CITY OF BLOOMINGTON

HEARING OFFICER

JUNE 14, 2017 @ 2:00 p.m.
CITY HALL
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
June 14, 2017 at 2:00 p.m. ***Kelly Conference Room #155**

PETITIONS:

. V-14-17 **Boys & Girls Club of Bloomington**
201 W. 3rd St.
Request: Variance from temporary use standards.
Case Manager: Jackie Scanlan

. V-15-17 **Crescent Donut**
231 S. Adams St.
Request: Variance from signage standards.
Case Manager: Amelia Lewis

******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-14-17**
LOCATION: 1201 W. 3rd Street **DATE: June 14, 2017**

PETITIONER: Boys & Girls Club of Bloomington
803 N. Monroe Street

REQUEST: The petitioners are requesting variance from temporary use standards.

REPORT: petitioner operates a branch of the Boys & Girls Club of Bloomington at 311 S. Lincoln Street, the former armory. The site is in need of renovation, and the Club operations need to be temporarily moved so that the renovation can safely take place.

The petition site is a vacant business/professional office building that is the former headquarters for Weddle Brothers Construction Companies, Inc., who still owns the property. The Weddle property extends to the west and south of the building and contains industrial-style buildings. Other surrounding uses include Rose Hill Cemetery to the north, business/professional office use to the east.

The petitioner is requesting to be able to use the building for a nonprofit event, in order to temporarily use the petition site for Club operations. The Unified Development Ordinance exempts Temporary Use permitting requirements for nonprofit events that occur for a maximum of 7 days, 3 times a year. The petitioner is requesting a 180 day window to make the minimal necessary building changes required, move into the site, operate the Club while the Lincoln Street site is renovated, and move out of the site after said renovations are complete.

The petitioner proposes minimal site changes, as the use will not be permanently located on the site. A fence will be added to separate the petition site building from the other industrial buildings on the property.

Approval of the variance from 20.05.107(b)(1)(A) will allow the currently vacant building to be temporarily utilized by the Boys & Girls Club of Bloomington before a permanent user is found for the building. Approval would allow the Club to operate in the building for 180 days.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE
Exemption Maximum Time Period

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: The Department finds no injury to the public health, safety, morals, and general welfare of the community. A vacant building will find temporary use and

a community asset will find a temporary home. The proposed time period exemption will have the same effect on the parcel, which is minimal, as the temporary use would if it met the time period requirements. Changes to the building and site will be minimal and include a fence and relocation of a door.

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: The Department finds no negative effects from this proposal on the areas adjacent to the property. Minimal site changes will take place if the variance is granted. Because of the temporary nature of the use, any effects on surrounding properties will cease after the 180 days, though none are anticipated.

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: Strict application of the terms of the UDO will result in practical difficulties in the use of the property because the petition site building is not congruous with the uses customary to the other industrial buildings on the site. Long-term use of the site will likely require larger changes to the site as a whole. Interim use of the site is not inappropriate and requiring full change of use compliance for one building that is part of a larger conglomeration of buildings presents practical difficulties for the use of the site, as the changes could disturb the access and function of the other buildings. The combination of industrial and office buildings on the site is unique to property in this part of the city that is slowly moving away from industrial uses. Allowing a longer than normal temporary use utilizes an existing vacant building while providing a location for a community asset.

RECOMMENDATION: Based upon the written findings above, the Department recommends approval of V-14-17 with the following conditions:

1. This variance applies to only the Boys & Girls Club of Bloomington use for no more than 180 days from when remodeling begins. Future permanent use of the site will require site plan review as required by a change of use.

KIRKWOOD
designstudio
pc

113 east 6th street
bloomington, in 47408
812.331.0255 ph
812.331.0755 fax
www.kdsarchitects.com

ARCHITECTURE + PLANNING

May 30, 2017

Sent Via E-mail

V-14-17 Petitioner Statement

Jackie Scanlan
City of Bloomington Planning Dept
401 N. Morton
Bloomington, IN 47403

Re: Boys & Girls Clubs of Bloomington

Dear Ms. Scanlan,

On behalf of the Boys and Girls Clubs of Bloomington we are submitting a request for a temporary use of a building at 1201 West Third Street for their club activities.

The Boys and Girls Clubs of Bloomington have been planning for a remodel of their Lincoln Street facility. The remodel is anticipated to start late August of this year. During the remodel, they will need to relocate their program for the safety of their members and staff. They have finally found a suitable location in the previous "Weddle Bros. Construction Co. Administration Building". This building is currently vacated and up for sale. Weddle Bros. Construction Co. has agreed to an arrangement for the Boys and Girls Clubs to utilize this building on a temporary basis and to seek a temporary occupancy change with the city. You will find their letter of support attached.

In order to utilize this building for this purpose, minor modifications need to be made, but otherwise the building and the site are suitable for their purpose. Given that this has previously been a business occupancy, we are seeking an occupancy use change for a community use building. We are seeking this only on a temporary basis for an 18 month timeframe from August 1, 2017 through January 2019. This should be adequate time to make a few modifications to the Weddle building, move the club to their temporary location, remodel the existing LIncoln Street Facility, and relocate back to the Lincoln Street location and then clear the Weddle Building of the temporary use. Concurrently we have submitted for a variance from the State of Indiana Dept. of Homeland Security for a temporary change of use as required by the State Building Code.

We are moving through these processes in an effort to keep the club membership and programs active during this renovation effort. There will be approximately 100 members served at this temporary location. It allows the Boys and Girls Clubs to provide most of their regular programming during this transition period. It is not their intent to ever use this as a permanent facility, but only to provide a consistent and continuous opportunity during this transitional time for those who rely on the Boys and Girls Club for their afterschool and summer programming.

Regarding the use of the exterior part of the site, the upper parking area will be utilized for staff parking as well as member drop-off and pick up. The lower level of the site will be utilized for outdoor programming. The area of outdoor play/programming will be fenced off from the remainder of the Weddle property as shown on the proposed site drawing.

On behalf of the Boys and Girls Clubs of Bloomington, we request support of this temporary occupancy.

Sincerely,
Kirkwood Design Studio, pc

Mary J. Krupinski, AIA, President

WEDDLE BROS. BUILDING GROUP, LLC
A Weddle Bros. Construction Company
100% Employee Owned

V-14-17 Petitioner Statement

May 30, 2017

City of Bloomington
401 N. Morton Street
Bloomington, Indiana 47404

Re: Permission for Boys & Girls Club use of
1201 West Third Street
Bloomington, Indiana 47405

To Whom it may Concern:

Please let this letter serve as notice that Weddle Bros. Construction Companies, Inc. has granted permission to the Boys & Girls Club of Bloomington to use the office building owned by Weddle Bros. located at 1201 West Third Street.

Should you have any questions, feel free to contact me.

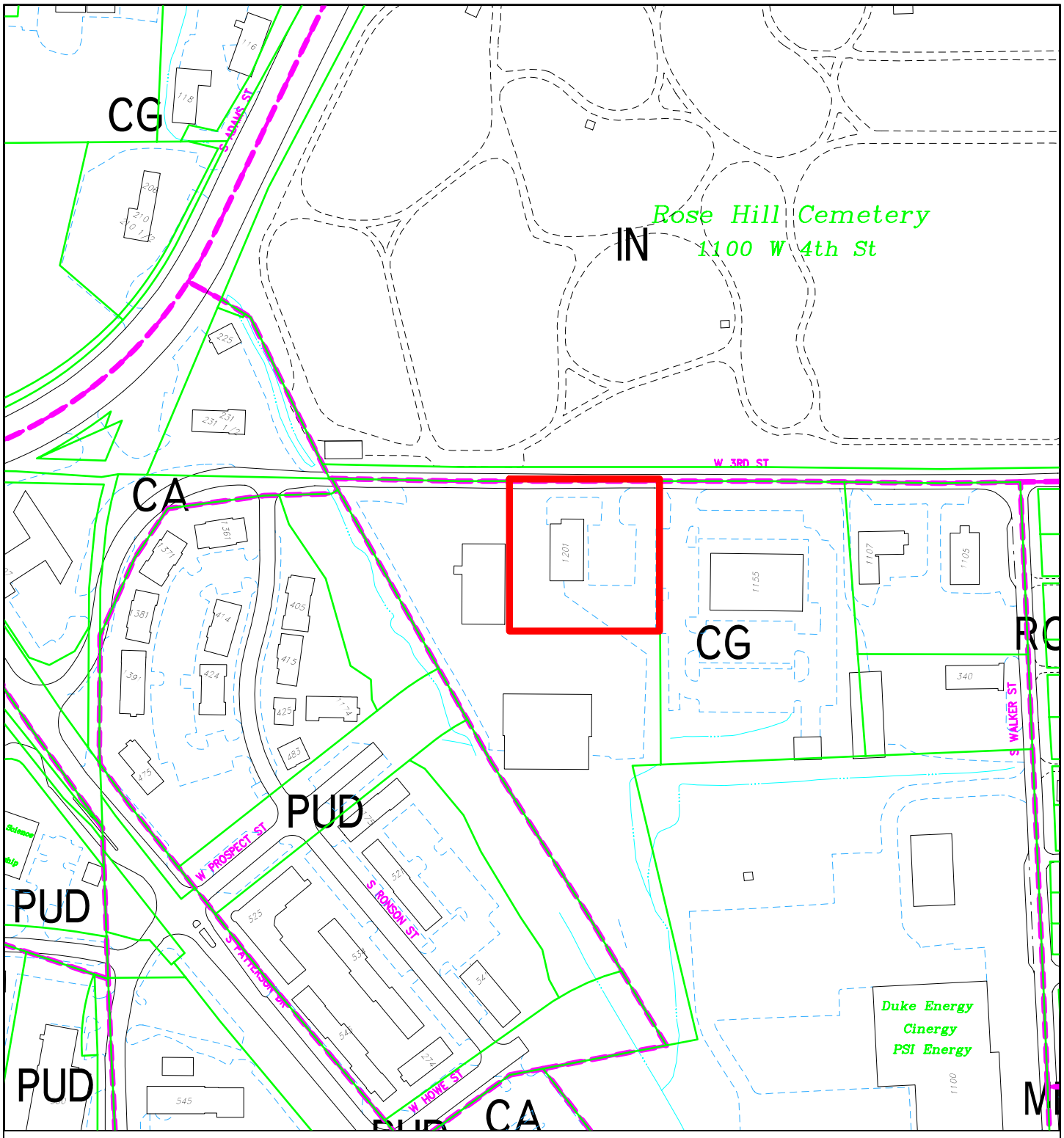
Sincerely,
Weddle Bros. Building Group, LLC

Kelly Abel,
Vice President, Pre-Construction Services

Cc: Lee Carmichael, WBBG

2182 W. Industrial Park Drive P.O. Box 1330 Bloomington, IN 47404-1330 Phone (812) 339-9500 FAX (812) 339-4260 www.weddlebros.com

EQUAL OPPORTUNITY EMPLOYER



By: scanlanj
7 Jun 17

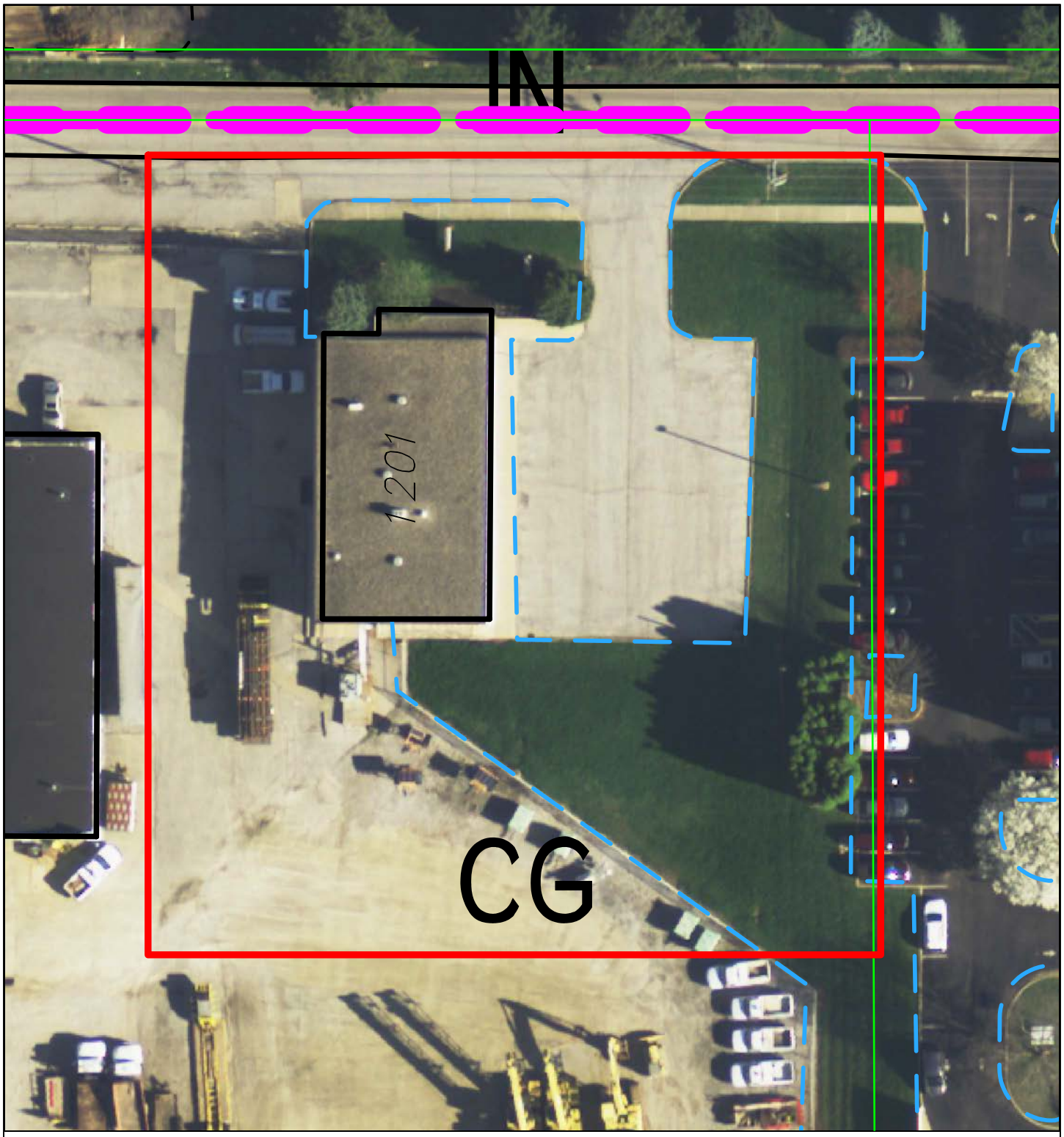
200 0 200 400 600

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation

By: scanlanj
7 Jun 17

40 0 40 80 120

N

Scale: 1" = 40'

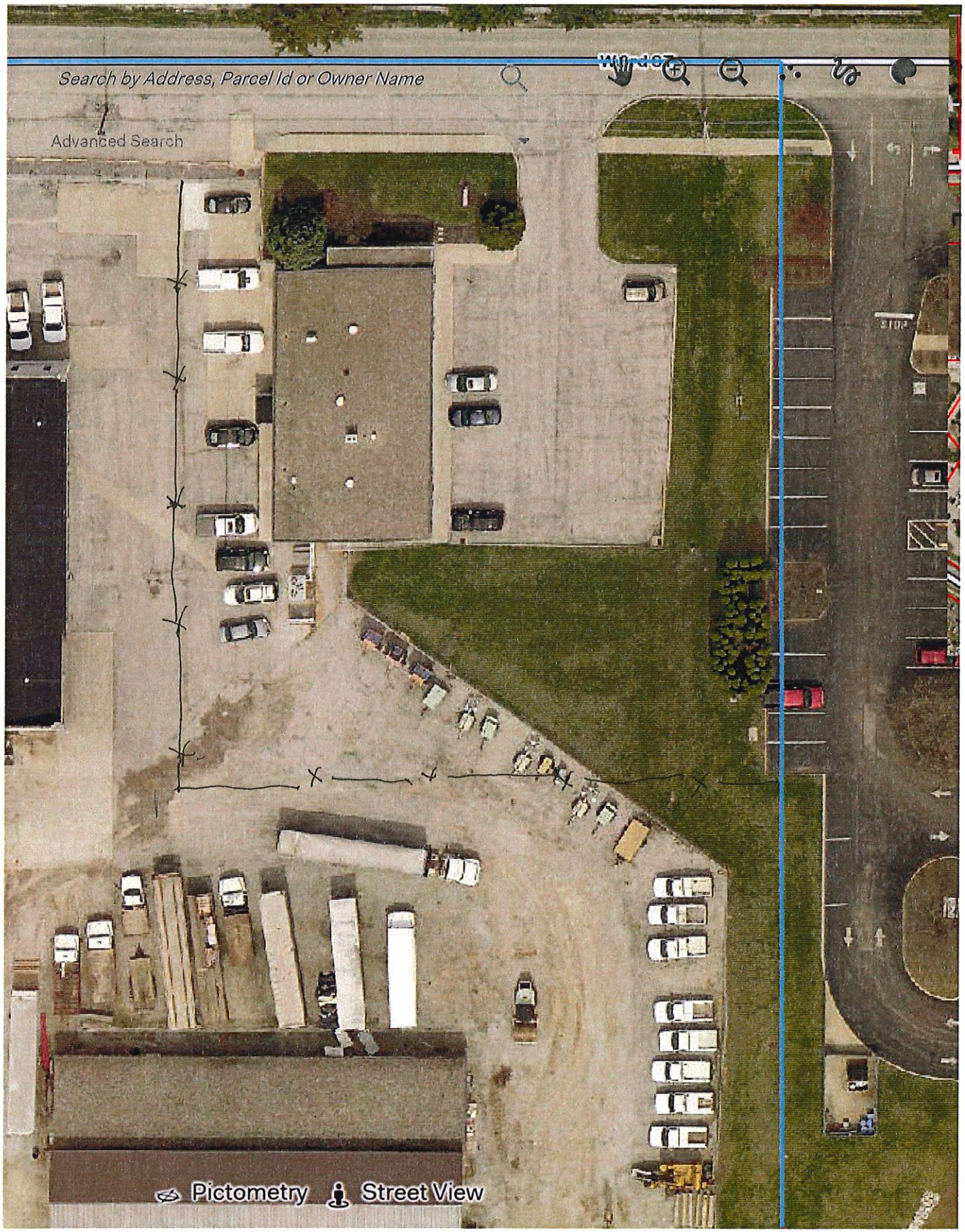
For reference only; map information NOT warranted.

V-14-17 Petitioner Site Plan

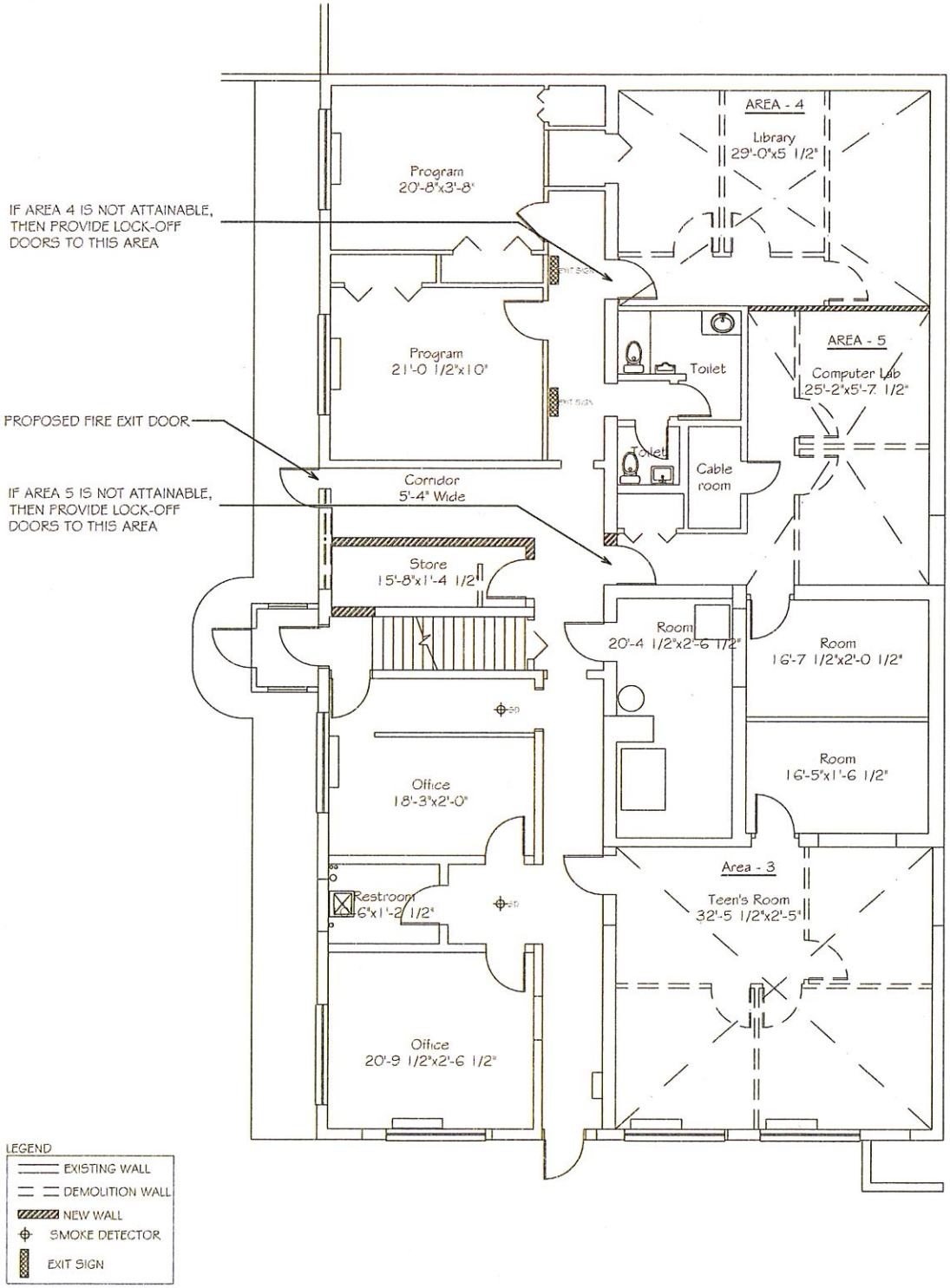
Menu

Untitled Map

Mary



V-14-17 Petitioner Site Plan



A FIRST FLOOR PLAN

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

Boys and Girls Club, Weddle Brothers

KIRKWOOD designstudio pc
ARCHITECTURE+PLANNING
113 e. 6th street
bloomington, in 47408
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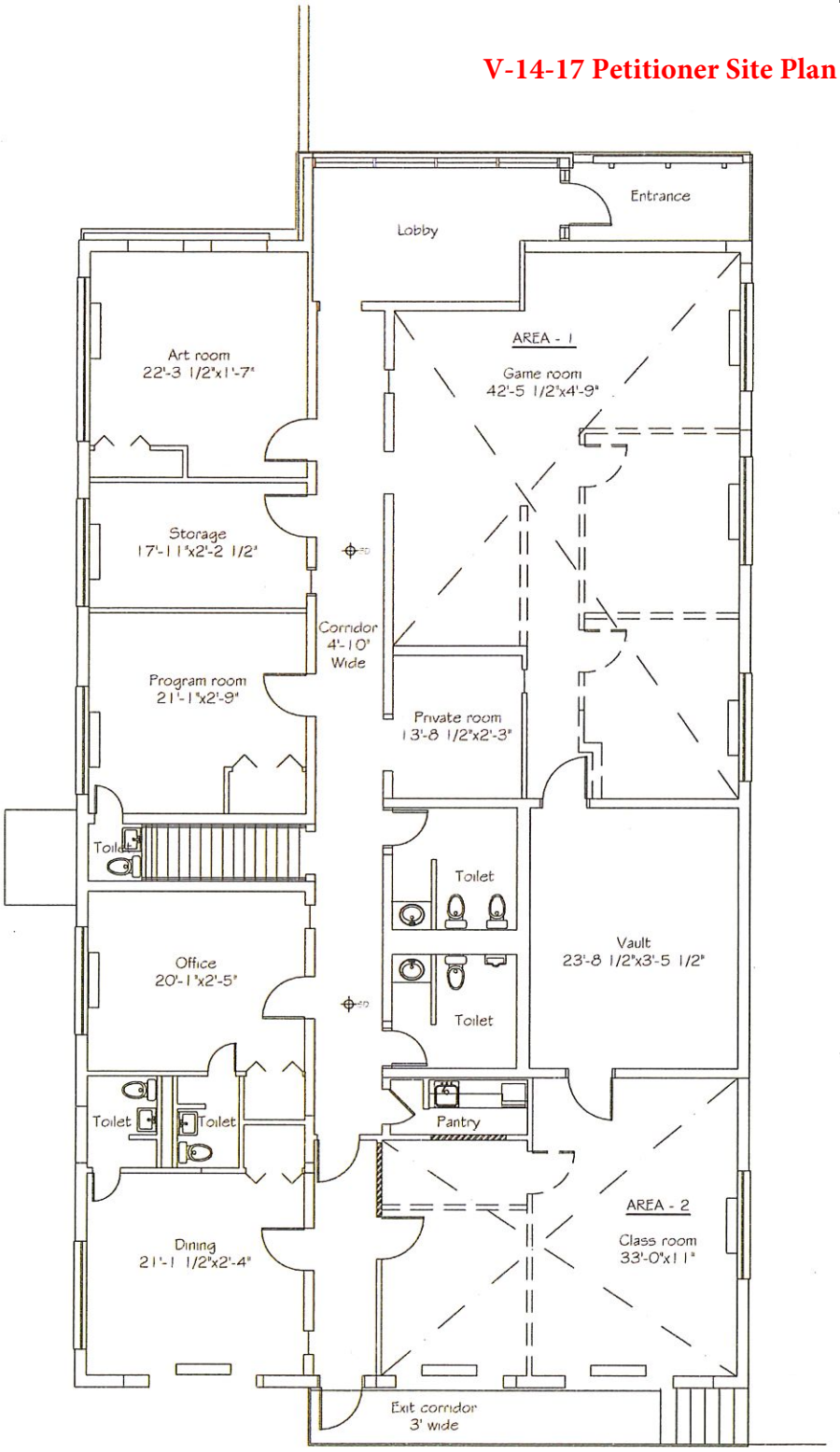
www.kdsarchitects.com

DRAWING NO.: SITE
PROJECT NO.: 2017
DATE: 5/22/2017

V-14-17 Petitioner Site Plan



LEGEND

- EXISTING WALL
- DEMOLITION WALL
- NEW WALL
- SMOKE DETECTOR
- EXIT SIGN

A Second Floor Plan

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

Boys and Girls Club, Weddle Brothers

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DRAWING NO.: SITE
PROJECT NO.: 2017
DATE: 5/22/2017

V-14-17 Location Photograph
GoogleMaps

BLOOMINGTON HEARING OFFICER **CASE #: V-15-17**
STAFF REPORT **DATE: June 14, 2017**
Location: 231 S. Adams

PETITIONER: Cresent Donuts
231 S. Adams St., Bloomington, IN

REQUEST: The petitioner is requesting a variance from sign standards.

REPORT: The 0.8 acre property is zoned Commercial Arterial (CA) and located along the east side of S. Adams Street between W. Kirkwood Street and S. Patterson Drive. Adjacent land uses include a gas station to the west, multifamily residences to the south, commercial to the north and a cemetary to the east.

The site has been developed with two buildings; the petitioner's building which is a two-story, 2,395 square foot building with Cresent Donuts on the first floor and apartments on the second floor. The second building is a vacant, single story, 1,137 square foot building. The petitioner would like to install new signage on the building. The Unified Development Ordinance prohibits signs on the roof of a structure, or extending above the eave, roof line or parapet of a building.

The exterior building material for the first floor of the petitioner's building is brick, with nearly floor to ceiling glass windows on most of the tenant space. The architectural style of the mansard roof creates a prominent roof on the building, in this case it extends from the top of the building to the top of the first floor, making the second floor behind the area of the roof. The petitioner is requesting a variance to allow signs to be placed above the eave of the roof. The signs would measure 52.5 sq. ft. on the north façade and 29.26 sq. ft. on the east facade.

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.*

   STAFF FINDING: Staff finds no injury. The amount of signage proposed with this petition would be equal to the amount of signage allowed for a commercial building and will be appropriate to the size of the building.

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.*

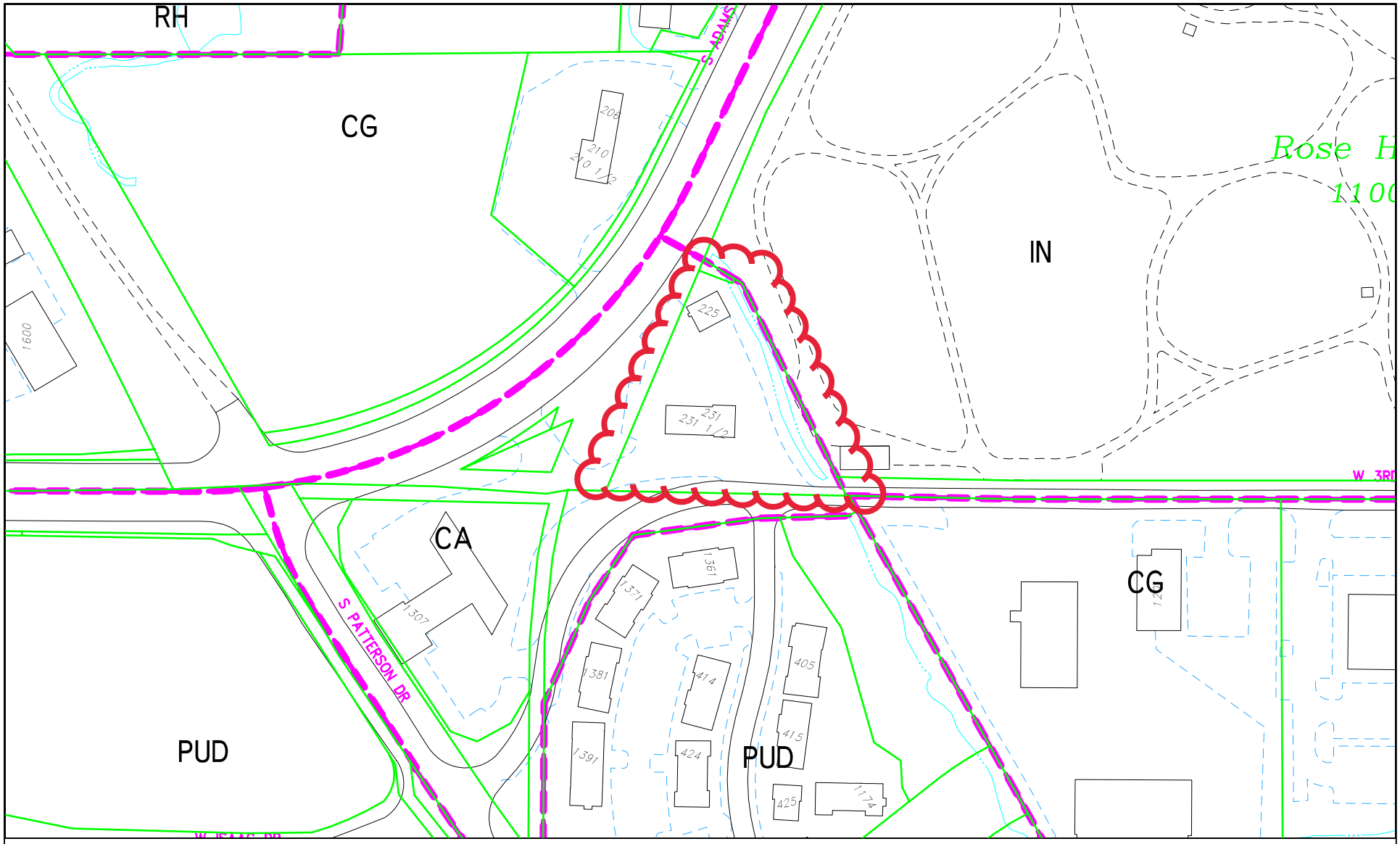
STAFF FINDING: Staff finds no adverse impacts to the use or value of the areas adjacent to this property as the amount of signage proposed is in accordance with UDO regulations. In addition, there have been previous signs on the existing building in the same locations as the proposed signs.

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 peculiar condition in that the available area for a sign is affected by the mansard roof design of the building. According to the UDO definition of a roof sign, any sign above the eave of the roof is prohibited. Due to the building's architecture, with a low eave line on the roof and large floor to ceiling windows along the west façade, the available space for a sign beneath the eave is limited. The variance would allow for two signs above the eave of the roof, where there is the most amount of space available for a sign.

RECOMMENDATION: Based on the written findings of this report, staff recommends approval of V-15-17 with the following condition:

1. A sign permit is required prior to the installation of any signage.
2. This sign applies only to this building. If a new building were built in its place, the variance would not apply.



By: lewisa
1 Jun 17

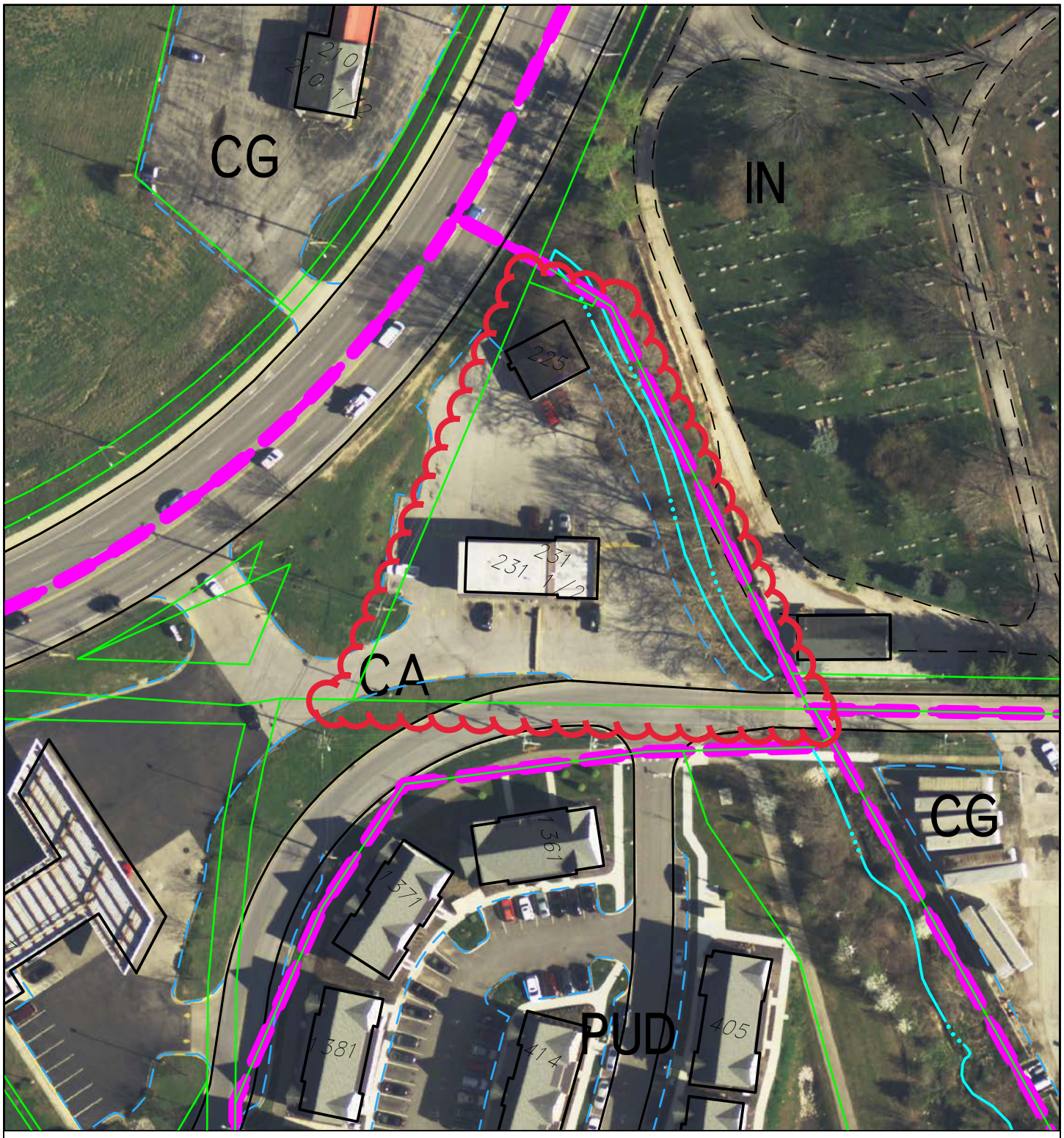
150 0 150 300 450 600

For reference only; map information NOT warranted.

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'



City of Bloomington
Planning & Transportation

By: lewisa
1 Jun 17

80 0 80 160 240

N

Scale: 1" = 80'

For reference only; map information NOT warranted.

May 26, 2017

V-15-17 Petitioner Statement

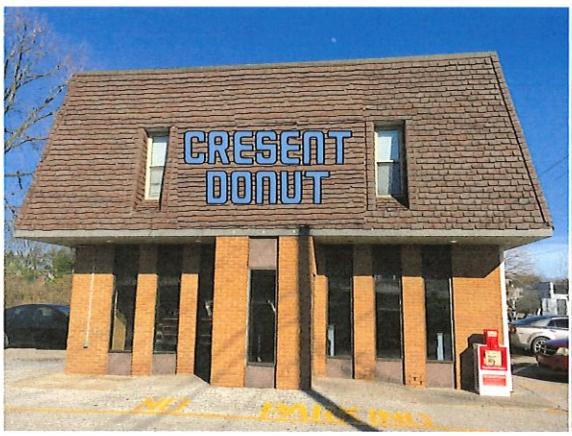
Re: Variance for sign placement

To Whom It May Concern,

Please accept this letter as a request for a sign variance for Cresent Donut located at 231 S Adams in Bloomington, IN. We are seeking to have the sign placed on the mansard roof as shown on the photo below. Furthermore as you can see the windows make a wall placement impossible on the front and nearly impossible on the northern elevation. The signs proposed as shown meet the square footage requirements per Bloomington Sign Code.

Additionally the property lines and slope of the ground between the building and the road make the consideration of a ground sign not a functional option. With the height requirement the sign would not be visible from the road.

Previous lighted signs were located in the same spot on the building as these new ones would be.



Thank you for your time and consideration for this project.

Bruce Norton
Delphi Signs
Owner

Cresent Donut 231 S Adams

V-15-17 Petitioner Exhibit

31 feet
of frontage
Sign is
52.25 sf
57" x 132"

75 feet
of frontage
Sign is
29.26 sf
43" x 98"