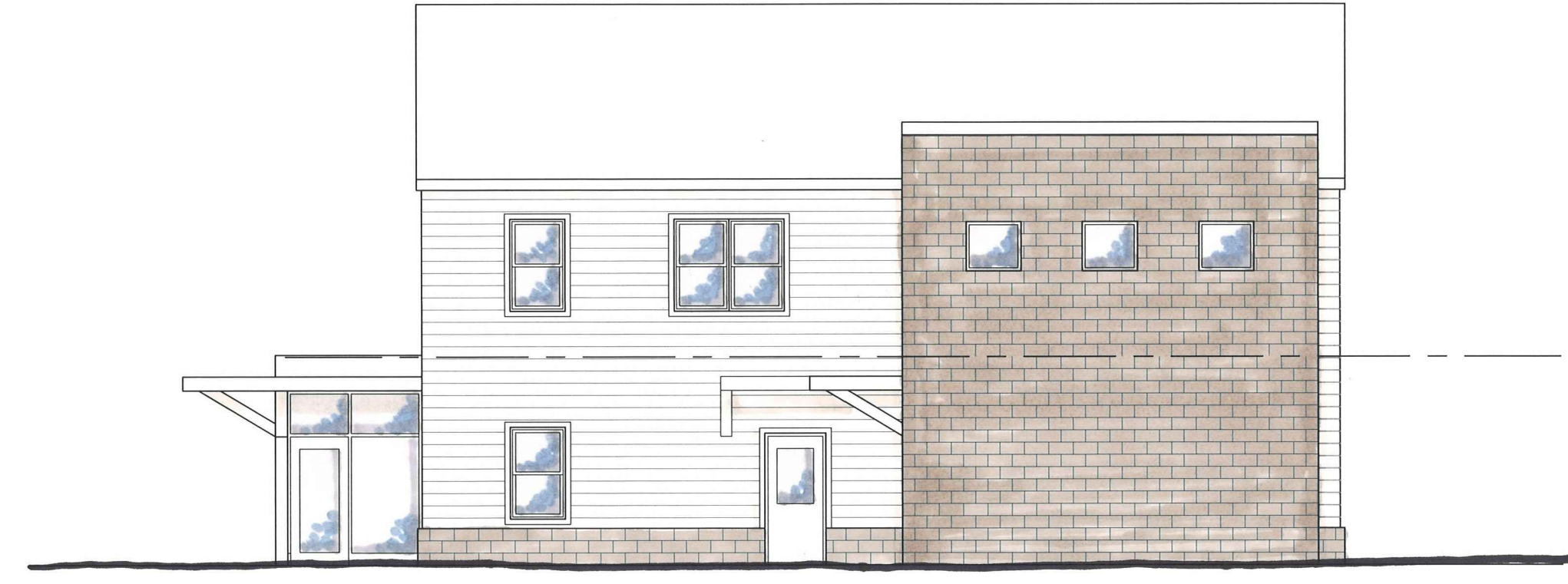
ELEVATIONS

sheet number

A201



D EAST ELEVATION
SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



A WEST ELEVATION
SCALE: 1/8" = 1'-0"

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 489 W. 10th Street**

**CASE #: SP-07-20
DATE: April 13, 2020**

PETITIONER: Kiln Collective, LLC
333 W. 11th Street, Bloomington

CONSULTANTS: Lucas Brown
Brownsmith Studios, Bloomington

REQUEST: The petitioner is requesting site plan approval to allow a two-story addition to the existing kiln building.

BACKGROUND:

Area: 0.43 acres
Current Zoning: CD – Showers Technology Park Overlay
Comp Plan Designation: Downtown
Existing Land Use: Vacant building
Proposed Land Use: Commercial
Surrounding Uses: North – Mixed-use (The Park on Morton)
 West – Certified Technology Park
 East – Business/Professional Office/Warehouse
 South – Business and Professional Office (The Dimension Mill)

REPORT: The property is located on the south side of 11th Street between Madison Street and Morton Street and is zoned Commercial Downtown (CD), within the Showers Technology Park Overlay. Surrounding land uses include undeveloped lots within the Certified Technology Park to the west; the Dimension Mill office building to the south; business/professional offices and warehouses to the east, and a mixed-use project (The Park on Morton) to the north. The property currently contains a vacant building that was used as a kiln building for the Showers Furniture business. This site is within the Certified Technology Park and was recently subdivided (DP-16-19) to allow for this building to be placed on its own lot, separate from the Dimension Mill building to the south. This building is a locally designated historic structure and a Certificate of Appropriateness was approved for the addition.

The new owner is proposing to add two stories to the building for office space. The new addition would utilize the existing footprint and just expand vertically. The site plan will feature a plaza area and trees along the west side of the building that creates a unique, pedestrian friendly open area along the front of the building. A parking area for 10 bicycles has been provided at the northwest corner of the property adjacent to the building entrances. A parking area for 5 vehicles is provided on the east side of the building immediately off of the 12' platted alley. Since the petitioner is proposing an addition of more than 10%, the site must come into compliance with the limited compliance standards outlined in Section 20.08.060 of the UDO.

Plan Commission Site Plan Review: One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.03.370. That aspect is as follows:

- The petition does not meet some of the standards in BMC 20.03.400 and 20.03.410.

SITE PLAN ISSUES:

Height: The maximum height in the STPO is 35 feet. The UDO defines building height as “the vertical dimension from the lowest point of the building, structure, or wall exposed above the ground surface to the highest point of the roof, parapet wall, or uppermost part. Chimneys, vents, mechanical equipment or utility service structures shall not be included in the measurement of vertical dimension.” To the tallest point of this structure at the top of the elevator tower, the proposal measures 40 feet 4 inches tall per the UDO definition. The rest of the building meets the 35’ height limit. The top floor of the building has been setback from the rest of the building to provide an outdoor patio area. A deviation from the height standard must be approved for this design. The majority of the building has been designed to be 3 stories in height, which was the goal of the 35’ height limitation. The stair tower element at the corner is the only element that exceeds the allowable height. The Department is supportive of this deviation.

Parking: No minimum number of spaces are required for the commercial space in the building. The petitioner is proposing 5 parking spaces in the rear of the site along with 10 bicycle parking spaces at the front of the site. One van accessible ADA parking space must be provided.

Access: There will not be any drivecuts on either Morton Street or 11th Street for this property. Pedestrian access will be provided through a large plaza area along Morton Street and a sidewalk connection at the corner of Morton and 11th to access the commercial space on the north side of the building.

Bicycle Parking: A minimum of 4 bicycle parking spaces are required with this petition. The petitioner is showing 10 bicycle parking spaces at the northwest corner of the property. A condition of approval has been included for those spaces as shown.

Architecture/Materials: The building will be finished in a mix of brick and metal. Both of those are allowed materials. An open air awning is shown extending from the ground floor on the west side of the building that connects to the proposed plaza. The building is approximately 103’ long along the west side. The UDO requires that buildings have a maximum façade width interval of 100’ without modulation. Since the existing building does not have any modulation and has a fairly small footprint, the proposed addition is simply a vertical extension of the existing building, so it is not functionally practical to include a façade module different from the existing footprint. A deviation from this standard must therefore be approved.

Streetscape: Street trees and pedestrian-scaled lighting were installed with the recent improvements to Morton Street. The existing sidewalk along 11th Street has several encroachments from utility structures that reduces the functional width of the sidewalk. There is additional space available for the sidewalk to be widened to meet the minimum standards. This plan for this widening must be shown prior to issuance of any permits. A condition of approval has been added. A plaza area with trees is shown on the north side of the property and any encroachment into the right-of-way must receive an encroachment agreement from the Board of Public Works.

Pedestrian Facilities/Alternative Transportation: As discussed previously, pedestrian improvements were installed along Madison Street with recent work by the City within the Certified Technology Park, no changes or improvements are needed along that frontage.

Building Façade Modulation: BMC 20.03.410(c)(1)(A) requires a maximum façade width for each module of 100 feet for those sides of the buildings with frontage. The only section that would not meet the modulation standard is the 103' section of building facing Madison Street. The UDO requires that buildings have a maximum façade width interval of 100' without modulation. Since the existing building does not have any modulation and the proposed addition is simply a vertical extension of the existing building, it is not functionally practical to include a façade module utilizing less than the existing footprint. A deviation from this standard must therefore be approved.

Building Height Step Back: BMC 20.03.410(c)(3) requires that building facades over 35 feet in height shall step back the horizontal façade/wall plane a minimum of 15 feet from the horizontal façade/wall plane below 35 feet in height. The building is 38' tall and is three stories, the 3rd floor is setback 10' from the lower floors so the building has a two-story appearance. Although the UDO would require the portions of the building over 35' to be stepped back, that would not have any functional effect since the building has a two-story appearance and the 3rd floor is stepped back already. However, approval of that deviation is required since the building is over 35' in height.

Void-to-Solid Percentage: The STPO sets a minimum first floor void-to-solid requirement of 40%, consisting of transparent glass or façade openings, for facades facing a street or the B-Line. The proposed building meets this requirement.

COMPREHENSIVE PLAN: The Comprehensive Plan designates this property as Downtown. The Downtown designation “is a mixed use, high intensity activity center serving regional, community-wide, and neighborhood markets. Bloomington must strive to improve downtown as a compact, walkable, and architecturally distinctive area in the traditional block pattern that serves as the heart of Bloomington while providing land use choices to accommodate visitors, business, shoppers and residents.” Land use policies for this area state that:

Goal 4.1 Maintain Historic Character. Encourage redevelopment that complements and does not detract from the Downtown’s historic, main street character. The addition has been designed to complement the existing building and received a certificate of appropriateness from the Historic Preservation Commission that reviewed the proposed design for historic compatibility.

Policy 4.1.2 Provide public and private investment in maintaining historic buildings Downtown, and utilize historic preservation as an economic development tool. The addition has been designed to improve the functionality of the historic structure, so that it may be reused as an economic development driver.

CRITERIA AND FINDINGS FOR SITE PLANS

20.09.120 (e)(9) The staff or plan commission, whichever is reviewing the site plan, shall make written findings concerning each decision to approve or disapprove a site plan.

(A) **Findings of Fact.** A site plan shall be approved by the Plan Commission only upon making written findings that the site plan:

(i) Is consistent with the Comprehensive Plan;

Proposed Findings:

- The site is in the Downtown area of the Comprehensive Plan.
- A mix of office, commercial, civic, high-density residential and cultural uses are recommended for the downtown.
- The Comprehensive Plan calls out to nurture our vibrant and historic downtown as the flourishing center of the community. This petition allows for the preservation of a historic building and will help to stimulate growth within the Certified Technology Park.
- Encourage redevelopment that complements and does not detract from the Downtown's historic, main-street character (Goal 4.1)

(ii) Satisfies the requirements of Chapter 20.02, Zoning Districts;

The UDO includes an intent for the CD district and guidance for the Plan Commission in 20.02.170. The following items address those intent and guidance statements.

Proposed Findings:

- The project does serve to protect and enhance the central business district by providing commercial and office space in the Certified Technology Park.
- The project does incorporate pedestrian-oriented design through the large open, plaza area along the main street frontage along Madison Street.

(iii) Satisfies the requirements of Chapter 20.05, Development Standards;

Proposed Findings:

- The project meets the applicable development requirements of Chapter 5.

(iv) Satisfies the requirements of Chapter 20.07, Design Standards; and

Proposed Findings:

- No subdivision is involved, so this is not applicable.

(v) Satisfies any other applicable provisions of the Unified Development Ordinance.

Per 20.03.380, the Plan Commission shall approve a site plan that meets all of the standards of 20.03.400, 20.03.410, and 20.09.120.

- The petition meets all of the standards of 20.03.400, 20.03.410, and 20.09.120 with the exceptions noted regarding height, façade modulation, and building height step back.

CONCLUSION: This petition meets most UDO requirements for the STPO overlay district and allows for a minor addition that helps to preserve a historic building, while providing new commercial space in the Certified Technology Park. The proposed site plan and building design compliment the surrounding buildings and incorporate unique architecture, with a pedestrian-friendly design.

RECOMMENDATION: The Department recommends approval of SP-07-20 with the following conditions of approval:

1. Ten bicycle parking spaces shall be provided as shown on the proposed site plan.
2. The plaza area shall be installed as shown on the submitted site plan.
3. At least one van accessible ADA parking space must be shown.
4. A compliant landscape plan must be approved prior to issuance of a grading permit.
5. The sidewalk on 11th Street will be widened where necessary to allow for ADA access around the existing encroachments. A plan for this shall be submitted before any permits will be issued for the site.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: April 13, 2020
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: SP-07-20: Kiln Collective LLC
333 W. 11th Street

The purpose of this memo is to convey the environmental concerns and recommendations for conditions of approval from the Environmental Commission (EC) with the hope that action will be taken to enhance its environment-enriching attributes. The EC reviewed the petition and offers the following for your consideration.

COMMENTS

1.) LANDSCAPE PLAN

The EC appreciates the Petitioners' desire to use native plant species and vegetate the site to the maximum possible amount within the confines of the design. The Landscape Plan is still incomplete. The Petitioners need to have an approved Landscape Plan in place prior to issuance of a Grading Permit.

2.) IMPERVIOUS SURFACE COVERAGE

The Petitioners need to submit the acreage and percentage of impervious surface coverage.

3.) GREEN BUILDING PRACTICES

The Petitioners stated verbally their intent to design the building remodel with a tight thermal envelope and glazing, the use of materials with low embodied energy, the addition of extra bicycle parking, and the possibly of adding some photovoltaic cells. The EC recommends the Petitioners commit to those practices.

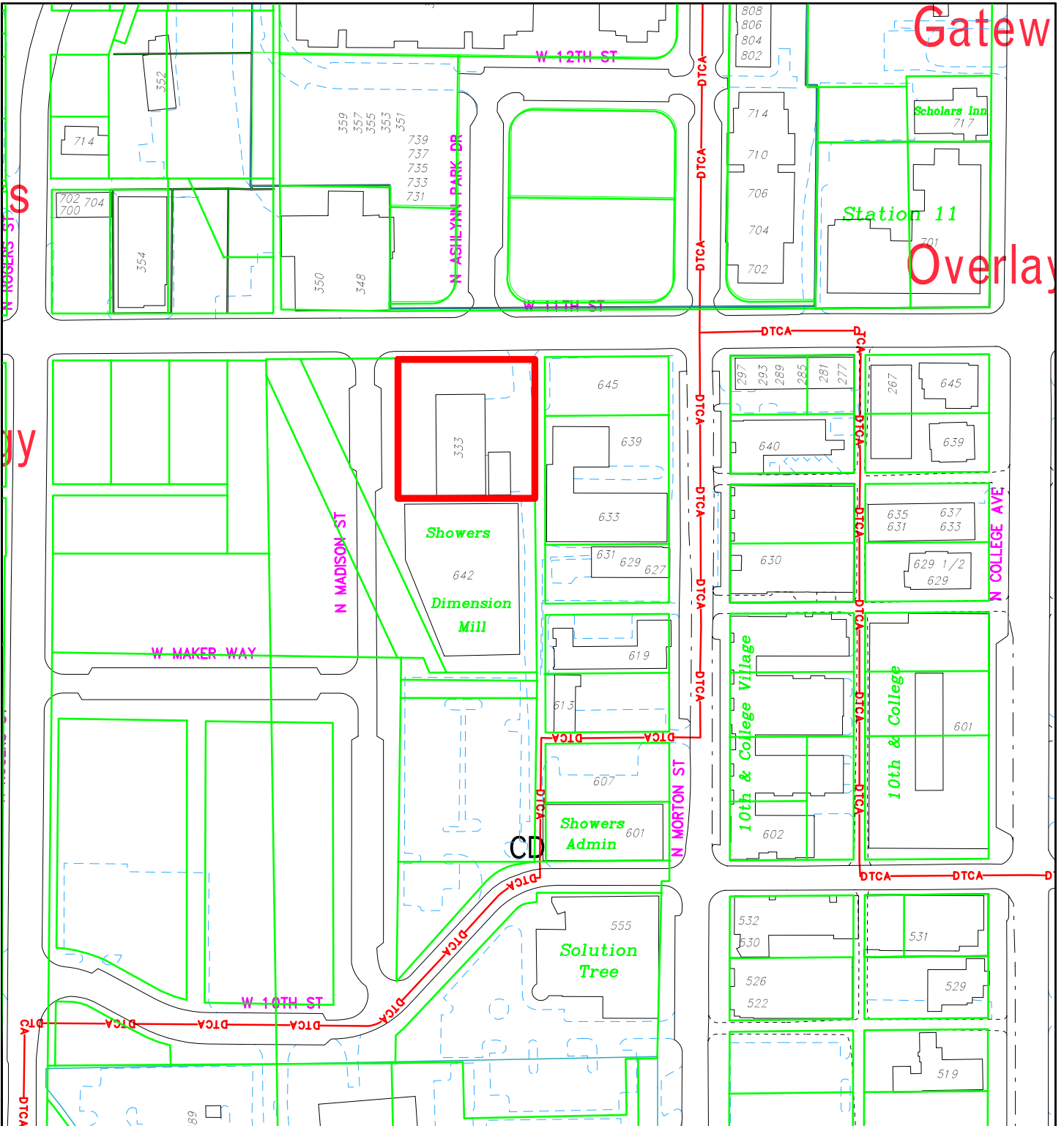
RECOMMENDED CONDITIONS OF APPROVAL

The EC recommends that the following list be included as conditions of approval.

- 1.) Complete the Landscape Plan.
- 2.) Submit required details including the acreage and percentage of impervious surface coverage.
- 3.) Commit to at least the green building practices that were stated verbally.

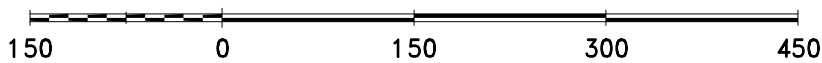
Gateway

Overlay



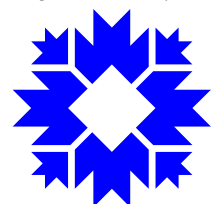
Kiln building

By: greulice
24 Jan 20

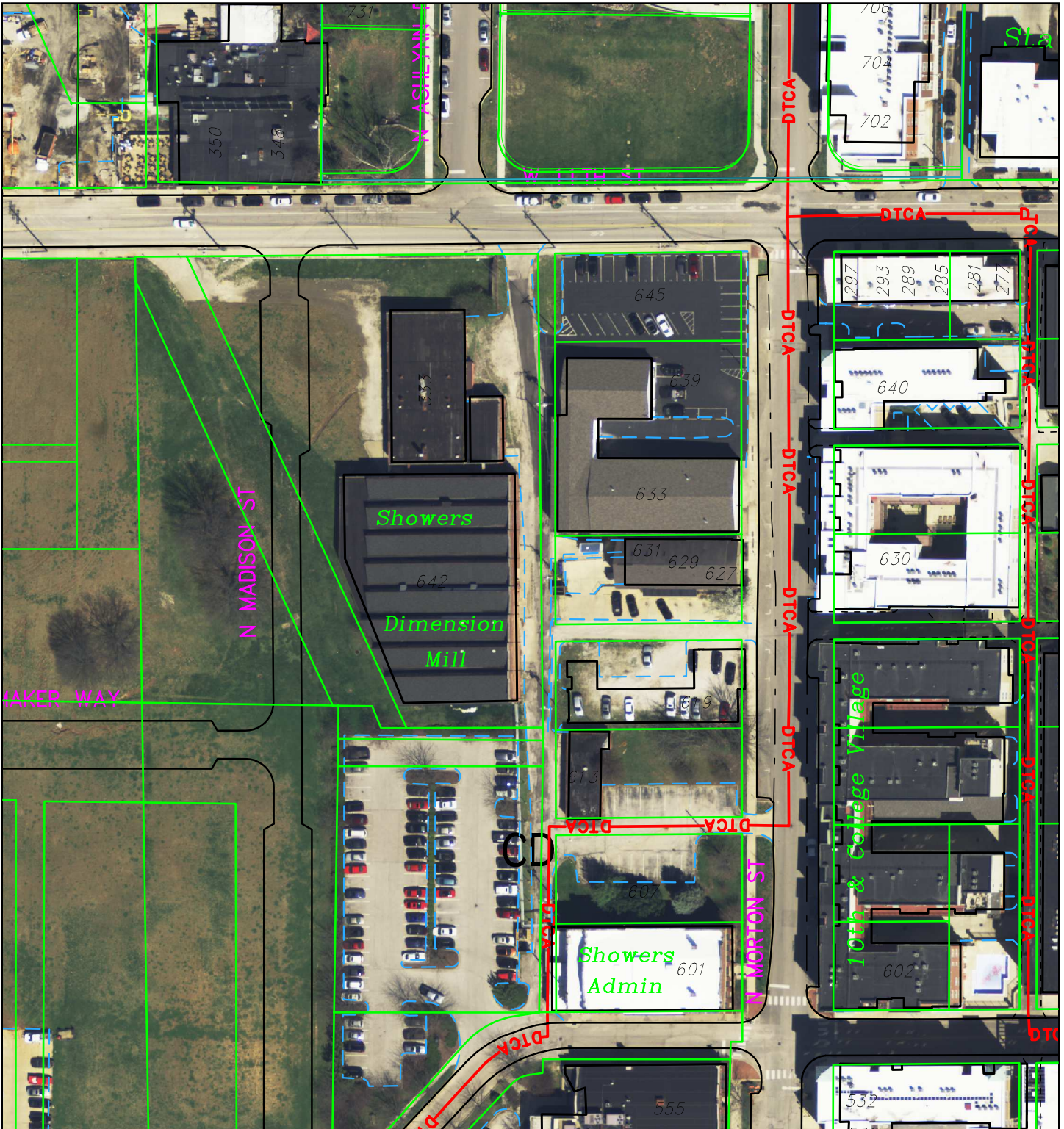


For reference only; map information NOT warranted.

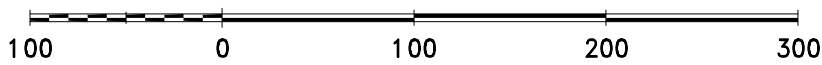
City of Bloomington
Planning & Transportation



Scale: 1" = 150'



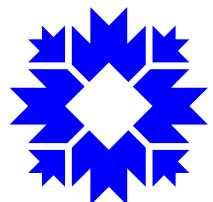
By: greulice
24 Jan 20



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 100'

The Kiln Collective
Petitioner's Statement
Bloomington Plan Commission
February 03, 2020

Project Description

The Kiln Building in the Trades District Certified Technology Park is to be preserved and rehabilitated into a three-story commercial space that serves the needs of local tech companies. The project has two primary goals: 1) To preserve and highlight the legacy of The Kiln as an integral structure of the Showers Brothers Furniture Complex Historic District, and 2) To return The Kiln to a driver of economic growth in Bloomington that serves as a graduation space for growing tech companies and a collaborative environment for the community as a whole. The eight local owner-occupants that are committing over \$3 million of private investment into The Kiln are resolute in their determination to honor the history of the structure while creating functional business spaces well into the future.

Zoning Waiver Requests

Front Setback

Waiver Request

Both the current and proposed UDOs require a 15' minimum Front Setback. The proposed design has a 41' Front Setback on Madison and a 30' Front Setback on 11th St.

Justification

The existing Kiln building is a historically significant building within the Showers Brothers Furniture Complex Historic District. The setbacks indicated in the Waiver Request are to the existing building. To keep the character of the historic structure, the proposed design maintains the existing facade along both Madison and 11th St. The additional two stories above the first floor set back from the existing building to maintain the historic character of the facade.

Maximum Height

Waiver Request

Current UDO has a Maximum Structure Height of 35'. The previous UDO had a Maximum Structure Height of 45'. The proposed UDO has a Maximum Structure Height of 4 stories not to exceed 50'. The proposed building height is roughly 45'.

Justification

Both the previous UDO and the proposed UDO heights are compatible with the proposed structure height. Additionally, the surrounding multifamily structures far exceed the 35' height limit. The building steps back on the south side, reducing the height impact on the adjacent Mill building.

Minimum Surface Parking Setback

Waiver Request

The current UDO requires a 7 foot Rear Yard parking setback. The proposed parking is adjacent to the alley.

Justification

There is very little space for parking onsite. The proposed parking is between the existing building and the alley.

Building Height Step Back

Waiver Request

The current UDO requires a 15 foot step back of the horizontal facade/wall plane for structures over 35'. The proposed setback on Madison St. is 8'-6". The proposed setback on 11th St. is 4'.

Justification

The intent for the building step back is to allow for light and views at the street level. The proposed addition is well beyond the 15 foot maximum front yard setback due to the location of the existing historic structure. The building does step back in relation to the existing historic Mill building, to within one story of the neighboring building.

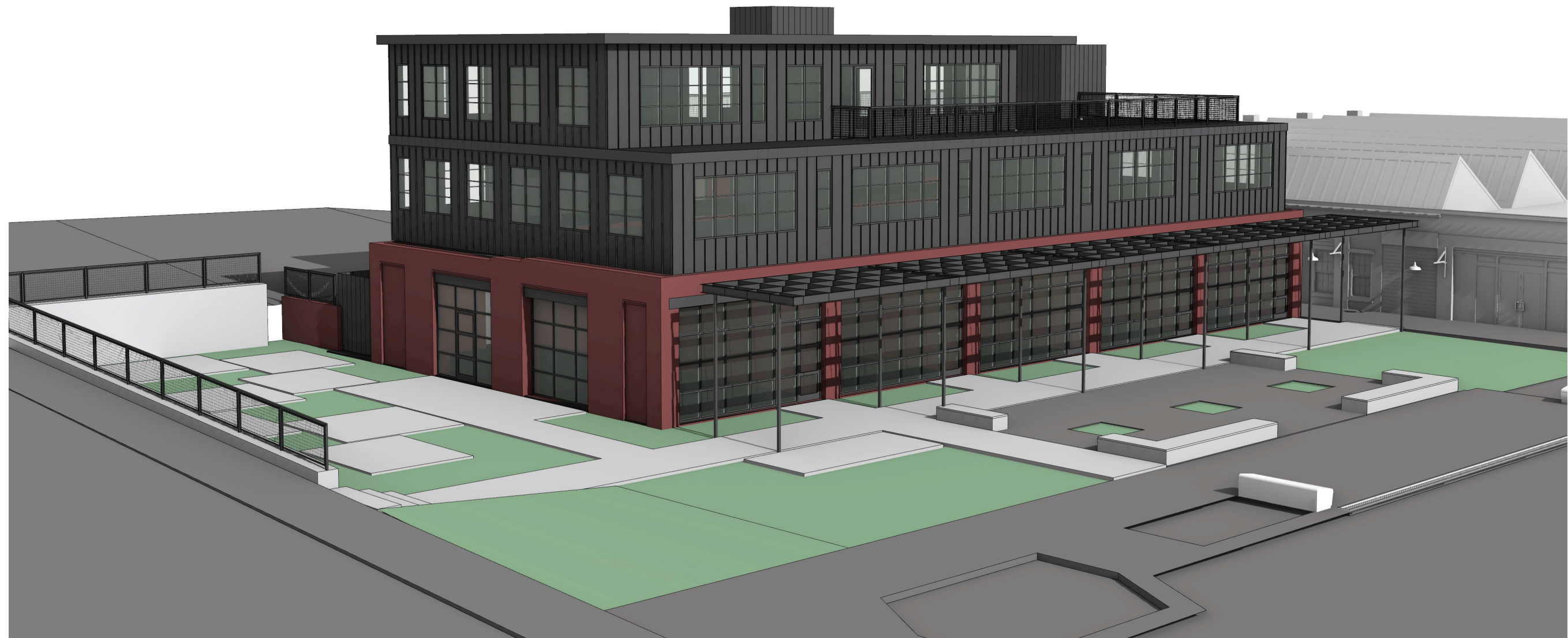
Roofs or Building Caps

Waiver Request

The current UDO requires either a flat roof with a parapet or a sloped roof with a min. Slope of 8:12. The proposed design has low-slope roofs without parapets.

Justification

The proposed roof design is a flat roof but it does not have a parapet. There is an outdoor roof deck space on top of the second floor roof set back from the roof edge. The third floor has broad overhangs in lieu of parapets in order to shade the southern and western facing glazing and to provide a transitional space between the interior spaces and the exterior roof deck.



FROM MADISON AND 11TH ST. NORTHWEST



architecture • design • build
2055 W INDUSTRIAL PK DR.
BLOOMINGTON, IN 47404
lucas@brownsmithstudios.com
812-961-8687



700 N ROGERS ST.
BLOOMINGTON, IN 47404
P 812-330-1169
F 812-904-7561
craig@bailey-weiler.com

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THE KILN
TRADES DISTRICT
BLOOMINGTON, IN

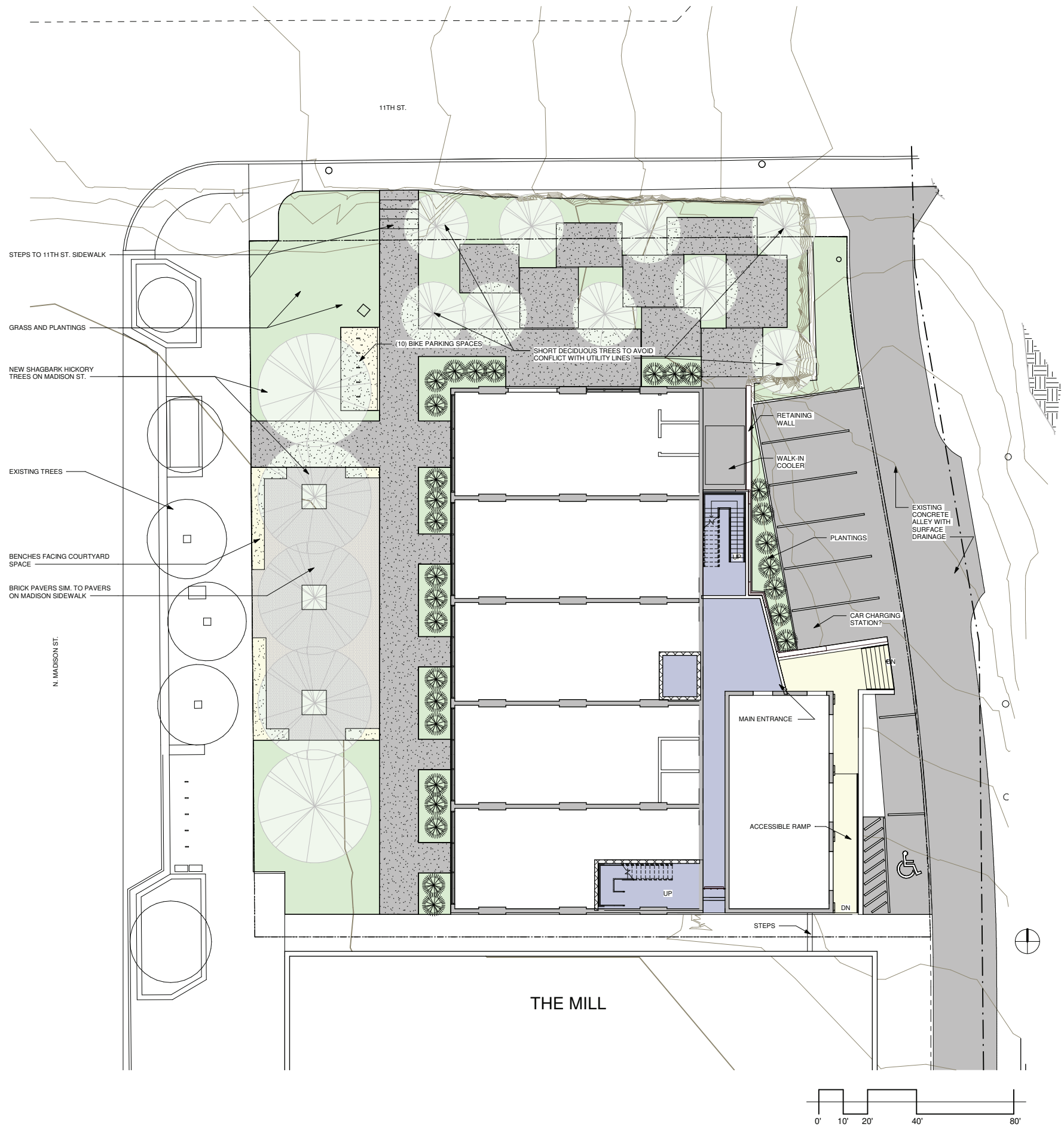
CERTIFICATION

REVISIONS

ARCHITECTURAL SITE PLAN -
COLOR
02-17-20
PRINT 24" X 36" FULL SIZE OR 12X18 HALF SIZE

SHEET NUMBER

AS 104



1 ARCHITECTURAL SITE PLAN AREAS
1" = 10'-0"

DRAWINGS ARE FOR PRELIMINARY APPROVAL PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.







THE KILN COLLECTIVE



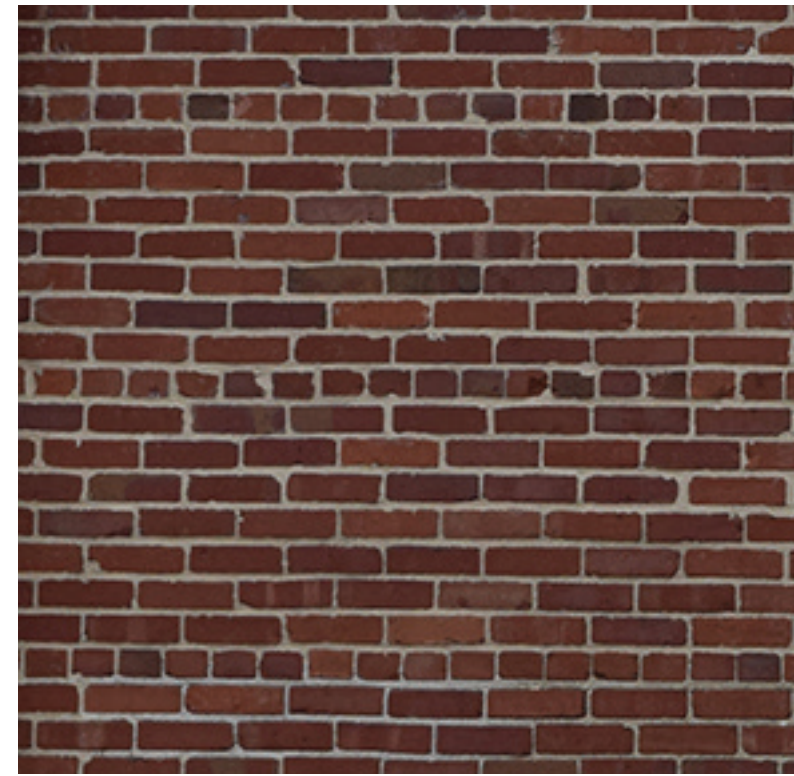
BLOOMINGTON PLAN COMMISSION REVIEW
MARCH 30, 2020



PELLA LIFESTYLE WINDOWS AND STORE-FRONT - BLACK ALUMINUM CLAD



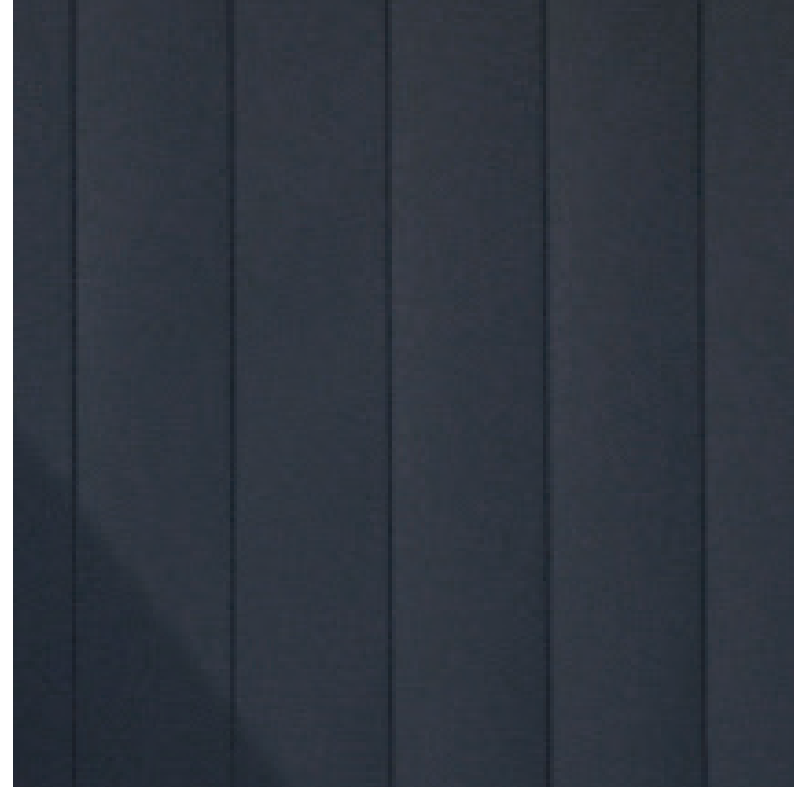
ASH - SOFFIT MATERIAL



KILN BRICK - ORIGINAL



STANDING SEAM METAL SIDING - MATTE BLACK



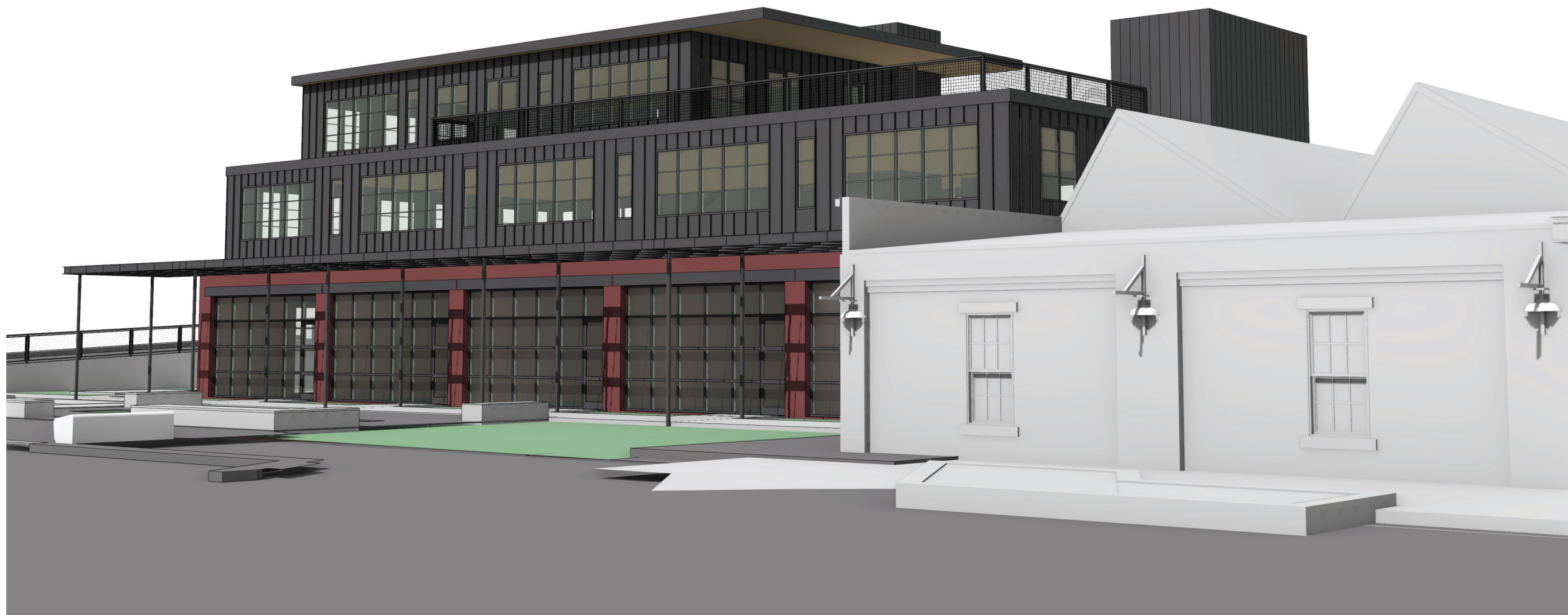
FLUSH PANEL METAL SIDING - MATTE BLACK



FROM ALLEY AND 11TH ST. NORTHEAST



FROM ALLEY SOUTHEAST



FROM MADISON SOUTHWEST WITH TRELLIS



WEST ELEVATION



SOLID HARDWOOD -
ASH OR SIM. AT SOFFIT

NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOLID HARDWOOD -
ASH OR SIM. AT SOFFIT

10'-0"

NORTH ELEVATION

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**
Location: 1414 W. Arlington Rd.

**CASE #: UV-06-20
DATE: April 13, 2020**

PETITIONER: Shane Staggs
1414 W. Arlington Rd.
Bloomington, IN 47404

REQUEST: The petitioner is requesting a use variance to allow for the expansion of a multifamily use in the Residential Single-Family (RS) zoning district. This request requires a recommendation based on the Comprehensive Plan to the Board of Zoning Appeals.

Background:

Area: 2.57 acres
Current Zoning: Residential Single-Family (RS)
Comp Plan Designation: Neighborhood Residential
Existing Land Use: Multi-Family
Proposed Land Use: Multi-Family
Surrounding Uses: North – Single-Family Residence
 West – Single-Family Residence
 East – Multi-Family Residence
 South – Single-Family Residence / Multi-Family Residence

REPORT: The property is approximately 2.57 acres, zoned Residential Single-Family (RS), and is located along West Arlington Road. The property has been developed with three (3) single-family residences on the same lot, making the site a multifamily use. The surrounding properties include a single-family residence to the north, multifamily residences to the east, single-family residences and multi-family residences to the south, and single-family residences to the west across Arlington Road.

The petitioner is proposing to construct a 32' x 52' attached garage, connected to one of the single-family residences by an 8' x 8' addition. The garage would be for the stated purpose of parking and storage. The Unified Development Ordinance (UDO) classifies this use as multifamily because of multiple units on the parcel and this property is lawful nonconforming, as a result. Multifamily is not a permitted use in the Residential Single-Family (RS) zoning district and therefore needs a use variance from the Board of Zoning Appeals (BZA) to allow for the expansion of a nonconforming use. Strict application of the UDO would allow this property to continue as it is as a lawful nonconforming use and site but would prohibit the desired addition to the property. To date, one of the adjacent property owner's has contacted the Planning and Transportation Department to voice their opposition to the variance.

Comprehensive Plan: The Comprehensive Plan designates this property as Neighborhood Residential. The intent of this district is to protect the integrity and

homogeneity of existing neighborhoods while also allowing for low intensity development. For guidance on land use approvals in this district the Comprehensive Plan states, “New and redevelopment activity for this district is mostly limited to remodeling existing or constructing new single-family residences.” This petition involves the expansion of a multifamily use which would be in conflict with the Comprehensive Plan.

The Comprehensive Plan goes on to state, “For larger tracts of land, single-family, attached single-family (duplex, triplex, fourplex buildings, bungalow courts, townhouses, row houses), and multifamily residential uses may be appropriate.” The property in this petition contains three (3) single-family residences on a single large lot, the size of the lot is not out of character with other single-family uses in the immediate area. While the site can continue to exist as a multifamily use, expanding the use would not be consistent with the goals of the Neighborhood Residential district.

LAWFUL NONCONFORMING USES: The Unified Development Ordinance (UDO) provides several provisions on lawful nonconforming uses and sites and guidance for the Plan Commission and Board of Zoning Appeals. Staff believes the petitioner’s proposal does not meet the requirements of the UDO.

20.01.120 Uses Rendered Nonconforming

When a use was lawfully existing as a permitted use on the effective date of this Unified Development Ordinance and this Unified Development Ordinance, or any amendment thereto, no longer classifies such as a permitted use in the zoning district in which it is located, such use shall be deemed a lawful nonconforming use and shall be subject to the provisions of Chapter 20.08: Nonconforming Lots, Sites, Structures, and Uses.

20.08.050 Changes in Use Restricted

(a) A lawful nonconforming use, including a lawful nonconforming use involving occupancy by four (4) or five (5) adults, shall not be intensified, expanded, enlarged, extended or relocated to another portion of the lot or another part of the structure, nor may any structure containing or associated with such use be expanded, enlarged, extended, relocated, or altered so as to create additional bedrooms or other habitable space.

(c) No building or structure shall be constructed in connection with an existing lawful nonconforming use.

SITE PLAN ISSUES: This property is considered a lawful nonconforming site. In addition to the use variance, in order to allow for the expansion of a nonconforming site, the site would have to be brought into limited compliance with the Unified Development Ordinance (UDO). This includes the following:

Paving: Any substandard parking surfaces shall be brought into compliance with Chapter 20.05; §PK: Parking Standards.

Striping: All parking areas must be striped in accordance with Chapter 20.05; §PK: Parking Standards

Pedestrian Facilities: The petitioner will build a five foot wide sidewalk along the frontage of W. Arlington Road.

Landscaping: The UDO requires landscaping and to be added to the site. The density will be based on the number of parking spaces, as well as the size of the parcel. The petitioner will work with staff on a final landscape plan. The petitioner will meet UDO requirements, including maintenance of landscaping.

CONCLUSION: The Department finds that the proposed use does interfere with the intents of the Comprehensive Plan and the Unified Development Ordinance (UDO). While at one time the site may have been permitted to construct three separate units on one lot, changes in the zoning code over time has rendered the use to be lawful non-conforming as it is currently zoned Residential Single-Family (RS). Since the site is considered to be a lawful nonconforming use, it can exist as such in perpetuity. However, the proposed addition would expand a lawful nonconforming use which is prohibited by the UDO. While a Use Variance would allow for the expansion, the request is not found to be consistent with the goals of the Comprehensive Plan.

RECOMMENDATION: The Department recommends that the Plan Commission forward petition #UV-04-20 to the Board of Zoning Appeals with a negative recommendation.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: April 13, 2020

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: UV-06-20: Bobby Joe and Jackie Staggs
1414 Arlington Road

The purpose of this memo is to convey the environmental concerns and recommendations for conditions of approval from the Environmental Commission (EC) with the hope that action will be taken to enhance its environment-enriching attributes. The EC reviewed the petition and offers the following for your consideration.

The EC respectively disagrees with the reasoning stated in the Petitioner's Statement as to why this variance would create a public benefit. The EC does not believe that this plan would improve or protect environmental or other sustainable features. Therefore, the EC recommends denial.

If the Plan Commission decides to move this case forward with a favorable recommendation against the EC's advice, the EC recommends the following recordable commitments of approval for commercial use.

Comments

GREEN/ENVIRONMENT-ENHANCING BUILDING PRACTICES

The EC recommends that the Petitioner commit to environmentally sustainable green building and site design features for this petition. Green building can provide substantial savings in energy costs and reduction in carbon footprint for a building over its life cycle. Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the UDO and the Comprehensive Plan. Some specific practices that should be used include the following.

1.) LANDSCAPE PLAN

A Landscape Plan should be submitted and approved.

2.) ELECTRIC VEHICLE CHARGING

As with most new petitions, the EC recommends that at least 5% of the parking spaces for this structure

be equipped with fast-charging EV charging stations.

3.) GREEN INFRASTRUCTURE

Rain gardens would be appropriate for this site, as they reduce runoff, provide phytofiltration, and support pollinating fauna.

4.) RECYCLING

A dedicated space for recycling collection.

5.) SOLAR PANELS

A pole barn type building has the perfect roof shape for the installation for photo voltaic cells.

Recommended Conditions of Approval if the case moves forward with a favorable recommendation

The EC recommends that the following list of actions be included as recordable conditions of approval.

- 1.) Submit a Landscape Plan to be approved by staff.
- 2.) Provide at least 5% of the parking spaces with fast-charging EV charging stations.
- 3.) Construct green storm water infrastructure such as rain gardens.
- 4.) Provide spaces for recycling and hire a recycling company to carry it out.
- 5.) Provide enough electricity from solar panels to offset the additional usage from the addition.

Monday, February 3, 2020 10:27 AM

Use Variance
Petitioners Statement

Bobby Joe Staggs
Jackie Staggs
1414 Arlington Road
Bloomington, IN 47404 812-332-9825 812-340-1435 812-345-1697

BACKGROUND

The original home at 1414 Arlington Road was purchased in 1979. The home burned in 1981. However the small detached garage was unharmed and remained. The existing home was built in 1982 at the East end of the property. The undamaged detached garage was built onto in 1986, and given the address of 1414 1/2 Arlington Road. The 1414 Arlington Road Apt A & B was originally a garage built in 1985. It was made into a State Licensed Beauty Shop in 1992, where the owner Jackie Staggs was the Beautician. It became the residence of the owners son, and the State Licensed Rugrats Daycare in 2000.

USE VARIANCE CRITERIA

The proposed attached addition to 1414 1/2 Arlington Road is 32X52, or 1,664 square feet. The addition will not cause any harm to the public as it will adhere to the strict building and zoning codes.

The addition will increase the value of the existing and adjoining residences.

The Use Variance is essential for the assistance of Jackie Staggs (co-owner) who is physically disabled and would benefit from the easier access to her automobile and away from hazards such as trips, falls, and slipping on ice. Her failing health will require more assistance such as wheelchair access and or a walker to and from her home and automobile, which would create a hardship for her and the others assisting her with her medical needs. In addition, Bobby Joe Staggs (co-owner) is a 100% Disable Vietnam Veteran who suffers from PTSD. This addition would benefit him due to the stresses of the overwhelming elements that can trigger his PTSD.

The attached addition does not interfere with any adjoining properties.

SURROUNDING BOUNDARIES

East boundary is multiple low income housing units.

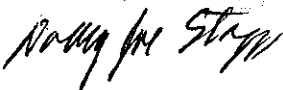
North boundary is Arlington Valley Traylor Park and CPA office.

South boundary is Arlington Park Apartments and a Chiropractic Office.

West boundary is Ross Lawyer Office, Francis-Berry-Domer Adoption Agency, Heartland Adoption.

Thank You,

Bobby Joe Staggs



Jackie Staggs

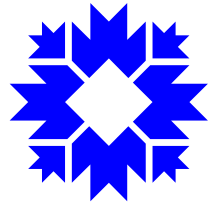




By: keegan.gulick

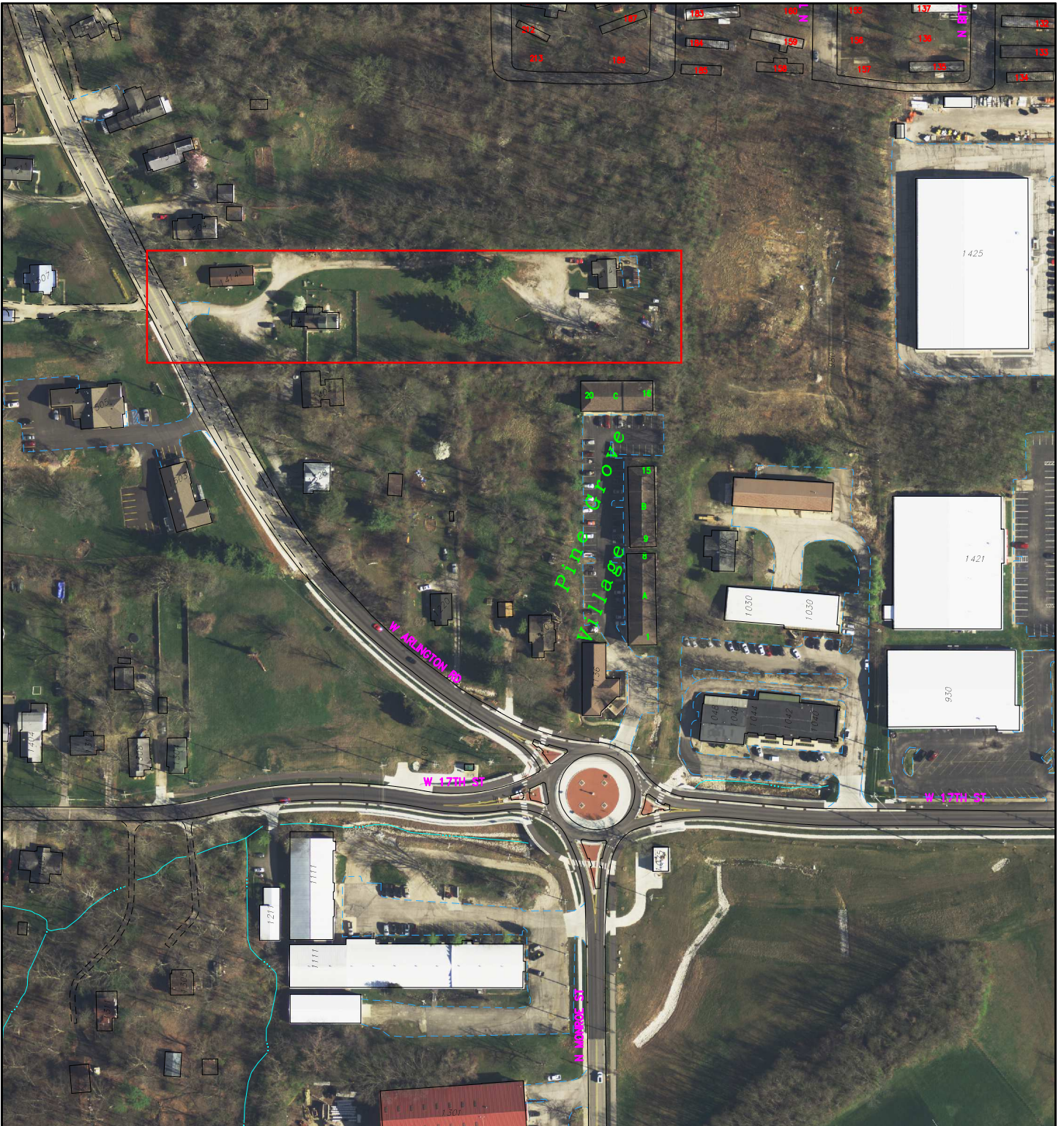


City of Bloomington
Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.

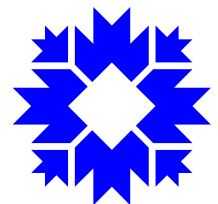


By: keegan.gulick

9 Apr 20 200 0 200 400 600

For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 200'





City of Bloomington
 Planning and Transportation Department



- PLAN COMMISSION
- PLAT COMMITTEE
- BOARD OF ZONING APPEALS
- HEARING OFFICER
- COMMON COUNCIL
- STAFF LEVEL

PC: WY-06-20
 CASE# BZA: WY-03-20
 FILING DATE 2/4/2020
 FILING FEE \$ 500
 HEARING DATE(s) 4 13 2020 PC
 4 23 2020 BZA
 HT ACCT# _____
 PLANNER: Keegan Gulick

ADDRESS OF PROPERTY 1414 W Arlington Rd

Applicant's Name Bobby J Staggs Phone 812-345-1697
 Address 1414 W Arlington Rd Email shaneann3@aol.com
 Owner's Name same Phone _____
 Address _____ Email _____
 Counsel or Consultant _____ Phone _____
 Address _____ Email _____

STAFF USE ONLY – TO BE COMPLETED BY STAFF

Plan Commission/Plat Committee

BZA/Hearing Officer

- | | |
|--|--|
| <input type="checkbox"/> Change of Zone | <input type="checkbox"/> Appeal from Administrative Decision |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Planned Unit Development (Preliminary Plan) | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Unit Development (Final Plan) | <input checked="" type="checkbox"/> Use Variance |
| <input type="checkbox"/> Preliminary Plat Review | <u>Common Council</u> |
| <input type="checkbox"/> Final Plat Review | <input type="checkbox"/> Right-of-Way Vacation |

Description of Request:

BZA: Use variance to allow for the expansion of a multi-family use
 in the RS zoning district PC: Recommendation to the BZA related to above.

This application must be accompanied by all required submittals and plan elements, as indicated for the requested approval. Submittal of plans for review by City of Bloomington Utilities is required at or prior to time of application. Present CBU verification of receipt of plans at time of filing. Applicants are required to meet with a planner to review their request prior to filing an application. No applications will be accepted without prior Staff consultation. Staff reserves the right to schedule hearing dates for petitions subject to complete submittals and previously filed cases. Notices to adjacent property owners should not be mailed until hearing dates have been confirmed.

I (we) agree that the applicant will notify all adjacent property owners at the applicant's expense.

I (we) further agree that the Planning and Transportation Department will cause a legal notice of this application to be published in a paper having general circulation in Bloomington at the applicant's expense.

I (we) certify that all foregoing information is correct and that I (we) are the owners (legal agents for owners) of property subject to this application and authorize Staff to inspect the site as needed.

If applicant is other than recorded owner, an affidavit designating authority to act on owner's behalf, must accompany this application.

Applicant Signature: Bobby J Staggs Date: Feb 4 Staff Initial: JMS

401 N. Morton Street · Bloomington, IN 47404

City Hall

Phone: (812) 349-3423 · Fax: (812) 349-3520



**City of Bloomington
Planning and Transportation Department**



CITY OF BLOOMINGTON PLAN COMMISSION

Notice of Public Hearing

(1 hearing)

The City of Bloomington Plan Commission will hold a public hearing at 5:30 p.m., on April 13 2020, in the Common Council Chambers Room #115 of the City Hall building at 401 N. Morton to consider the petition of:

Bobby J. Stuggs
for the purpose of Use variance to allow for the expansion of a multi-family use in the RS zoning district - recommendation to Board of Zoning Appeals

for the property located at 1414 W Arlington Rd and to which you are an adjacent property owner.

Under the provisions of Indiana Law, you may appear and speak on the merits of this proposal at the public hearing to be held at the time and date as set out herein. The hearing may be continued from time to time as may be found necessary. You may also file written comments with the Plan Commission in the Planning and Transportation Department office (401 N. Morton Street, Suite #130, Bloomington, IN 47404), where the petition is on file and may be examined by interested persons. If you have any questions concerning this matter, you may telephone the petitioner (at the number listed below) or the City Planning and Transportation Department office at 812-349-3423.

Shane Stuggs
Petitioner/Counsel for Petitioner

1414 W Arlington Rd
Address

Bloomington, IN 47404
City/State/Zip

812-345-1697
Phone

shaneann3@aol.com
Email



**City of Bloomington
Planning and Transportation Department**



CITY OF BLOOMINGTON BOARD OF ZONING APPEALS

Notice of Public Hearing

The City of Bloomington Board of Zoning Appeals will hold a public hearing at 5:30 p.m., on April 23, 2020, in the Common Council Chambers Room #115 of the City Hall building at 401 N. Morton to consider the petition of:

Bobby J. Staggs

for the purpose of use variance request to allow for the expansion of a multi-family residential use in the RS zoning district

for the property located at 1414 W. Arlington Rd. and to which you are an adjacent property owner.

Under the provisions of Indiana Law, you may appear and speak on the merits of this proposal at the public hearing to be held at the time and date as set out herein. The hearing may be continued from time to time as may be found necessary. You may also file written comments with the Board of Zoning Appeals in the Planning and Transportation Department office (401 N. Morton Street, Suite #130, Bloomington, IN 47404), where the petition is on file and may be examined by interested persons. If you have any questions concerning this matter, you may telephone the petitioner (at the number listed below) or the City Planning and Transportation Department office at 812-349-3423.

Shane Staggs

Petitioner/Counsel for Petitioner

1414 W. Arlington Rd.

Address

Bloomington, IN 47404

City/State/Zip

812-345-1697

Phone

shaneann3@aol.com

Email

Send U.S. Mail
First Class
by 3/23/2020
to Sign Up
by same day

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220-B, Bloomington, Indiana 47404
Phone Number:(812) 349-2580 FAX: (812) 349-2967

JAN 22 2020
1 of 2

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-CS-29-300-040-000-005 Subdivision Lot No.
Project Address 1414 Arkhington City Bloomington I Zip Code 47404
Township BT Section No. 29

Property Owners Name Bobby J. STAGGS Phone No. 812-3401435
Property Owners Address Bobby J. STAGGS City Bloomington Zip Code 47404

Applicants Name Bobby J. STAGGS Phone No. 812-3401435
Applicants Address Bobby J. STAGGS City Bloomington Zip Code 47404

General Contractor Bobby J. STAGGS Phone No. 812-3401435

Please check applicable boxes and fill in blanks as required:

Proposed Work: [] New Construction [X] Addition [X] Remodel (area) Other (explain)

Rental: [] Yes [X] No Flood Plain: [] Yes [X] No Sink Holes: [] Yes [X] No Watershed: [] Yes [X] No

Building use (i.e. personal residence, duplex, storage bldg., barn, garage, etc., (explain)
GARAGE AND STORAGE

Total number of bedrooms Number of residential units Estimated construction cost (census)

Total Square Footage of proposed structure 1,664 S.F.

First floor square footage Garage/Carport square footage [X] Attached [] Detached

Second floor square footage Covered Deck(s)/Porch(s) square footage

Third floor square footage Other Floor square footage (explain)

Basement square footage Grading area (area of soil disruption)

Elevated deck (>30") square footage

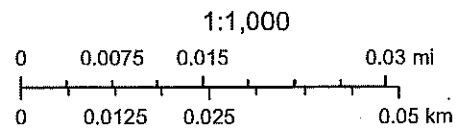
Driveway Permit No. [] State of Indiana [] Monroe County [] City of Bloomington

Wastewater system to be connected to: [] City of Bloomington Sewer [] Other sanitary system

Septic System: Permit no. 0 Number of bedrooms on permit 0

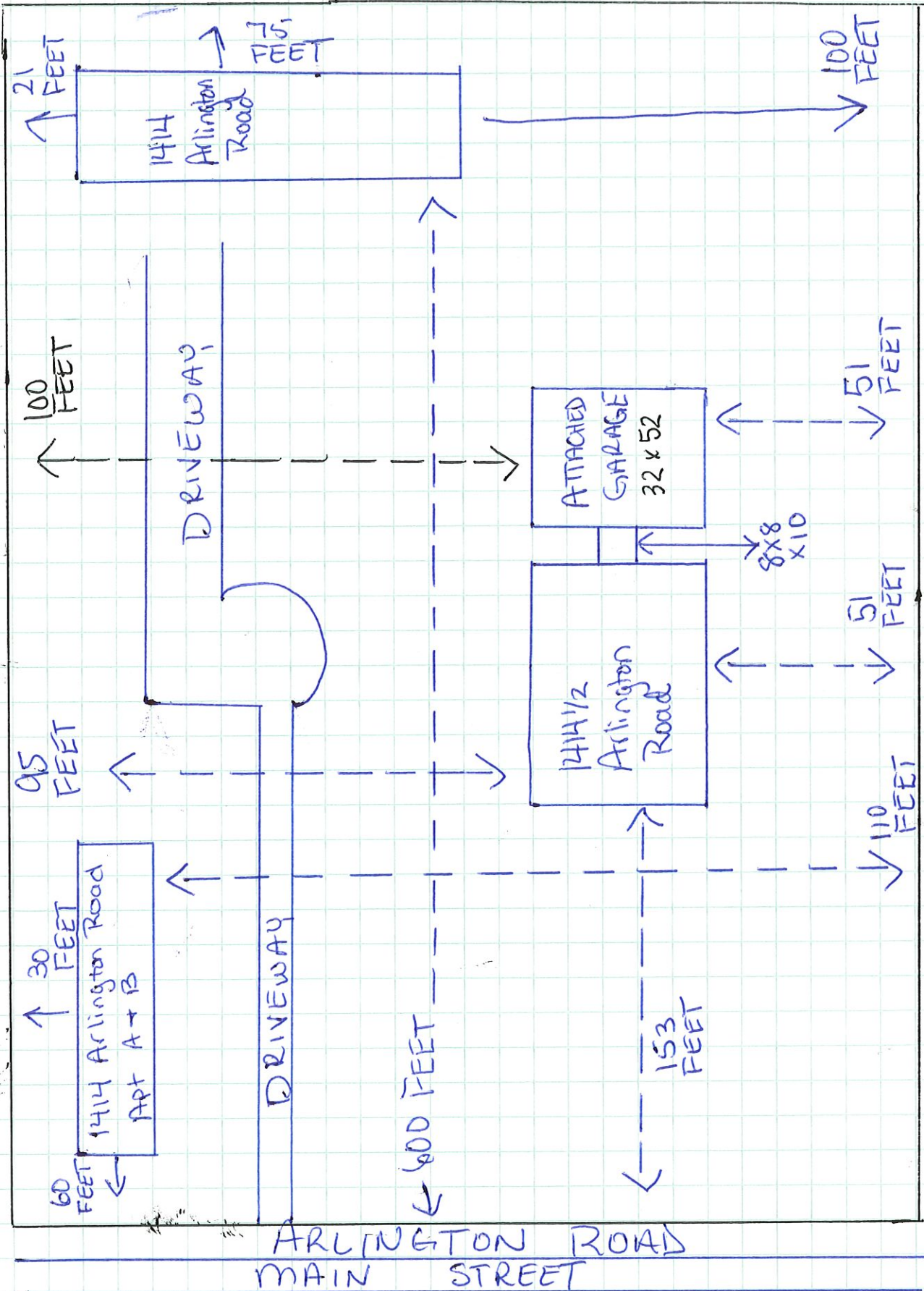
The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Signature of Applicant: Bobby Joe Stagg Date: 1-21-2020
Email address



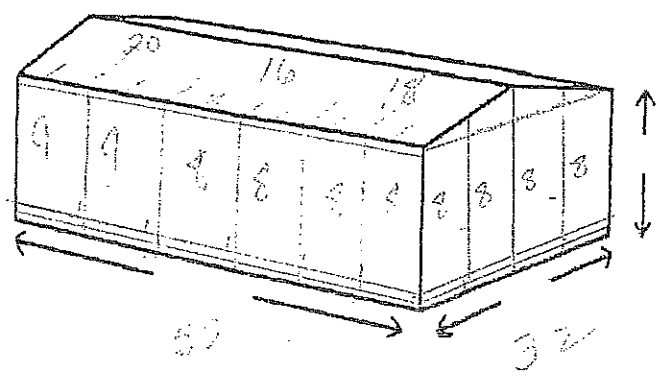
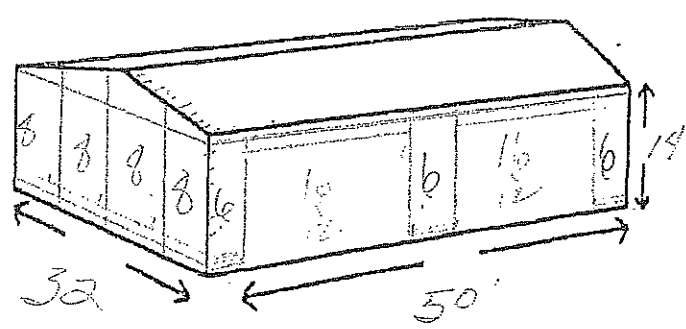
STAGGS, BOBBY J
Project - STAGGS-RES RME/ADD-1414
Address - 1414 ARLINGTON RD
Parcel - 012-10780-00
App # - 67713 Twp - BL- 29 Revised 1/21/2020

012-10780-00



Treated Post	4 22' 6x6		
	2-26' 6x6		
Treated Skirt-Boards	2-10' 2x6		
	2-18' 2x6		
	12-16' 2x6		
Walkdoor Frame	3-10' 4x6		
	2-10' 2x6		
	2-10' 2x6		
Roof Purlins	20-20' 2x4		
	20-18' 2x4		
	20-16' 2x4		
Side Nailers	18-12' 2x4	12-16' 2x4	
	6-18' 2x4		
Extra	3-18' 2x4		
End Nailers	20-16' 2x4		
Bottom Truss	1-18' 2x4		
Ties	1-18' 2x4		
X Braces	4-20' 2x4		
Knee Braces			
Plates	2-18' 2x4		
	4-12' 2x4		
Door Headers	4-18' 2x6	2-16' 2x6	
	3-12' 2x10	2-18' 2x11	
Trusses	13-32'	12' 0"	
Slider Door Top	2-16' 2x6		
Bottom	2-18' 2x6		
Sides			
Intermediate			
Track Boards			
TR Bottom Glider			
TR Upright Glider			
Sacrete	10		
		Total	

City, State & Zip	
Phone	Fax 54



	Quantity	Price	Total
Cannonball			
Cam Latch (pr)			
Center Guide			
Dbl. Track Bkt.			
Door Pull			
Door Snugger			
Door Stop			
End Cap			
End Trim			
Small Track Bracket			
Splice Collar			
Stay Roller			
T&C Bracket			
Track			
Trolley			
12' T-Bar			
AV Rail			
HV Rail			
	Total		



Customer Name	Salesman	Shipping Info	
Daniel Hasselburg	Joe	D 12/19 Thu	
PO #	Job Name	Job Type	Payment
		Customer	Contract

B I L L	Daniel Hasselburg	S H I P	1414 arlington rd bloomington
	105 S. West St.		
	Spencer, IN 47460		51995

Qty	UOM	Description
13	Pieces	Lumber, 6x6 20', Treated
4	Pieces	Lumber, 6x6 22', Treated
2	Pieces	Lumber, 6x6 26', Treated
2	Pieces	Lumber, 4x6 10', Treated
2	Pieces	Lumber, 2x6 18' T&G Treated
2	Pieces	Lumber, 2x6 12' T&G Treated
12	Pieces	Lumber, 2x6 16' T&G Treated
4	Pieces	Lumber, 2x12 18' #1 Yellow Pine
2	Pieces	Lumber, 2x10 18', #1 Yellow Pine
3	Pieces	Lumber, 2x10 12', #1 Yellow Pine
4	Pieces	Lumber, 2x10 16', #1 Yellow Pine
6	Pieces	Lumber, 2x6 16' Spruce
2	Pieces	Lumber, 2x6 20' Spruce
6	Pieces	Lumber, 2x6 18' Spruce
2	Pieces	Lumber, 2x6 14' Spruce
2	Pieces	Lumber, 2x6 10' Spruce
25	Pieces	Lumber, 2x4 20' Spruce
34	Pieces	Lumber, 2x4 18' Spruce
57	Pieces	Lumber, 2x4 16' Spruce
9	Pieces	Lumber, 2x4 12' Spruce
2	Pieces	Lumber, 2x4 10' Spruce
13	Pieces	32' Stock Truss 4/12 4'o.c. 12"O.H. 2x4/2x4 Loading 20-4-4
19	Bags	80# bag Sacrete
12	Pounds	3-1/2" Pole Barn Nail
10	Pounds	4" Pole Barn Nail
4	Pounds	5" Pole Barn Nail
3	Pounds	1-1/4" Shingle Roofing Nail
2	Bags	1-1/4" Trim Nail White, brite white
2	Pieces	3068 Plyco 99 Series Blank Universal
2	Pieces	Keyed Entry Knob SS
3	Rolls	Single Bubble Vapor Barrier, 6'x125'
36	Sheets	#2 DC-Rib Bright White 29ga., 17' 0"

TOTAL
10,900

Continued



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JoeJR
12/17/2019 9:32:32 AM

Page 1



Daviess County Metal Sales Inc.

9929 E US HIGHWAY 50, Cannelburg, IN 47519-5021

Phone: (812) 486-4299 Fax: (812) 486-4344

56
Office Copy

Invoice #	579223
Date	12/17/19
Order #	699758

Customer Name	Salesman	Shipping Info
Daniel Hasselburg	Joe	D 12/19 Thu

PO #	Job Name	Job Type	Payment
		Customer	Contract

Qty	UOM	Description
25	Sheets	#2 DC-Rib Charcoal 29ga. , 13' 9"
4	Sheets	#2 DC-Rib Charcoal 29ga. , 15' 4"
4	Sheets	#2 DC-Rib Charcoal 29ga. , 16' 4"
4	Sheets	#2 DC-Rib Charcoal 29ga. , 17' 4"
4	Sheets	#2 DC-Rib Charcoal 29ga. , 18' 4"
4	Sheets	#2 DC-Rib Charcoal 29ga. , 19' 4"
2	Sheets	#2 DC-Rib Charcoal 29ga. , 20' 4"
9	Sheets	#2 DC-Rib Charcoal 29ga. , 2' 6"
6	Bags	1-1/2" Screw, Metal-Wood Bright White
7	Bags	1" Screw, Metal-Wood Charcoal
1	Bags	2" Screw, Metal-Wood Bright White
9	Pieces	1-1/2"x7-1/2" Bright White, 10' 2" w/Beads
18	Pieces	1-1/2"x5-1/2" Bright White, 10' 2" w/Beads
15	Pieces	DC J-Channel Bright White, 10' 2"
14	Pieces	Ratguard Bright White, 10' 2"
6	Pieces	14" Ridge Cap Bright White, 10' 6"
4	Pieces	6" Corner Bright White 16' 3"
2	Pieces	6" Corner Bright White 11'
4	Pieces	6" Corner Bright White 13'
18	Pieces	Soffit Channel Bright White, 10'
11	Pieces	Roof Edge Bright White, 10'
36	Pieces	36" D/C Rib O/S Closure

TERMS: Subject to 2% per month Finance Charge if not paid within 10 days. If not paid within 30 days a mechanics lien will be filed on the property.

NOTES: No returns on material that is or has been wet, dirty, or scratched. No returns without proof of purchase.

Treated Lumber

WARNING FOR TREATED LUMBER: Due to recent EPA regulations, certain types of new treated lumber contain aggressive chemicals and chemical fumes. Direct contact with these types of lumber will void all warranties of metal and trim. Galvanize or Stainless steel nails need to be used with this lumber.

METAL WARRANTY

Please be advised that when purchasing #2, #3, #4, Secondary, Discontinued or galvanized metal that there is NO WARRANTY EITHER EXPRESSED OR IMPLIED on these types of metal. Metal is purchased as is. For warranty information visit dcmetal.com/resources

Metal Warning

Continued



See our products at dcmetal.com

JoeJR
12/17/2019 9:32:33 AM



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		Customer	Contract

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7	Bags	1" Screw, Metal-Wood Charcoal
1	Bags	2" Screw, Metal-Wood Bright White
9	Pieces	1-1/2"x7-1/2" Bright White, 10' 2" w/Beads
18	Pieces	1-1/2"x5-1/2" Bright White, 10' 2" w/Beads
15	Pieces	DC J-Channel Bright White, 10' 2"
14	Pieces	Ratguard Bright White, 10' 2"
6	Pieces	14" Ridge Cap Bright White, 10' 6"
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Continued



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12/17/2019 9:32:33 AM

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