

# CITY OF BLOOMINGTON



October 21, 2021 @ 5:30 p.m.  
Zoom Meeting:

<https://bloomington.zoom.us/j/93527989581?pwd=d0t0bkVSOEhIRIhnYlhNWERwYTFrQT09>

Meeting ID: 935 2798 9581  
Passcode: 282349

**CITY OF BLOOMINGTON  
BOARD OF ZONING APPEALS  
October 21, 2021 at 5:30 p.m.**

❖ **Virtual Meeting:**

<https://bloomington.zoom.us/j/93527989581?pwd=d0t0bkVSOEhIRlhnYlhNWERwYTFrQT09>

Meeting ID: 935 2798 9581

Passcode: 282349

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**ROLL CALL**

**APPROVAL OF MINUTES:** June 24, 2021  
September 23, 2021

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

**PETITION CONTINUED TO:** November 18, 2021

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**PETITIONS:**

- V-16-21      **Michael Coradro (Johnson Creamery)**  
335 W. 8<sup>th</sup> St.  
Request: Variance from front building setback standards.  
*Case Manager: Eric Greulich*
- CU-18-21      **Shawn Eurton**  
412 E. 4<sup>th</sup> St.  
Request: Conditional Use approval to allow the use “Student Housing or  
Dormitory” in the University Village Downtown Character Overlay in the Mixed-  
Use Downtown (MD-UR) zoning district to allow for one new building containing  
two, four-bedroom apartments.  
*Case Manager: Eric Greulich*
- V-19-21      **Wayne and Danielle Poole**  
916 S. Morton St.  
Request: Variance from rear yard building setback standards to allow for an  
addition to an existing residence in the Mixed-Use Medium Scale (MM) zoning  
district.  
*Case Manager: Eric Greulich*

**\*\*Next Meeting: November 18, 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).*

**BLOOMINGTON BOARD OF ZONING APPEALS**  
**STAFF REPORT**  
**LOCATION: 335 W. 8<sup>th</sup> Street**

**CASE #: V-16-21**  
**DATE: October 21, 2021**

**PETITIONER:** Michael Cordaro (Johnson Creamery)  
 400 W. 7<sup>th</sup> Street, Bloomington

**CONSULTANTS:** Ratio Architects, LLC.  
 101 S. Pennsylvania St., Indianapolis

Smith Design Group  
 2755 E Canada Drive, Bloomington

**REQUEST:** The petitioner is requesting a variance from the front building setback standards that require a minimum of 70% of a building to be at the build-to-line.

**BACKGROUND:**

**Area:** 1.3 acres  
**Current Zoning:** Mixed Use Downtown (MD) – Downtown Core Overlay  
**Comp Plan Designation:** Downtown  
**Existing Land Use:** Surface parking  
**Proposed Land Use:** Multi-family Residential Building  
**Surrounding Uses:** North – Office  
 West – Office  
 East – Showers Building/B-Line Trail  
 South – Office

**REPORT:** The property is located on the north side of 7th Street and extends north to 8<sup>th</sup> Street and is within the Downtown Core Downtown Character Overlay of the Mixed-Use Downtown (MD) zoning district. Surrounding land uses include offices to the north, west, and south with the Showers office building and B-Line Trail to the east. The property currently contains the Johnson Creamery office building and a surface parking area to the north of the building that is used by commercial office tenants. There is a 12' wide platted alley along the west side of this property that runs north/south and connects 7<sup>th</sup> Street to 8<sup>th</sup> Street. There is an underground culvert and 15' wide easement that runs diagonal through the northeast corner of this property which contains a 48" storm water pipe that serves the overall storm water drainage system for the portions of the City upstream of this area.

The Plan Commission recently approved a site plan (SP-11-20) for this site in 2020, however due to difficulties encountered regarding the relocation of the existing box culvert (which necessitated substantial off-site improvements) and concerns about impacts to the stability of the historic smokestack, the petitioner has had to redesign the proposed project. A new site plan has been applied for and is being reviewed by the Plan Commission at the October 18, 2021 hearing under case #SP-27-21. A synopsis of the Plan Commission hearing will be provided to the Board of Zoning Appeals at the October 21, 2021 meeting. The approval of that site plan is contingent upon approval of this variance request.

The petitioner is proposing to remove the surface parking lot on the north side of the site and construct a new 5-story, residential building with 60 dwelling units, 74 bedrooms, and an interior parking area with 18 spaces. There are also 8 existing surface parking spaces that will be remaining. The building will have 44 studio units, 6 one-bedroom units, 6 two-bedroom units, and 4 three-bedroom units. The interior parking garage would be accessed from a drive cut on the alley on the west side and by an entrance on the south side of the building. The petitioner is proposing a 1,000 square foot fitness area along the ground floor of the 8<sup>th</sup> Street frontage and a large outdoor plaza area, two dwelling units, and lobby along the ground floor facing the B-Line. The building is being proposed to be designed to meet the Sustainable Development incentives outlined in Option #1 of the Unified Development Ordinance. This creates a more environmentally sustainable design of the new building and site.

The Unified Development Ordinance requires that buildings within the Downtown Core Overlay district have a minimum of 70% of the building at the front build-to-line. The build-to-line is only applicable along the property frontage on 8<sup>th</sup> Street, all other property lines just have minimum setbacks. Within this Overlay District, the build-to-line is between 0 and 5 feet of the front property line. Due to the location of the underground culvert and 15' wide easement that runs diagonal through the property which prohibits placing any buildings within the easement, the petitioner has had to design a building that follows the edge of the easement without encroaching into it. As a result, only 2% of the building is proposed to be at the build-to-line.

The petitioner is requesting a variance from the front building setback standards to allow 2% of the building to be at the build-to-line rather than the required 70%.

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## CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

**20.06.080(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 found as a result of this petition. The location of the building further back into the property is not expected to have any negative impacts. The petitioners have proposed a large plaza and open space between the building and 8<sup>th</sup> Street and along the B-Line Trail to promote pedestrian interaction and design. This is the only type of improvements allowed within the easement.

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 the building being placed further into the property. The proposed use is multi-family, which is permitted in this zoning district. Concerns related to possibly damaging the historic



smokestack are alleviated by not relocating the culvert, which increases historic preservation values and features for the areas adjacent to the property and community.

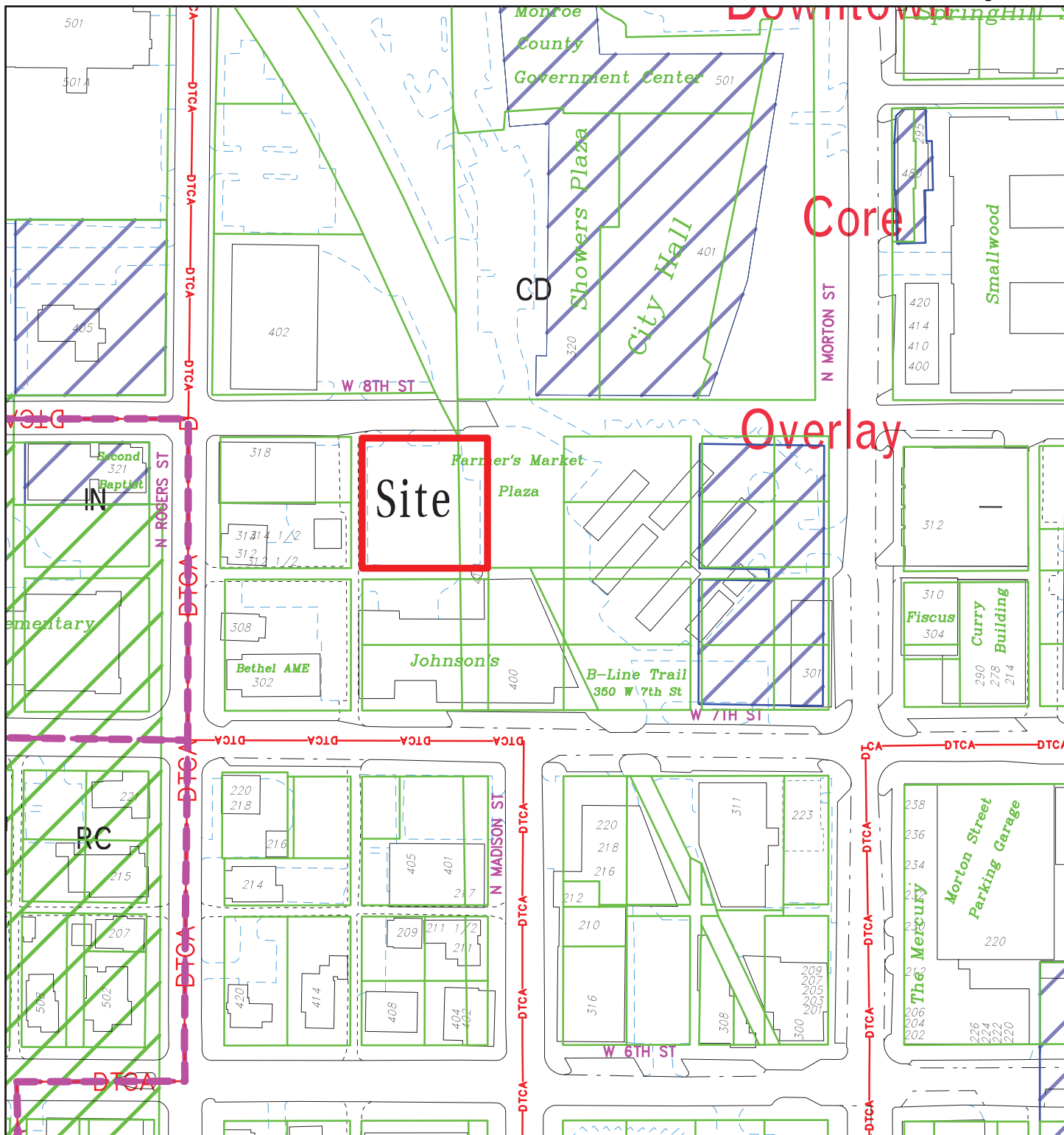
3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**PROPOSED FINDING:** The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that it would require the building to be placed in a portion of the property that is encumbered with an existing stormwater easement and culvert. The difficulties are peculiar to the property in question in the location of the easement and culvert that runs diagonal through the corner of the property creates very little buildable area along the required build-to-line. The culvert does not serve this site specifically, but is part of a larger city-wide system and therefore substantial off-site improvements would have been required to relocate the culvert. The petitioner has maximized the amount of building frontage at the build-to-line. The granting of the variance will relieve the practical difficulties and allow the surface parking lot to be removed and the property to be redeveloped with new housing units in a manner consistent with the goals of the Community and the Comprehensive Plan for encouraging infill redevelopment opportunities.

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**RECOMMENDATION:** Based upon the written findings above, the Department recommends that the Board of Zoning Appeals adopt the proposed findings and recommends approval of V-16-21 with the following conditions:

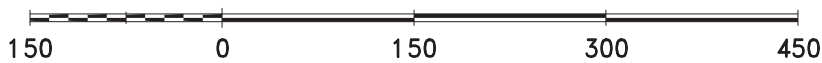
1. Approved per terms and conditions of Plan Commission case #SP-27-21.
2. Elevations and renderings for the building permit must be consistent with submitted documents.
3. This variance is for the proposed site plan and elevations as submitted only. Any future site plans must meet all UDO requirements.



Johnson Creamery

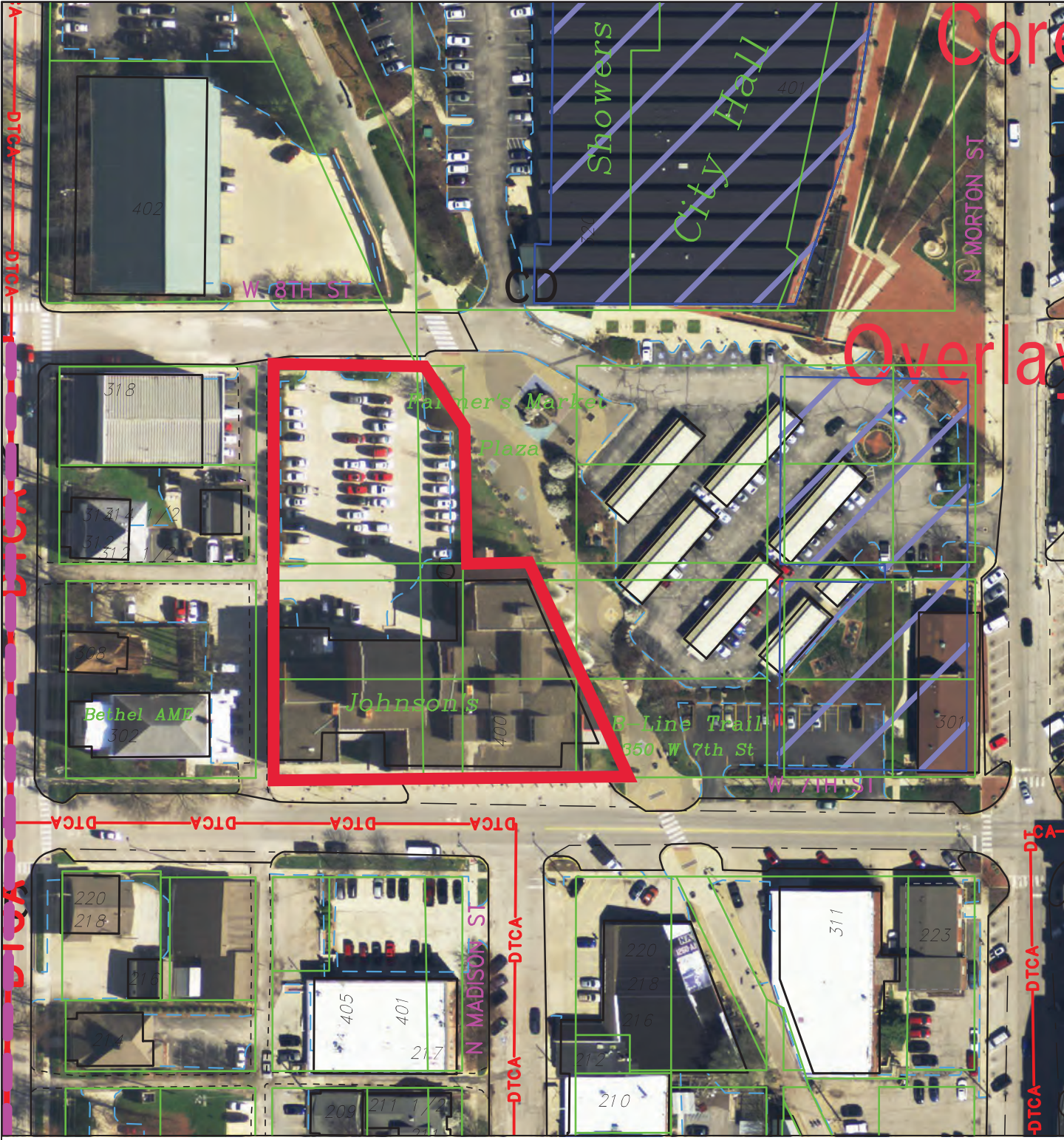
City of Bloomington  
Planning & Transportation

By: greulice  
27 Mar 20

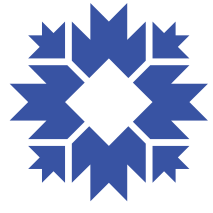


Scale: 1" = 150'

For reference only; map information NOT warranted.



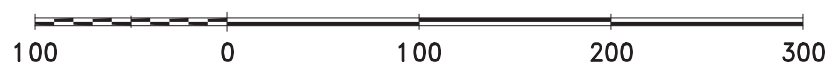
City of Bloomington  
 Planning & Transportation



Scale: 1" = 100'



By: greulice  
 27 Mar 20



For reference only; map information NOT warranted.



Peerless Development  
105 South York Street  
Suite 450  
Elmhurst, IL 60126



October 4, 2021

### Petitioner's Statement – 335 West 8<sup>th</sup> Street, Bloomington, Indiana

The proposed development at 335 W Eighth Street is approximately 45,000 square feet, five story apartment building. The site is part of the larger Johnson Creamery property and will be located on the northern end of the site where a parking lot currently exists. It is bound by 8<sup>th</sup> street to the north, the B-Line to the east and an alley to the west. The existing Johnson Creamery building, and associated smokestack will not be altered as part of this project. The first level of the building will consist of approximately (18) covered parking spaces for residents along with the main entrance lobby for residents and service / mechanical areas, an amenity space and 2 residential units. Floors 2-5 will consist of all residential units. The total unit count is approximately 60 units – 44 studios, 6 one-bedroom units, 6 two-bedroom units, and 4 three-bedroom units.

The architecture of the building is meant to reference the character of the surrounding area and the properties' industrial historical character. The exterior will contain masonry accents, and other façade materials that appear industrial in nature, color, and design. Due to an existing city-owned box culvert that begins on the Northwest part of the site and continues to run diagonally South and East, the property façade facing 8<sup>th</sup> street will mirror the movement of the culvert to avoid it altogether. Our previous design of this property anticipated relocation of this box culvert, however, the complex logistics, its proximity to the existing smokestack, and the final costs associated with this relocation work proved to be practically unfeasible. The exterior of the building will be a mix of masonry with stone accents, metal siding and fiber cement panels. The north 8<sup>th</sup> street façade features the main building entry and will present to the street a primarily elevation of storefront glazing at the ground floor level with fiber cement and metal panel accents above. Starting at the fourth level, the building façade steps back to scale down the building along the street that is within 15' of the 8<sup>th</sup> street property line. For the upper two levels, the exterior materials switch to a fiber cement panel system to further scale the building back. The east façade faces the B-Line and is slightly stepped in response to the angle of the B-Line fronting the site. The façade closest to the historical smokestack is clad in masonry to create a visual connection with the existing building and a harmonious backdrop for the smokestack. The stepping of the façade, along with variation in material and residential balconies create depth and interest along this primary façade to architecturally engage B-Line. Here, the façade is a combination metal siding and a wood grained panel that to provide a mix of industrial and natural materials. The south and west facades front the rest of Johnson Creamery property and the alley, respectively. These elevations are a bit quieter, but with the same mix of materials to create a cohesive property.

Peerless Development  
 105 South York Street  
 Suite 450  
 Elmhurst, IL 60126



### Standard Variances

**Dimensional Standards:** The standard Build-to-Range in the MD-DC is that a minimum of 70% of the Building Façade should fall at a maximum distance of 0-5' from the lot line. Peerless is asking for a variance to allow the building to be set back diagonally from 8<sup>th</sup> Street on account of trying to avoid the box culvert. This wouldn't conform to the standard in the MD-DC code. This variance is being requested on account of a development hardship.

The maximum height in the DCO is 4 stories, not to exceed 50 feet. The proposed building is 5 stories and approximately 60 feet tall. We are proposing to utilize the Sustainable Development Incentives in Section 20.04.110(d) in order to allow for a taller structure.

To meet the requirements of the sustainable development incentives and allow for increased height, the project will include the following sustainable elements into the design:

1. Light Colored Hardscaping – through the use of concrete work and pavers, more than 80% of the horizontal hardscaping will have an SRI of greater than 29.
2. Covered Parking – On site parking will provide at least 75% under roof cover with a combination of photovoltaic solar panels, vegetation, and membrane surfaces with an SRI higher than 32.
3. Cool or Vegetated Roof – The roof of the proposed project will be a combination of photovoltaic solar panels, vegetation, and low slope roofing materials with an initial SRI of greater than 82. This will constitute more than 70% of the total roof area of the project.
4. Solar Energy – A solar photovoltaic system will cover more than 35% of the roof area of the proposed project.

**Parking:** The residential units we are proposing would require approximately 45 on-site parking spaces. We are proposing to utilize Section 20.04.060(g) of the UDO that allows for adjustments to the minimum number of parking spaces required based on five different factors. We are proposing to utilize Section #2 (Proximity to Transit) and Section #5 (Modification of Minimum Parking Requirement Based on Parking Study) of that provision to allow for a reduction of required on-site parking.

Section #5 allows for Modification of Minimum Parking Requirements based on a Parking Study. To understand the parking needs for the building, we contracted the firm Desman to perform a parking analysis. In the study, it was recommended based on the projected auto ownership for rental unit analysis they performed to utilize the following ratios of parking spaces per Dwelling Unit Type (the difference being the number of bedrooms) found on page 3. Desman recommended utilizing the following ratios: studio use .5, 1 BR use .90, 2-BR use 1.35, 3-BR

Peerless Development  
105 South York Street  
Suite 450  
Elmhurst, IL 60126



use 1.35. Based on this, the recommended number of required parking spaces is reduced by 4.10 parking spaces to 40.90 on-site parking spaces.

Section #2 allows for a 15% reduction if there is a fixed transit station within  $\frac{1}{4}$  mile. There is a fixed transit stop at 7<sup>th</sup> and Morton which is within a  $\frac{1}{4}$  mile of this site. This 15% reduction allows for a reduction of 6 parking spaces from the reduced amount of 40.90 spaces to 35 (34.77) on-site parking spaces.

The second part of the study Desman provided allowed for a further modification to the minimum number of spaces (Section #5). In their study, they have provided evidence on ways to reduce the required parking amount by implementing a car sharing program. The program requires a partnership with a car sharing company like Zip Car, and by implementing such program, the evidence suggests that we can eliminate between 16 to 20 spaces. Peerless would like to utilize a car sharing program for one space in our garage and thereby eliminate 16-20 spaces based on the research by Desman. This reduction would reduce the number of required on-site spaces to 15-19 spaces.

We look forward to partnering with the City of Bloomington on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Cordaro". The signature is fluid and cursive.

Michael Cordaro  
Founder + Principal

# 335 W 8th STREET PLANNING COMMISSION APPLICATION































**RATIO**

**SITE PLAN**



**LEGEND**

- ① RESIDENT ENTRY + BIKE PARKING
- ② FENCED RESIDENT AMENITY PATIO
- ③ PARKING
- ④ NEW 8TH STREET SIDEWALK AND VEGETATED BUFFER
- ⑤ ORNAMENTAL AND TREE PLANTINGS
- ⑥ OUTDOOR FITNESS



### 335 W 8th Unit Matrix

Floor	Amenity	SF***	Studios	SF/unit*	1 bd	SF/unit	2 bd	SF/unit	3 bd	SF/unit	Support	SF/unit**	Corridor	SF/unit
1	1	1615	0	0	0	0	2	812	0	0	0	1080	1	535
2	0	0	11	512	2	720.5	1	810	1	1320	1	546	1	780
3	0	0	11	512	2	720.5	1	810	1	1320	1	546	1	780
4	0	0	11	512	1	752	1	810	1	1320	1	546	1	780
5	0	0	11	512	1	752	1	810	1	1320	1	546	1	780
TOTAL	1	1615	44	22608	6	4386	6	4864	4	5280	5	3264	5	3655
BEDS			44		6		12		12					

<b>TOTAL UNITS</b>	<b>60</b>
<b>TOTAL BEDS</b>	<b>74</b>

<b>NRSF</b>	<b>37,138</b>
<b>GSF</b>	<b>45,672</b>

\*Studio Total SF accounts for one studio that is a non-standard size (532 SF)

\*\*Includes stairs and elevators

\*\*\*Includes fitness and lobby space







**BUILDING PROGRAM**

PARKING SPACES	18
RES. LOBBY	600 SF
RES. FITNESS	1000 SF
STUDIO UNITS	44 @ 512 SF
1 BR UNITS	6 @ 752 SF
2 BR UNITS	6 @ 810 SF
3 BR UNITS	4 @ 1320 SF
TOTAL UNITS	60





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WOOD GRAIN ARCHITECTURAL CEMENT BOARD PANEL

FIBER CEMENT PANEL

METAL PANEL

FIBER CEMENT PANEL

METAL PANEL

BRICK

SIGN

ROOF 58'-6"

FIFTH FLOOR 44'-0"

FOURTH FLOOR 34'-0"

THIRD FLOOR 24'-0"

SECOND FLOOR 14'-0"

85% GROUND FLOOR GLAZING

GROUND FLOOR 0'-0"

335















335 W. 8th Street  
Bloomington, Indiana  
47404

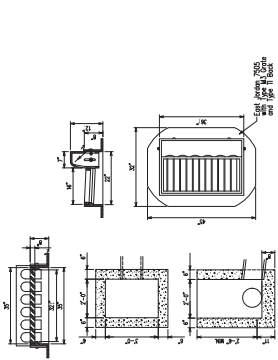
Owner:  
Pentast Development  
Chicago, Illinois 60604

ARCHITECT:  
RATIO  
1000 North Park Drive  
Bloomington, Indiana 47404  
317-483-6330

Civil Engineer:  
Smith Design Group  
1000 North Park Drive  
Bloomington, Indiana 47404  
812-336-6536

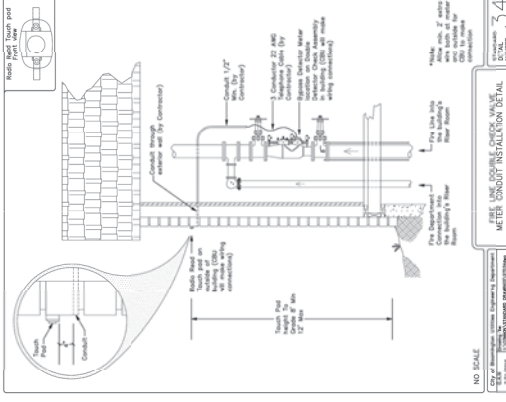
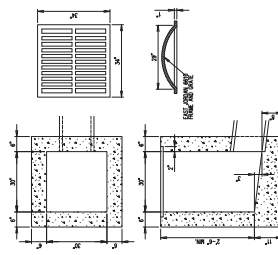
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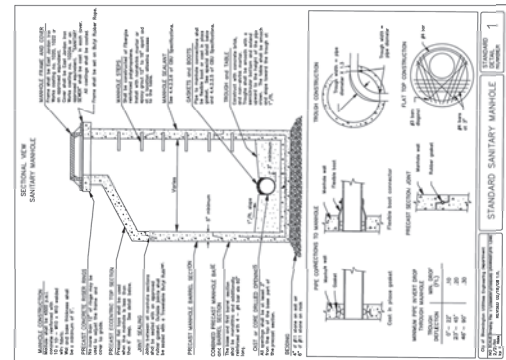


YARD DRAIN DETAIL

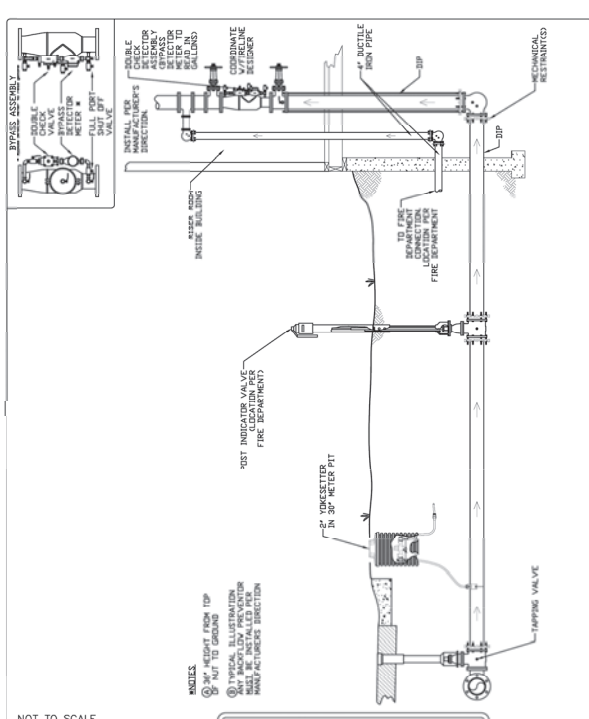
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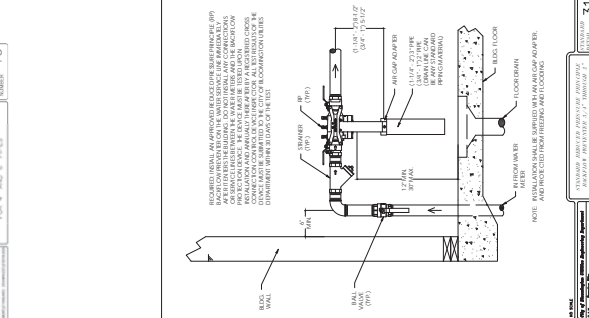
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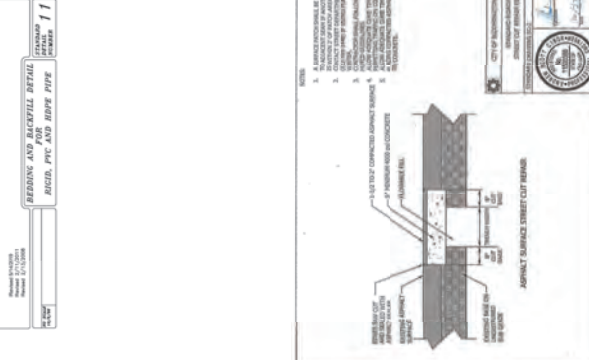
STANDARD SANITARY MANHOLE  
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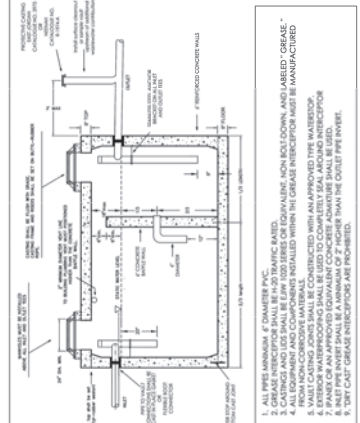
STANDARD FIRE LINE DOUBLE CHECK VALVE  
2" OR SMALLER DOMESTIC METER  
INSTALLATION DETAIL  
NOT TO SCALE  
28



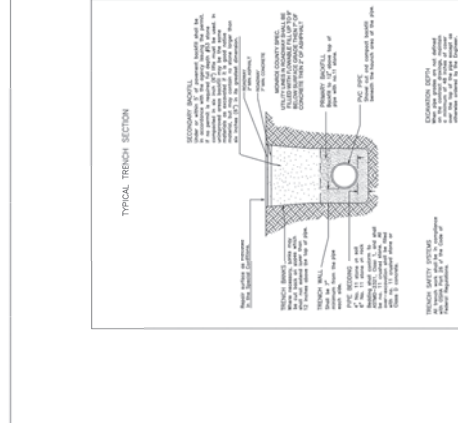
STANDARD SANITARY MANHOLE  
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19



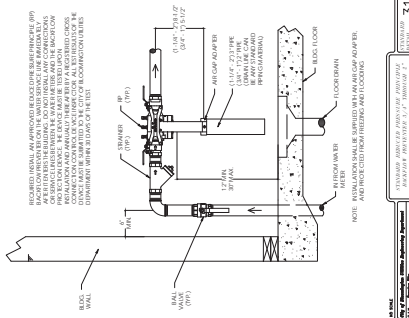
TRENCH AND BACKFILL DETAIL  
RIGID, PVC AND RIPPED FIBRE  
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11



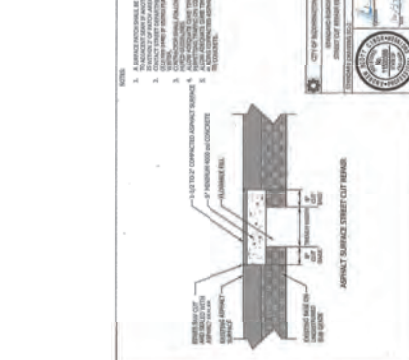
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21



TYPICAL TRENCH SECTION  
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STANDARD FIRE LINE DOUBLE CHECK VALVE  
2" OR SMALLER DOMESTIC METER  
INSTALLATION DETAIL  
NOT TO SCALE  
28



TRENCH AND BACKFILL DETAIL  
RIGID, PVC AND RIPPED FIBRE  
NO SCALE  
11

335 W. 8th Street  
Bloomington, Indiana  
47404

**Owner:**  
Pentrest Development  
101 North Clinton Street  
Chicago, Illinois 60604

**Architect:**  
RATIO  
101 South Pennsylvania Street  
Bloomington, Indiana 47404  
317-483-3400

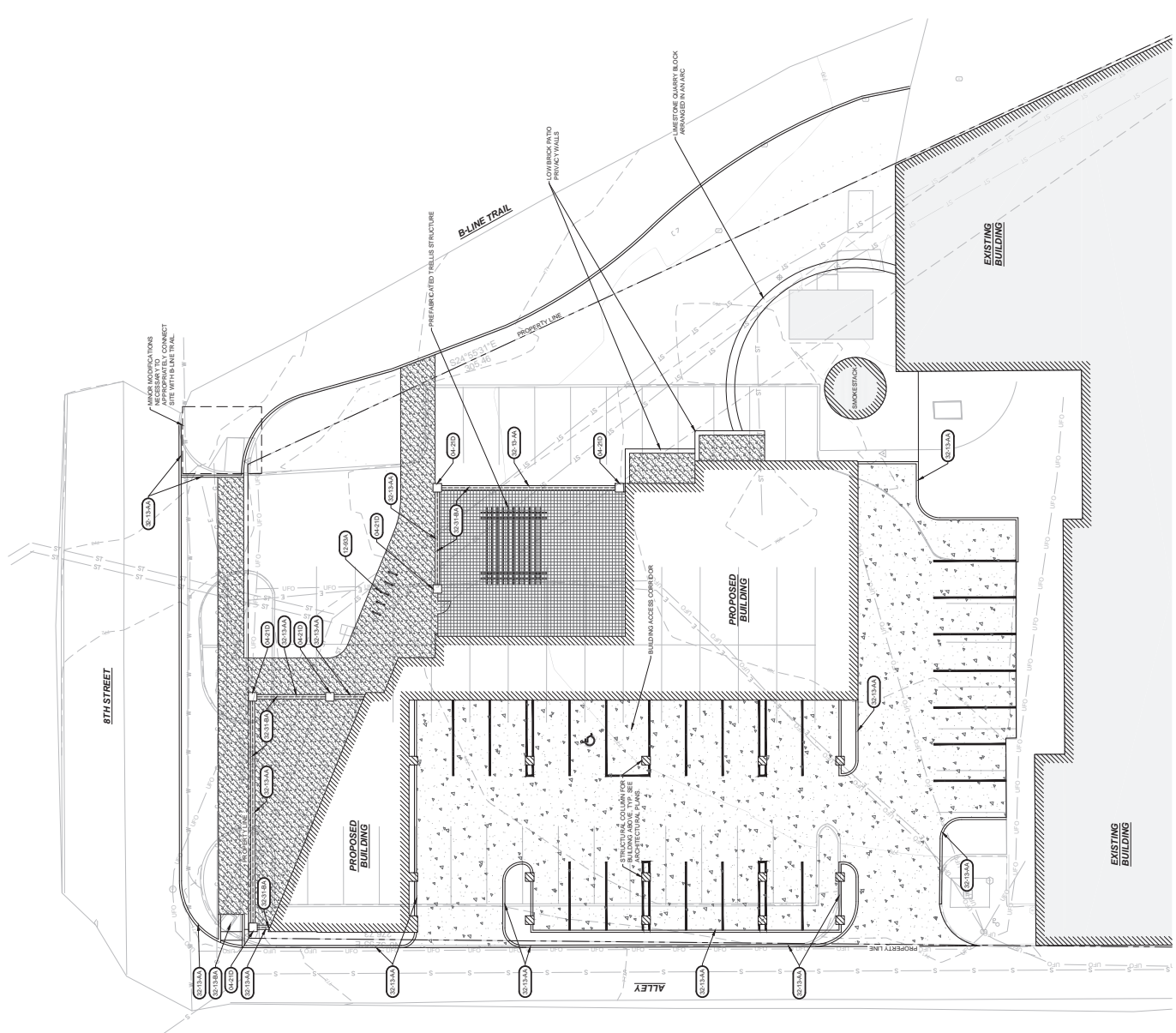
**Site Engineer:**  
Smith Design Group  
2795 East Canada Drive, Suite 101  
Bloomington, Indiana 47401  
812-335-6253



PROJECT NO. 1001100  
SHEET TITLE SITE FEATURES-1  
PLAN

SHEET NUMBER L-201

REFERENCE SYMBOL	DESCRIPTION	DETAIL
BR-1	BRICK MAZEWALL	DETAIL
BR-2	BRICK MAZEWALL, COLUMN 4' HEIGHT W/ LUMBERSTONE COP	DETAIL
SI-1	STEEL FINISHINGS	DETAIL
SI-2	STEEL FINISHINGS	DETAIL
SI-3	STEEL FINISHINGS	DETAIL
SI-4	STEEL FINISHINGS	DETAIL
SI-5	STEEL FINISHINGS	DETAIL
SI-6	STEEL FINISHINGS	DETAIL
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SI-70	STEEL FINISHINGS	DETAIL
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SI-72	STEEL FINISHINGS	DETAIL
SI-73	STEEL FINISHINGS	DETAIL
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SI-97	STEEL FINISHINGS	DETAIL
SI-98	STEEL FINISHINGS	DETAIL
SI-99	STEEL FINISHINGS	DETAIL
SI-100	STEEL FINISHINGS	DETAIL



FOR REFERENCE ONLY  
NOT FOR CONSTRUCTION

335 W. 8th Street  
Bloomington, Indiana  
47404

Owner: Development  
540 North Orion Street  
Chicago, Illinois 60654

Architect:  
111 South Pennsylvania Street  
Bloomington, Indiana 47404

Civil Engineer:  
Smith Design Group  
1011 S. Main Street, Suite 101  
Bloomington, Indiana 47401  
317.335.6555

**RATIO**

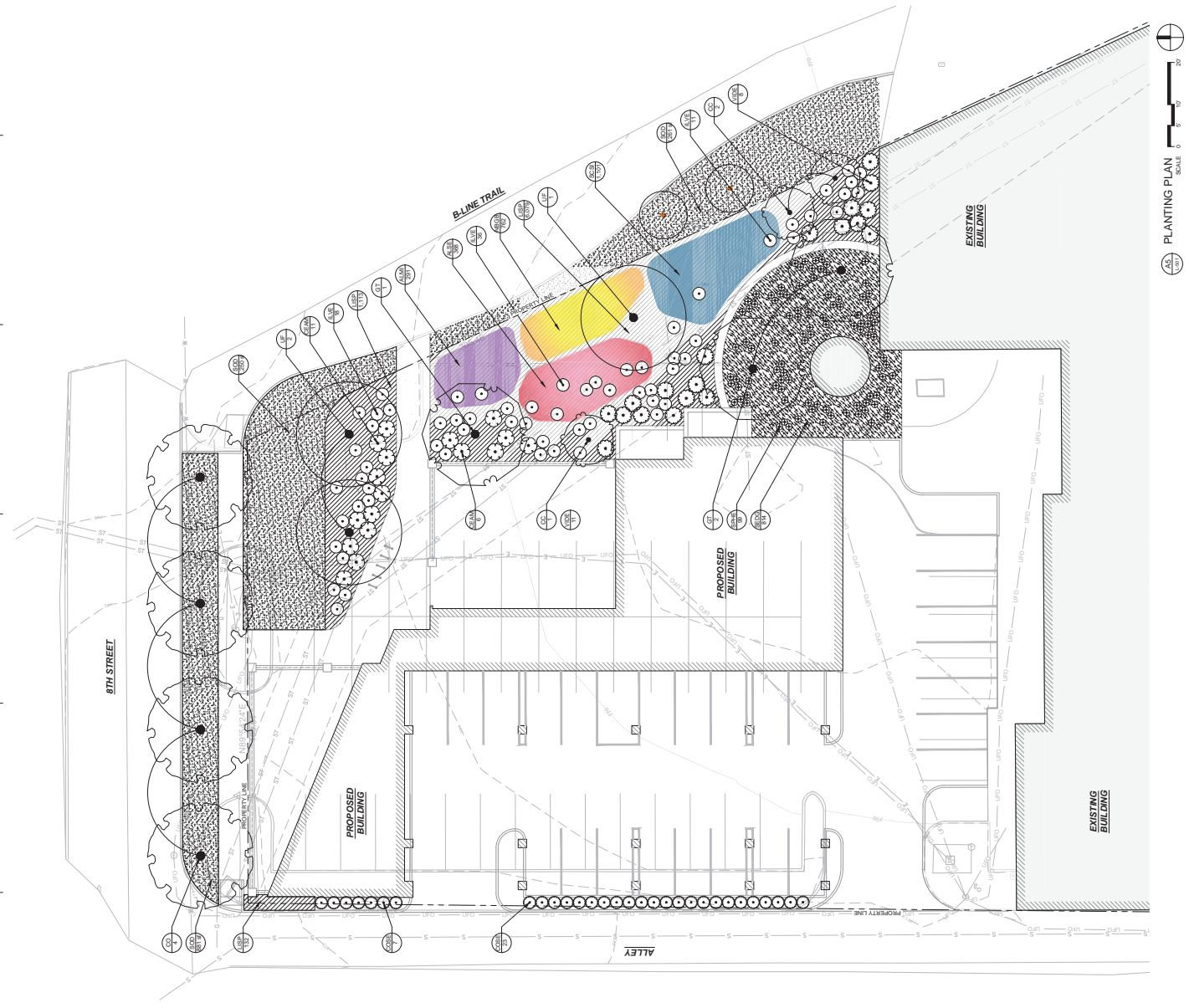
PROJECT NO. 2020-1000

PLANTING PLAN 2

SHEET NUMBER

L-501

ITEM SCHEDULE	CODE	QTY	BOTANICAL COMMON NAME	SIZE
TREE	04	4	Calliostemmalis Chicagoensis / Chicagoensis Common Hackberry	4" Cal
TREE	05	3	Quercus ambrosioides / Eastern Red Oak	12" Cal
TREE	06	5	Quercus bicolor / Northern Red Oak	12" Cal
TREE	07	3	Amelanchier canadensis / Spice Shrub	4" Cal
SPRINKLER	SPRINKLER	17	Comstock americana / New Jersey Tea	1.5 Gal
GROUND COVERS	08	30	Cornus sericea / Spice Dogwood	1.5 Gal
GROUND COVERS	09	65	Axillaria officinalis / Red Spider Vine	2.5 Gal
GROUND COVERS	10	59	Sporobolus holostichus / Prairie Dropseed	1.5 Gal
GROUND COVERS	11	19	Taraxacum officinale / Common Dandelion	1.5 Gal
GROUND COVERS	12	23	Stachytaraxacum / Blue Black Aconitoid	1.5 Gal
GROUND COVERS	13	23	Diarrhea / Cowslip	1.5 Gal
GROUND COVERS	14	50	Alnus serrulata / Common Blue Ornamental Almond	6" B&B
GROUND COVERS	15	50	Alnus serrulata / Common Blue Ornamental Almond	6" B&B
GROUND COVERS	16	50	Alnus serrulata / Common Blue Ornamental Almond	6" B&B
GROUND COVERS	17	50	Alnus serrulata / Common Blue Ornamental Almond	6" B&B
GROUND COVERS	18	50	Alnus serrulata / Common Blue Ornamental Almond	6" B&B
GROUND COVERS	19	50	Alnus serrulata / Common Blue Ornamental Almond	6" B&B
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GROUND COVERS	47	50	Alnus serrulata / Common Blue Ornamental Almond	6" B&B
GROUND COVERS	48	50	Alnus serrulata / Common Blue Ornamental Almond	6" B&B
GROUND COVERS	49	50	Alnus serrulata / Common Blue Ornamental Almond	6" B&B
GROUND COVERS	50	50	Alnus serrulata / Common Blue Ornamental Almond	6" B&B



PLANTING PLAN  
SCALE: 1" = 10'  
FOR REFERENCE ONLY  
NOT FOR CONSTRUCTION



**JOHNSON  
CREAMERY**  
400 West Seventh  
Street  
Bloomington, Indiana  
47404

**Owner:**  
Peerless Development  
100 North Main Street  
Chicago, Illinois 60604

**Architect:**  
1912 South Poppleville Street  
Bloomington, Indiana 47404  
317.423.3440

**Civil Engineer:**  
Smith Design Group, Inc. (No. 01)  
Bloomington, Indiana 47401  
812.236.0036

**Mechanical/Electrical Engineer:**  
Circle Design Group  
8209 S. Douglas Ave., S. 1000 105  
Bloomington, Indiana 47405  
317.731.0030

**Structural Engineer:**  
Lutz Construction  
1500 East 10th Street, Suite 18-226  
Carmel, Indiana 46033

SEAL DATE: 04/02/2021

SHEET TITLE	DATE
1. CONSTRUCTION DOCUMENTS	
2. PROPOSED DEMOLITION	
3. EXISTING UTILITIES	
4. GRADING PERMIT APPLICATION REVISIONS	
5. PERMIT	



PROJECT NO. **03-3**  
SERVICE: **EXISTING CONDITIONS AND DEMOLITION PLAN**

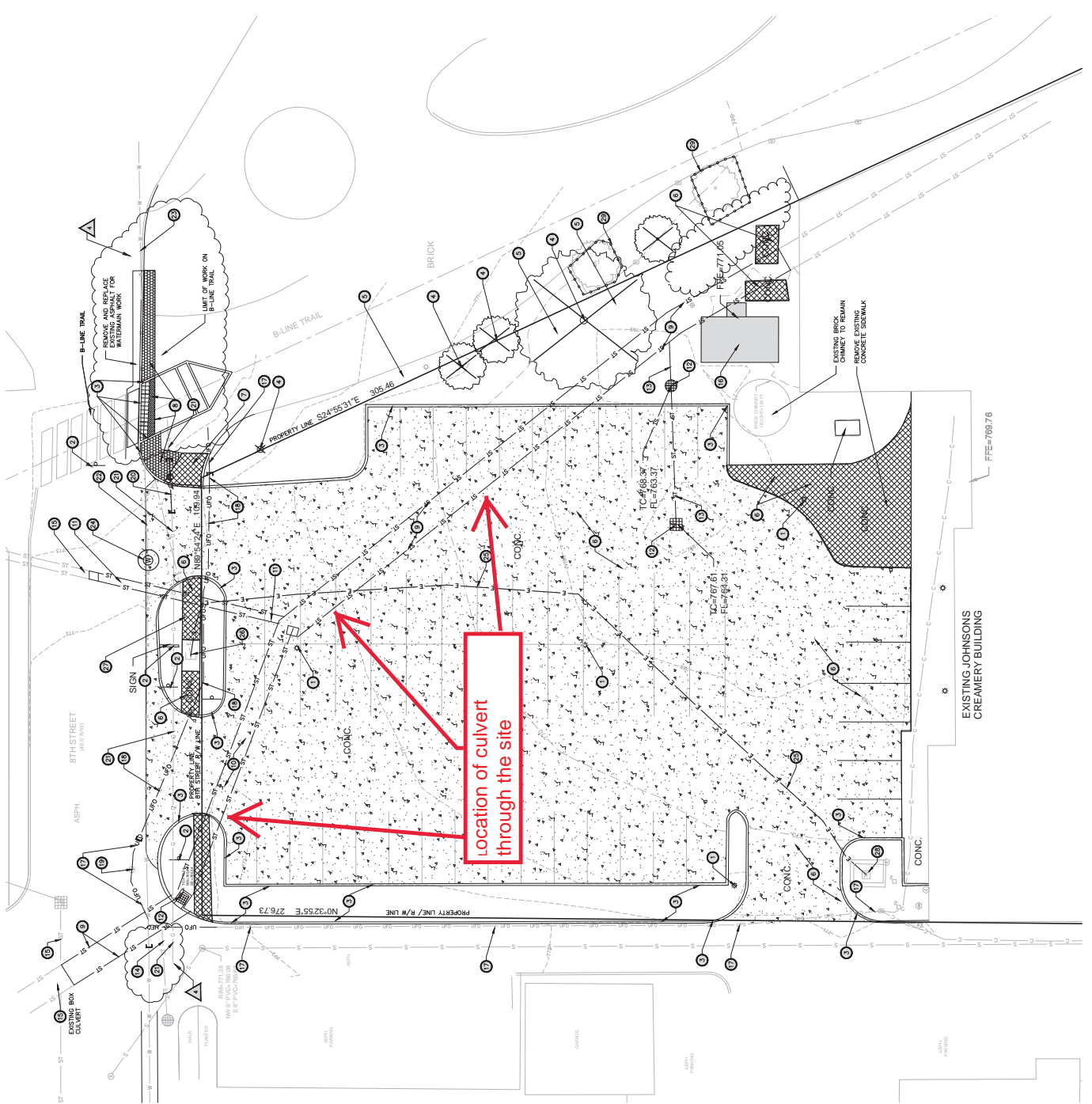
SHEET NUMBER **C101**

- DEMOLITION KEY**
- 1. REMOVE EXISTING CONCRETE
  - 2. REMOVE EXISTING ASPHALT
  - 3. REMOVE EXISTING BRICK
  - 4. REMOVE EXISTING BUILDING
  - 5. REMOVE EXISTING CONCRETE TILES

**DEMOLITION NOTES**

1. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION SPECIFICATIONS. ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION SPECIFICATIONS.
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- DEMOLITION KEY NOTES**
1. REMOVE EXISTING CONCRETE
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  5. REMOVE EXISTING CONCRETE TILES
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  49. REMOVE EXISTING CONCRETE TILES
  50. REMOVE EXISTING CONCRETE TILES



Location of culvert through the site



**BLOOMINGTON BOARD OF ZONING APPEALS**  
**STAFF REPORT**  
**LOCATION: 412 E. 4<sup>th</sup> Street**

**CASE#: CU-18-21**  
**DATE: October 18, 2021**

**PETITIONER:** Shawn Eurton  
 3415 E. Olcott Blvd, Bloomington

**CONSULTANT:** Tabor Bruce Architecture & Design  
 1101 S. Walnut Street, Bloomington

**REQUEST:** The petitioner is requesting Conditional Use approval to allow the use “Student Housing or Dormitory” in the University Village Downtown Character Overlay in the Mixed-Use Downtown (MD-UR) zoning district to allow for one new building containing two, four-bedroom apartments.

**REPORT:** The property is located at 412 E. 4<sup>th</sup> Street and currently zoned Mixed-Use Downtown and located in the University Village downtown character overlay (MD-UV). Surrounding properties are also zoned MD-UV. The property is currently developed with a mixed-use structure with multifamily dwellings and commercial space on the first floor. The existing building has one two-bedroom unit, one four-bedroom unit, and 560 sq. ft. of commercial space. The site is within the University Village historic district and a Certificate of Appropriateness is required prior to issuance of a building permit.

The petitioner is proposing to construct a new three-story structure in the rear of the property with ground floor parking with 8 spaces and two four-bedroom dwelling units on the upper floors. Since the two proposed units will each contain 4 bedrooms, they are classified as student housing. Student housing is listed as a conditional use in the Mixed-Use Downtown zoning district and the petitioner is therefore requesting conditional use approval to allow for this new construction. The site plan for this petition will be reviewed separately under a staff level minor site plan approval. No issues with meeting the site plan requirements have been identified.

**CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT**

**20.06.040(d)(6) Approval Criteria**

**(B) General Compliance Criteria:** All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these criteria.

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

**PROPOSED FINDING:** There are some use specific standards that apply to student housing within the Downtown. Specifically, the UDO restricts the maximum floor plate and building height for student housing uses. The maximum floor plate allowed is 5,000 square feet per use. The proposed building will be 2,000 square feet and therefore meets the 5,000 square foot maximum floor plate allowance. The UDO also restricts the building height for student housing

uses and within the University Village Overlay District the maximum height allowed is 30'. Measuring from the average finished grade on the site, the proposed building is shown at 30'10". The petitioner has stated they will be able to alter the building design so that the overall height is reduced by 10 inches and meet the height standard. A condition of approval to that effect has been included. This petition complies with the UDO, other applicable regulations, and utility, service, and improvement standards as required by the general compliance criteria. No prior approvals are found.

**(C) Additional Criteria Applicable to Conditional Uses**

i. Consistency with Comprehensive Plan and Other Applicable Plans

*The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other applicable adopted plans and policies.*

**PROPOSED FINDING:** This proposal is in line with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as "Downtown." Infill development within the Downtown is encouraged as part of creating a compact urban form. This petition provides additional housing units for students that is close to campus. The construction of two dwelling units on this site is not expected to have any negative impacts.

ii. Provides Adequate Public Services and Facilities

*Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.*

**PROPOSED FINDING:** This site is well served by utility service and no problems with providing utility service to this site are expected. This site is half-a-block from the Bloomington Transit bus line that runs along Dunn Street. This location is also within walking distance of campus to the east.

iii. Minimizes or Mitigates Adverse Impacts

1. *The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
2. *The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.*
3. *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*
4. *The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.*

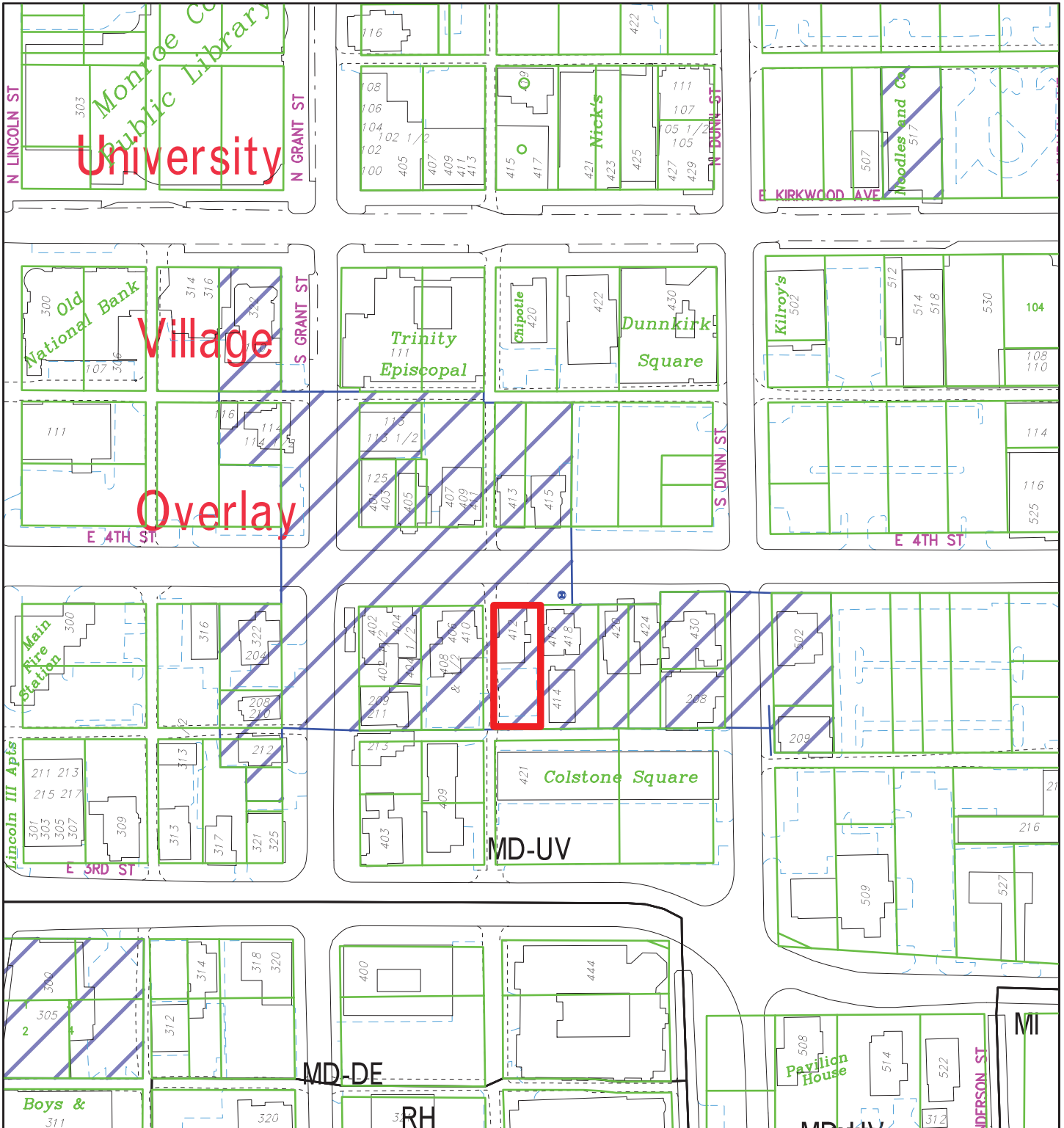


**PROPOSED FINDING:** There are no natural, scenic, or historic features that will be impacted. As mentioned previously, this site is within the University Village historic district and a Certificate of Appropriateness is required prior to issuance of a building permit. The creation of two dwelling units for student housing on this property is not expected to have any adverse impacts on surrounding properties. No additional lighting outside of what is typical of a residential unit is being proposed. No nuisance regarding noise, smoke, odors, vibrations, lighting, or hours of operation is found. No pre-submittal neighborhood meeting is required.

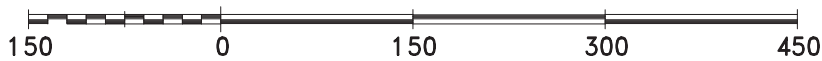
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**RECOMMENDATION:** The Department recommends that the Board of Zoning Appeals adopts the proposed findings and recommends approval of CU-18-21 with the following conditions:

1. This conditional use is limited to the proposed use and site plan as submitted, no other use is approved.
2. The building height must be reduced to be no more than 30' tall as required by the UDO.
3. A Certificate of Appropriateness is required prior to issuance of a building permit.

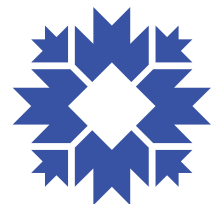


By: greulice  
15 Oct 21



For reference only; map information NOT warranted.

City of Bloomington  
Planning

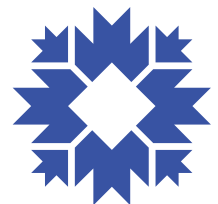


Scale: 1" = 150'



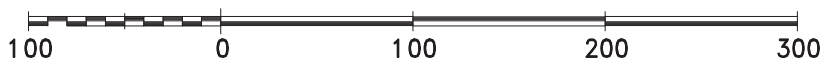


City of Bloomington  
Planning



Scale: 1" = 100'

By: greulice  
15 Oct 21



For reference only; map information NOT warranted.





## BLOOMINGTON BOARD OF ZONING APPEALS

### Petitioner's Statement

Concerning the petition of 4<sup>th</sup> Street Properties for the purpose of consideration of their Petition for the property located at 412 East 4th Street, Bloomington, Indiana.

#### **Location**

The project site currently has a recently renovated two story existing structure within the University Village overlay zone. It is located on East 4th Street in the restaurant row site, within two blocks of the Indiana University campus.

#### **Background**

We are proposing to build a new 3 story mixed structure behind the primary structure with two, four bedroom apartments, over a first floor of parking, recycling area and parking area. The lot currently has a paved parking lot where the structure will be placed. The site is within walking distance to Indiana University and is surrounded by other similar structures either built behind their primary buildings along 4<sup>th</sup> Street, or have structures with main level retail or restaurant use and apartments located above them.

#### **Design**

The new structure will provide two, four bedroom apartments that the new UDO classifies as student housing. Our Maximum allowable impervious surface is 85% and this will be met. We are also following the University Village guidelines and use specific standards, with gable roofs, cement board exterior siding material, and an architectural style that compliments the adjoining Restaurant Row designs of large houses that have been remodeled into retail and housing units. This location is walking distance to great shopping and retail centers downtown as well as the university. The Unified Development Ordinance has listed as an objective in the University Village Overlay description:

**“Promote infill and redevelopment of sites using moderate residential densities for the University Village area and high residential densities along the Kirkwood Corridor”**

We believe this proposal is ideally positioned to meet this objective as part of the Restaurant Row corridor. This infill development allows for residential uses within our city's core where development is best served by not only existing infrastructure but by public transportation.

## **Green Building Initiatives**

The proposed project will have a shared on-site recycling area for all tenants as well as high efficiency HVAC units, a secure and very visible bicycle storage area, and utilize materials that qualify as green building materials as is feasibly possible.

## **Density (Student Housing)**

Our solution to reducing trips by car, and traffic, to make a more walkable downtown, to put students near campus where the New UDO seeks to develop housing for students is to place units on the rear of an existing site, where we already have a impervious paved parking lot. These units provide density downtown-where we want to locate density and will provide a unique vitality to a stretch of Dunn Street that needs pedestrians and residents.

Why we need greater density near campus and downtown.

“Density,” to urban planners means areas where people congregate – where they work, live, eat, drink, shop, hang out, walk their dogs, stroll and run. It’s all part of that urban energy that creates and invites more projects – apartments, hotels, stores, office buildings and, especially, mixed-use projects – to get developed.

You need a “critical mass” of uses established. This means making certain that visitors can find enough to do for 4 to 6 hours, that residents daily needs can be comfortably met; and that rents and sales prices continue to justify new construction or renovation.

Ultimately, reaching critical mass means that the redevelopment process is unstoppable and cannot be reversed. At that point, an upward spiral begins to create a “buzz,” that increases the number of people on the streets, raises land and property values, and makes the community feel safer. This contrasts starkly with suburban development, where more is worse. The lure of the suburbs is lawns, open space, and the freedom to travel by car. But adding more activity brings a geometric increase in automobile trips, more congestion, pollution, inconvenience, and the destruction of the very features that enticed residents and businesses to the suburbs in the first place. Our downtown needs to always be the place that is vibrant, full of people with jobs and choices in those places to live.

## **Changing mindsets towards density**

A report from the Urban Land Institute (ULI) called Density: Drivers, Dividends and Debates. States that the populations of the world’s cities will only keep rising, well planned and properly managed densification is something which can provide a workable way of dealing with an increasingly pressing challenge.

*“In most cases, density is the best way to accommodate economic change and population growth, providing the optimal returns for society and the environment while also creating value that can be captured and shared, and making our cities more flexible,” says ULI Europe CEO Lisette van Doorn. “But the world does not yet know how important densification is or how it can best be achieved.”*

*“Good density will mark out the next generation of winning cities,” says Rosemary Feenan, Director of Global Research for JLL and Chair of the ULI Europe Policy and Practice Committee. “Norms and ingrained behaviors are slowly changing, moving away from car-centric sprawling planning towards more environmentally-focused, high-density developments.”*



The hardest challenge though is shifting negative public attitudes and showing there's more to modern densification than the dreary concrete jungles of yesteryear. We need to allow for different types of units, different design styles, to achieve these densities in our downtown instead of creating even more urban sprawl.

Thank you for the opportunity to submit the proposed development for review. We look forward to working together on this Development. We kindly ask for your approval of our request.

Sincerely,

Doug Bruce  
Architect  
Tabor/Bruce Architecture & Design

**GENERAL LEGEND**

- PROPERTY LINE
- BEED BOOK AND PAGE
- TO BE REMOVED
- TO REMAIN UNCHANGED
- SETBACK LINE
- PROPOSED ACCESSIBLE PARKING SPACE
- SEMI-PRIVATE DRIVEWAY
- GAS EASEMENT
- WATER LINE EASEMENT
- ELECTRIC EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT

**PLANT LIST & LEGEND**

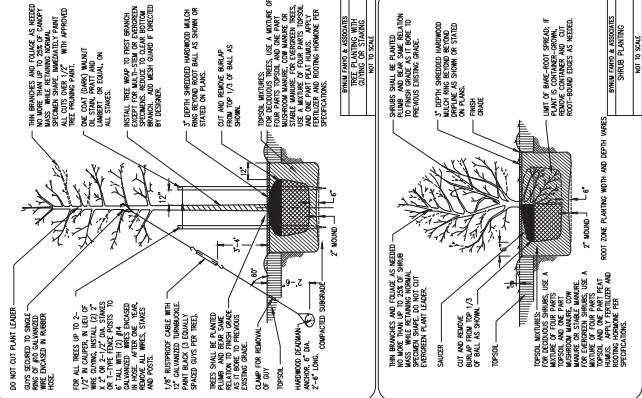
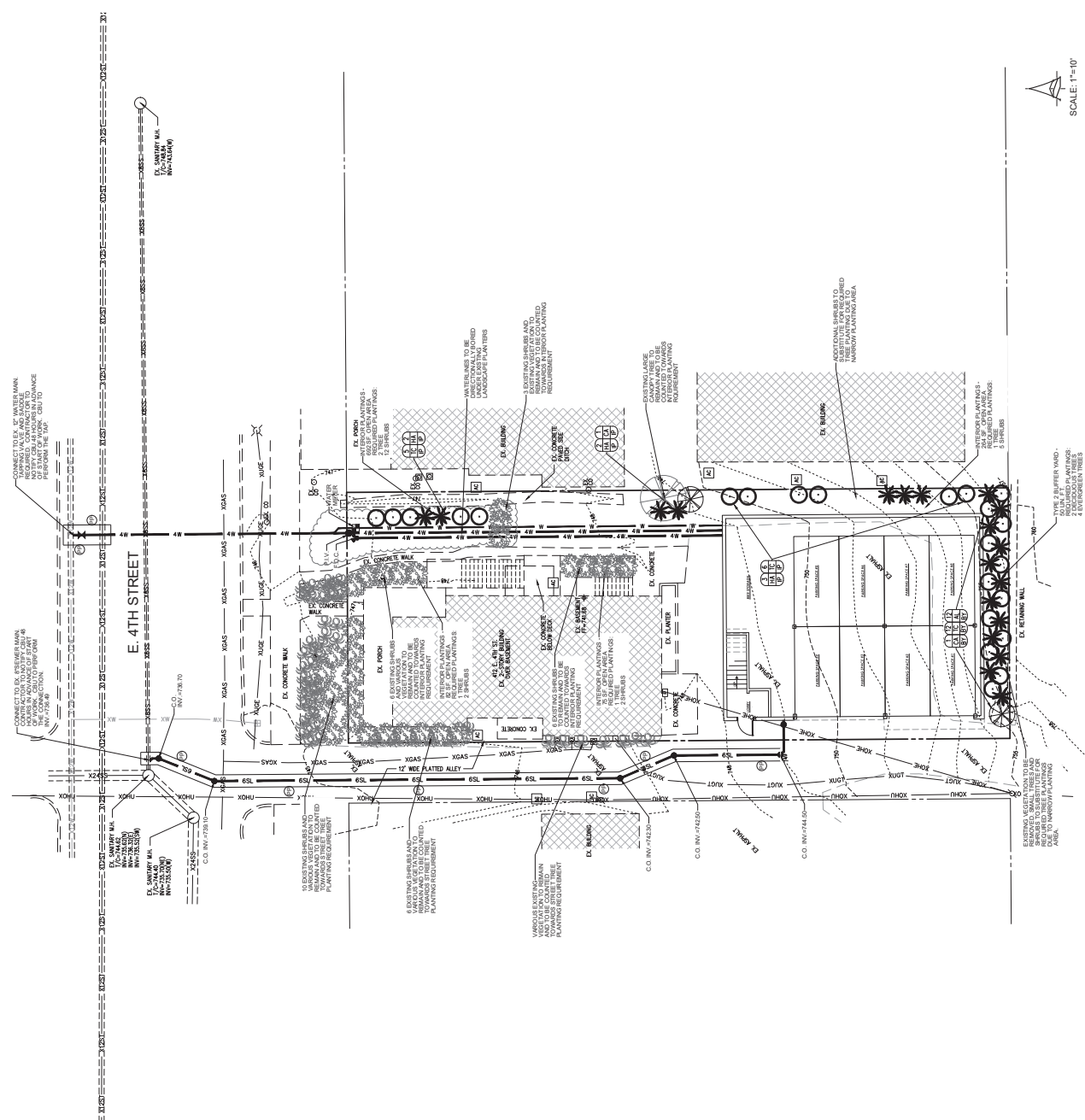
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
CA	3025	CORNUS ALTRNATIVA	FRAGRANT DOGWOOD	7	7" GAL. TR & B
HA	HYDRANGEA ARBORESCENS	HYDRANGEA	7	1 GALLON CONTAINER	
AL	ASTER LAEVIS	SMOOTH ASTER	12	1 GALLON CONTAINER	

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
TC	3025	TOPUS CANDIDISS	CANDID VIV	25	18" HIGH*

\* 1 GAL. QUANTITY SPREAD QUANTITY  
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PLANTING NOTES:  
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ILLINOIS PLANTING PRACTICES MANUAL (M-1489) (M-1500) (M-1510) (M-1520) (M-1530) (M-1540) (M-1550) (M-1560) (M-1570) (M-1580) (M-1590) (M-1600) (M-1610) (M-1620) (M-1630) (M-1640) (M-1650) (M-1660) (M-1670) (M-1680) (M-1690) (M-1700) (M-1710) (M-1720) (M-1730) (M-1740) (M-1750) (M-1760) (M-1770) (M-1780) (M-1790) (M-1800) (M-1810) (M-1820) (M-1830) (M-1840) (M-1850) (M-1860) (M-1870) (M-1880) (M-1890) (M-1900) (M-1910) (M-1920) (M-1930) (M-1940) (M-1950) (M-1960) (M-1970) (M-1980) (M-1990) (M-2000) (M-2010) (M-2020) (M-2030) (M-2040) (M-2050) (M-2060) (M-2070) (M-2080) (M-2090) (M-2100) (M-2110) (M-2120) (M-2130) (M-2140) (M-2150) (M-2160) (M-2170) (M-2180) (M-2190) (M-2200) (M-2210) (M-2220) (M-2230) (M-2240) (M-2250) (M-2260) (M-2270) (M-2280) (M-2290) (M-2300) (M-2310) (M-2320) (M-2330) (M-2340) (M-2350) (M-2360) (M-2370) (M-2380) (M-2390) (M-2400) (M-2410) (M-2420) (M-2430) (M-2440) (M-2450) (M-2460) (M-2470) 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TABOR ARCHITECTURE & DESIGN INC.  
 1101 S. WALNUT STREET - BLOOMINGTON, IN, 47401  
 TELEPHONE: (812) 333-8258 WEB: WWW.TABORARCHITECTURE.COM

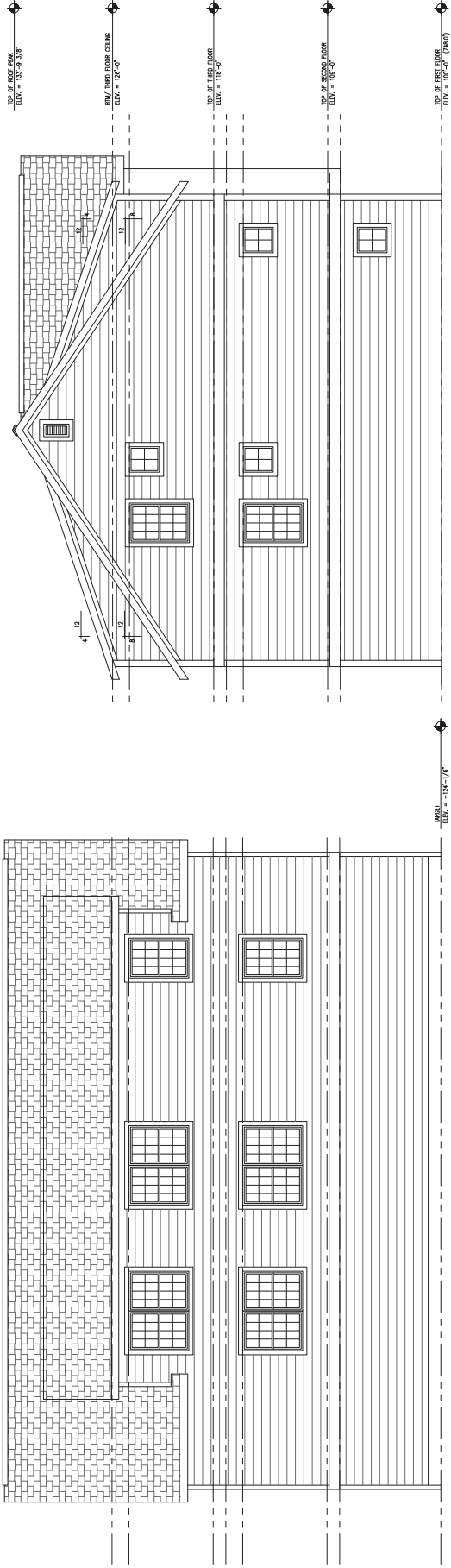
REVISIONS


A NEW BUILDING AT:  
**412 E 4TH ST.**  
 BLOOMINGTON, INDIANA 47408

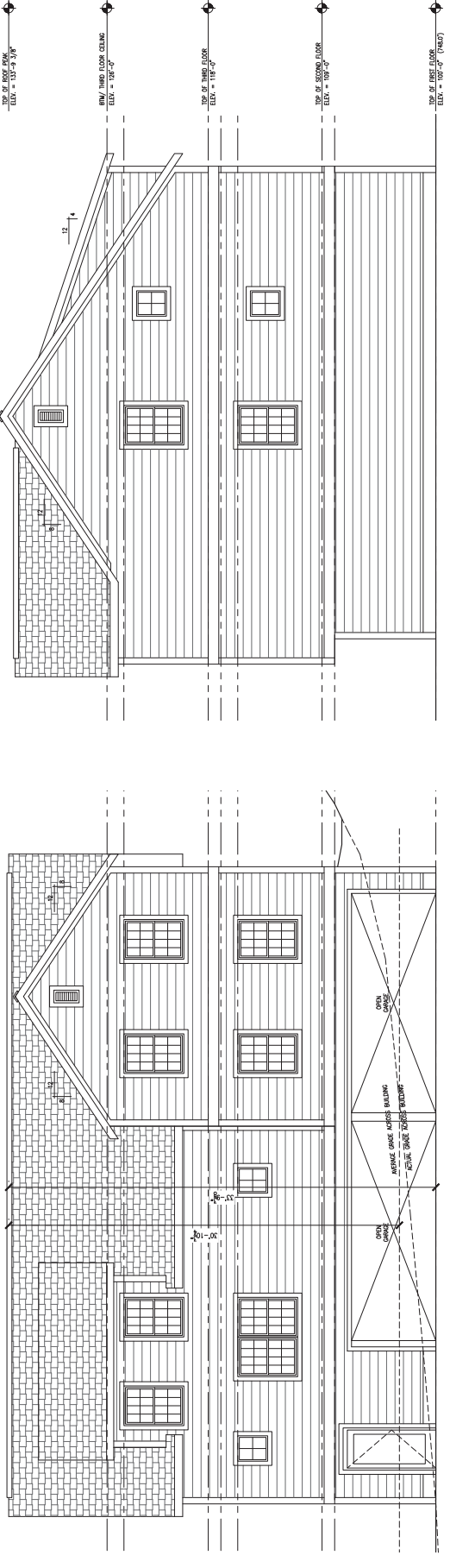
PROJECT NO. 3419  
 DATE JANUARY 24, 2020  
 DRAWN BY W. WHELAN  
 CHECKED BY G. BRUCE

SHEET NAME  
**EXTERIOR ELEVATIONS**  
 SHEET NO.

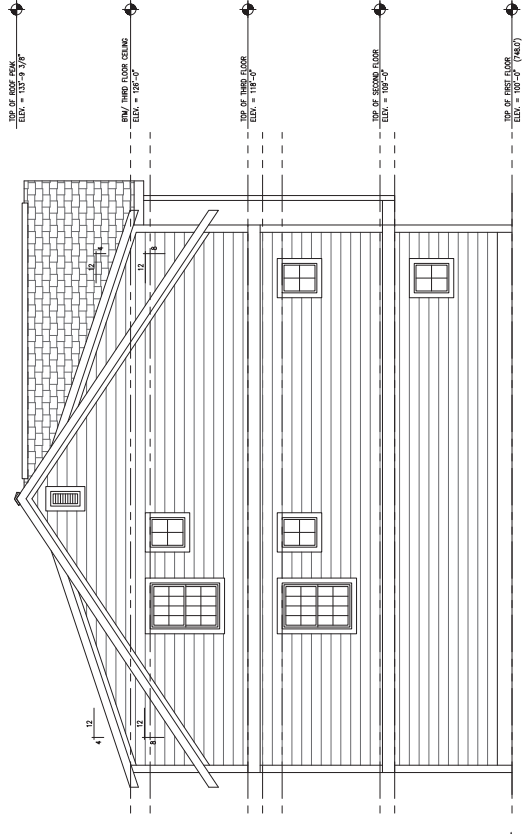
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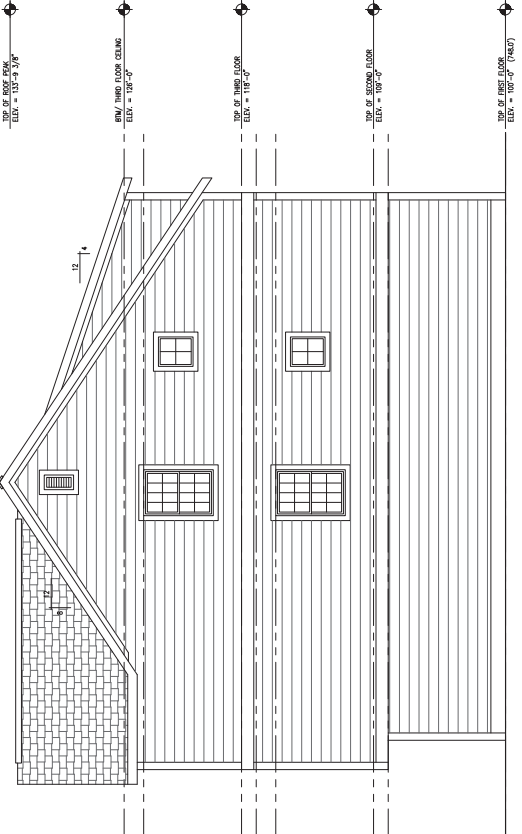
**4** EAST ELEVATION  
 1/4" = 1'-0"



**3** WEST ELEVATION  
 1/4" = 1'-0"



**2** NORTH ELEVATION  
 1/4" = 1'-0"



**1** SOUTH ELEVATION  
 1/4" = 1'-0"









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 1101 S. WALTON STREET - BLOOMINGTON, IN 47401

REVISIONS


A NEW BUILDING AT:  
**412 E 4TH ST.**  
 BLOOMINGTON, INDIANA 47408

**ROOF PLAN**

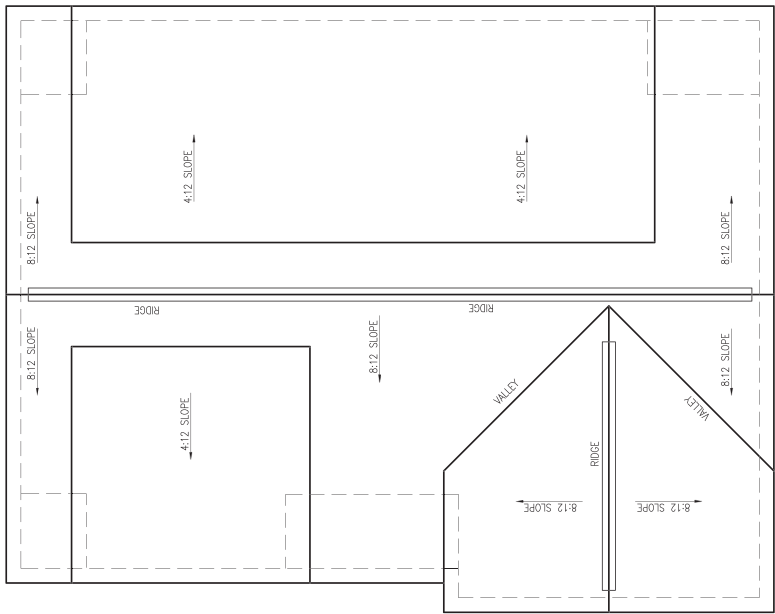
SHEET NO. **AE121**

PROJECT NO. 3479  
 DATE JANUARY 14, 2020  
 DRAWN BY W. WISNIEWSKI  
 CHECKED BY G. BRADICE  
 SHEET NAME



- ROOF PLAN KEYNOTES:**
1. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE BEST QUALITY FRAMEWORK OF THE TRUSS & SHALL CONFORM WITH THE LATEST EDITION OF ALL FEDERAL, STATE, & LOCAL CODES & ALL APPLICABLE PERMITS. THE SAME ARE MADE A PART OF THESE CONTRACT DOCUMENTS, AS REFERRED TO HEREIN.
  2. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE BEST QUALITY FRAMEWORK OF THE TRUSS & SHALL CONFORM WITH THE LATEST EDITION OF ALL FEDERAL, STATE, & LOCAL CODES & ALL APPLICABLE PERMITS. THE SAME ARE MADE A PART OF THESE CONTRACT DOCUMENTS, AS REFERRED TO HEREIN.
  3. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE BEST QUALITY FRAMEWORK OF THE TRUSS & SHALL CONFORM WITH THE LATEST EDITION OF ALL FEDERAL, STATE, & LOCAL CODES & ALL APPLICABLE PERMITS. THE SAME ARE MADE A PART OF THESE CONTRACT DOCUMENTS, AS REFERRED TO HEREIN.
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  8. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE BEST QUALITY FRAMEWORK OF THE TRUSS & SHALL CONFORM WITH THE LATEST EDITION OF ALL FEDERAL, STATE, & LOCAL CODES & ALL APPLICABLE PERMITS. THE SAME ARE MADE A PART OF THESE CONTRACT DOCUMENTS, AS REFERRED TO HEREIN.

- TYPICAL ROOF ASSEMBLY:**
1. SINGLE-GANG ASPHALT/FIBERGLASS SHINGLES, FASTENED W/ ONLY ROOFING NAILS AS PER SHINGLE SPEC. IN SCHEDULE
  2. 1/4\"
  3. WATER & ICE SHIELD MEMBRANE
  4. 3/4\"
- GENERAL ROOF PLAN NOTES:**
1. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE BEST QUALITY FRAMEWORK OF THE TRUSS & SHALL CONFORM WITH THE LATEST EDITION OF ALL FEDERAL, STATE, & LOCAL CODES & ALL APPLICABLE PERMITS. THE SAME ARE MADE A PART OF THESE CONTRACT DOCUMENTS, AS REFERRED TO HEREIN.
  2. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE BEST QUALITY FRAMEWORK OF THE TRUSS & SHALL CONFORM WITH THE LATEST EDITION OF ALL FEDERAL, STATE, & LOCAL CODES & ALL APPLICABLE PERMITS. THE SAME ARE MADE A PART OF THESE CONTRACT DOCUMENTS, AS REFERRED TO HEREIN.
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**1** ROOF PLAN  
 1/4" = 1'-0"





Eric Greulich <greulice@bloomington.in.gov>

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## 412 E 4th St

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**Harstad, Dave** <Dave.Harstad@colliers.com>  
To: Eric Greulich <greulice@bloomington.in.gov>

Wed, Sep 8, 2021 at 4:41 PM

Eric,

I write regarding the petition for CUP approval to allow "Student Housing or Dormitory" at 412 E. 4<sup>th</sup>. I own the building at 401 E. 4<sup>th</sup>, and have my office there as well.

I am opposed to having 4BR units at the site. Given the very close proximity to the bars, I think there is a high likelihood 4BR units at this location will become party houses.

I rent to college students in 1BRs and 2BRs units, so I have no issue whatsoever with the student housing, or with the density, or with the design. The petitioner has done a great job fixing up the building, and I appreciate that.

In addition, I strongly believe students are what makes Bloomington a special place, and I know first hand that they can be amazing tenants. But I also know first hand how much noise, trash, and disruption can come from 4BRs, particularly outside of a managed building.

I'm hopeful the owner can come up with a plan for four 2BRs or eight 1BRs. I'd be in favor of that. But I'm respectfully asking opposed to having 4BR units.

The proposed Annex project on the north side of 3<sup>rd</sup> and Grant, and the newly constructed Cederview building at the SW corner of 3<sup>rd</sup> and Grant are adding a lot of student density to the neighborhood. But both of those projects are heavily tilted to 1BR units.

### **Dave Harstad**

Senior Vice President | Indiana

[dave.harstad@colliers.com](mailto:dave.harstad@colliers.com)

Direct: +1 812 822 1122 | Mobile: +1 812 361 1230

401 E. 4<sup>th</sup> Street | Bloomington, IN 47408 | USA

See my bio and listings: [Dave Harstad](#) | [Experts](#) | [Colliers](#)



**BLOOMINGTON BOARD OF ZONING APPEALS  
STAFF REPORT  
LOCATION: 916 S. Morton Street**

**CASE #: V-19-21  
DATE: October 21, 2021**

**PETITIONER:** Wayne and Danielle Poole  
916 S. Morton Street, Bloomington

**CONSULTANTS:** Springpoint Architects  
213 S. Rogers Street, Bloomington

**REQUEST:** The petitioner is requesting a variance from rear yard building setback standards to allow for an addition to an existing residence in the Mixed-Use Medium Scale (MM) zoning district.

**BACKGROUND:**

**Area:** 0.4 acres  
**Current Zoning:** Mixed Use Medium Scale (MM)  
**Comp Plan Designation:** Mixed Urban Residential  
**Existing Land Use:** Dwelling, Single family  
**Proposed Land Use:** Dwelling, Single family  
**Surrounding Uses:** North – Dwelling, single family  
West – Dwelling, single family  
East – Dwelling, single family  
South – Bar/Restaurant (Cardinal Spirits)

**REPORT:** The property is located on the west side of S. Morton Street and is zoned Mixed-Use Medium Scale (MM). Surrounding land uses include single family residences to the west, north, and east with a bar/restaurant to the south (Cardinal Spirits). There is a 12' wide platted alley along the north, west, and south sides of this property. The property has been developed with a single family residence with a driveway in the rear. The property is also within the McDoel Gardens Historic District and a Certificate of Appropriateness may be required for the proposed addition. If required, the Certificate of Appropriateness must be received prior to issuance of a building permit.

The petitioner is proposing to construct an addition to the west side of the residence for a new attached two-car garage and covered breezeway. The addition is proposed to be 5' from the rear (west) property line. The rear yard building setback in the MM district is 7'.

The petitioner is requesting a variance from the rear building setback standards to allow a 5' setback rather than the required 7'.

**CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**

**20.06.080(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.*

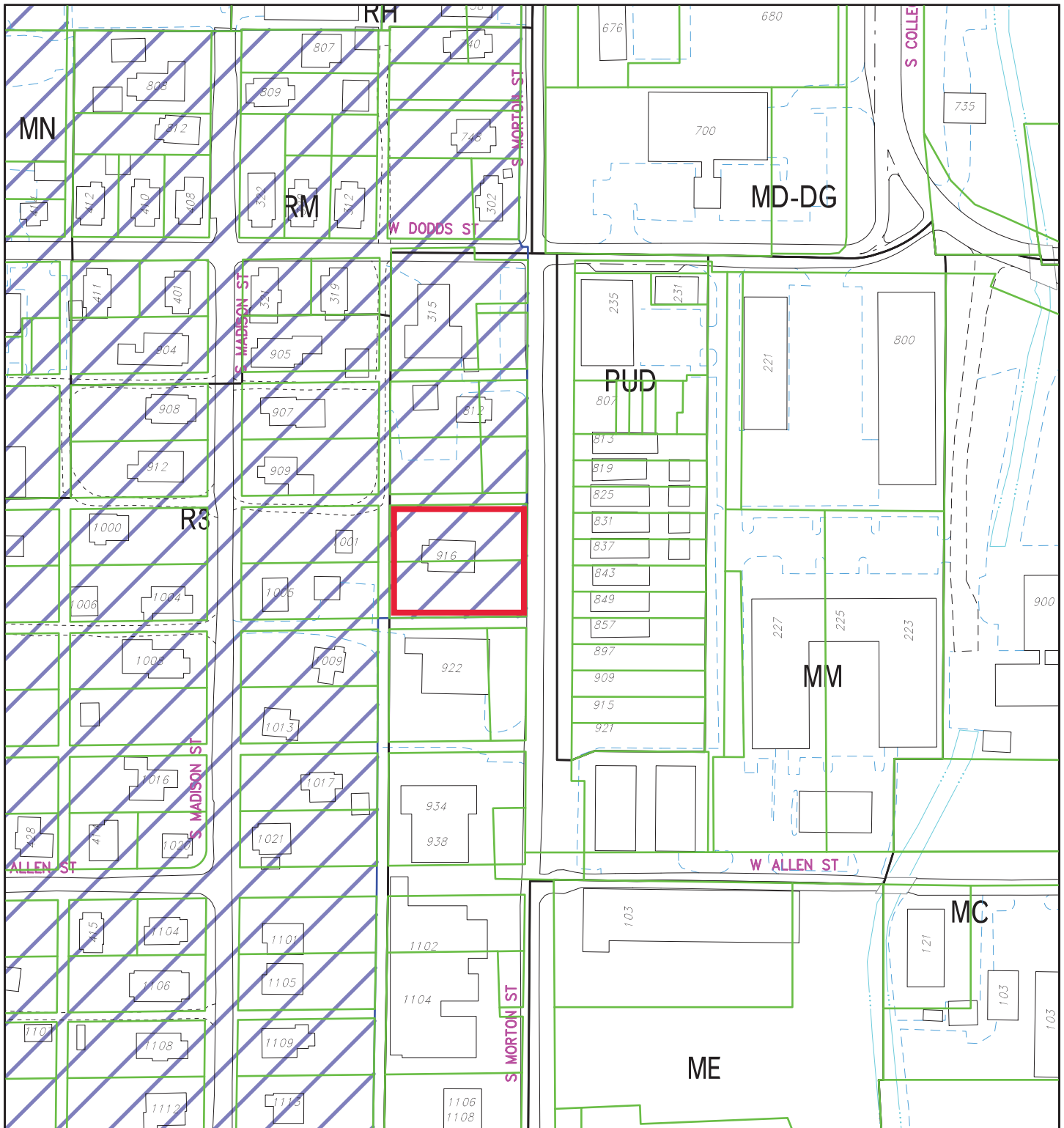
**PROPOSED FINDING:** No adverse impact to the use or value of the adjacent properties is found as a result of the building being placed closer to the property line.

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

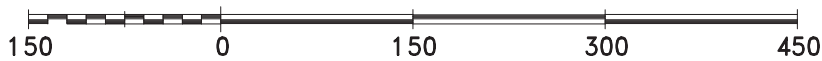
**PROPOSED FINDING:** The strict application of the terms of the Unified Development Ordinance do not appear to place a practical difficulty in the use of the property. There is sufficient buildable area between the house and the rear setback line to accommodate the proposed garage. Reducing the size of the proposed patio and breezeway would allow the garage to be constructed and meet setback requirements. There are no unique environmental constraints that prohibit meeting the setback requirements. The Department does not find any peculiar conditions about the property that prevents the use of the property or from doing an addition to the residence.

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**RECOMMENDATION:** Based upon the written findings above, the Department recommends that the Board of Zoning Appeals adopt the proposed findings and recommends denial of V-19-21.

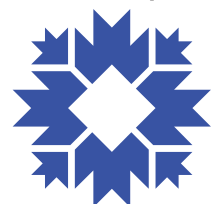


By: greulice  
15 Oct 21



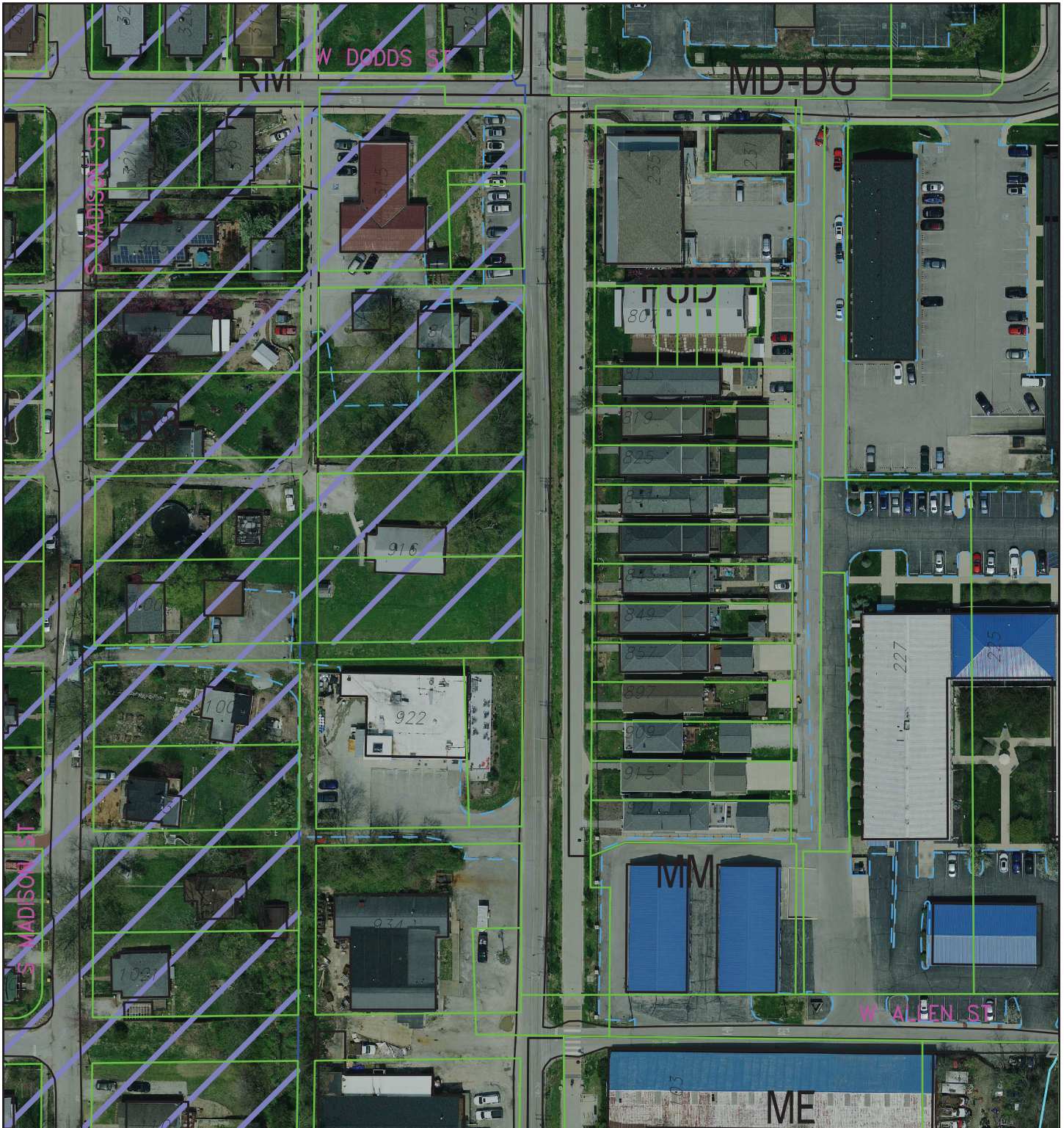
For reference only; map information NOT warranted.

City of Bloomington  
Planning

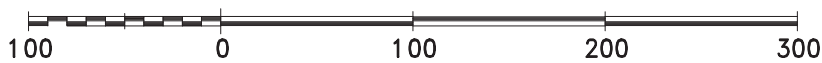


Scale: 1" = 150'



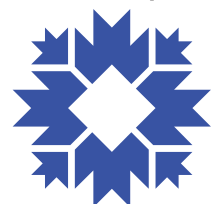


By: greulice  
15 Oct 21



For reference only; map information NOT warranted.

City of Bloomington  
Planning



Scale: 1" = 100'



September 23, 2021

**SUBJECT: 916 S. MORTON STREET – REQUEST FOR VARIANCE**

Dear Board of Zoning Appeals Members,

We are new, permanent residents to Bloomington. We purchased the 916 S. Morton Street property with plans of updating and improving the historic bungalow home built in 1916. The first phase of this work is the addition of a 2-car garage. We are respectfully requesting a rear yard setback variance for the new garage to allow for a 5-foot setback rather than a 7-foot setback off the alley.

The house is part of the McDoel Neighborhood Historic District and is considered a ‘contributing structure.’ This property, which faces east, overlooks the B-line trail and is situated about a story higher than Morton Street. Given this relationship, the lot was developed with the house located over 50’ from the front property line, pushing the house significantly to the rear of the lot. This is a departure from the historic development patterns in the neighborhood.

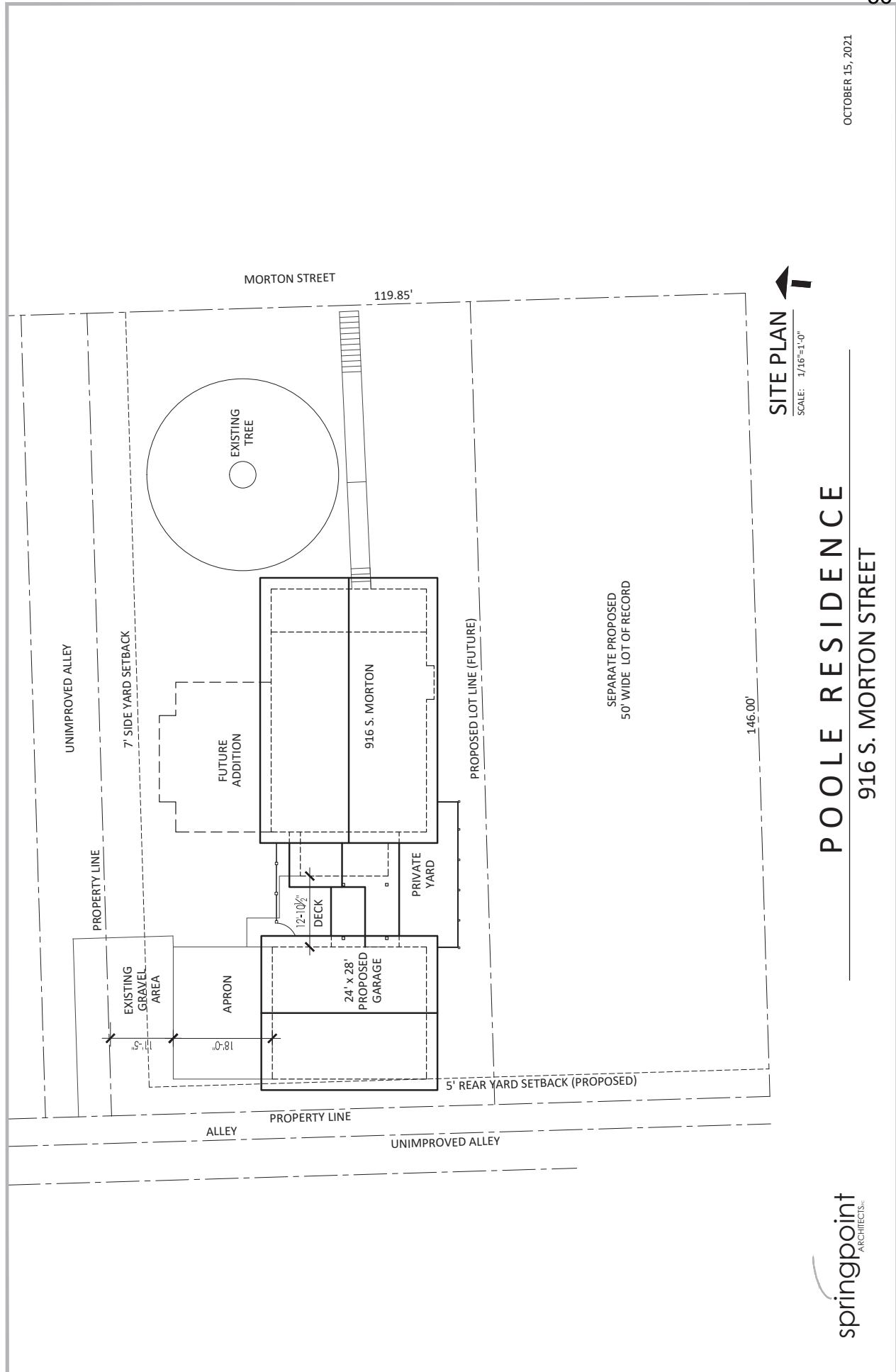
The property falls within a Medium Mixed Use (MM) zoning district which has a rear setback of 7 feet and limits the accessory building area to 15% of the primary building footprint. To build a functionally sized 2-car garage as an addition, we will be connecting the garage to the mudroom with a breezeway. The garage must be located behind the house because the alley access comes from the north. The alley is unimproved to the south. For accessibility purposes, we propose to have a concrete apron ramp up to the garage so that garage floor elevation will match that of the house. The location of the garage behind the house will also allow for the creation of a separate lot to the south and for the eventual construction of an addition on the north side of the house.

A variance to allow a 5-foot rear setback will provide a more functional space in between the garage and house. The need for this arises from the peculiar condition of the original placement of the house due to its proximity to the former railroad and the inclusion of this property in a residential historic district even though it has a commercial zoning designation.

We appreciate your review and look forward to your response. Please contact us should you need any additional information.

Regards,  
Wayne and Dee Dee Poole  
916 S. Morton St  
Bloomington, IN 4740  
317-997-5586/317-439-7707

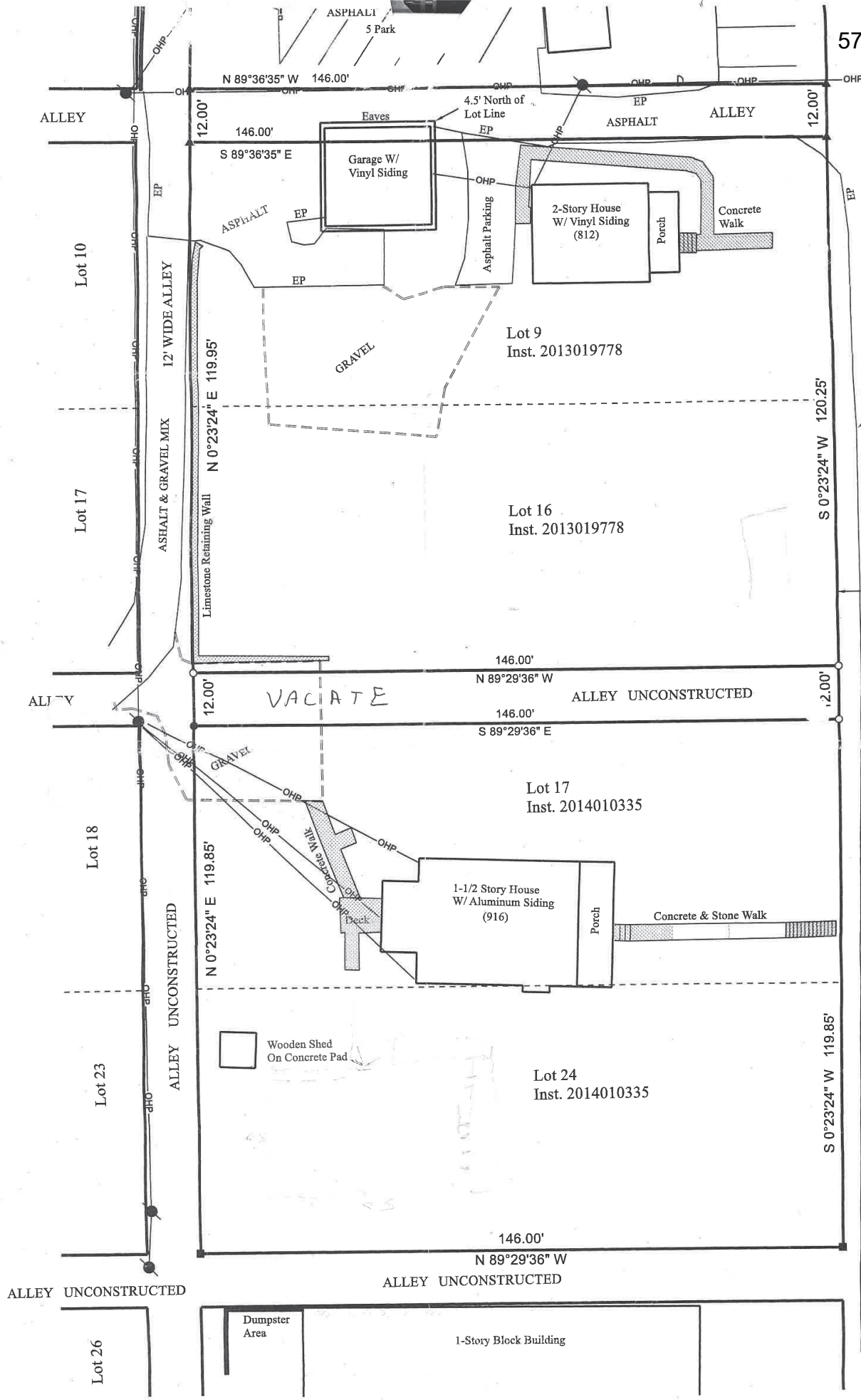
OCTOBER 15, 2021



**SITE PLAN** 

SCALE: 1/16"=1'-0"

**POOLE RESIDENCE**  
 916 S. MORTON STREET



S. Morton St.

ALPE = 4 3/6

0.8032 SF

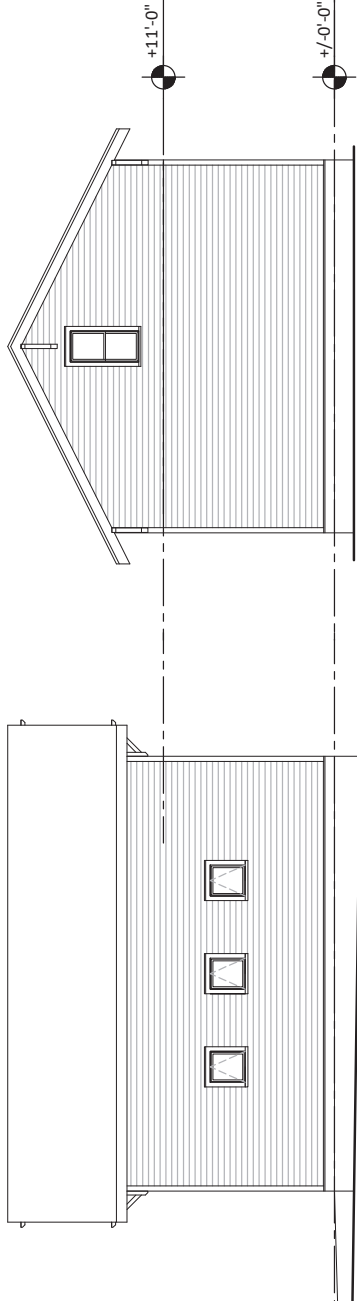
0.64 ACRE

EXTERIOR MATERIALS:  
ORIGINAL HOUSE:  
-ALUMINUM SIDING TO REMAIN

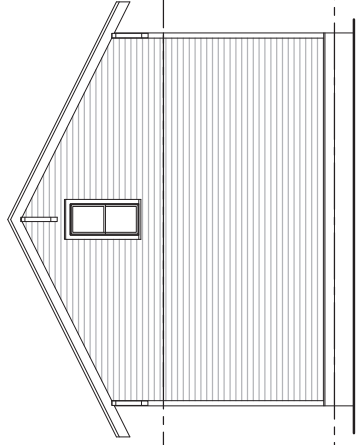
MUDROOM & NEW GARAGE:  
- FIBER CEMENT BOARD SIDING, 4.5 EXPOSURE, SMOOTH SIDE OUT  
- 4" CORNER TRIM  
- WINDOW TRIM: 1x 4 JAMB, 1 x 6 HEAD TRIM W/1x CAP, 2x SILL  
- 1 x 8 SKIRTBOARD WITH CAP  
- 1 x 8 FASCIA BOARD & FLY RAFTER (MUD ROOM)  
- 1 x 10 FASCIA BOARD & FLY RAFTER (GARAGE)  
- WOOD CLAD WINDOWS  
- EAVE BRACKETS (GARAGE)  
- CARRIAGE STYLE GARAGE DOORS  
- FIBERGLASS ENTRY DOOR WITH LITE  
- ARCHITECTURAL ASPHALT SHINGLE ROOF

BREEZEWAY:  
- CEDAR ROOF RAFTERS WITH EXPOSED RAFTER TAILS, PAINTED  
- 4 x 4 TREATED POST WITH 1x WRAP, 2 x 2 TOP CAP & 1x 4 BASE TRIM  
- TREATED DECK WITH COMPOSITE DECK BOARDS

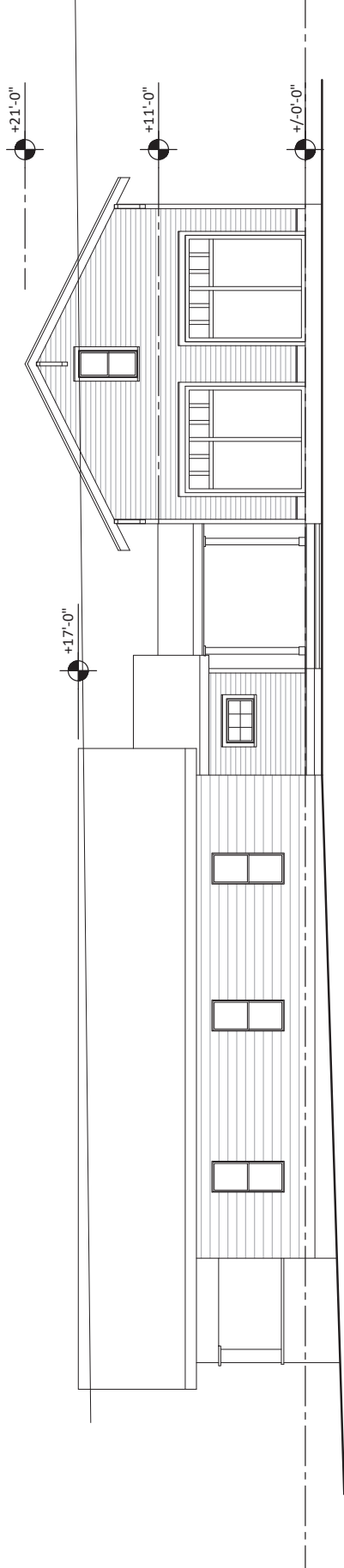
FENCE:  
- 4 x 4 CEDAR POSTS WITH 2x4 TOP AND BOTTOM RAILS  
- 1 x 6 VERTICAL CEDAR PICKETS



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



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



**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



EXTERIOR MATERIALS:  
ORIGINAL HOUSE:

- ALUMINUM SIDING TO REMAIN

MUDROOM & NEW GARAGE:

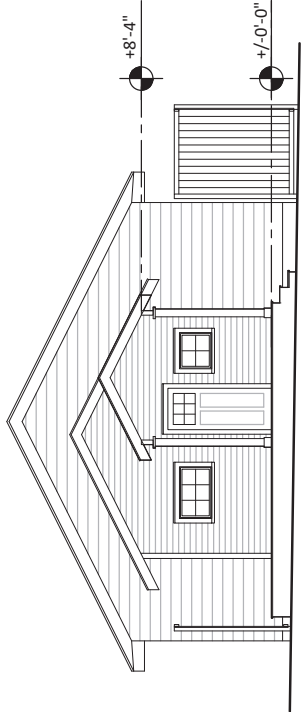
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- EAVE BRACKETS (GARAGE)
- CARRIAGE STYLE GARAGE DOORS
- FIBERGLASS ENTRY DOOR WITH LITE
- ARCHITECTURAL ASPHALT SHINGLE ROOF

BREEZEWAY:

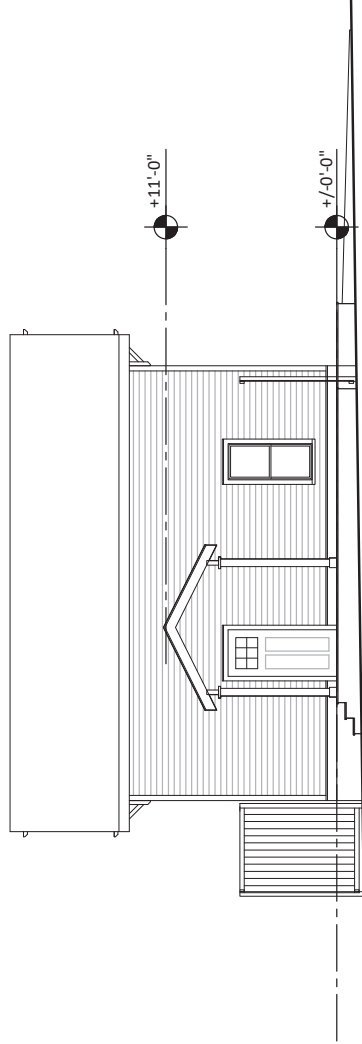
- CEDAR ROOF RAFTERS WITH EXPOSED RAFTER TAILS, PAINTED
- 4 x 4 TREATED POST WITH 1x WRAP, 2 x 2 TOP CAP & 1x 4 BASE TRIM
- TREATED DECK WITH COMPOSITE DECK BOARDS

FENCE:

- 4 x 4 CEDAR POSTS WITH 2x4 TOP AND BOTTOM RAILS
- 1 x 6 VERTICAL CEDAR PICKETS



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



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



Eric Greulich <greulice@bloomington.in.gov>

# Fwd: [Planning] Variance for 916 S Morton Street (slated for October 21, 2021 Public Hearing)

1 message

**Darla Frost** <darla.frost@bloomington.in.gov>  
To: Eric Greulich <greulice@bloomington.in.gov>  
Cc: Carmen Lillard <lillardc@bloomington.in.gov>

Tue, Oct 5, 2021 at 10:47 AM

Carmen tells me this is your variance case.

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

From: **J Thomas Forbes** <jt.forbes@gmail.com>  
Date: Tue, Oct 5, 2021 at 10:42 AM  
Subject: [Planning] Variance for **916 S Morton Street** (slated for October 21, 2021 Public Hearing)  
To: <planning@bloomington.in.gov>

We write in support of Wayne and Danielle Poole's variance from rear yard building setback standards to allow for an addition to an existing residence in the Mixed-Use Medium Scale (MM) Zoning District. We are their next door neighbors, residing at **812 S. Morton Street**. We support this variance with enthusiasm.

The Poole's have planned the addition with great care and thought for how it impacts the surrounding area. This would be a very positive update to their home and the surrounding area, bringing a consistent residential feel between our two homes, which are the sole remaining residential properties on the West side of Morton Street/B-Line Trail. They have and continue to make significant investments in their property that ultimately will enhance and sustain the value of all residential properties in the McDoel/South Morton corridor where their home is located. They also have been very conscientious with home design changes to ensure they fit with the both the aesthetic and historic character of the neighborhood. This variance is part of their overall plan for improvements to a home what was in slow decline before they took ownership.

It also should be noted for the record that the Poole's have consistently declared their intention to make this their personal home, and that they are exemplary neighbors who foster an even stronger sense of community among all of us living within sight of their home.

Clearly, this variance does a great deal more than add additional space. It affirms that Bloomington values residential homeowners who invest in both their property and neighborhood.

We are happy to testify at the hearing if it would be helpful.

Sincerely,  
J T. Forbes & Martha Shedd  
**812 S Morton Street**  
Bloomington, IN 47403

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	<p><b>Darla A. Frost</b>          Planning and Transportation          City of Bloomington, IN  <a href="mailto:darla.frost@bloomington.in.gov">darla.frost@bloomington.in.gov</a>          812-349-3423  <a href="http://bloomington.in.gov">bloomington.in.gov</a></p>
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