

# CITY OF BLOOMINGTON



July 21, 2021 @ 2:00 p.m.  
Zoom Meeting:

<https://bloomington.zoom.us/j/94010521827?pwd=Y0dxbkpWdUZTWmEwUGQrd2hQVE4xQT09>

**CITY OF BLOOMINGTON  
HEARING OFFICER  
July 21, 2021 at 2:00 p.m.**

**❖Virtual Meeting Link:**

<https://bloomington.zoom.us/j/94010521827?pwd=Y0dxbkpWdUZTWmEwUGQrd2hQVE4xQT09>

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**PETITIONS:**

V-09-21

**Bryant Fox**

820 W. Country Club Dr.

Request: Variance from maximum cumulative area allowed for accessory structures to allow the construction of a 28' x 5" x 18' x 5" greenhouse.

*Case Manager: Eric Greulich*

**Map Link: <https://arcg.is/0mGXyL0>**

**\*\*Next Meeting: August 4, 2021**

*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](mailto:human.rights@bloomington.in.gov).*

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**PETITIONER:** Bryant Fox  
820 W. Country Club Drive

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**REQUEST:** The petitioner is requesting a variance from maximum cumulative area allowed for accessory structures to allow the construction of a 28' x 5" x 18' x 5" greenhouse.

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**REPORT:** This 0.94 acre property is located at 820 W. Country Club Drive and is zoned Residential Medium Lot (R2) and was recently developed with a single family residence. Surrounding properties include single family residences to the west, north, and east with the Bloomington Country Club to the south.

The petitioner is proposing to construct a new 28'5"x18'5" green house on the property. At the time of the construction of the new residence, a 26'x26' detached garage was also constructed. Within the R2 zoning district, the maximum cumulative area of detached structures is limited to 840 square feet. The detached garage is 676 square feet and the size of the proposed greenhouse is 528 square feet for a total of 1,204 cumulative square feet.

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**CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**

**20.06.080(b)(3)(E) (i) Standards for Granting Variances from Development Standards:** A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

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

**PROPOSED FINDING:** No injury to the public health, safety, morals, and general welfare is expected as a result of this petition.

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

**PROPOSED FINDING:** No adverse effect to the use or value of the adjacent properties is found as a result of this petition. The proposed increase in area for the detached garage will not be disproportional to the size of the lot. The proposed greenhouse will meet all setback and height restrictions.

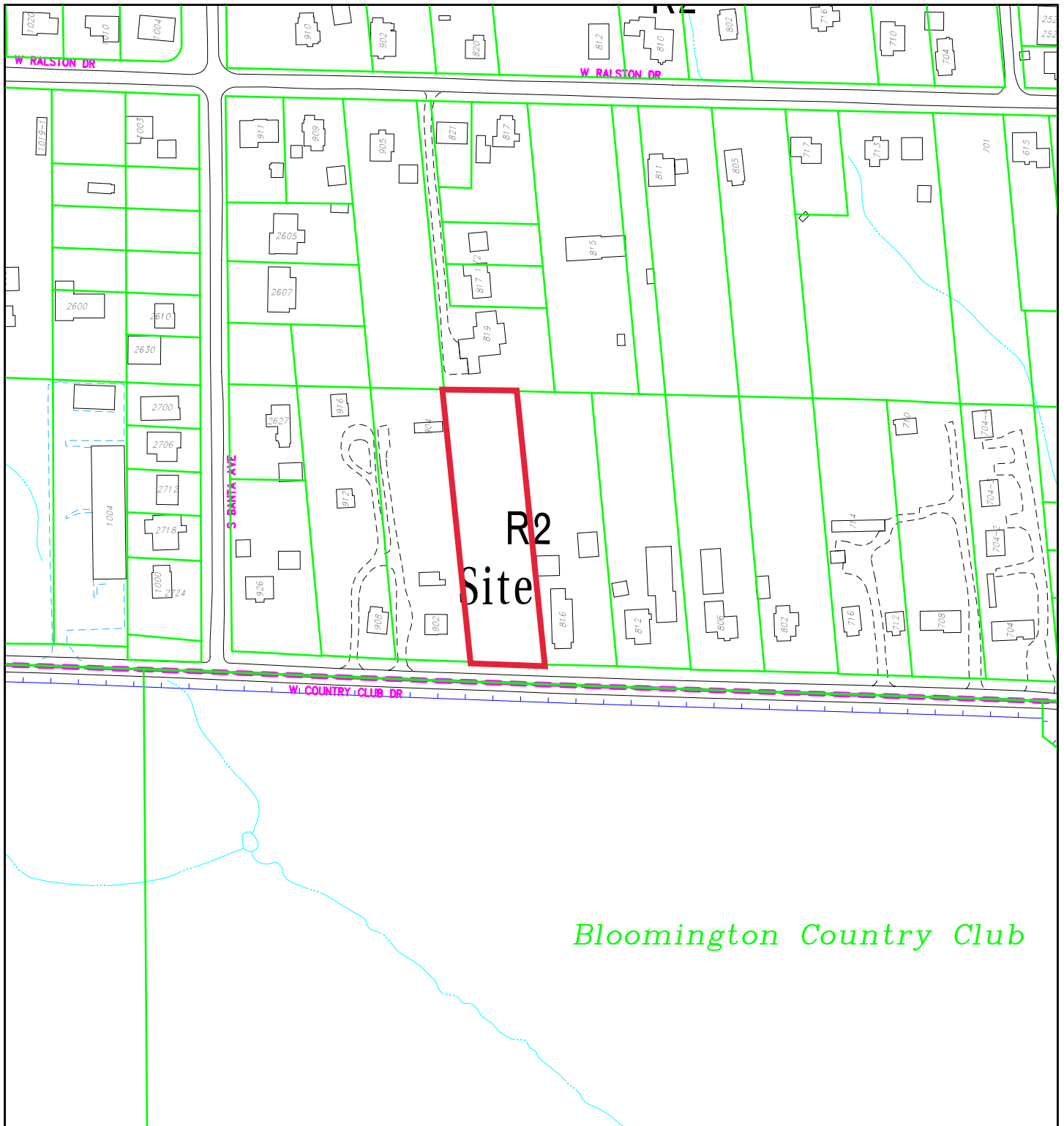
3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**PROPOSED FINDING:** Practical difficulties in the use of the property are found in that the size of the property is appropriate for larger structures than what the UDO allows. The lot is 40,950 square feet (0.94 acres) in size and the minimum lot size in the R2 district is 7,200 square feet (0.16 acres). This property is almost five times as large as the minimum lot size of this district. All of the properties along the north side of Country Club Drive are all almost an acre in size and are unique to this area. The granting of the variance will allow for the construction of a detached accessory structure that is proportional to the size of the lot and will meet all other development standards of the UDO. In addition, peculiar condition is also found in that many of the properties along this road have been developed with multiple buildings on each property. Also, the location of the proposed accessory structure is a significant distance from the other accessory structure which reduces any possible impacts from the increase in size of accessory structures on the property.

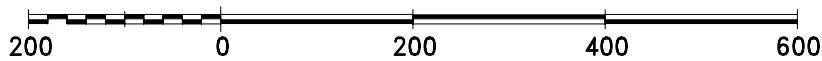
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**RECOMMENDATION:** Based upon the written findings above, the Department recommends that the Hearing Officer adopt the proposed findings and recommends approval of V-09-21 with the following condition:

1. This variance is valid for the proposed structure as submitted only. No new construction on the lot must meet all requirements of the UDO.

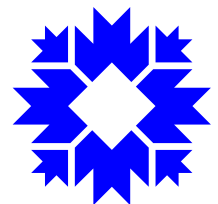


By: greulice  
16 Jul 21



For reference only; map information NOT warranted.

City of Bloomington  
Planning



Scale: 1" = 200'



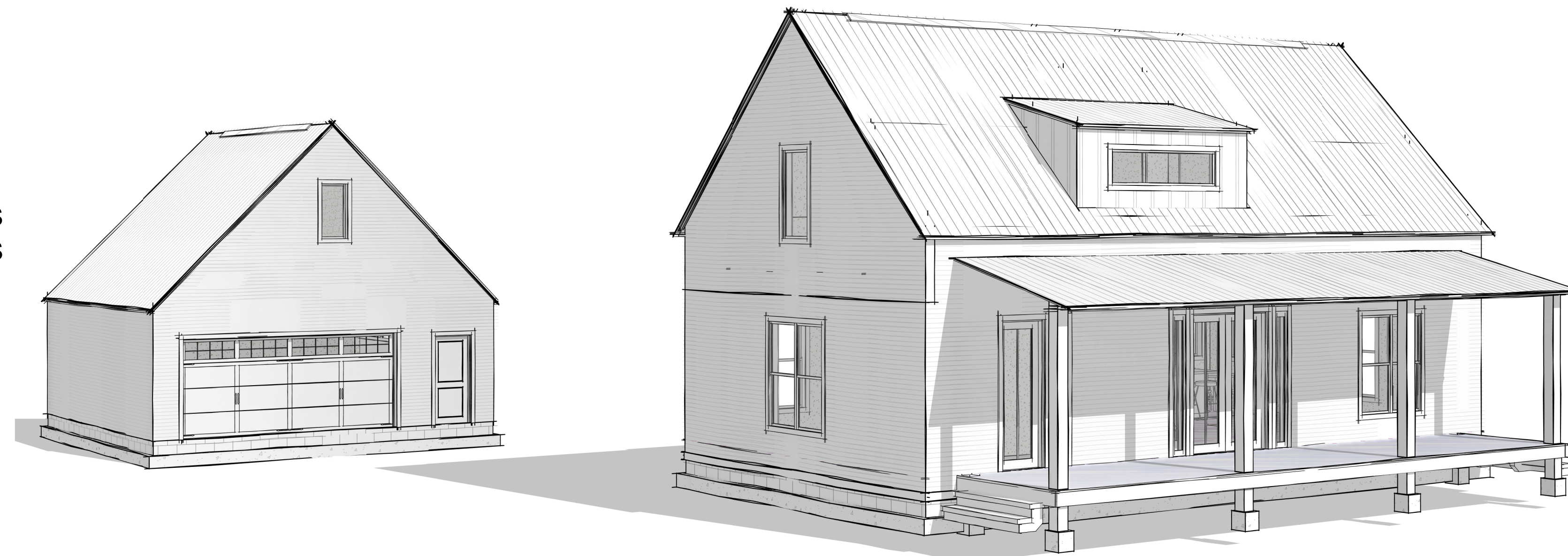
# B.FOX RESIDENCE

## BLOOMINGTON

### MONROE COUNTY , INDIANA

#### SHEET LIST

Sheet Number	Sheet Name
A100	SITE PLAN
A101	FOOTING PLAN
A102	FIRST FLOOR PLAN
A103	SECOND FLOOR PLAN
A104	ROOF PLAN
A201	FRONT AND LEFT ELEVATIONS
A202	REAR AND RIGHT ELEVATIONS
A301	BUILDING SECTIONS
S101	STRUCTURAL LAYOUTS
E101	ELECTRICAL LAYOUTS
E102	ELECTRICAL LAYOUTS



#### LIVING SPACE SQ FT

AS DESIGNED

FIRST FLOOR:	975 SF
SECOND FLOOR:	600 SF
TOTAL:	1575 SF
GARAGE:	620 SF

#### CONSTRUCTION DOCUMENTS

BUILDING CODE:	2020 INDIANA RESIDENTIAL CODE
CONSTRUCTION TYPE:	RESIDENTIAL
ISSUE DATE:	07/09/2020

**DRAWN DATE:**  
06/28/2020

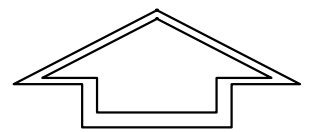
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C. BROWN

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07/13/2020

COVER PAGE

B.FOX RESIDENCE

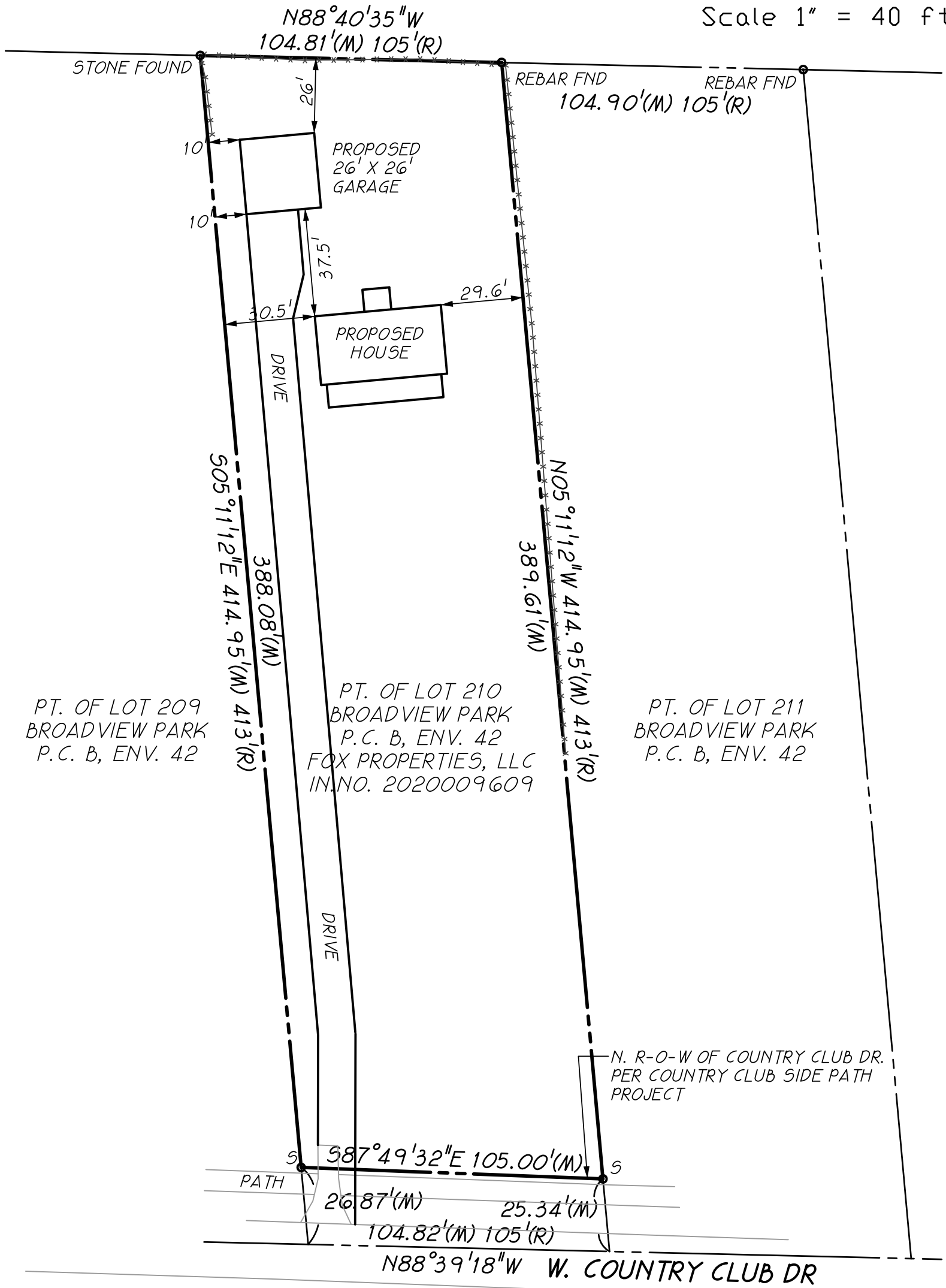
CS



NORTH



Scale 1" = 40 ft



PT. OF LOT 210 BROADVIEW PARK  
 FOX PROPERTIES, LLC  
 820 W. COUNTRY CLUB DRIVE  
 BLOOMINGTON, IN

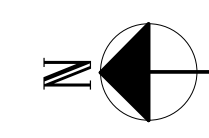
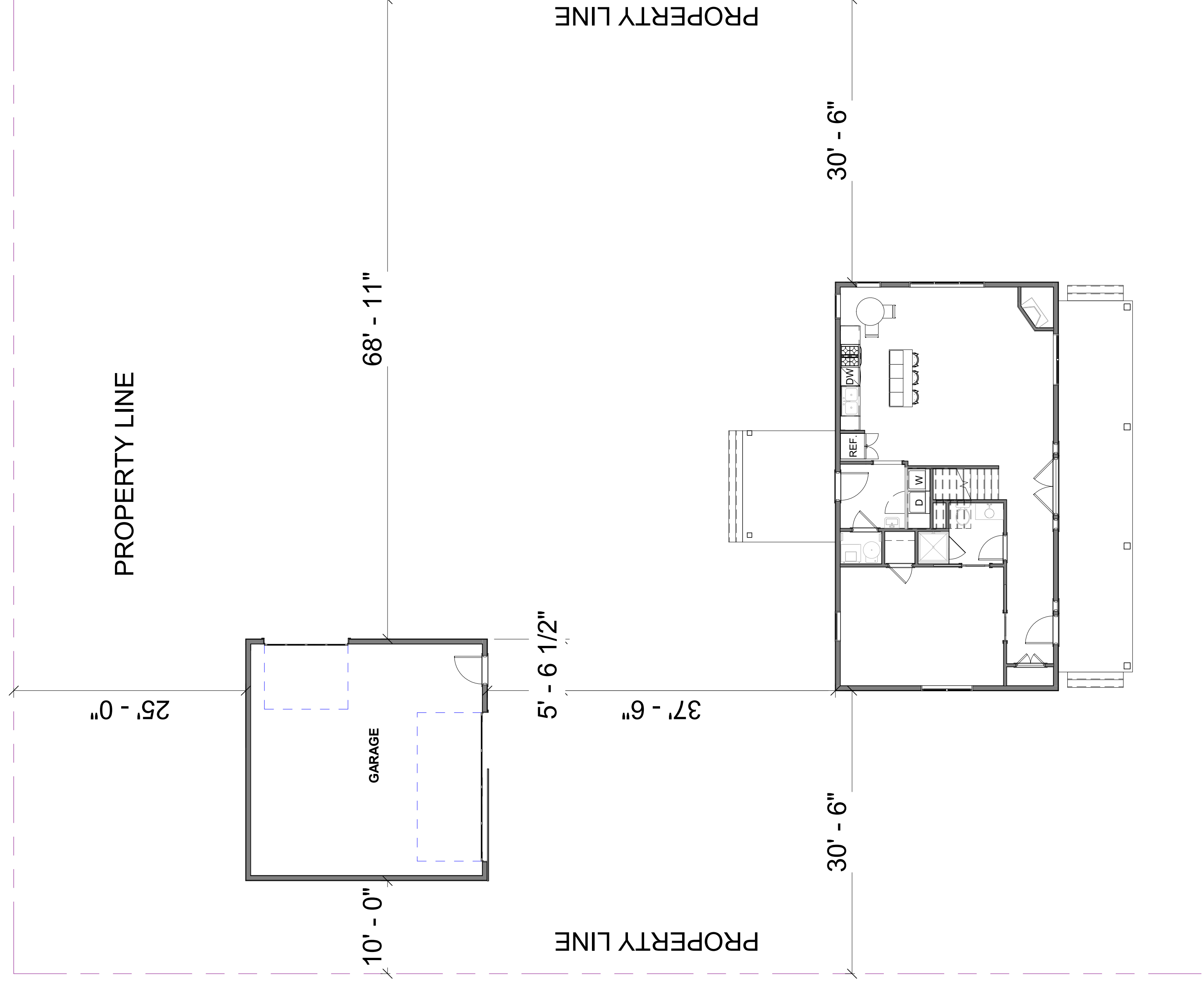


BYNUM FANYO & ASSOCIATES, INC.  
 528 North Walnut Street  
 Bloomington, Indiana 47404  
 Phone (812)332-8030 Fax (812)339-2990

Date: 7-7-2020

Project No: 5020063



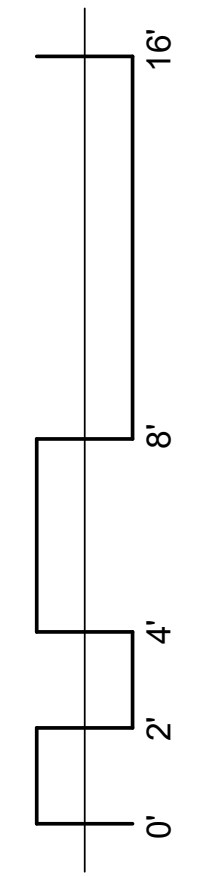
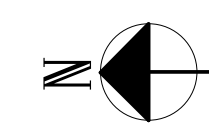
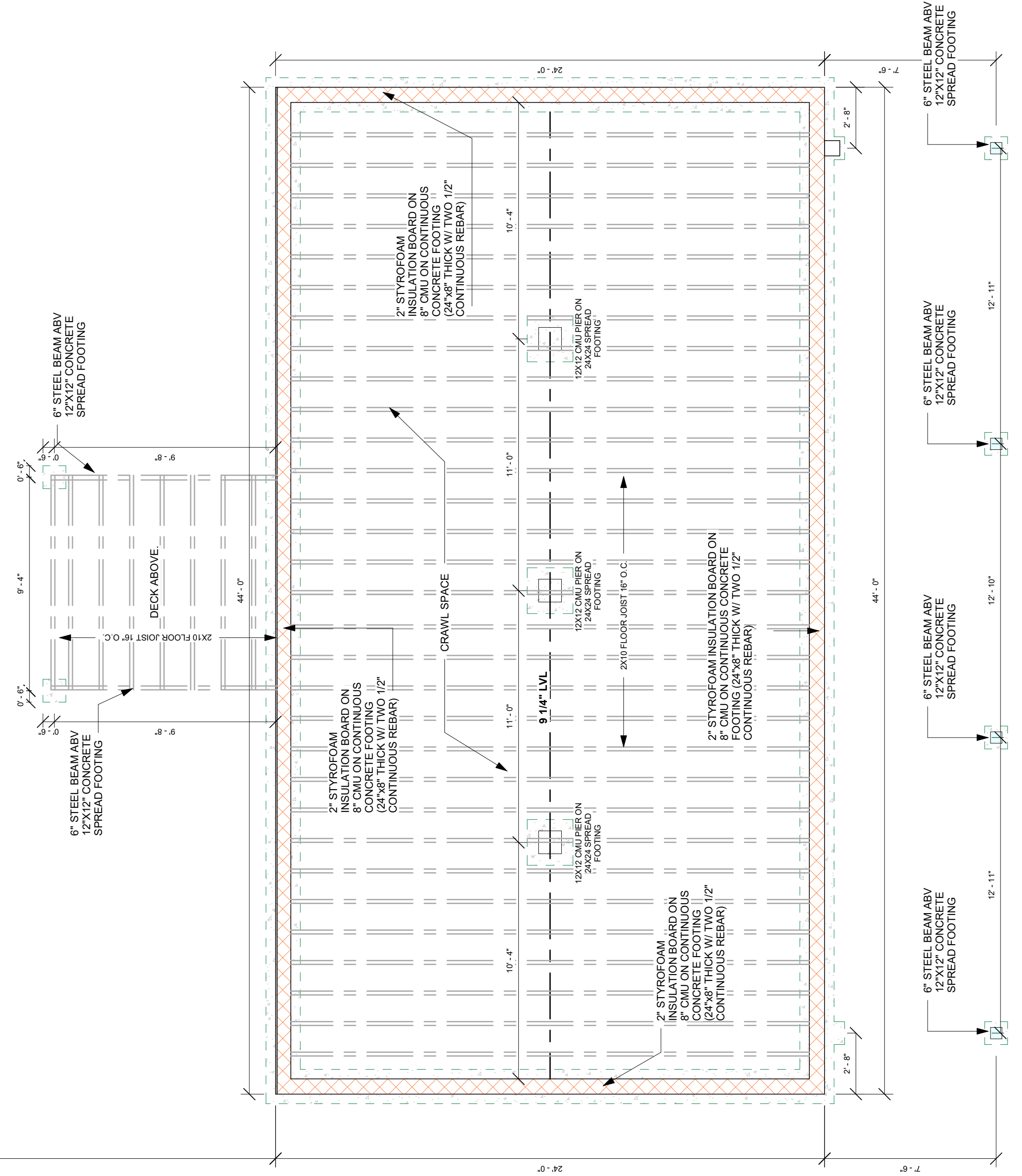
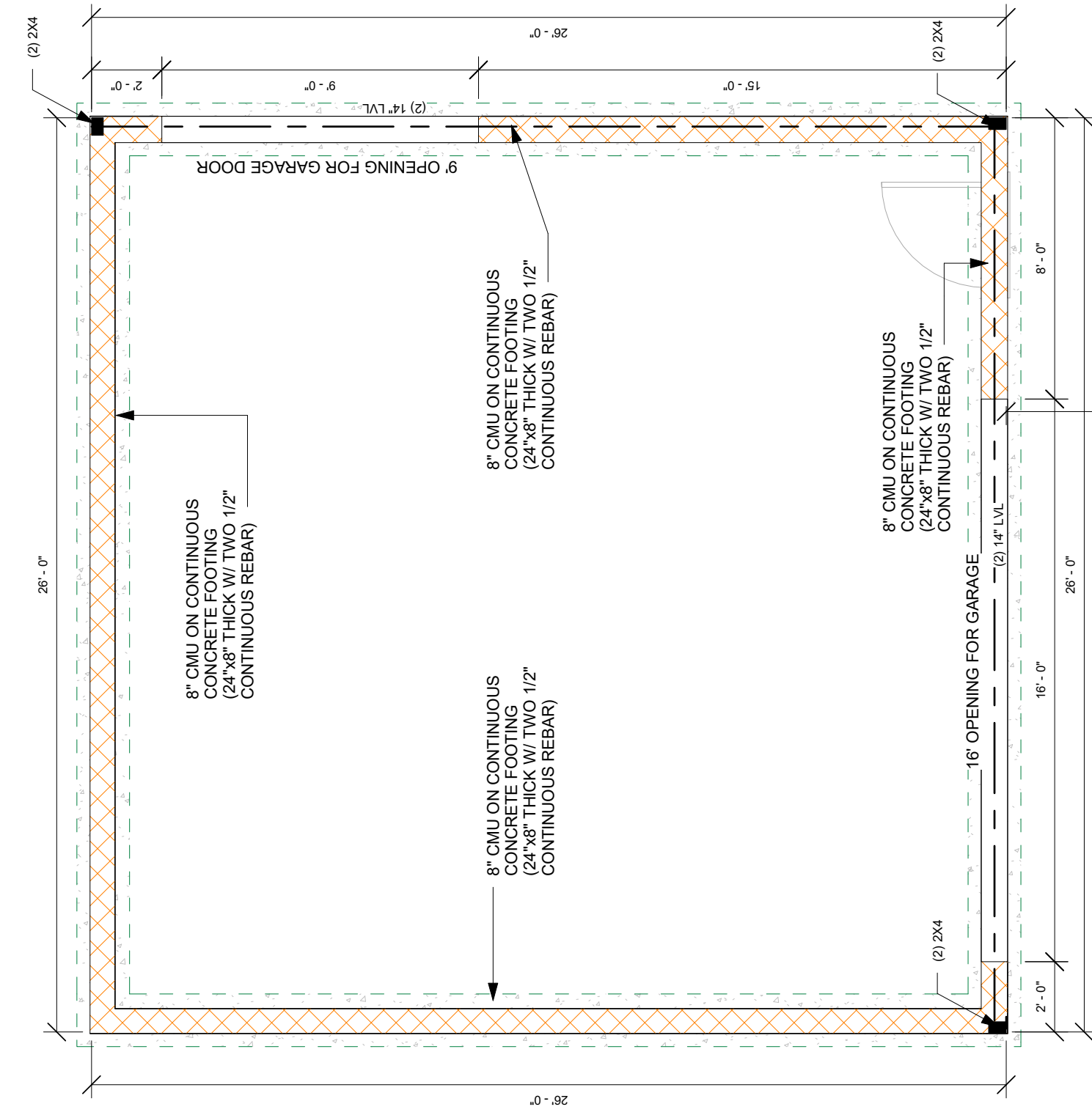


1 FIRST FLOOR PLAN - SITE  
A100 1/8" = 1'-0"

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**SITE PLAN**  
B. FOX RESIDENCE  
MASTER

**A100**

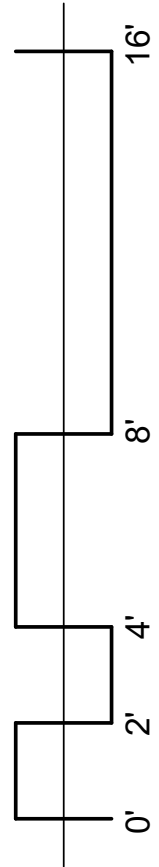
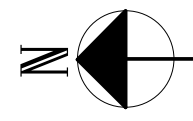
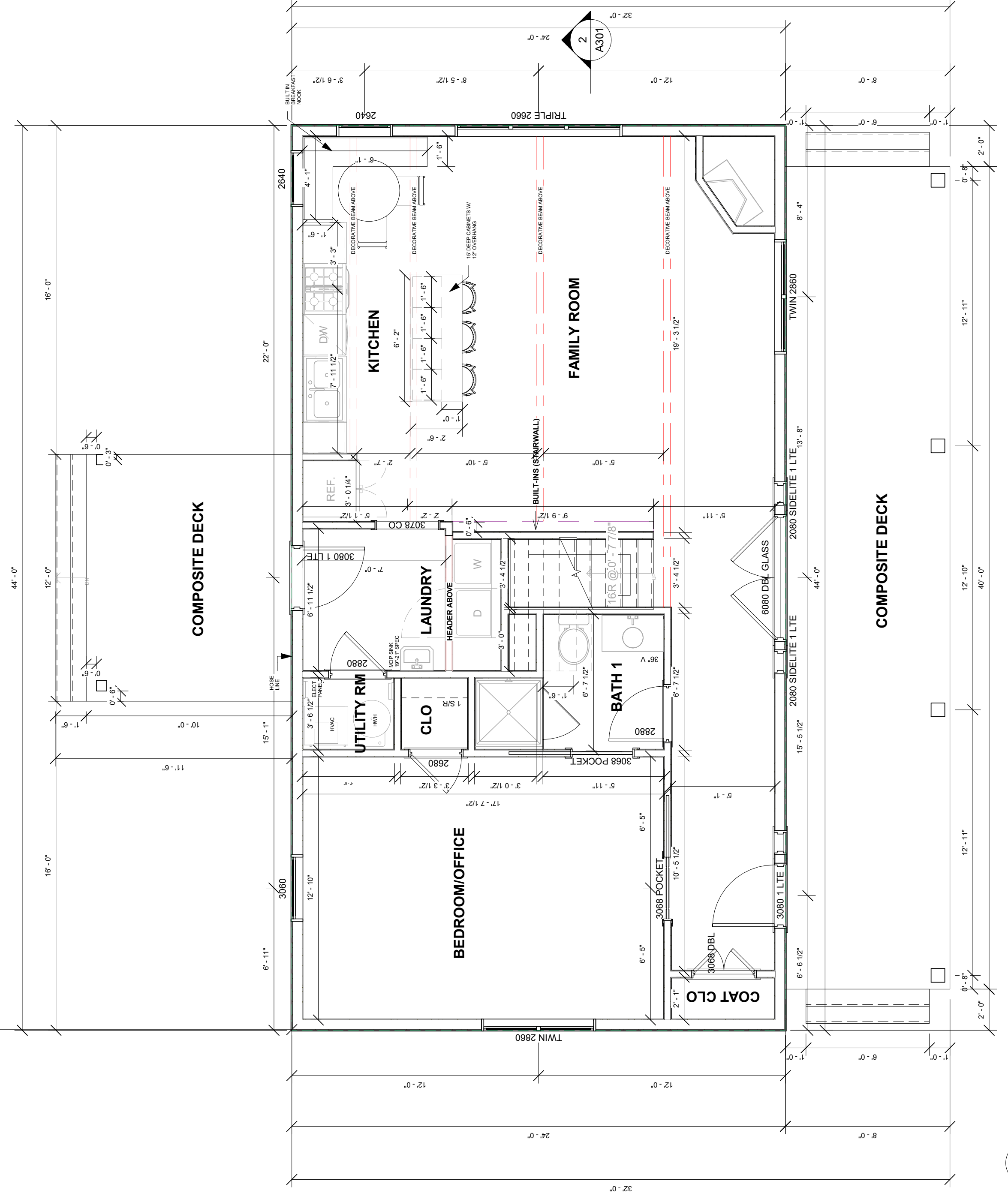
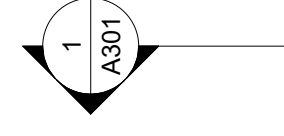
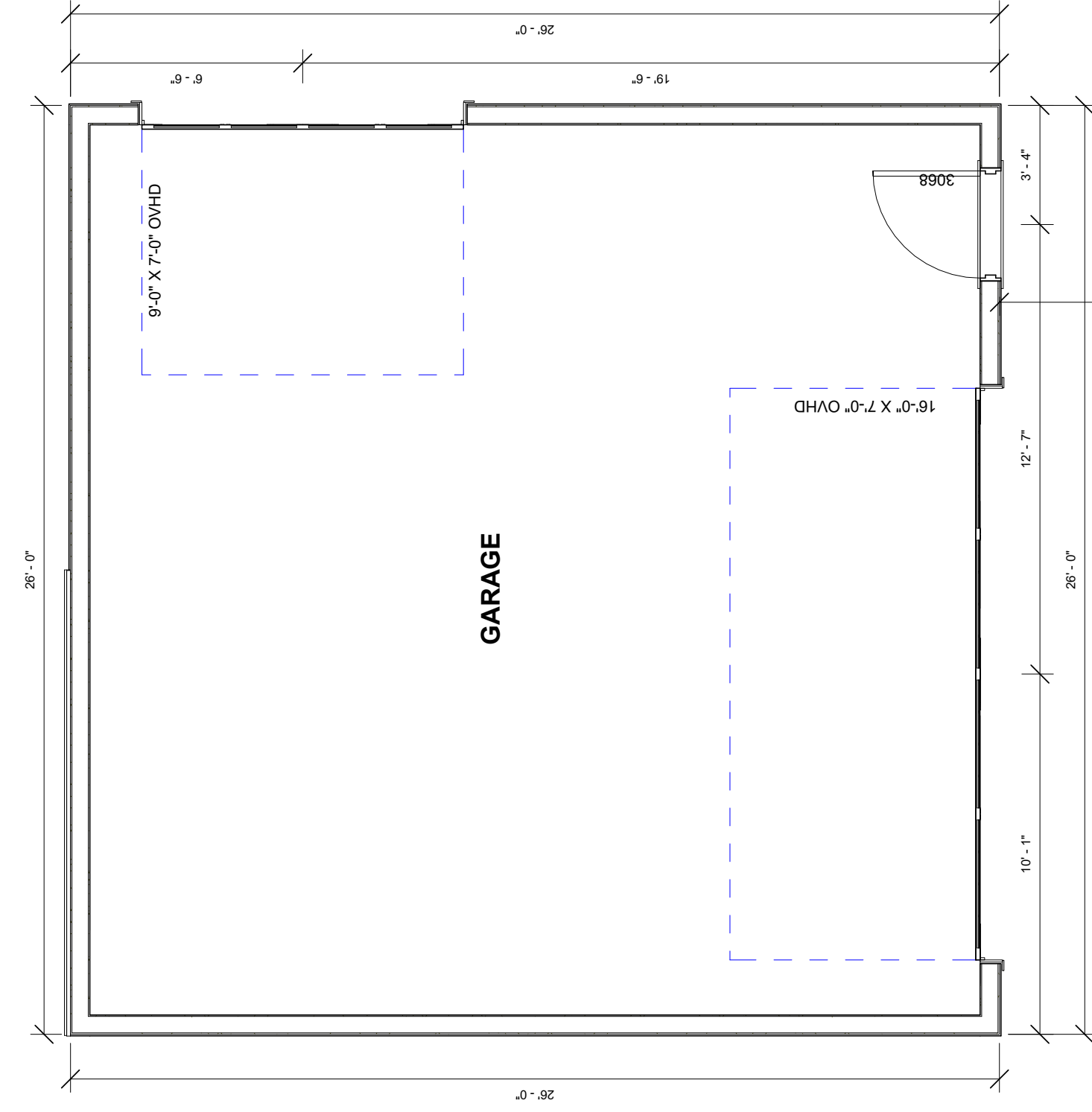


1 FOOTING PLAN  
A101 1/4" = 1'-0"

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**FOOTING PLAN**  
B.FOX RESIDENCE

**A101**



1 FIRST FLOOR PLAN  
A102 / 1/4" = 1'-0"

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06/28/2020

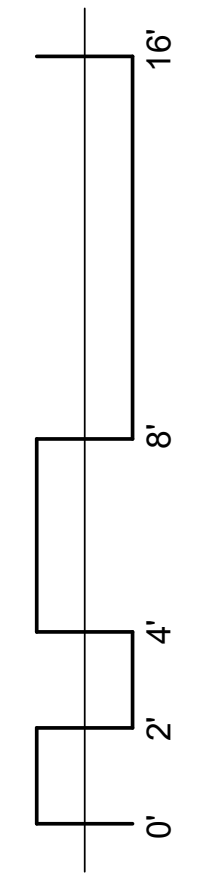
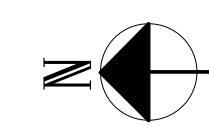
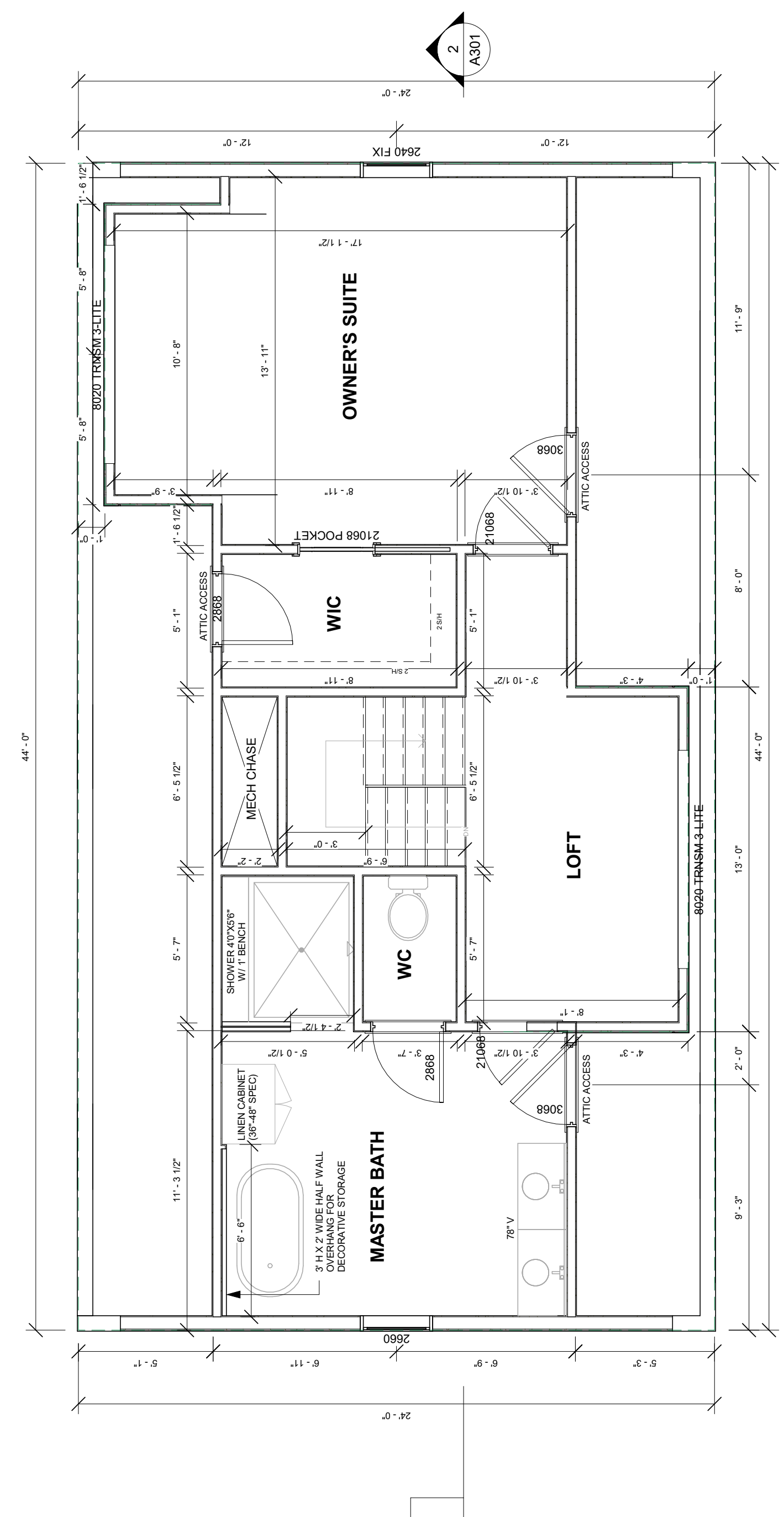
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FIRST FLOOR PLAN

B. FOX RESIDENCE

A102



1 SECOND FLOOR PLAN  
A103 1/4" = 1'-0"

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06/28/2020

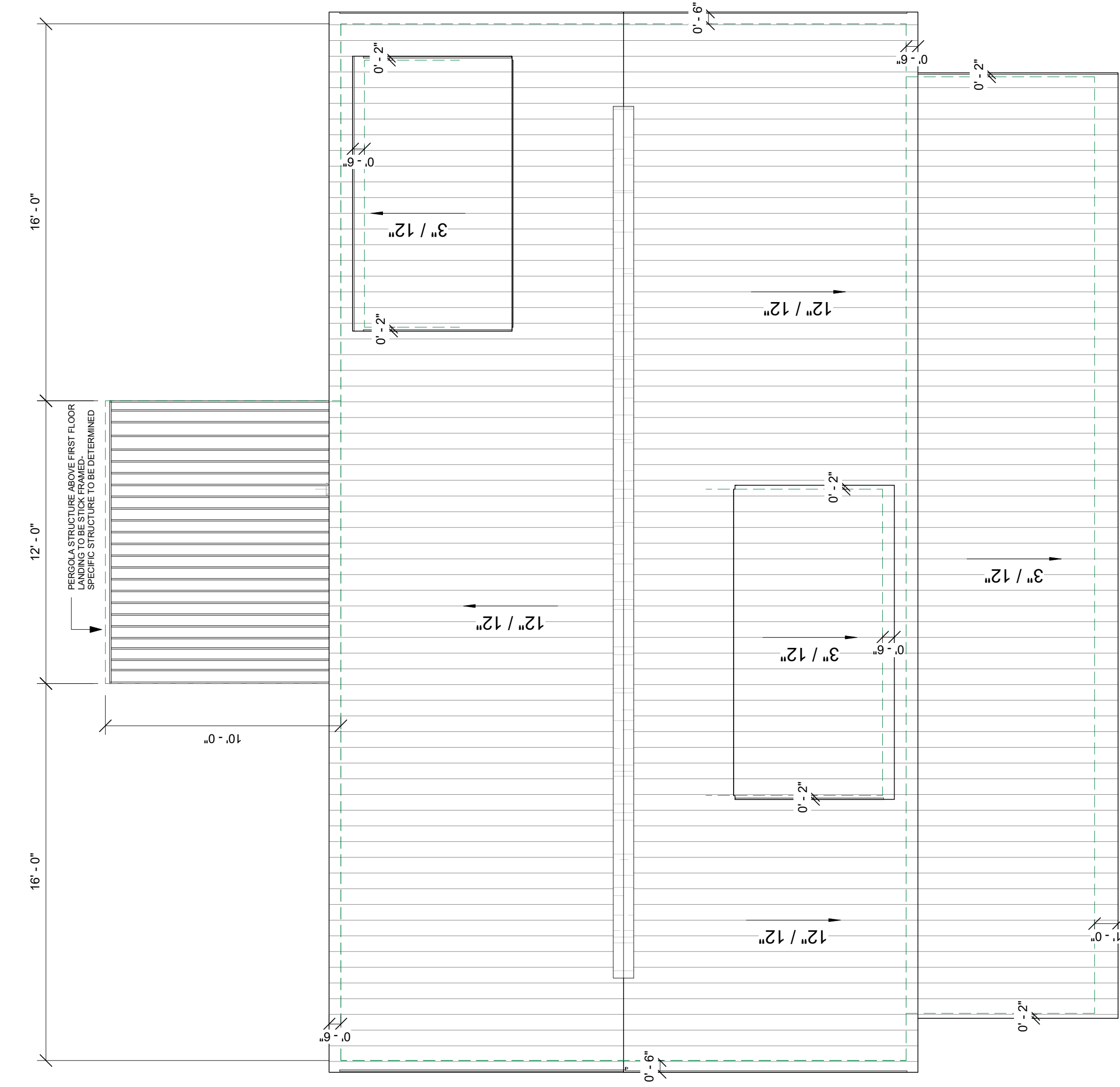
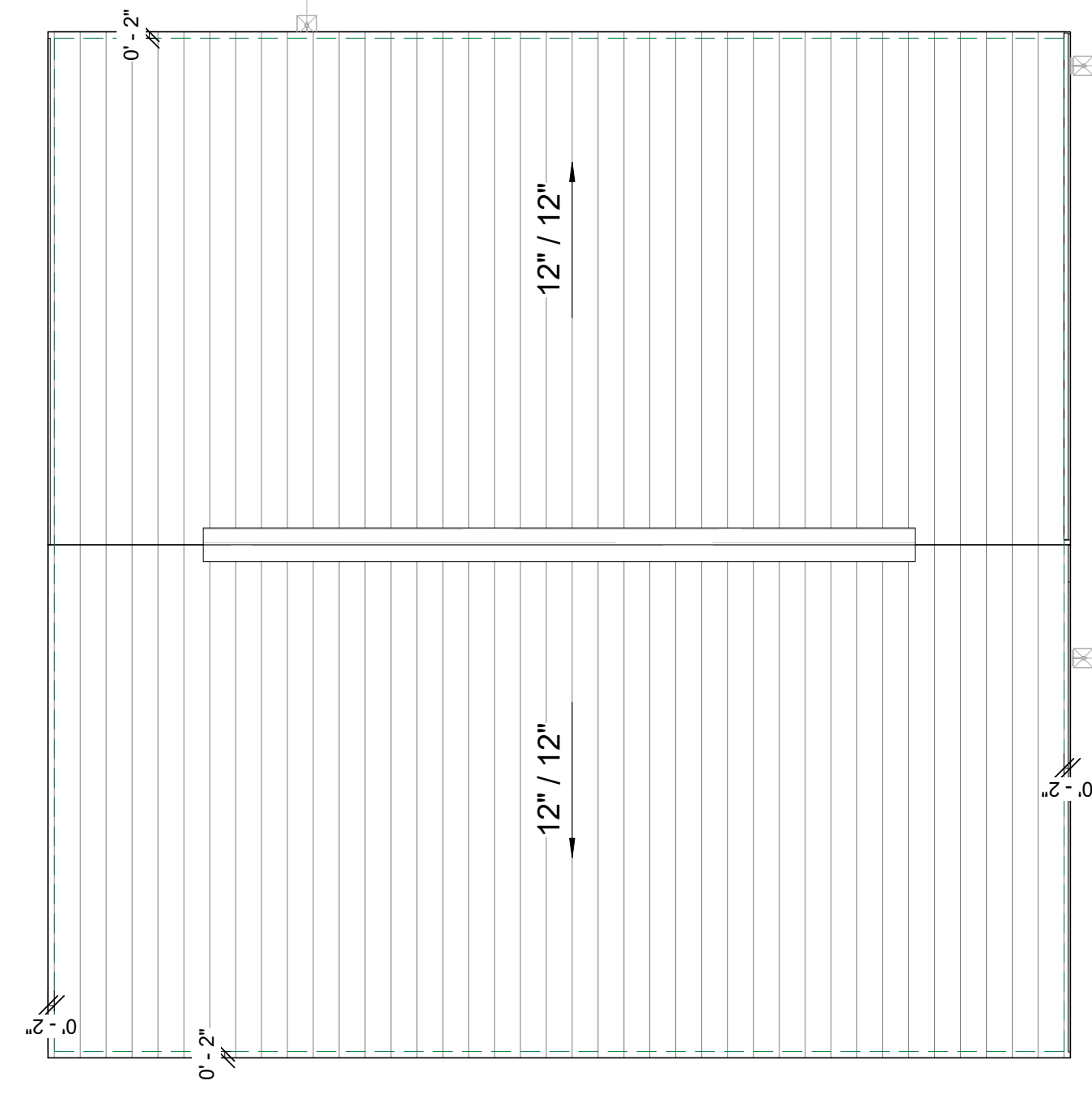
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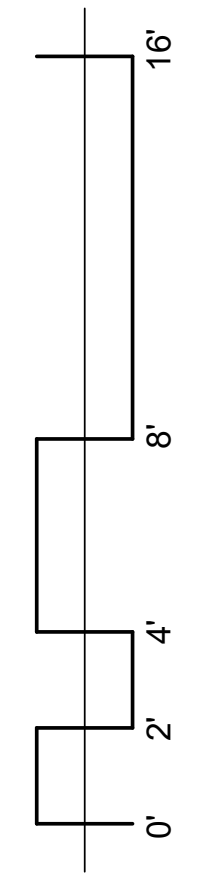
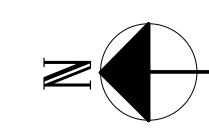
**SECOND FLOOR PLAN**

B. FOX RESIDENCE

**A103**



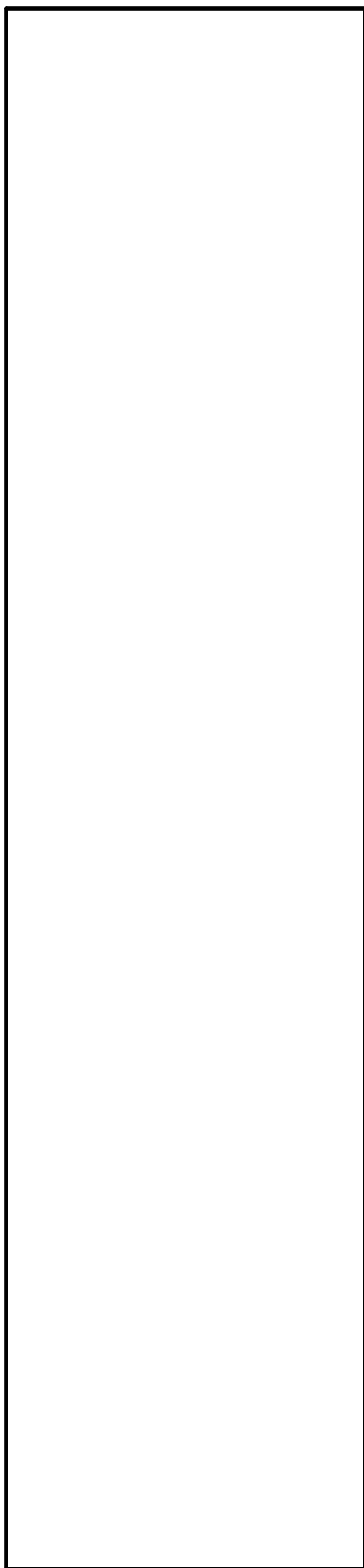
PERGOLA STRUCTURE ABOVE FIRST FLOOR  
SPECIFIC STRUCTURE TO BE DETERMINED



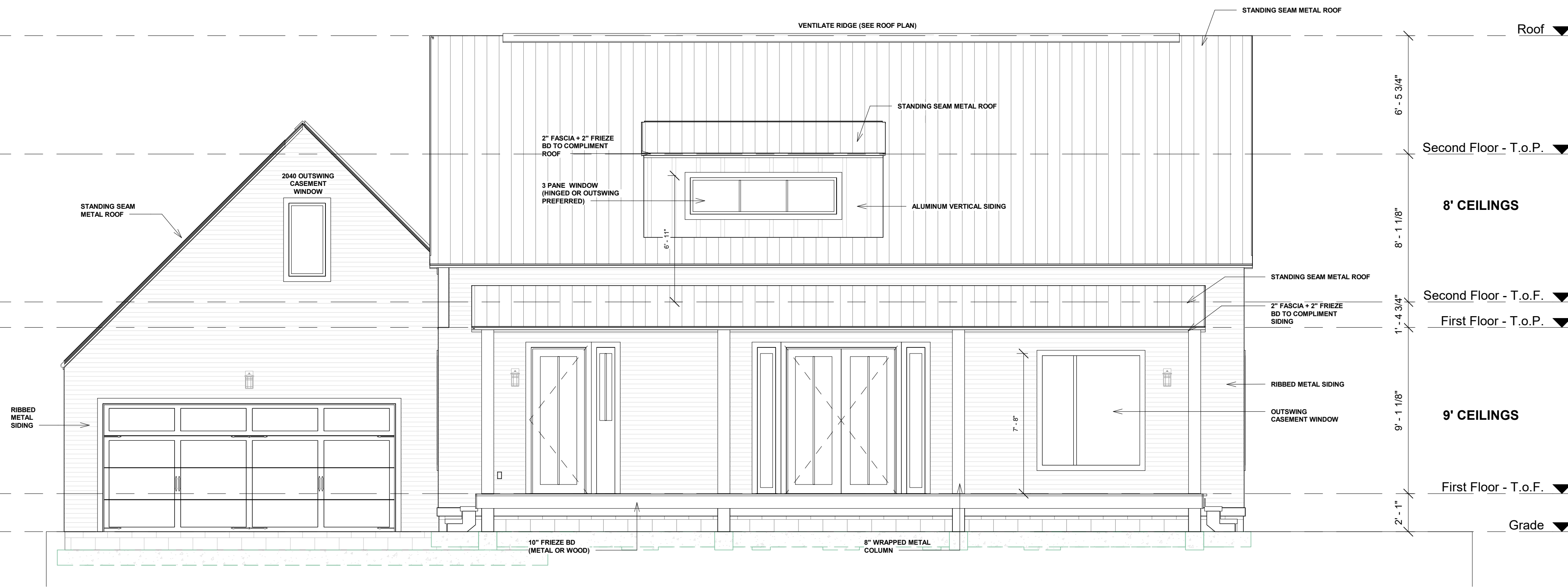
1 ROOF PLAN  
A104 1/4" = 1'-0"

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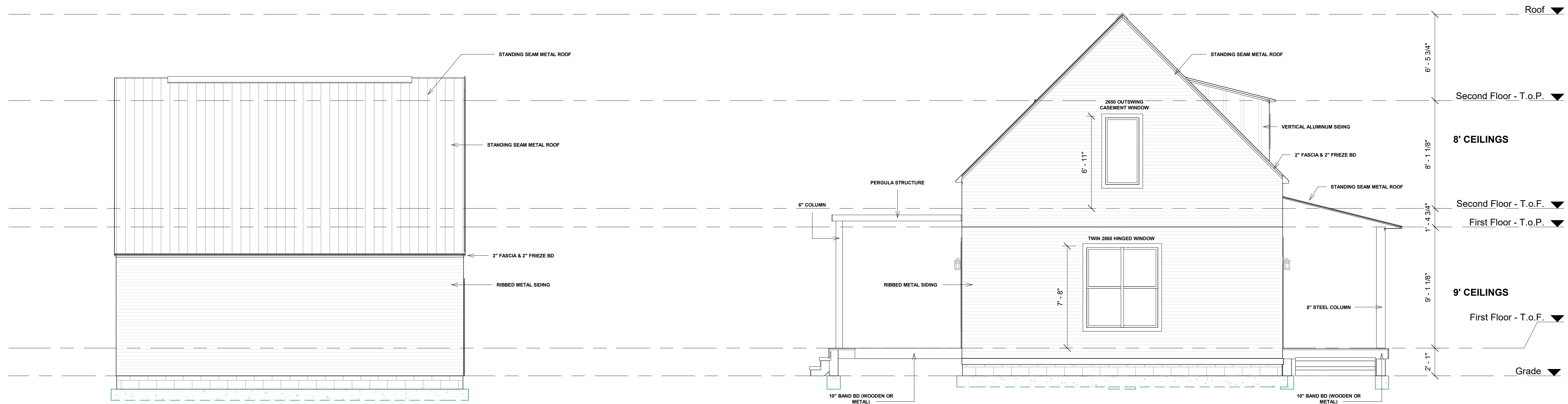
**ROOF PLAN**  
**B. FOX RESIDENCE**  
**MASTER**



**A104**



1 FRONT ELEVATION  
A201 1/4" = 1'-0"

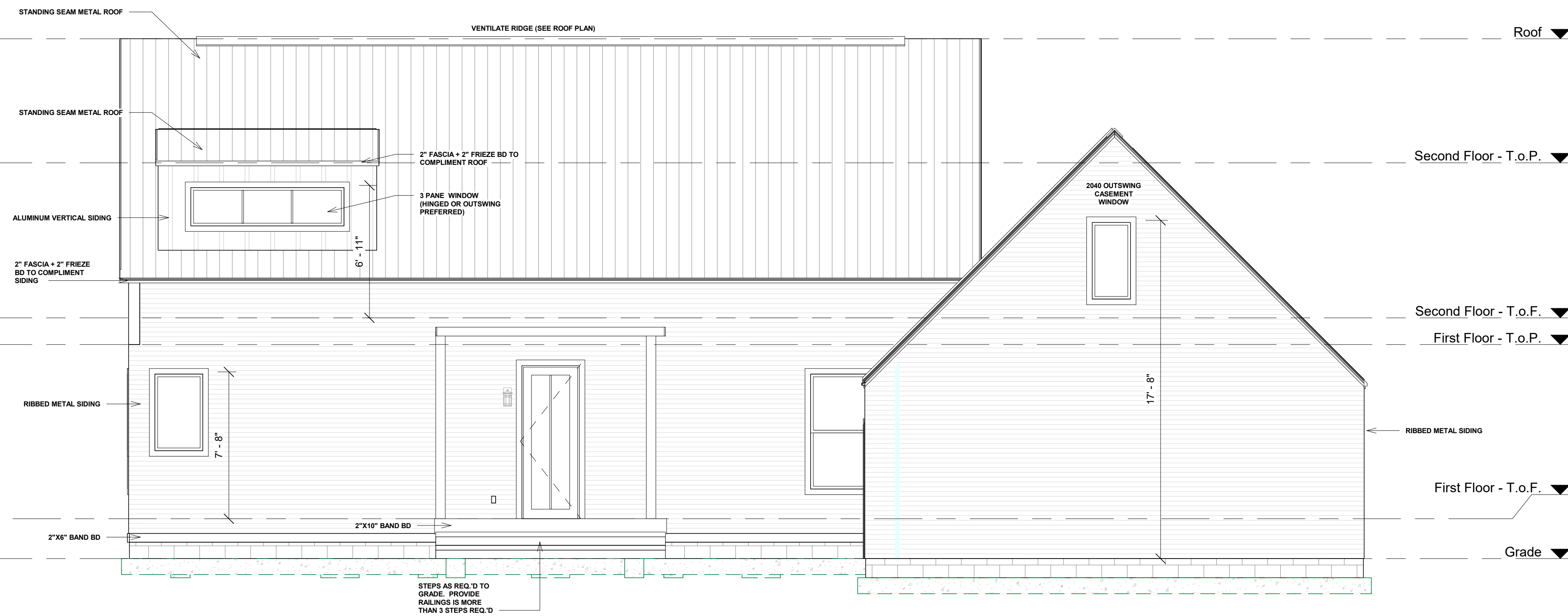


2 LEFT ELEVATION  
A201 1/4" = 1'-0"

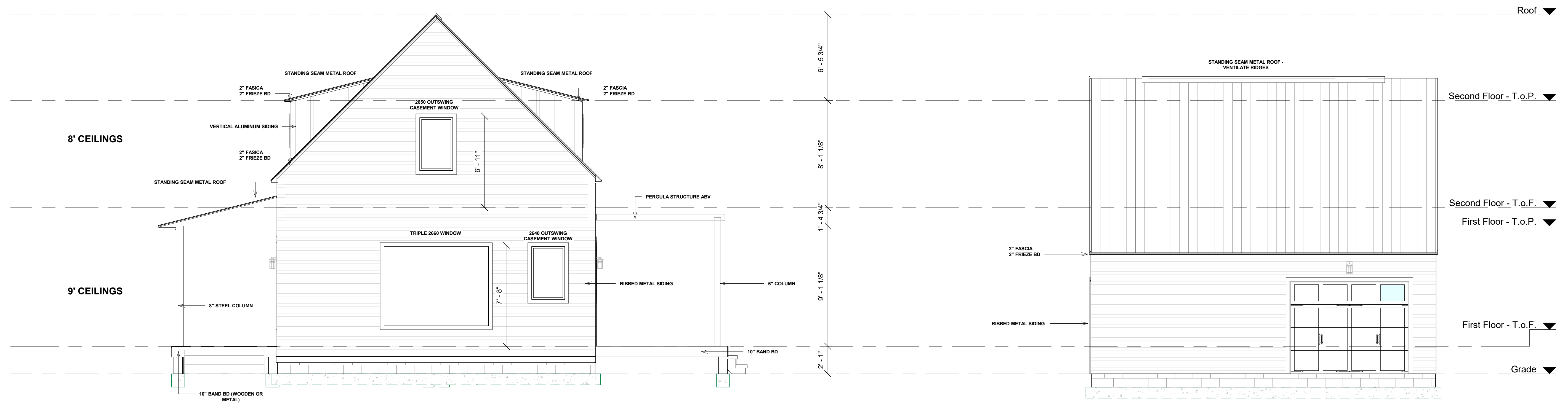
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**FRONT AND LEFT ELEVATIONS**  
**B. FOX RESIDENCE**

**A201**



1 REAR ELEVATION  
A202 1/4" = 1'-0"

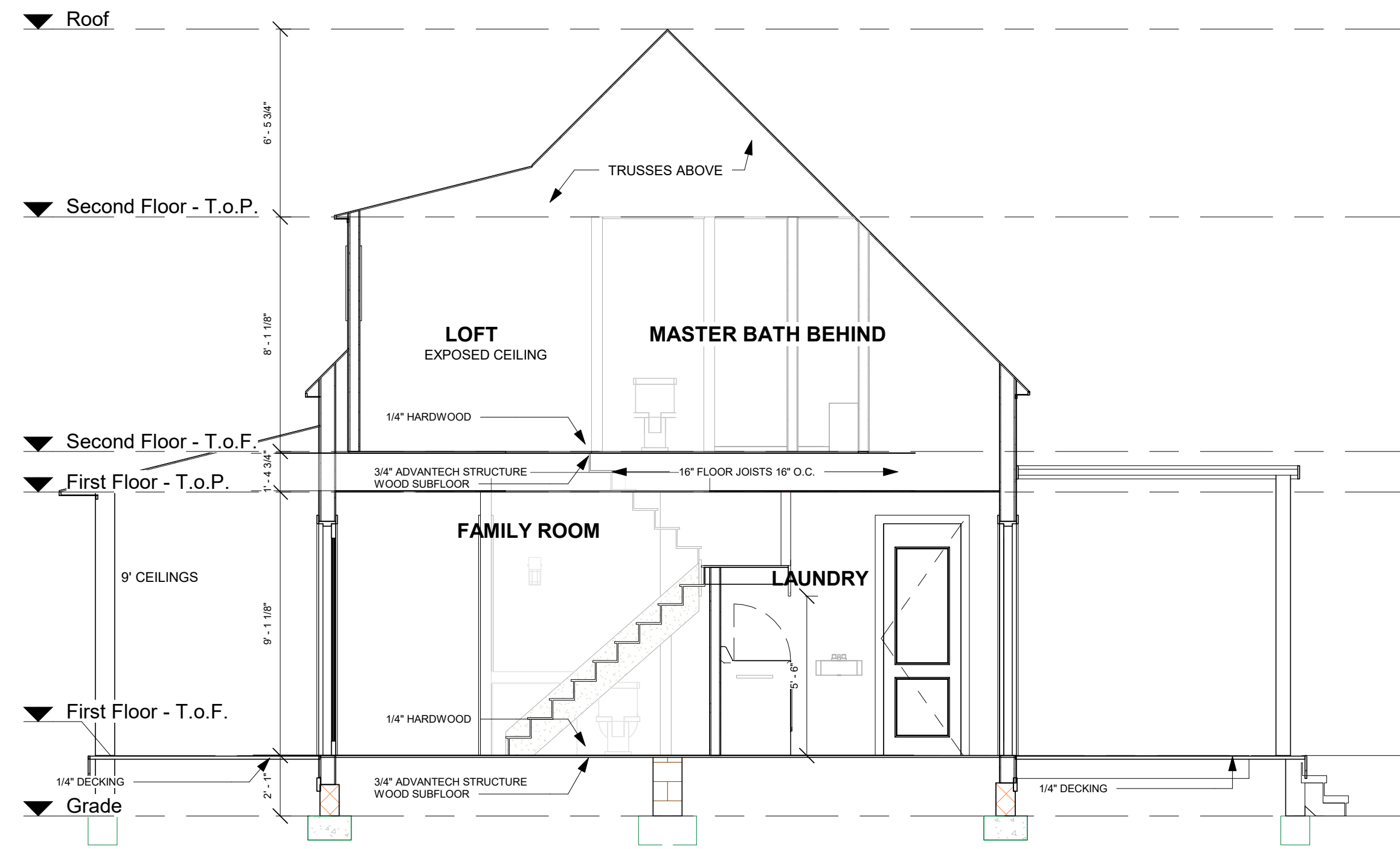


2 RIGHT ELEVATION  
A202 1/4" = 1'-0"

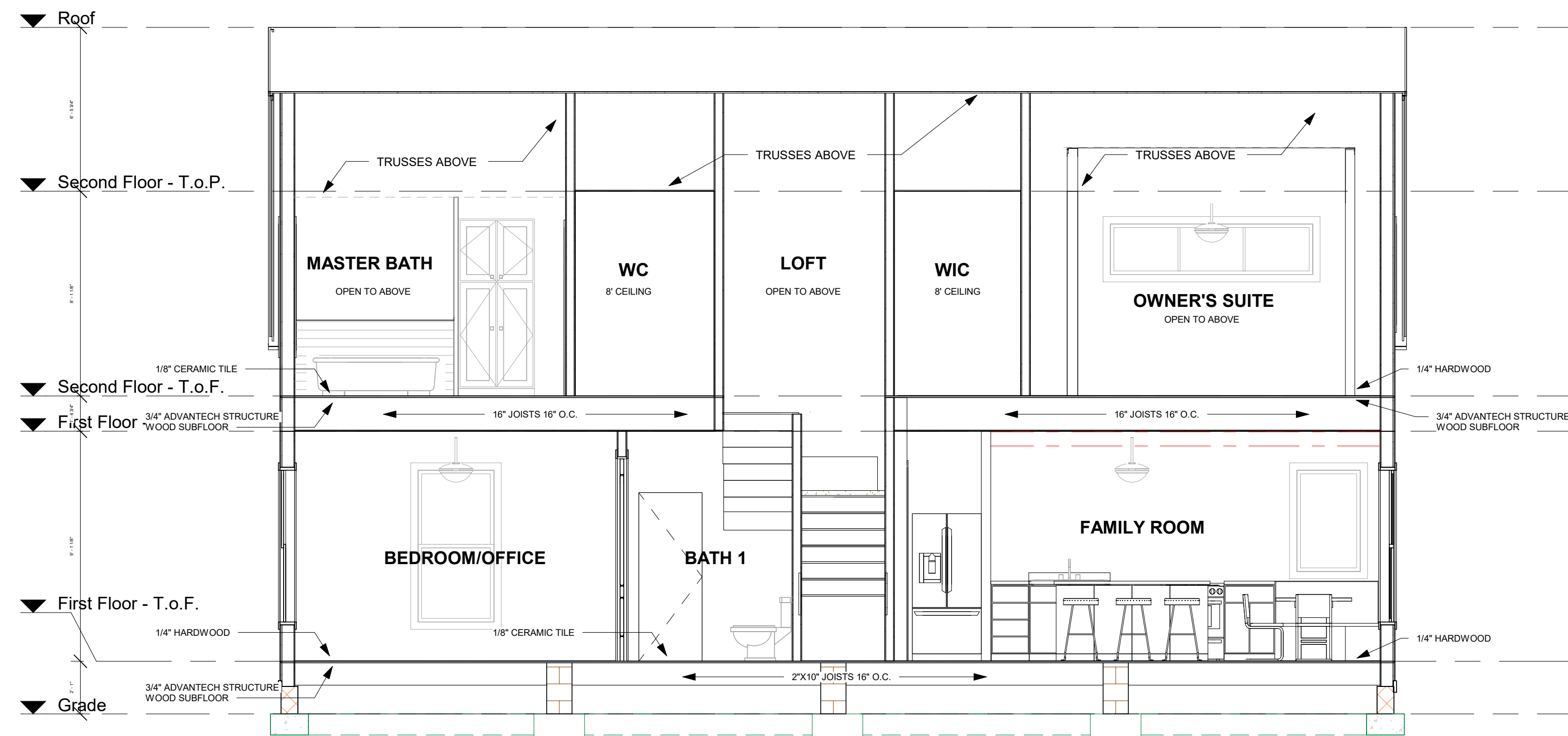
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**REAR AND RIGHT  
ELEVATIONS**  
**B. FOX RESIDENCE  
MASTER**

**A202**



1 TRANSVERSE - SECTION 1-1'  
A301 1/4" = 1'-0"



2 LONGITUDINAL - SECTION A-A'  
A301 1/4" = 1'-0"

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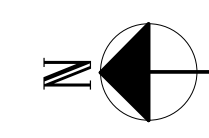
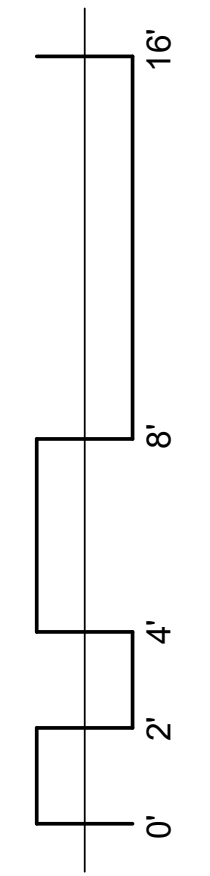
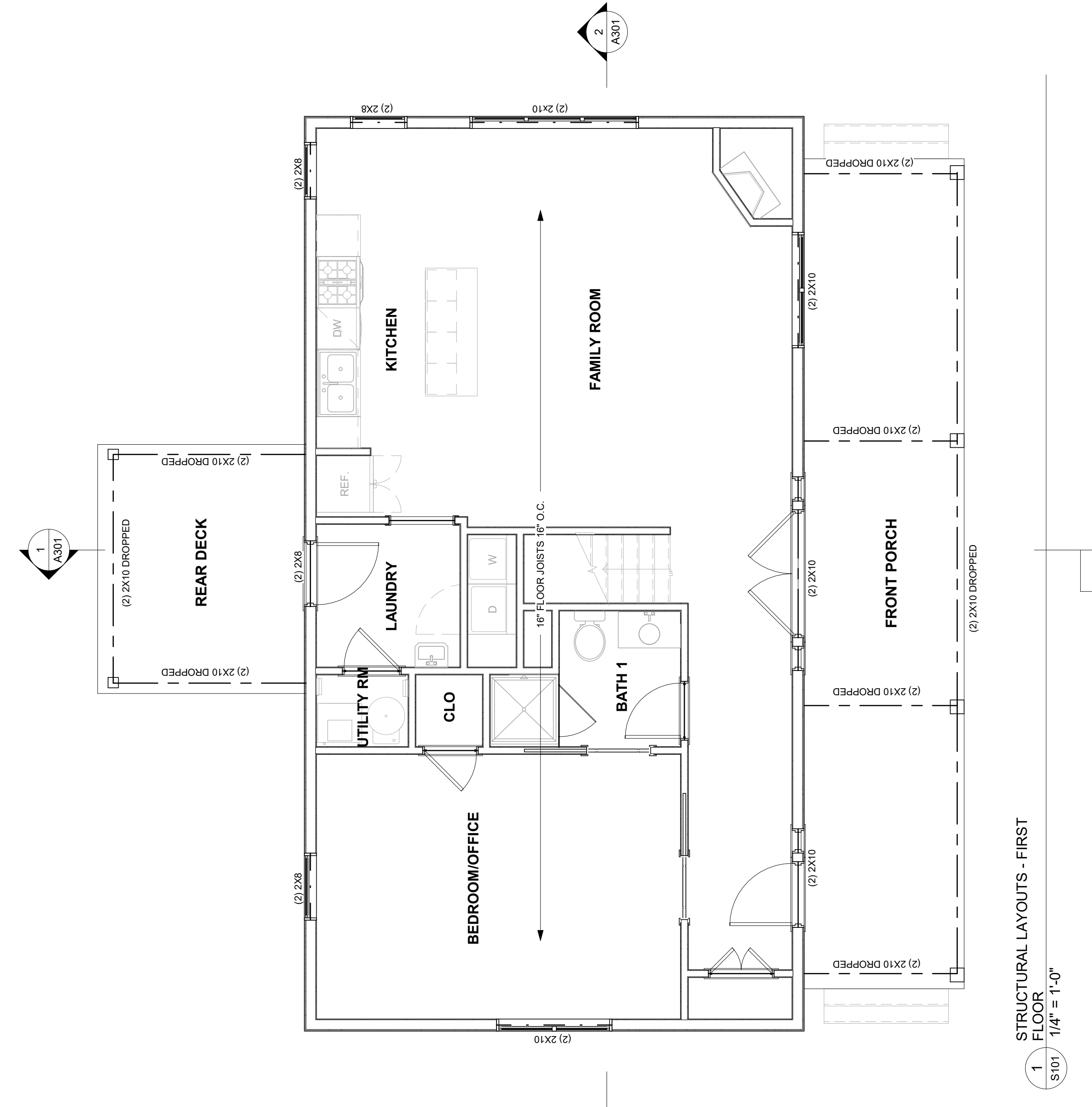
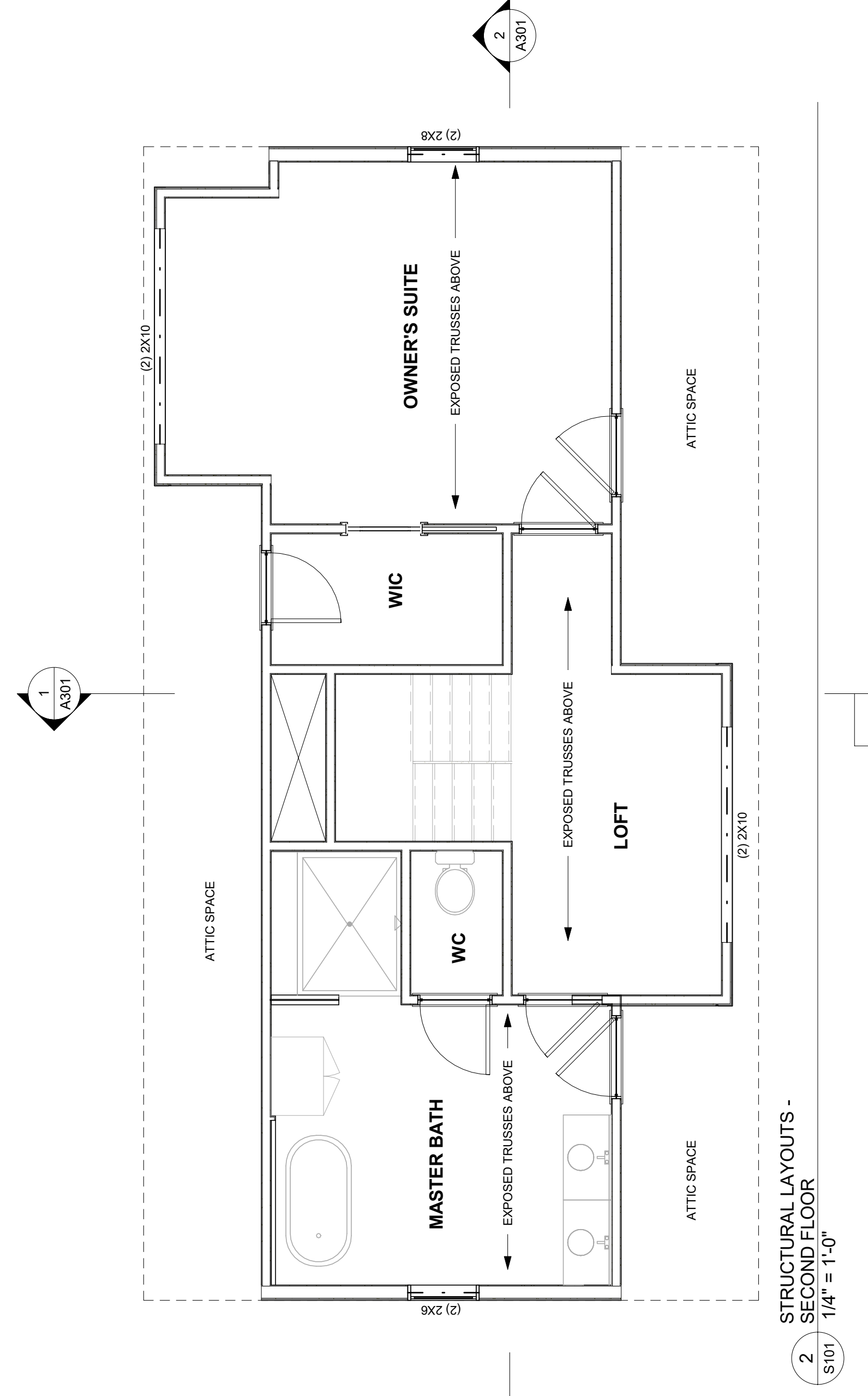
BUILDING SECTIONS

B.FOX RESIDENCE  
MASTER

A301



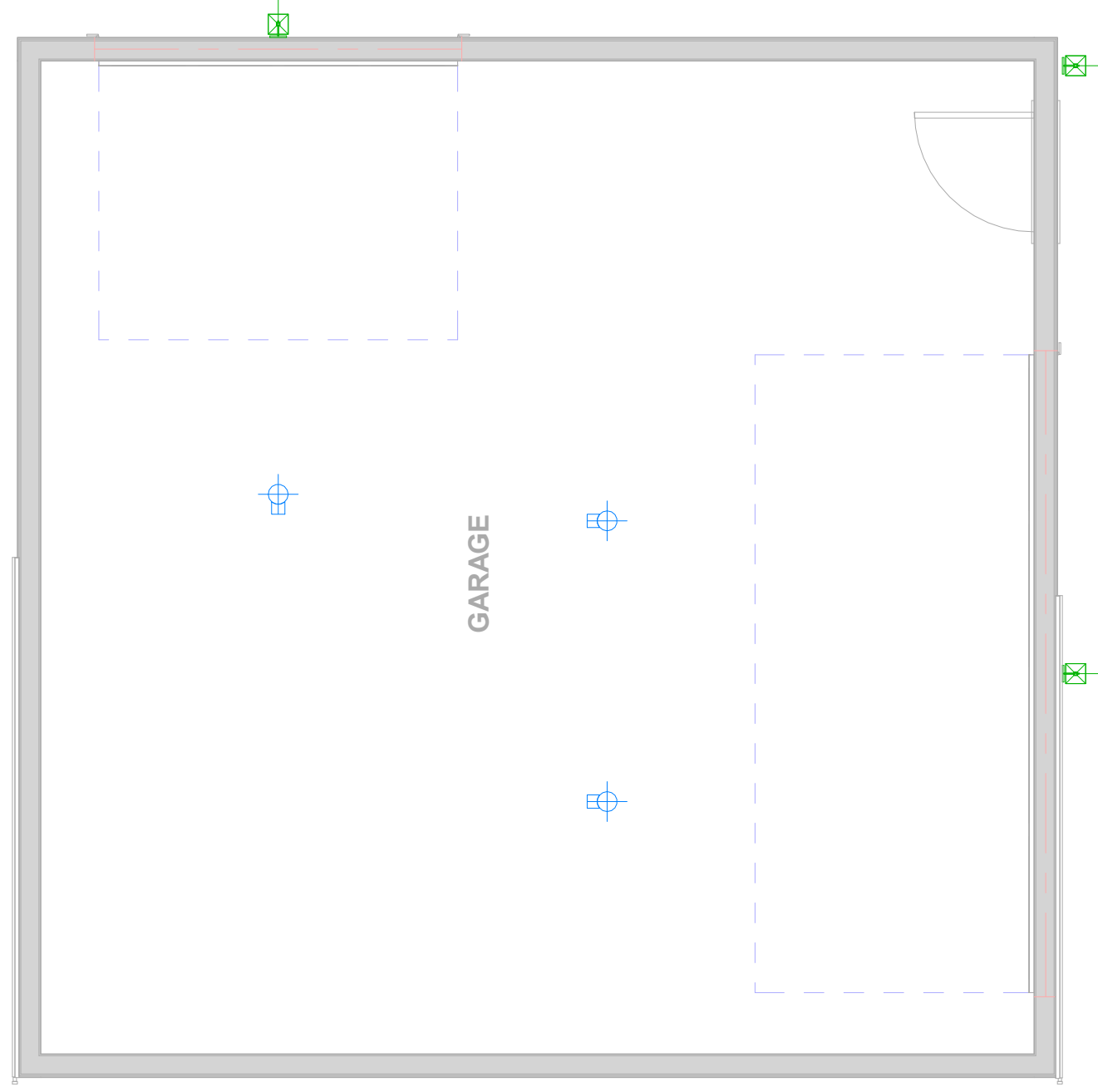
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**STRUCTURAL LAYOUTS**  
B.FOX RESIDENCE  
MASTER

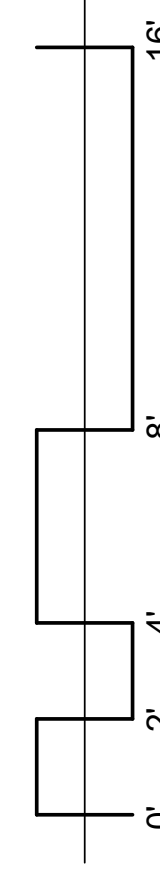
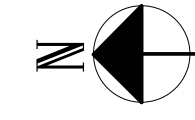
**S101**



### LIGHTING SYMBOLS

⊗	TELEVISION OUTLET	⊕	LED RECESSED LIGHT FIXTURE
S	SINGLE POLE SWITCH	⊕	WATER RESISTANT RECESSED LIGHT FIXTURE
S <sub>3</sub>	THREE (3) POLE SWITCH	⊗	HANGING LIGHT FIXTURE
⊕	DUPLEX OUTLET	⊗	CEILING FAN
⊕	KEYLESS LIGHT FIXTURE	⊕	STRIP LIGHTING
⊕	LED SURFACE LIGHT FIXTURE	⊕	WALL LIGHT FIXTURE
⊕	WALL LIGHT FIXTURE		

NOTES:  
 LIGHTS SHOWN ON PLANS ARE IN LOCATIONS BASED ON FRAMING AND ELECTRICAL CODE  
 FIELD CONDITIONS MAY CAUSE APPROXIMATE LOCATIONS SHOWN TO SHIFT



1 FIRST FLOOR PLAN -  
 ELECTRICAL  
 E101 1/4" = 1'-0"

E101

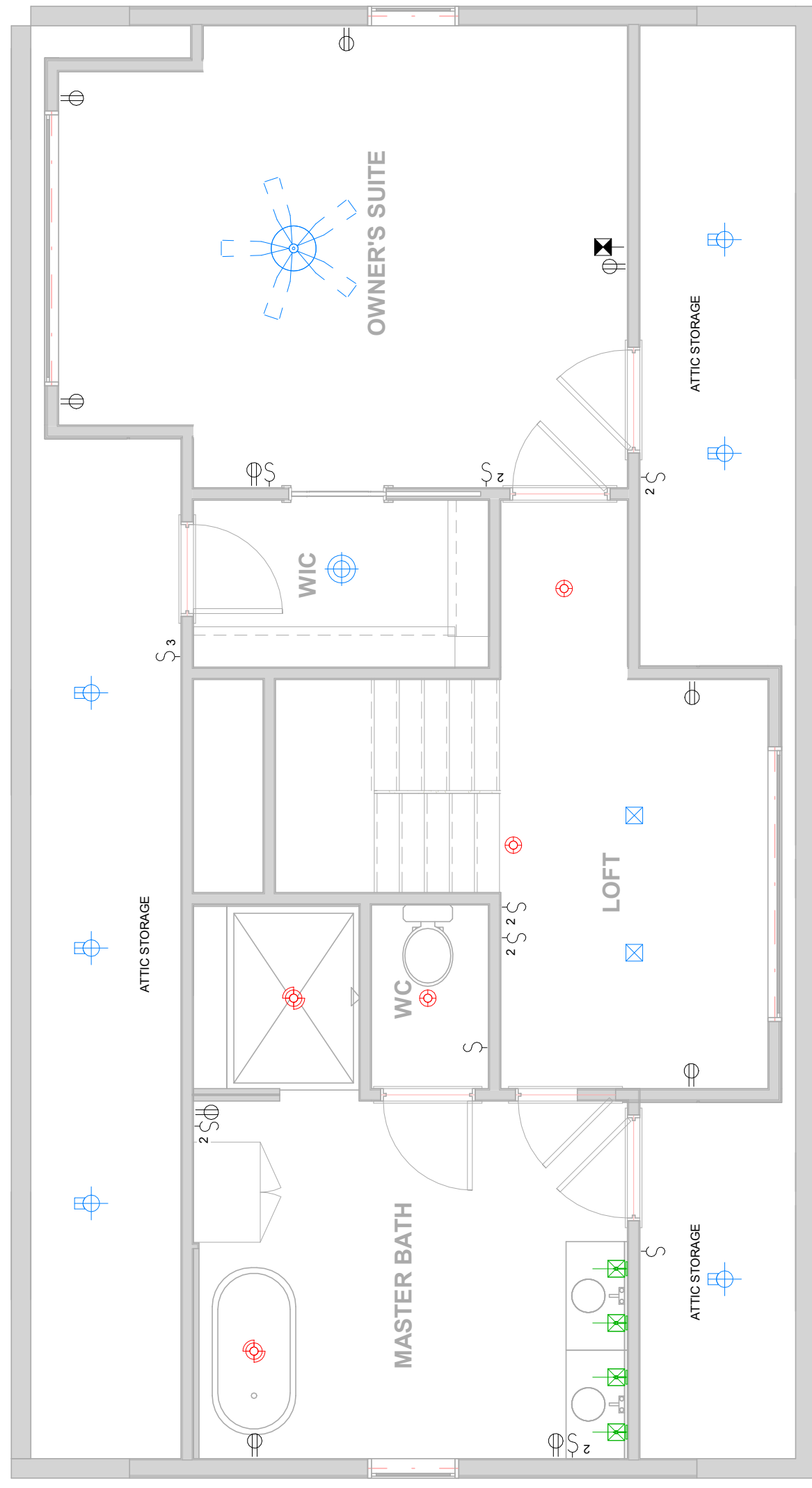
ELECTRICAL LAYOUTS

B.FOX RESIDENCE  
 MASTER

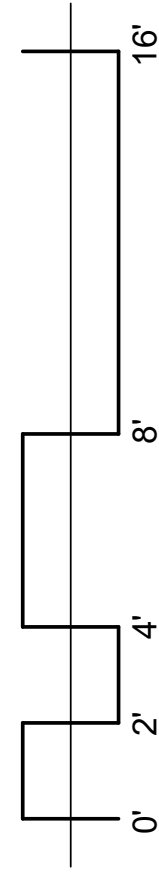
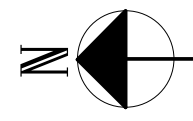
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 archi-TEC-tonic  
 REVISED DATE:  
 07/13/2020

LIGHTING SYMBOLS	
	TELEVISION OUTLET
	SINGLE POLE SWITCH
	THREE (3) POLE SWITCH
	DUPLEX OUTLET
	KEYLESS LIGHT FIXTURE
	LED SURFACE LIGHT FIXTURE
	WALL LIGHT FIXTURE
	LED RECESSED LIGHT FIXTURE
	WATER RESISTANT RECESSED LIGHT FIXTURE
	HANGING LIGHT FIXTURE
	CEILING FAN
	STRIP LIGHTING

NOTES:  
 LIGHTS SHOWN ON PLANS ARE IN LOCATIONS BASED ON FRAMING AND ELECTRICAL CODE  
 FIELD CONDITIONS MAY CAUSE APPROXIMATE LOCATIONS SHOWN TO SHIFT



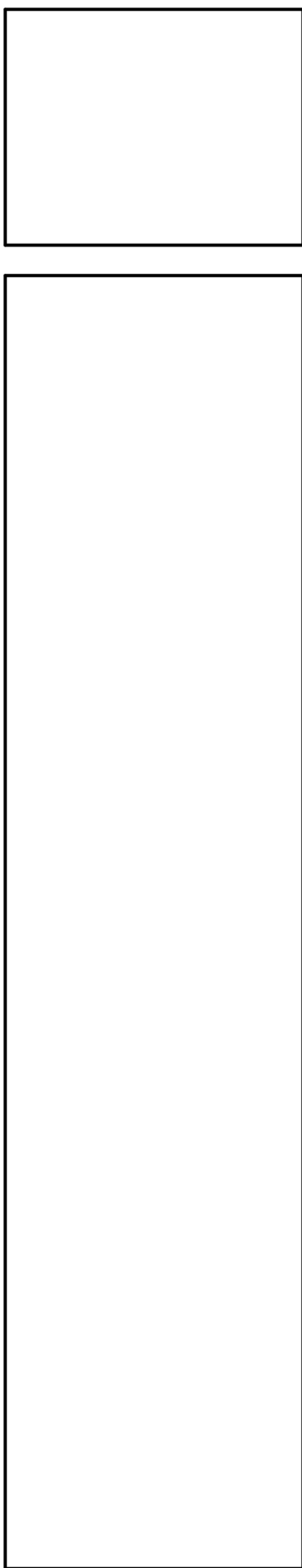
1 SECOND FLOOR PLAN -  
 ELECTRICAL  
 E102 / 1/4" = 1'-0"



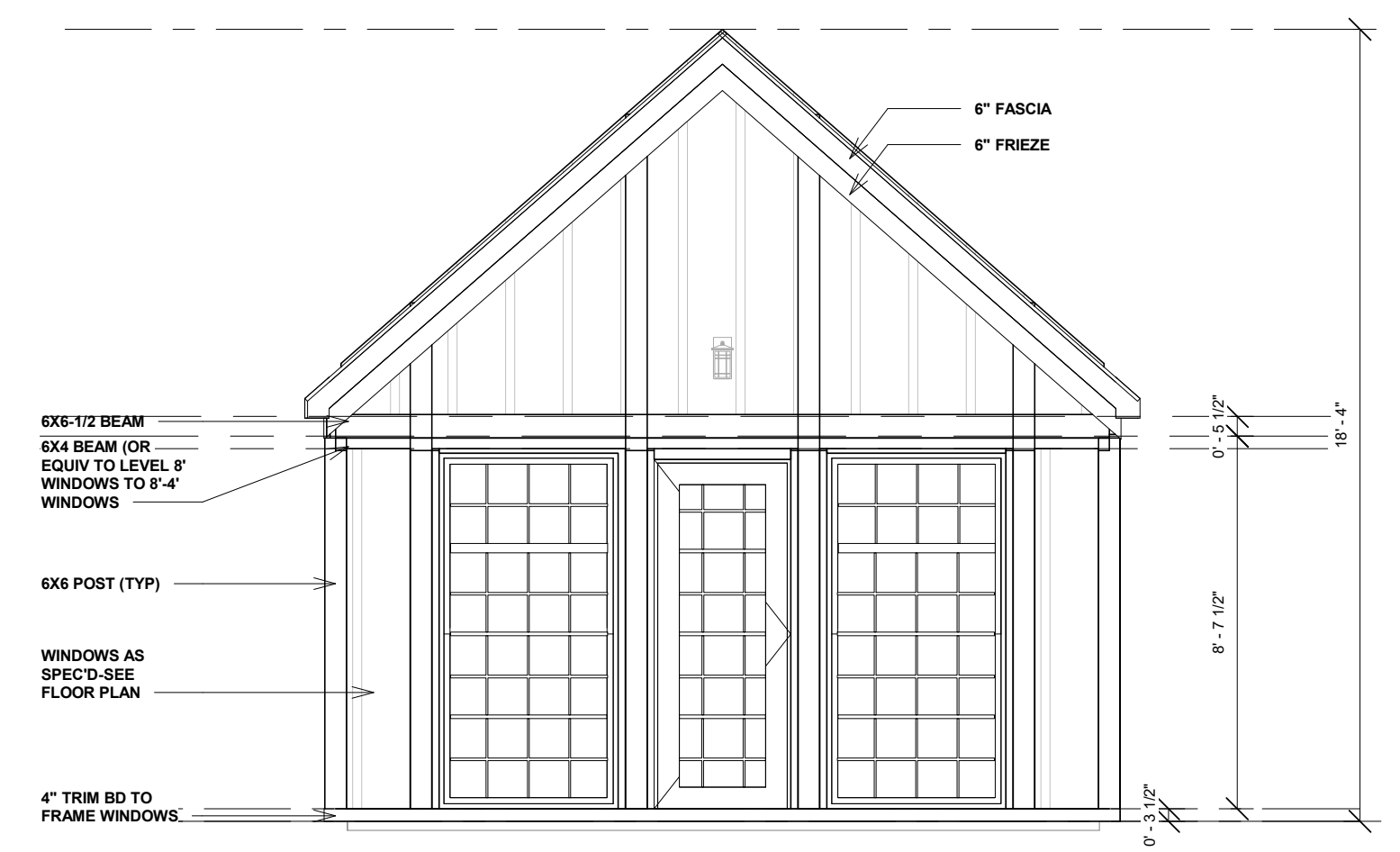
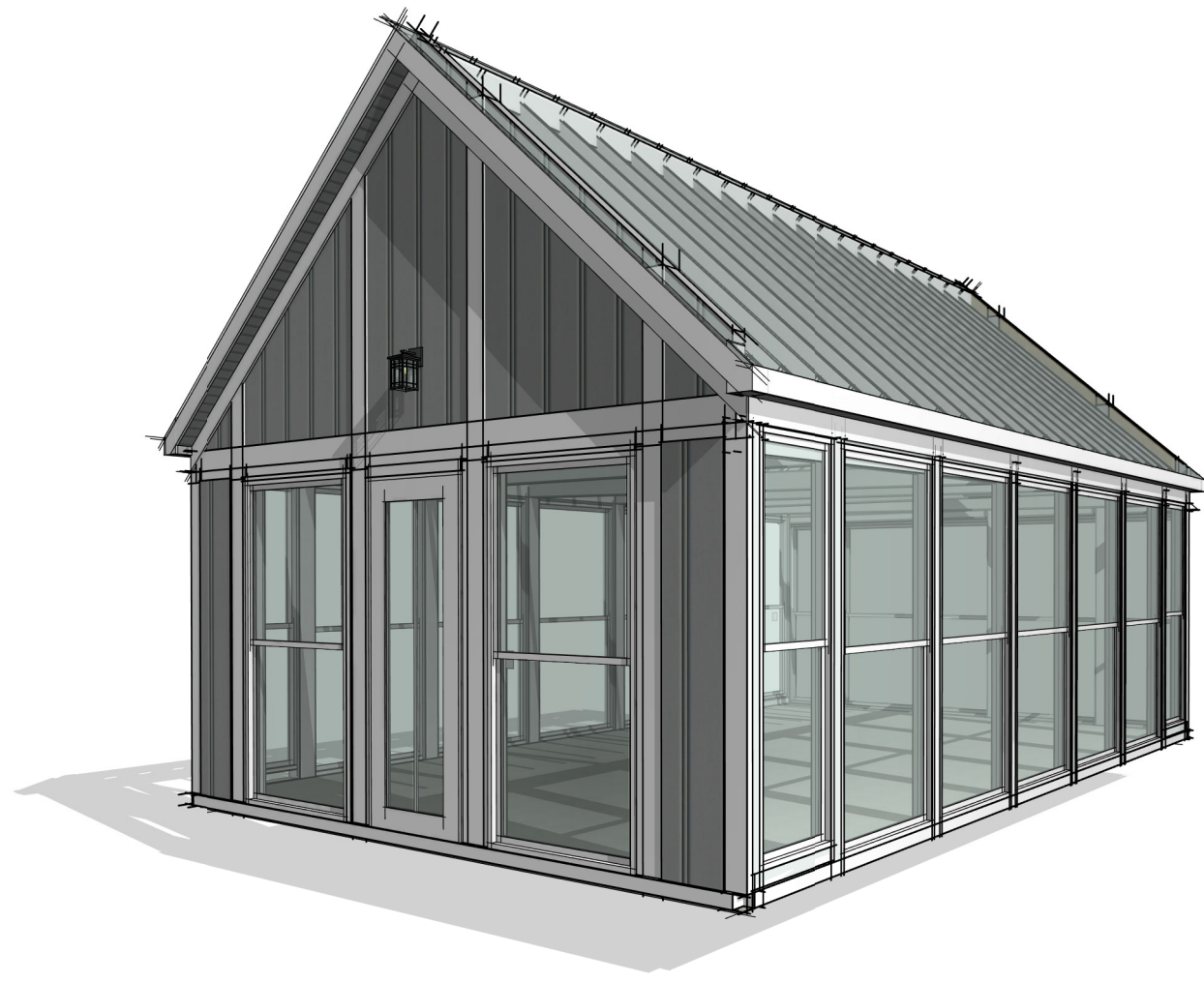
**E102**

**ELECTRICAL LAYOUTS**  
 B.FOX RESIDENCE  
 MASTER

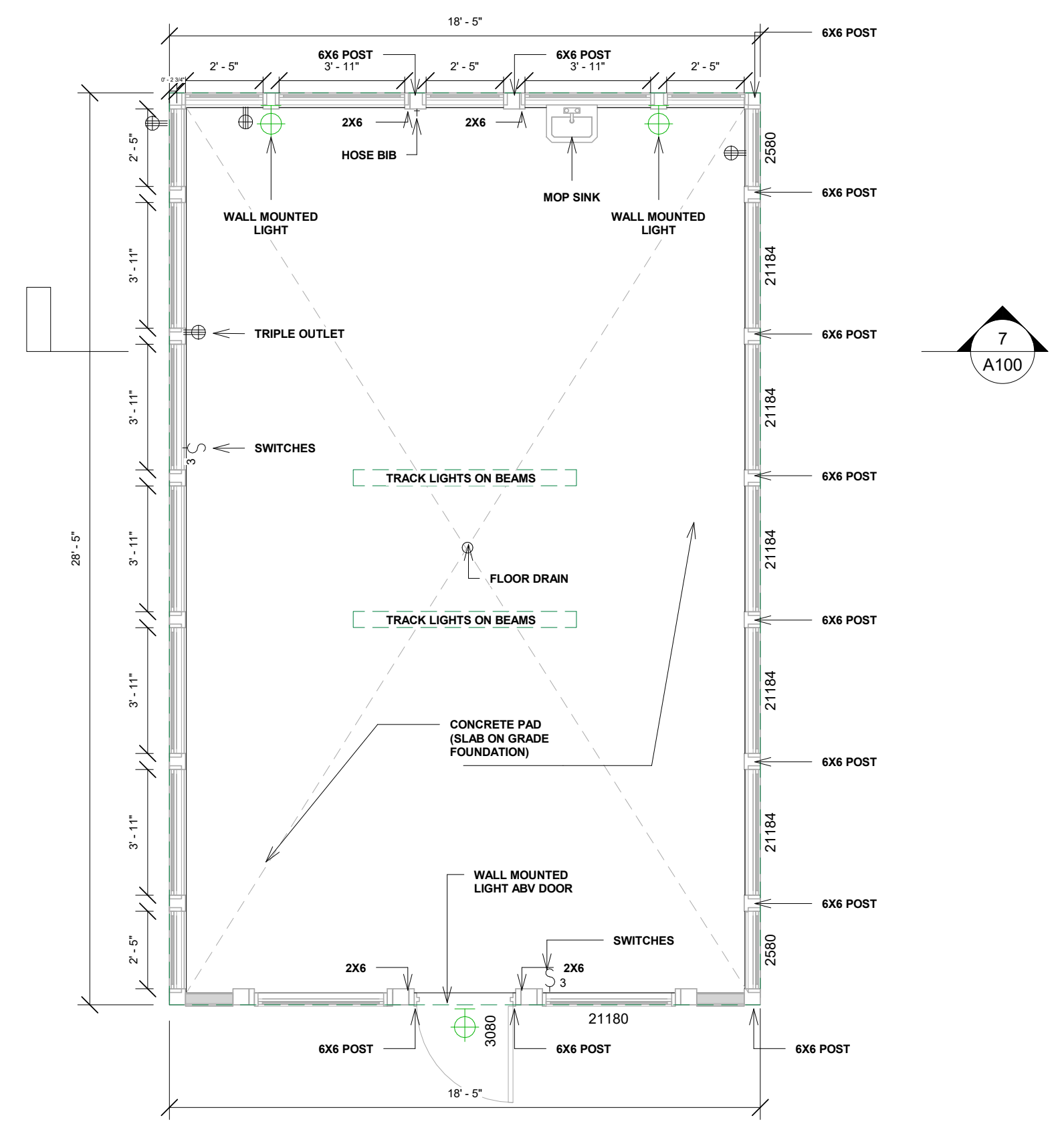
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 archi-TEC-tonic  
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NOTE: WINDOWS ARE SHOWN WITHOUT EXISTING MULLIONS, WINDOWS WILL BE USED AS EXISTING (WITH MULLIONS)

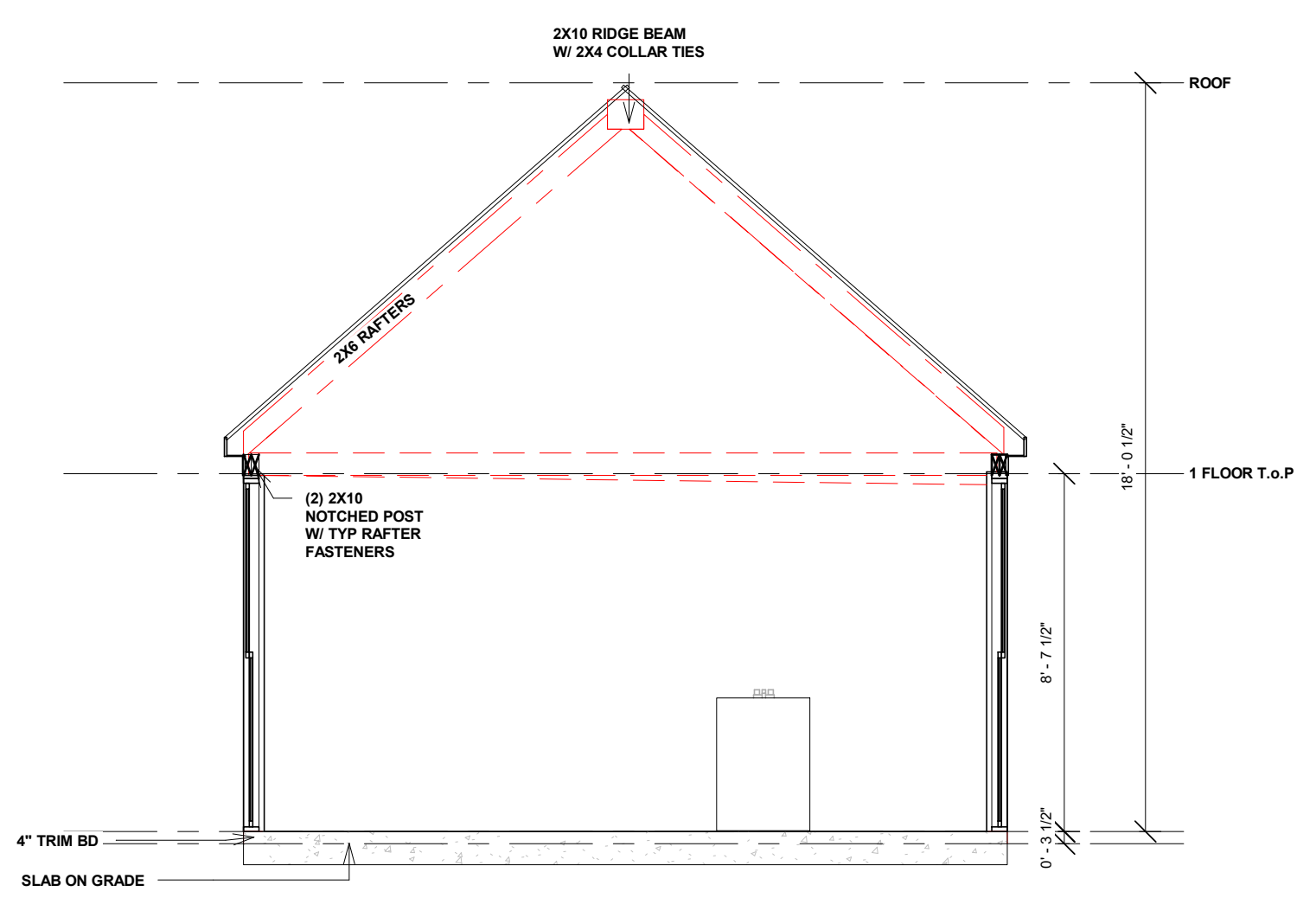


3 FRONT ELEVATION  
1/4" = 1'-0"

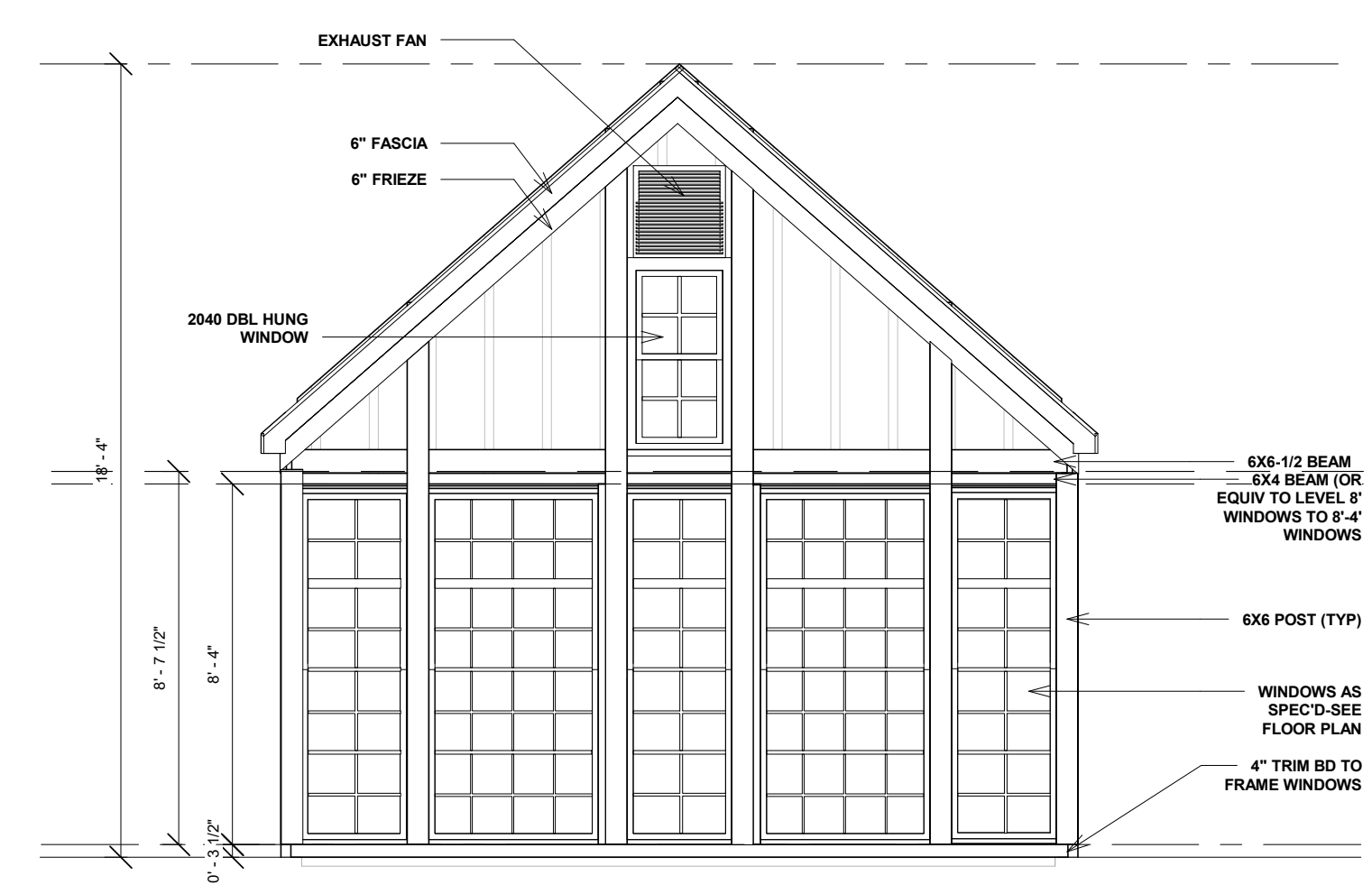


1 FIRST FLOOR PLAN  
1/4" = 1'-0"

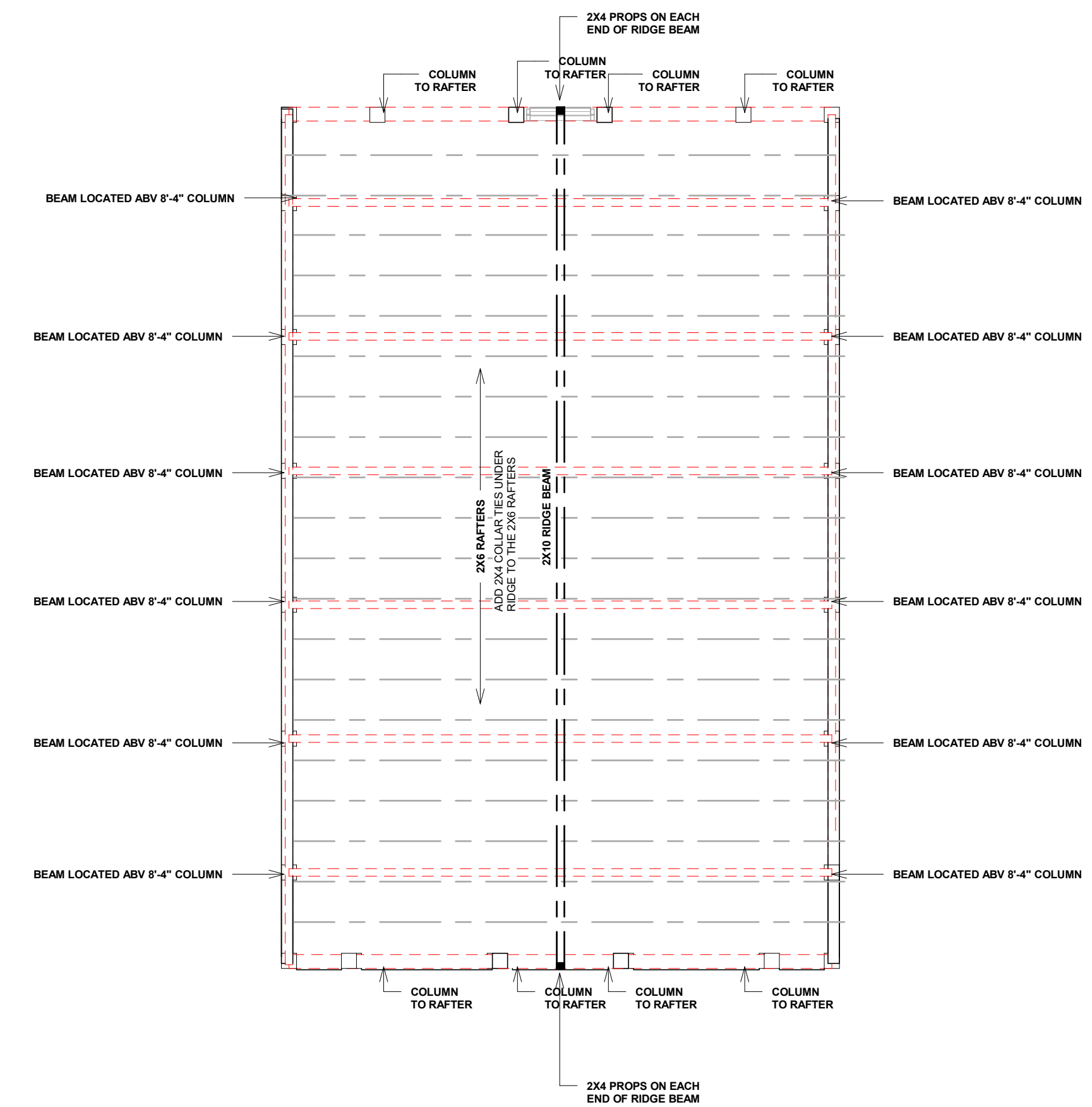
6 3D View- OVERALL  
A100



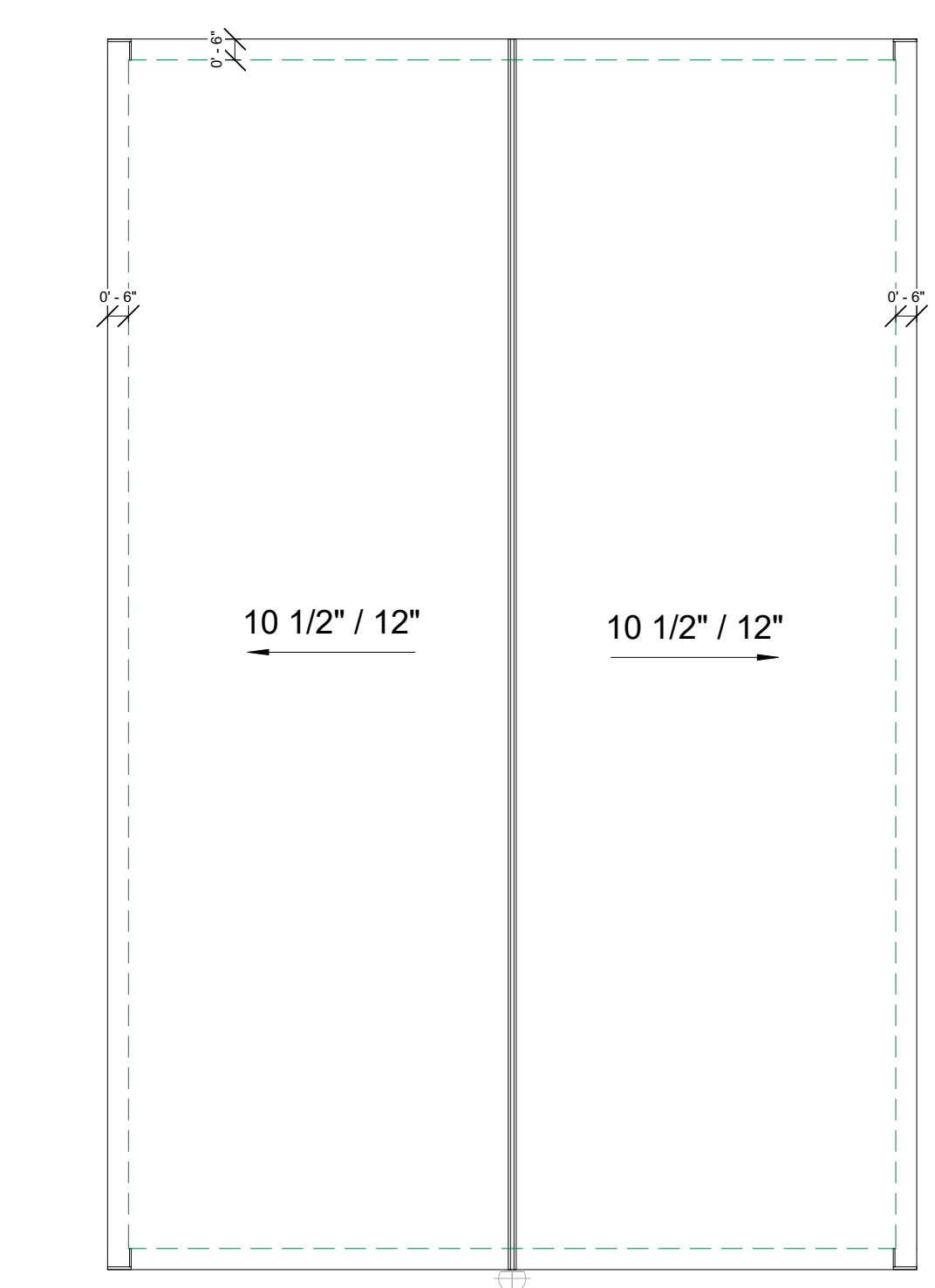
7 LONGITUDINAL - SECTION A-A  
1/4" = 1'-0"



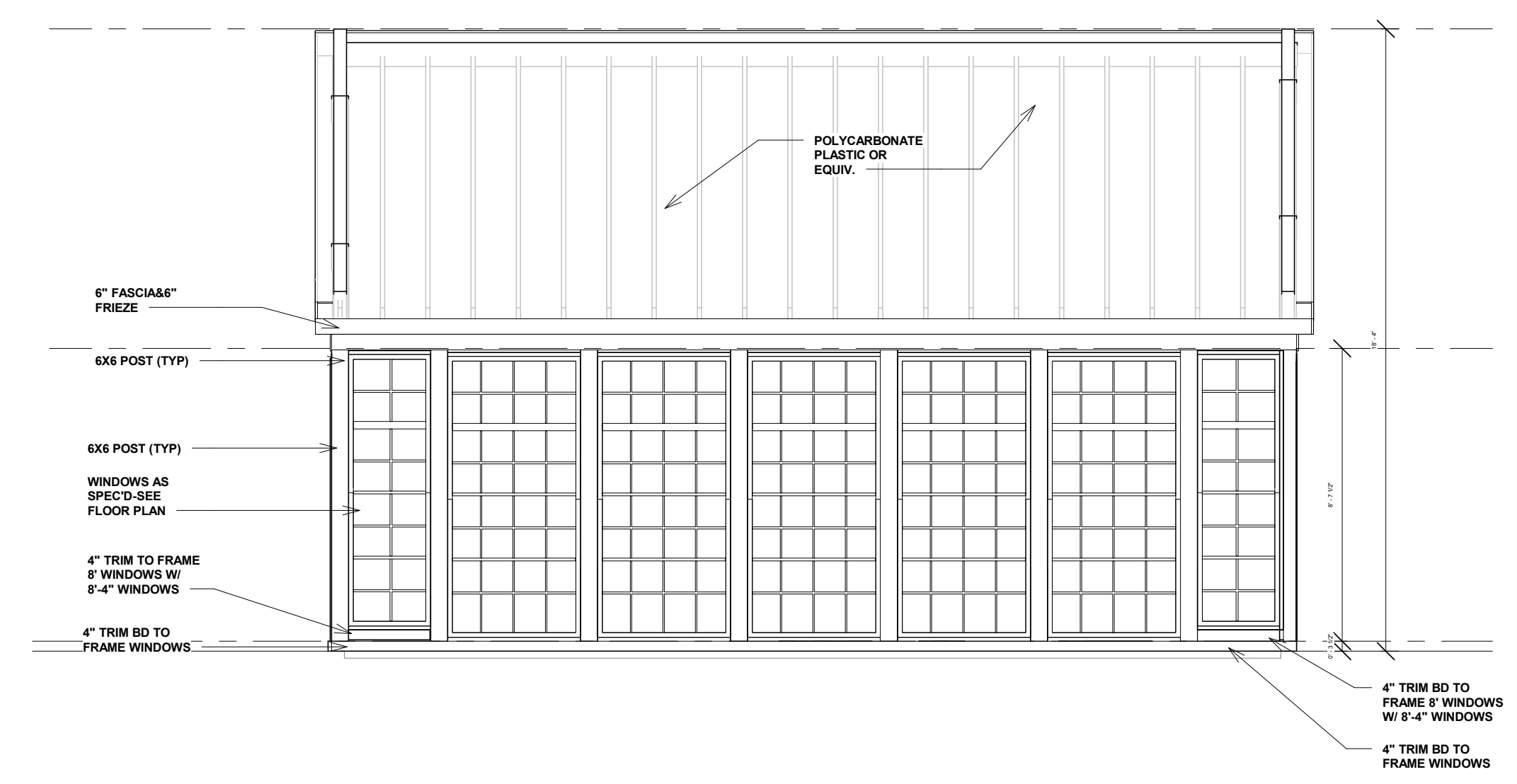
5 REAR ELEVATION  
1/4" = 1'-0"



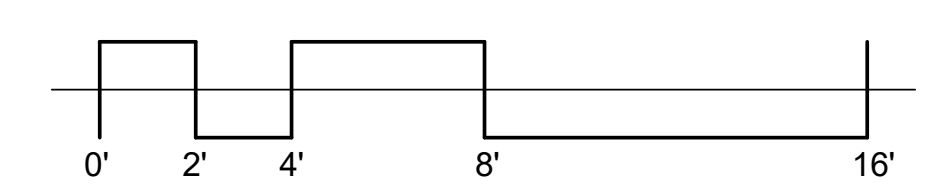
2 STRUCTURAL LAYOUTS - SECOND FLOOR PLAN  
1/4" = 1'-0"



8 ROOF PLAN  
1/4" = 1'-0"



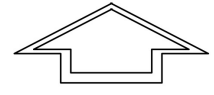
4 RIGHT AND LEFT ELEVATION  
1/4" = 1'-0"



DRAWN DATE:  
05/18/2021  
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05/08/2021

ARCHITECTURAL  
PLANS  
B. FOX RESIDENCE  
GREENHOUSE

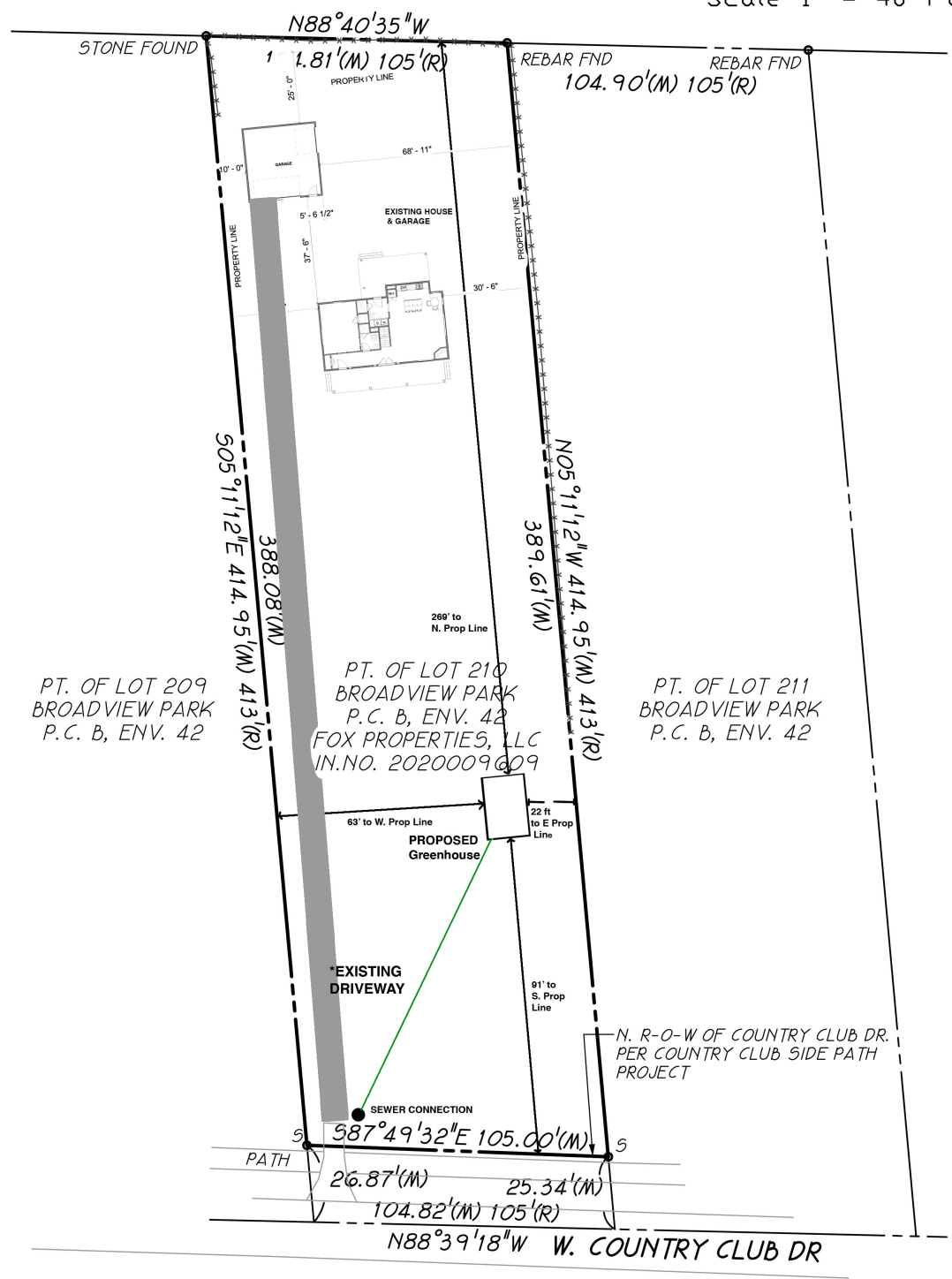
A100



NORTH



Scale 1" = 40 ft

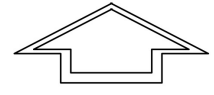


PT. OF LOT 210 BROADVIEW PARK  
 FOX PROPERTIES, LLC  
 820 W. COUNTRY CLUB DRIVE  
 BLOOMINGTON, IN

**BBB**  
 BYNUM FANYO & ASSOCIATES, INC.  
 528 North Walnut Street  
 Bloomington, Indiana 47404  
 Phone (812)332-8030 Fax (812)339-2990

Date: 7-7-2020

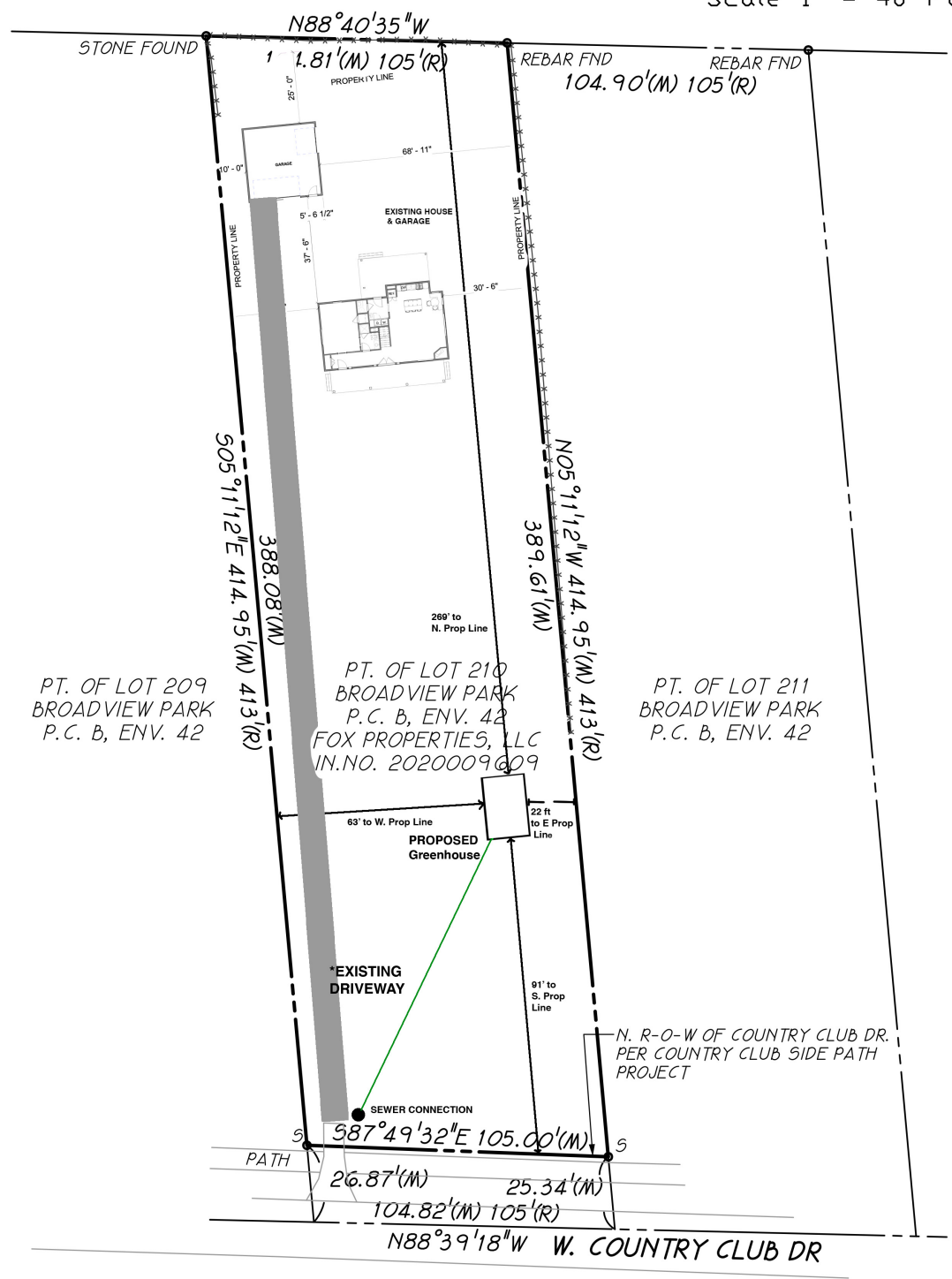
Project No: 5020063



NORTH



Scale 1" = 40 ft



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