

CITY OF BLOOMINGTON



January 20, 2022 @ 5:30 p.m.

<https://bloomington.zoom.us/j/87409494298?pwd=M3k3QU9FRjF3SG9ScWM2QVQyeEI0QT09>

Meeting ID: 874 0949 4298

Passcode: 665704

**CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS
January 20, 2022 at 5:30 p.m.**

❖ **Virtual Meeting:**

<https://bloomington.zoom.us/j/87409494298?pwd=M3k3QU9FRjF3SG9ScWM2QVQyeEI0QT09>

Meeting ID: 874 0949 4298

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ROLL CALL

APPROVAL OF MINUTES: October 21, 2021 and November 18, 2021

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

ELECTION OF OFFICERS:

- Current President: Barre Klapper
- Current Vice-President: Jo Throckmorton

PETITION WITHDRAWN:

- AA-20-21 **Sheila and Chris Callaway**
3310 E. Gosport Ct.
Request: Administrative Appeal of the Notice of Violation (NOV) for over-occupancy of one dwelling in the Residential Medium Lot (R2) zoning district.
Case Manager: Gabriel Holbrow
- V-25-21 **Mark Harper** (Cont. from 12/23 hearing)
4224 E. Penn Ct.
Request: Variance from maximum fence height to allow for a fence in excess of 4 feet in front of the front building wall.
Case Manager: Keegan Gulick
-

PETITIONS:

- CU-22-21 **Aidan Reef** (Cont. from 12/23 hearing)
1808 S. Rogers St.
Request: Conditional
Use approval to allow the operation of a home bakery business in the R2 (Residential Medium Lot) zoning district.
Case Manager: Keegan Gulick

****Next Meeting: February 17, 2022**

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.

- V-23-21 **WS Property Group** (Cont. from 12/23 hearing)
106 E. Hillside Dr.
Request: Variance from the required 20' front yard parking setback for the proposed construction of five 3-bedroom townhomes in the RM (Residential Multifamily) zoning district.
Case Manager: Keegan Gulick
- CU-24-21 **WS Property Group** (Cont. from 12/23 hearing)
106 E. Hillside Dr.
Request: Conditional Use approval to construct one building consisting of five 3-bedroom townhomes in an RM (Residential Multifamily) zoning district.
Case Manager: Keegan Gulick

****Next Meeting: February 17, 2022**

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**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
LOCATION: 1808 S Rogers St**

**CASE#: CU-22-21
DATE: January 20, 2022**

PETITIONER: Aidan Reef
1808 S Rogers St
Bloomington, IN 47403

REQUEST: The petitioner is requesting conditional use approval for a home occupation.

REPORT: The property is located on the west side of S Rogers Street and is zoned R2 Residential Medium Lot. The property has been developed with a single family residence. The properties to the south and west are also single-family residences. The property to the east is developed with a park. The property to the north is developed with utility and industrial uses. The petitioner lives in the home and wishes to conduct a bakery as a home business. The proposed business would use the kitchen on the property for baking goods to be sold at the local farmer's markets. This use requires approvals from City of Bloomington Utilities and the Monroe County Health Department. The entirety of the business operation would be contained in the existing structure.

HOME OCCUPATION STANDARDS: BMC 20.03.030(g)(6) lists use-specific standards for home occupations, as follows:

1. Operator Residency Required: The petitioner lives in the home.
2. Maximum Number of Nonresident Employees: The petitioner is the only employee.
3. Maximum Floor Area: The interior area of the house is approximately 2,194 square feet. The petitioner plans to use 234 square feet for the home occupation which is 12% of the interior. This meets the restriction that no more than 15% of the interior square footage will be used for the home occupation.
4. Multiple Home Occupations: Only one home occupation is planned.
5. Residential Character: The petitioner will not be making any additional changes to the exterior of the residence with this request.
6. Location and Entrance: The home occupation will take place entirely within the house.
7. Outdoor Display and Storage: No outdoor display is planned or permitted.
8. Sales: No direct sales are planned or permitted.
9. Off-street Parking and Loading: The existing driveway will serve as parking for the home occupation, but no on-site sales are planned.
10. Hours of Operation: The petitioner is aware of the limitation on the hours of operation of 8:00 AM to 8:00 PM and will not operate outside of these hours.
11. Commercially Licensed Vehicles: No commercial vehicles are proposed.
12. Deliveries: No deliveries are anticipated with this use outside of those typical for a residential use.

Criteria and Findings for Conditional Use Permits

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: The 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. The petitioner will be required to comply with CBU and Health Department regulations for this use.

(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: The Comprehensive Plan identifies this area as “Neighborhood Residential” and lists single family residential development as the primary land use with some additional uses permitted, including commercial and mixed-use. This home occupation will have no outward signs of any use separate from a typical single-family household. A home occupation would be consistent with the goals of this district.

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: The petitioner will be required to meet CBU requirements for home occupations. Direct retail sales are not permitted on the property so no increase in vehicle or pedestrian traffic is expected with this use.

iii. Minimizes or Mitigates Adverse Impacts

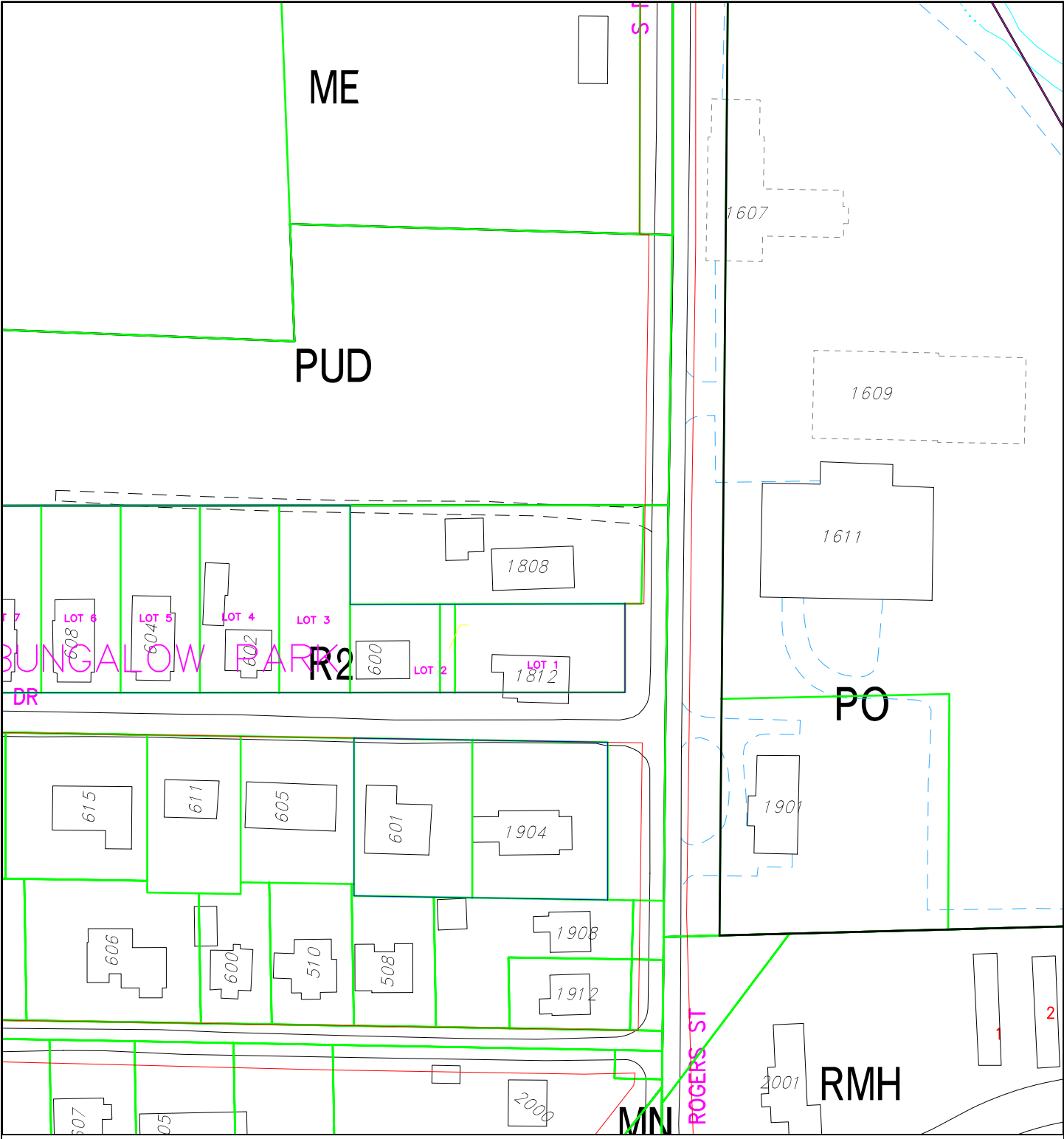
1. *The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
2. *The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason 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.*

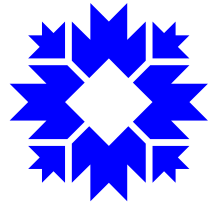
PROPOSED FINDING: No exterior changes are being proposed with this home occupation. No additional lighting will be required for this proposed home occupation. Staff finds no nuisance regarding noise, smoke, odors, vibrations, or lighting. No special lighting or unusual hours of operation are proposed with this request. The business will not operate before 8:00 AM or after 8:00 PM. At this time, we have not received any comments from adjacent property owners regarding this petition.

RECOMMENDATION: Department recommends that the Board of Zoning Appeals adopts the proposed findings and recommends approval of CU-22-21 with the following conditions:

1. This conditional use is limited to the proposed use as described in the petitioner statement, no other use is approved.
2. The petitioner must meet all City of Bloomington Utilities standards before the Conditional Use permit is issued.
3. The petitioner must meet all Monroe County Health Department standards before the Conditional Use permit is issued.



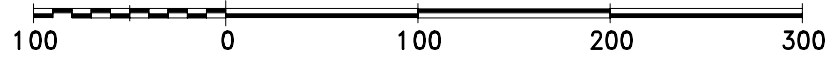
City of Bloomington
Planning



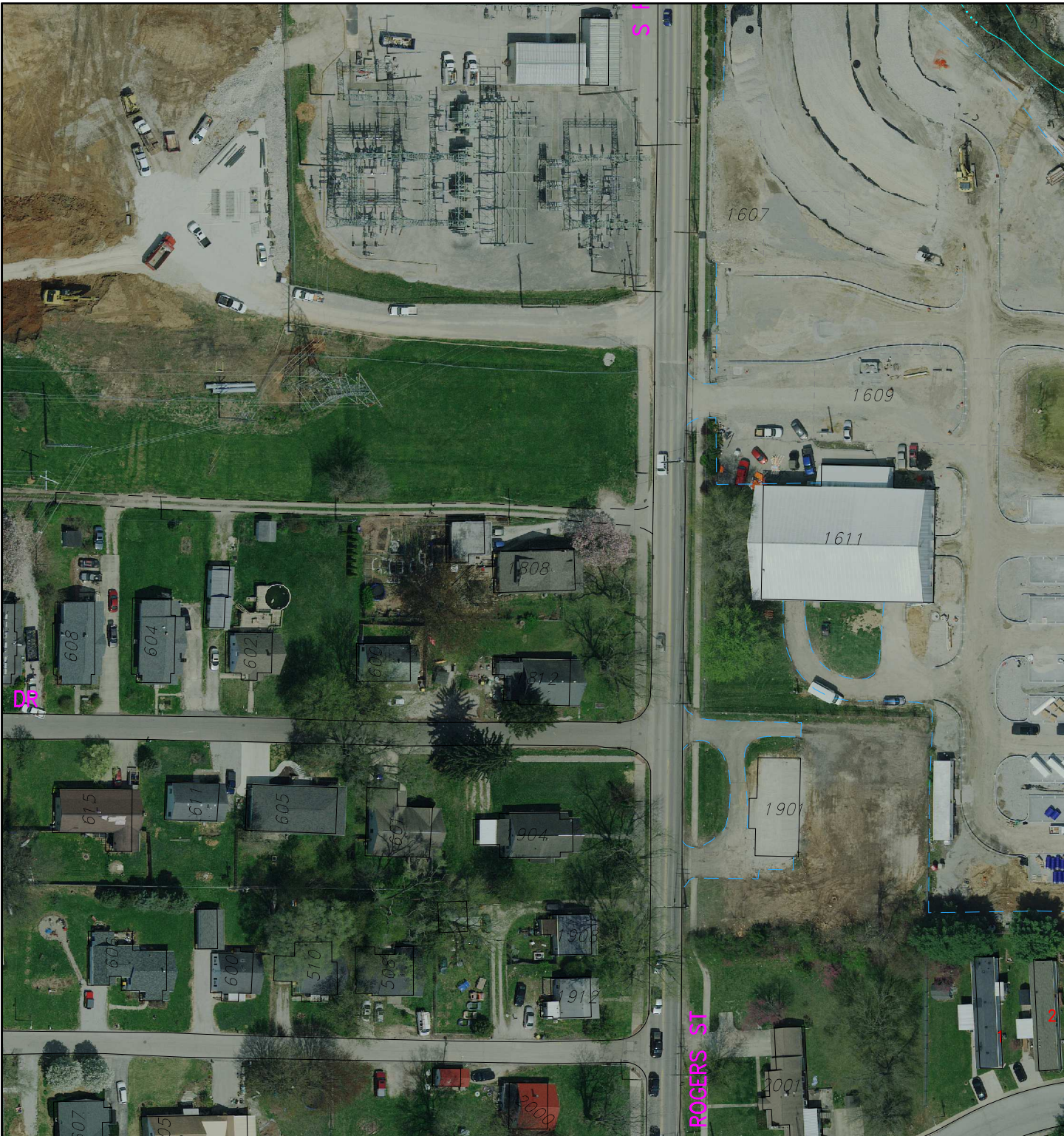
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By: keegan.gulick

16 Dec 21

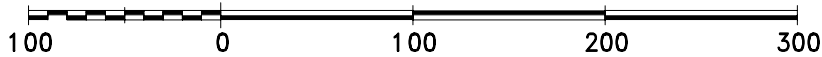


For reference only; map information NOT warranted.



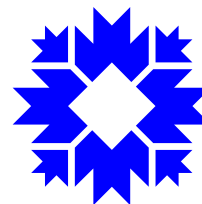
By: keegan.gulick

16 Dec 21



For reference only; map information NOT warranted.

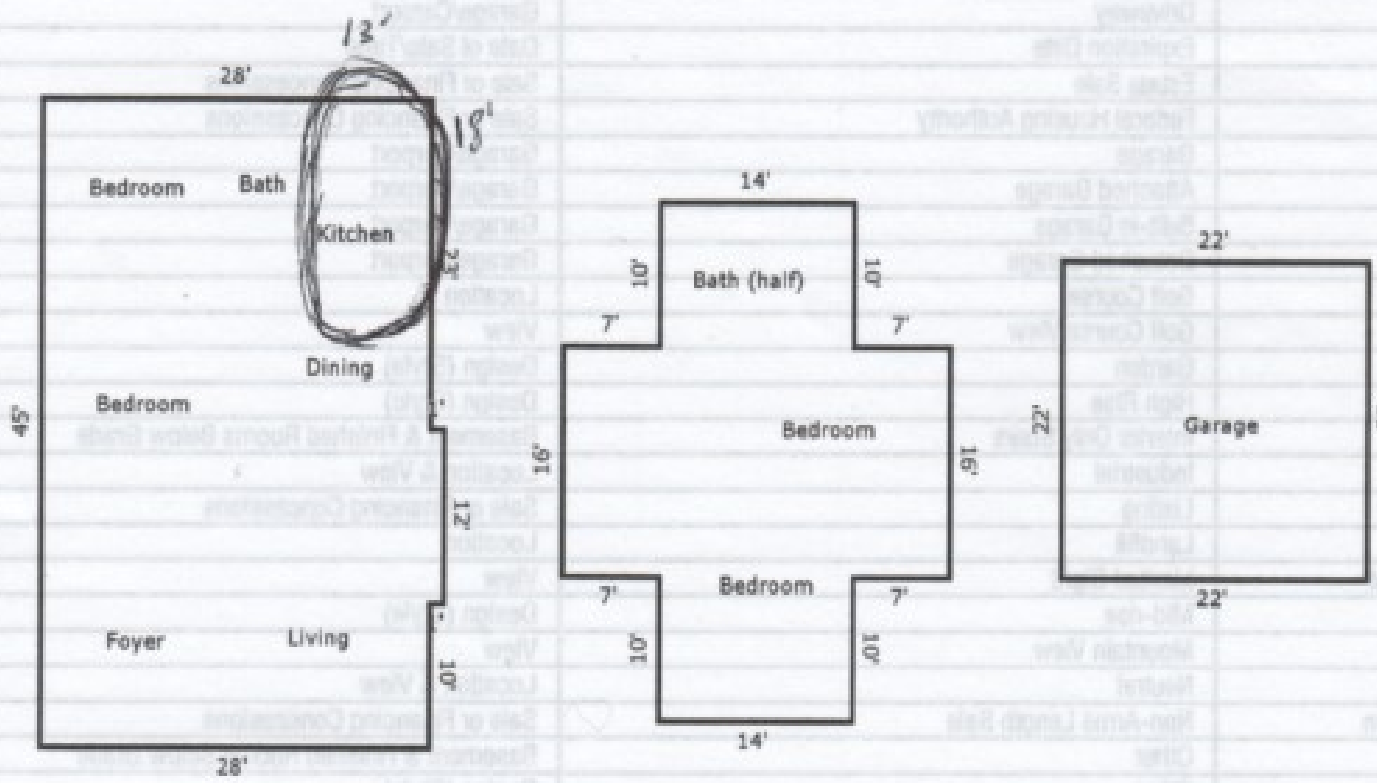
City of Bloomington
Planning



Scale: 1" = 100'

I am writing this petitioner's statement with the intent of obtaining home occupation approval for my Home-Based Vending business Frostfall Baked Goods located at 1808 S Rogers St.

The business uses the home kitchen, which is 13' x 18' and is located in the back of the house. All items that are baked and sold fall under the Monroe County Health Departments guidelines for Home Based Vending and IN code 16-42-5-29. All items are sold through farmer's markets. The only area on the property that is used for the business is the kitchen. Baking happens between 5am and 11pm every Friday in preparation for markets on Saturday. Baking also happens throughout the week, between the hours of 5am and 5pm. All cooking and preparation surfaces are thoroughly cleaned before and after each baking session. The business will not produce any loud noises nor any other nuisances to adjacent properties as all work is done inside the building.



**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
LOCATION: 106 E Hillside Drive**

**CASE #: V-23-21
DATE: January 20, 2022**

PETITIONER: WS Property Group
1507 S Piazza Drive,
Bloomington, IN 47401

REQUEST: The petitioner is requesting a variance from the required 20-foot front yard parking setback for the construction of five, 3-bedroom townhomes in the RM (Residential Multifamily) zoning district.

REPORT: The property is located at 106 E Hillside Drive and is zoned Residential Multifamily (RM) and is currently vacant as the previous home was demolished. The properties to the east and south are also zoned RM and have been developed with single-family and multifamily dwellings. The properties to the north across East Hillside Drive are zoned R3 and have been developed with detached single-family dwellings. The properties to the west are zoned MM and have been developed with single-family dwellings. Currently on the site there is a retaining wall that spans the entire site along Hillside Drive. The petitioner is proposing to construct a 5-unit structure on the site.

The Unified Development Ordinance (UDO) classifies this use as “Student Housing or Dormitory” due to the fact that more than 33% of the dwelling units have 3 bedrooms. For the use ‘Student Housing or Dormitory’, 20.03.030(b)(13)(A) in the UDO requires that any portions within the ground floor of a structure used for vehicular parking shall be located at least 20 feet behind the building façade facing a public street. The petitioner is requesting a variance to allow parking that encroaches into the 20 foot setback.

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.*

PROPOSED FINDING: No adverse effect to the use or value of the adjacent properties is found as a result of this variance. The proposed use is required to obtain conditional use approval.

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 impacts to the use and value of adjacent properties is found as a result of this petition. The variance will allow for adequate parking on-site. The improvements

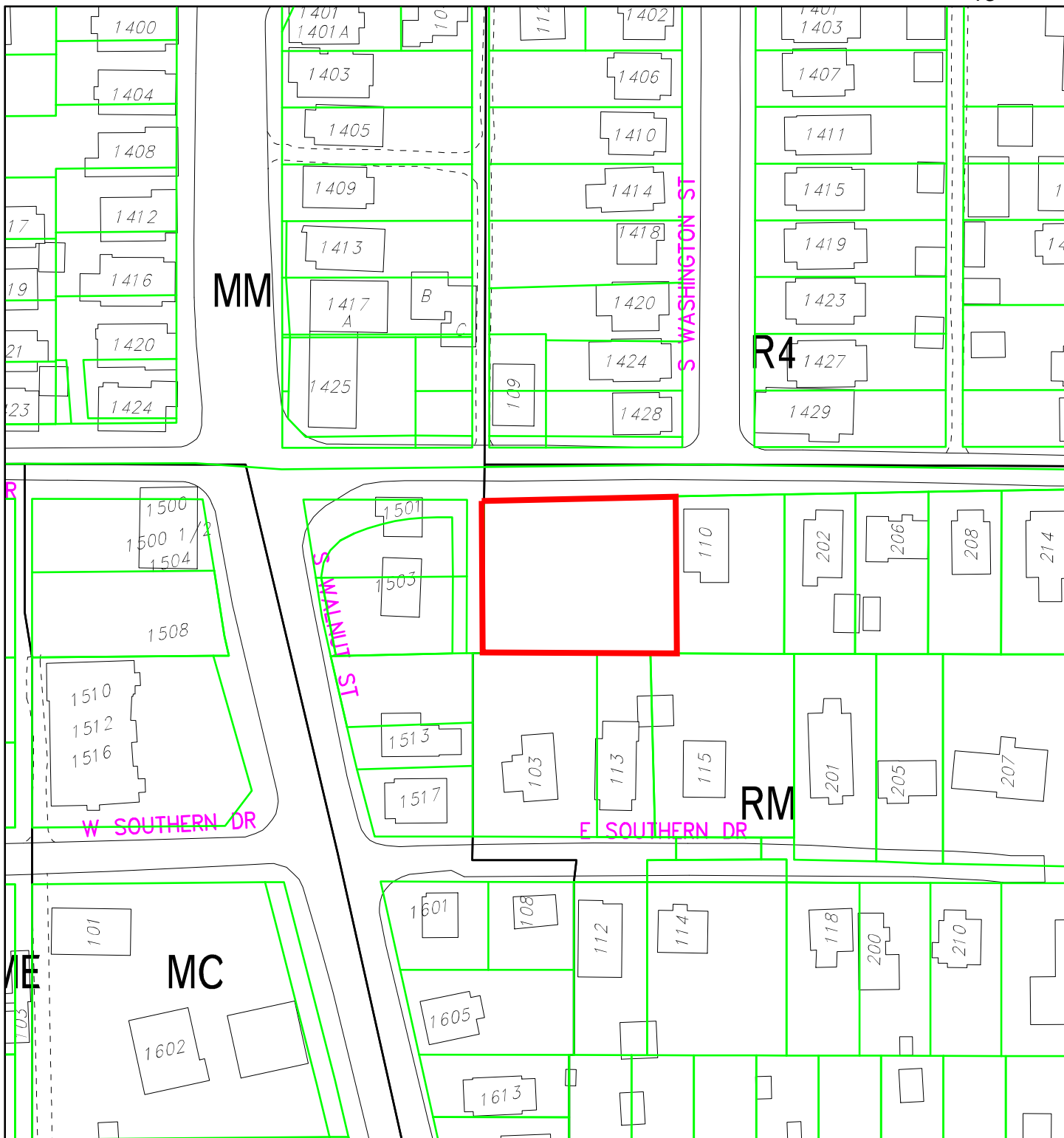
to the sidewalk and tree plot will provide a more pedestrian friendly streetscape than what is currently existing. The site is currently a vacant lot with a large retaining wall along the sidewalk.

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.*

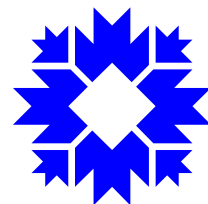
PROPOSED FINDING: Practical difficulty is found in the combination of the size of the lot and the lack of on-street parking available. The lot would not allow for the construction of adequate on-site parking behind the building that would meet setback and dimensional requirements. Parking in the building that is adequate for the use is not possible while also meeting the front parking setback. No on-street parking is available on Hillside, and ground floor parking is typical for a development of this type.

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-23-21 with the following conditions:

1. A grading permit is required before earth moving begins
2. The petitioners must obtain a building permit prior to construction.



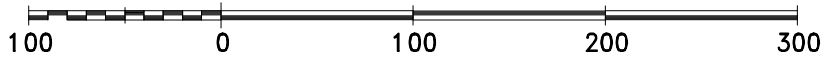
City of Bloomington
Planning



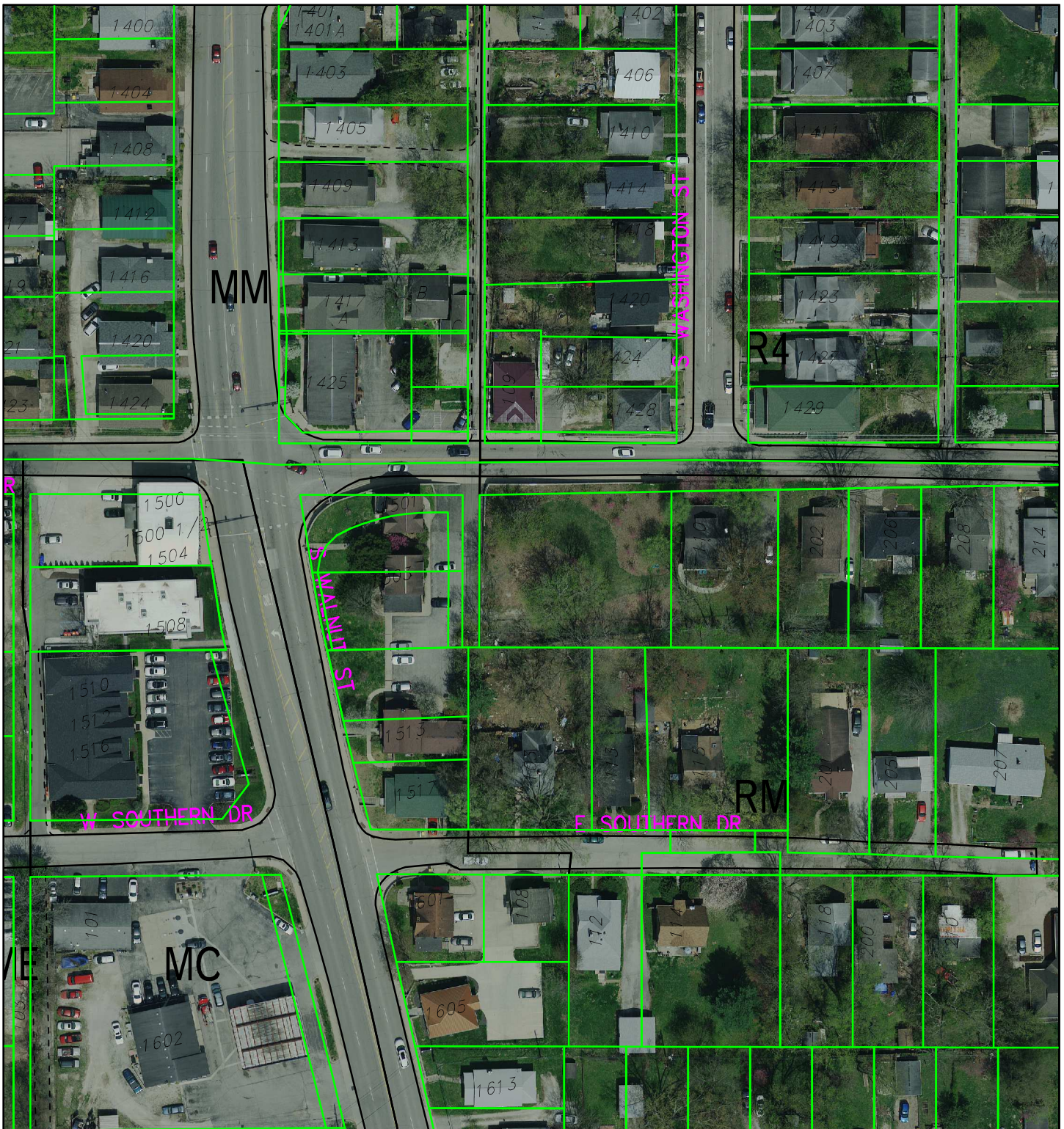
Scale: 1" = 100'

By: keegan.gulick

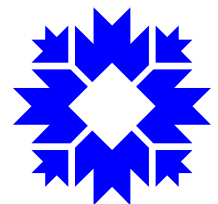
17 Nov 21



For reference only; map information NOT warranted.



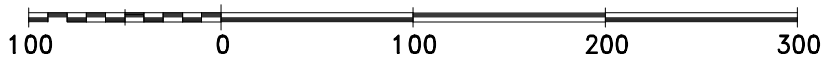
City of Bloomington
Planning



Scale: 1" = 100'

By: keegan.gulick

17 Nov 21



For reference only; map information NOT warranted.



WS Property Group
 1507 South Piazza Drive
 Bloomington, IN 47401
 office: 812.332.9575
 fax: 812.332.0261
www.WSPropertyGroup.com

December 16, 2021

Keegan Gulick
 City of Bloomington Planning and Transportation Dept.
 401 N. Morton Street
 Bloomington, IN. 47402

RE: 110 Hillside Drive – Variance Parking Setback with-in a building.

Dear Keegan,

WS Property Group is proposing to redevelop a vacant lot at 110 E Hillside Drive. We are requesting a variance from 20.04.0?0(?) to allow a garage on the lower level of a townhome.

The project anticipates the construction of a single building comprised of 5 townhomes. Each townhome is comprised of 3 levels; parking, main-living, and bedroom. Recent changes in the Code make it illegal to park on the first floor of a building unless the garage wall is 20 feet behind the front wall of the building. We believe this “buffering” is unnecessary and creates an undue burden for a townhome type building.

We feel the approval of this variance will not be injurious to the public, nor adversely affect the use and value of the adjacent properties.

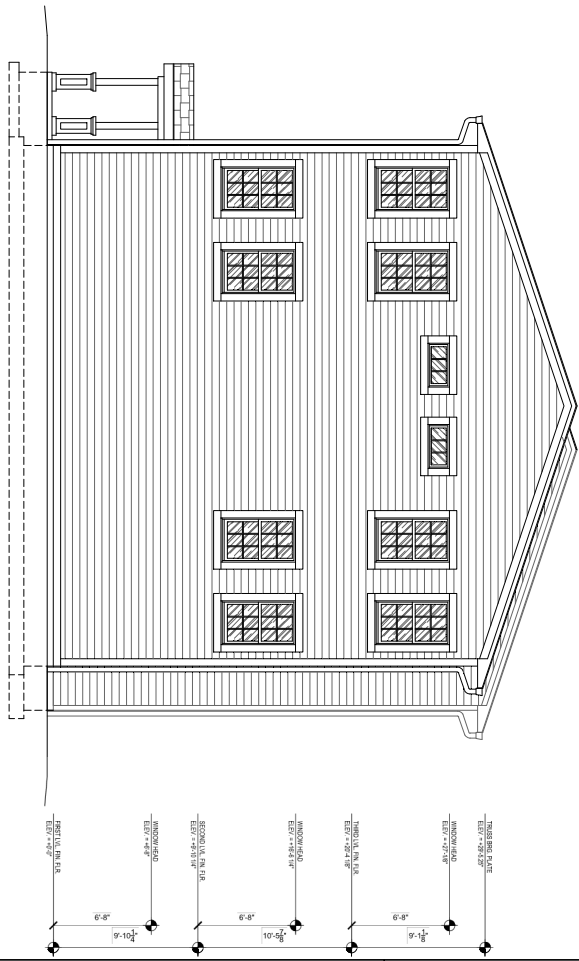
Please find attached the required information to render your approval.

Respectfully,
WSProperty Group

Timothy A. Hanson
 V.P. Development



THIS DRAWING IS UNLESS OTHERWISE NOTED AND SUBJECT TO CONTRACT PROVISIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF EXISTING AND ADJACENT STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



1 BUILDING EAST ELEVATION

ELEVATION REMARKS:

- 1 FINISHED CONCRETE FOUNDATION WALL AND CONCRETE FOOTING. SEE STRUCTURAL DWGS.
- 2 FINISHED CONCRETE FOUNDATION WALL AND CONCRETE FOOTING. SEE STRUCTURAL DWGS.
- 3 FINISHED TRIM AND SCAFFOLD. INSTALL & FINISH PER MECS INSTRUCTIONS.
- 4 FINISH COAT, CONCRETE FOUNDATION WALL & STOPS PER CUSTOMER APPROVED COLOR TO FINISH.
- 5 FINISH COAT, CONCRETE FOUNDATION WALL & STOPS PER CUSTOMER APPROVED COLOR TO FINISH.
- 6 FINISH COAT, CONCRETE FOUNDATION WALL & STOPS PER CUSTOMER APPROVED COLOR TO FINISH.
- 7 4" MINERAL BRICK.
- 8 MINERAL BRICK. CONCRETE FOUNDATION WALL & STOPS PER CUSTOMER APPROVED COLOR TO FINISH. SEE INSTRUCTIONS FOR BRICK LAYOUT. FINISH ALL CORNERS, JOINTS & EDGES WITH BRICK MORTAR. FINISH ALL CORNERS, JOINTS & EDGES WITH BRICK MORTAR. FINISH ALL CORNERS, JOINTS & EDGES WITH BRICK MORTAR. FINISH ALL CORNERS, JOINTS & EDGES WITH BRICK MORTAR.
- 9 FINISH COAT, CONCRETE FOUNDATION WALL & STOPS PER CUSTOMER APPROVED COLOR TO FINISH.
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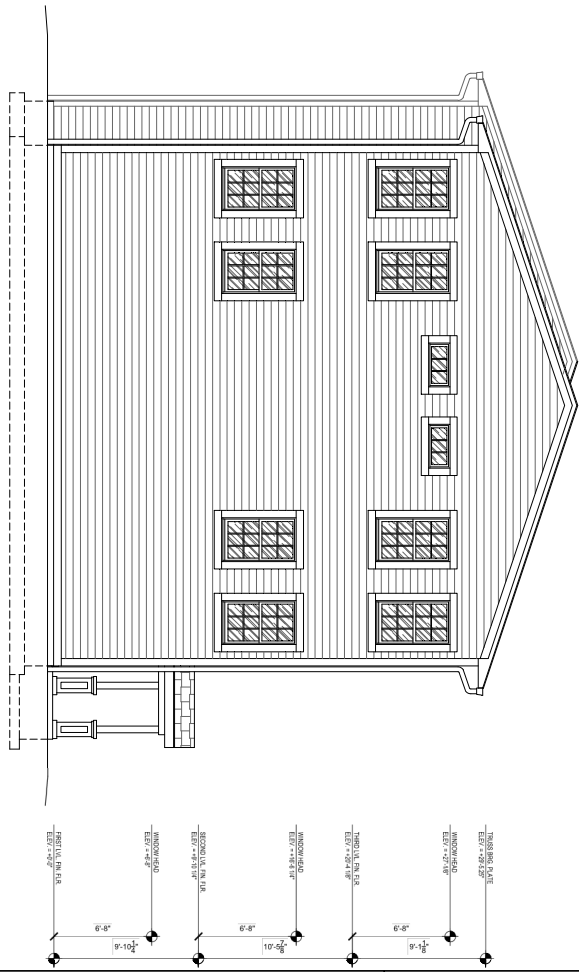
PROJECT NO.	202
DATE	OCTOBER 11, 2021
DRAWN BY	S.M.A./T.B.C.
CHECKED BY	D. SARGE
SHEET NAME	NORTH ELEVATION S-UNIT
SHEET NO.	

NEW TOWNHOME BUILDING FOR:
HILLSIDE DRIVE
 110 E HILLSIDE DR.
 BLOOMINGTON, INDIANA 47401


TABOR BRUCE
 ARCHITECTURE & DESIGN INC.
 1101 S. WALNUT STREET • BLOOMINGTON, IN, 47401
 TELEPHONE: (812) 335-6256 WEB: WWW.TABORBRUCE.COM

AE202

THIS DOCUMENT IS UNLESS OTHERWISE NOTED AND SUBJECT TO CONTRACT PROVISIONS. CONSULT ARCHITECTURE, INTERIORS, MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR ALL DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT ASSUMES NO LIABILITY FOR THE DESIGN, CONSTRUCTION, OR PERFORMANCE OF THE WORK. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK.



1 BUILDING WEST ELEVATION

ELEVATION REMARKS:

- 1 FINISHED BRICK, EXTERIOR WALLS. SEE SET PLAN, SLOPE WALL 1/4" PER FT. AWAY FROM CORNER @ ALL COR.
- 2 FINISHED CONCRETE FOUNDATION WALL AND CONCRETE FOOTING. SEE STRUCTURAL DWGS.
- 3 FINISHED TRIM TO @ SIGHTLINE. INSTALL & FINISH PER MEPS. INSTALLATIONS.
- 4 FINISH CONC. CONCRETE FOUNDATION WALL & STOPS PER CUSTOMER APPROVED CODE TO FINISH.
- 5 FINISH CHAIRMAN FINISHES TO FIN. FINISH COLUMN BASE.
- 6 FINISH CHAIRMAN FINISHES TO FIN. FINISH COLUMN.
- 7 4" MINERAL BRICK.
- 8 MINERAL BRICK CHAIRMAN FINISHES TO FIN. FINISH COLUMN. FINISH ALL CORNERS. SEE STRUCTURAL DWGS. FOR FINISHES TO FIN. FINISH COLUMN.
- 9 MINERAL BRICK CHAIRMAN FINISHES TO FIN. FINISH COLUMN. FINISH ALL CORNERS. SEE STRUCTURAL DWGS. FOR FINISHES TO FIN. FINISH COLUMN.
- 10 FINISH CHAIRMAN FINISHES TO FIN. FINISH COLUMN. FINISH ALL CORNERS. SEE STRUCTURAL DWGS. FOR FINISHES TO FIN. FINISH COLUMN.
- 11 4" FINISHED BRICK CHAIRMAN FINISHES TO FIN. FINISH COLUMN. FINISH ALL CORNERS. SEE STRUCTURAL DWGS. FOR FINISHES TO FIN. FINISH COLUMN.
- 12 1/2" FINISHED BRICK & FINISH TRIM. INSTALL & FINISH PER MEPS. INSTALLATIONS.
- 13 CORNER BRICK OVER 8 ROWS HIGH.
- 14 FINISH CONC. WITH FINISHES TO FINISH WALL & ROOF CONNECTION. INSTALL PER MEPS. INSTALLATIONS.
- 15 EXTENSION BRICK OVER MINERAL BRICK. FINISH PER MEPS. INSTALLATIONS. SEE PLAN FOR STAIR INFORMATION.
- 16 FINISH CONC. OVER MINERAL BRICK. FINISH PER MEPS. INSTALLATIONS. SEE PLAN FOR STAIR INFORMATION.
- 17 2" FINISH CONC. OVER MINERAL BRICK. FINISH PER MEPS. INSTALLATIONS. SEE PLAN FOR STAIR INFORMATION.
- 18 FINISH CONC. OVER MINERAL BRICK. FINISH PER MEPS. INSTALLATIONS. SEE PLAN FOR STAIR INFORMATION.
- 19 FINISH CONC. OVER MINERAL BRICK. FINISH PER MEPS. INSTALLATIONS. SEE PLAN FOR STAIR INFORMATION.
- 20 FINISH CONC. OVER MINERAL BRICK. FINISH PER MEPS. INSTALLATIONS. SEE PLAN FOR STAIR INFORMATION.

NEW TOWNHOME BUILDING FOR:

HILLSIDE DRIVE
110 E HILLSIDE DR.
BLOOMINGTON, INDIANA 47401

REVISIONS

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN, 47401
TELEPHONE: (812) 335-6256 WEB: WWW.TABORBRUCE.COM

PROJECT NO. 2021

DATE: OCTOBER 11, 2021

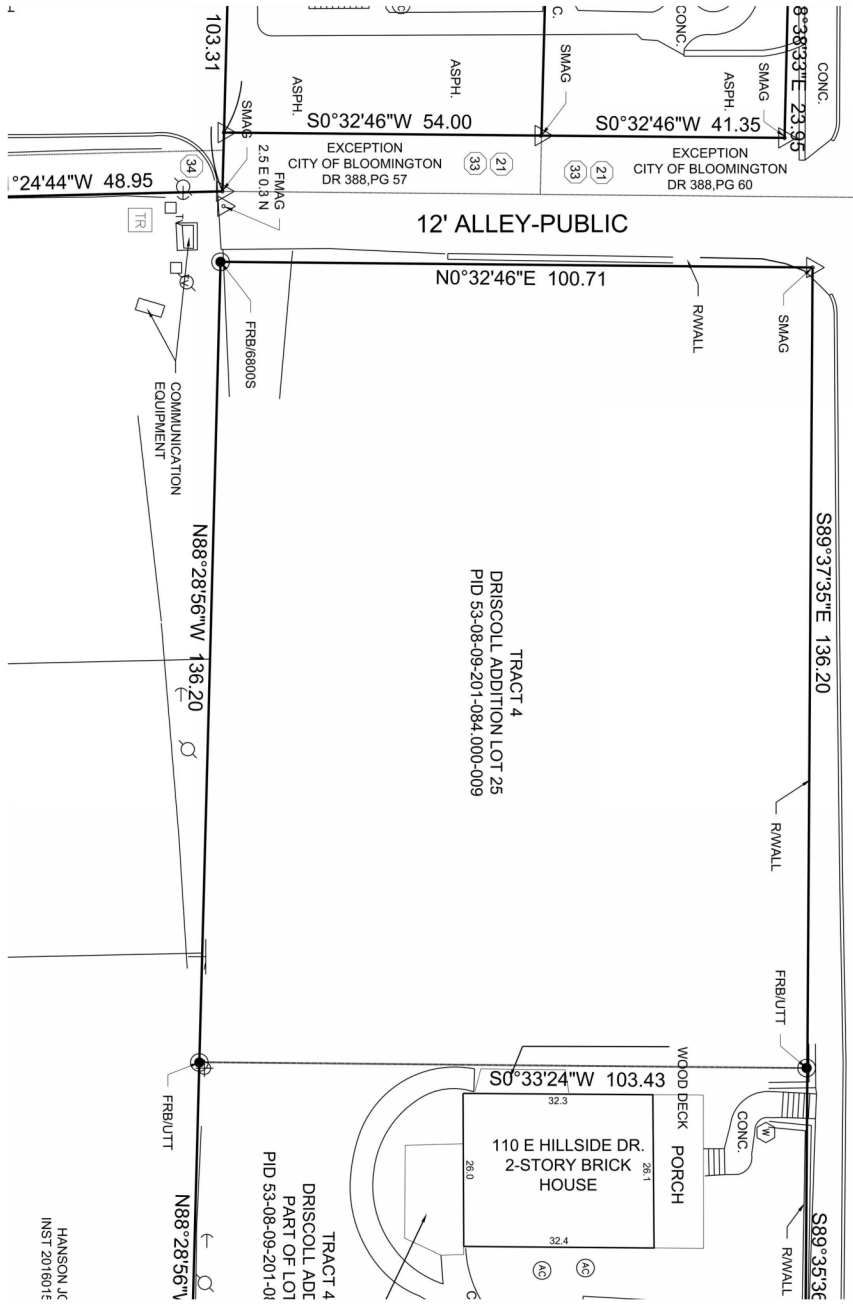
DESIGNED BY: S.M.A./T.B.V.

CREATED BY: D. BRUCE

SCALE: AS SHOWN

AE204

NORTH
ELEVATION
S-UNIT



HANSON JC
INST 201601E

1" = 10'



A	01	<p>110 TOWNS 110 E HILLSIDE DRIVE BLOOMINGTON INDIANA 47401</p>	<p>WS PROPERTY GROUP 1507 S PIAZZA DRIVE BLOOMINGTON, IN</p>	<p>110 TOWNS</p>	REVISIONS	
					MM/DD/YY	REMARKS
					1	
					2	
					3	
					4	
					5	



TOTAL LOT AREA = 13,901 SF
 PUBLIC WALK = 939 SF 6.8%
 PERVIOUS = 5,705 SF 41.0%
 IMPERVIOUS = 7,257 SF 52.2%



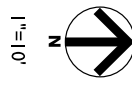
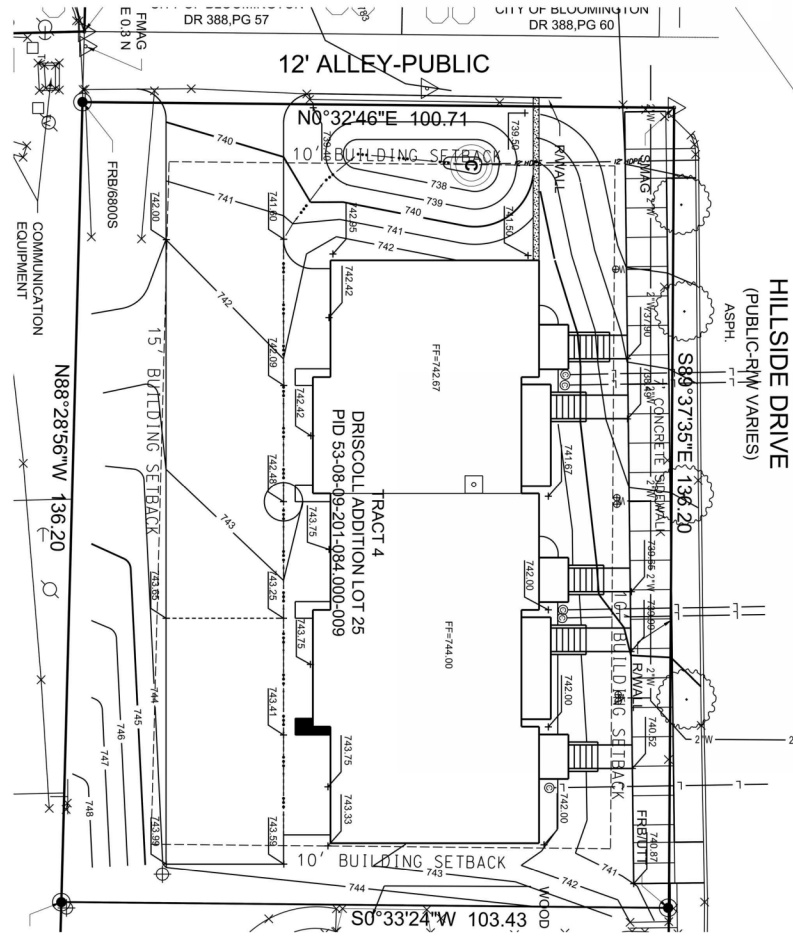
A
02

110 TOWNS
 110 E HILLSIDE DRIVE
 BLOOMINGTON INDIANA 47401

WS PROPERTY GROUP
 WS PROPERTY GROUP
 1507 S PIAZZA DRIVE
 BLOOMINGTON, IN
 110 TOWNS

REVISIONS	
MM/DD/YY	REMARKS

DEVELOPMENT PLAN



A
04

110 TOWNS
110 E HILLSIDE DRIVE
BLOOMINGTON INDIANA 47401

WS PROPERTY GROUP
WS PROPERTY GROUP
1507 S PIAZZA DRIVE
BLOOMINGTON, IN
110 TOWNS

REVISIONS	
MM/DD/YY	REMARKS

To the BZA:

Thank you for the opportunity to address concerns regarding the proposal to build Student/Dormitory Housing at 106 E Hillside Drive.

Please deny this request. A change to conditional use will not result in a community good, such as a school, daycare, or place of worship.

Denial of the conditional use will allow the site to be developed according to current RM zoning. This would be an enormous opportunity to achieve many of the goals of the Comprehensive plan. Adding “missing middle” forms that blend with the established neighborhood and providing needed options of housing options for a large range of people would benefit the neighborhood and the city. Small housing forms with less intense use would benefit and attract young professionals, small families, workforce residents or empty nesters.

Sincerely,

Jan Sorby

Bloomington Restorations Inc., Chair of Endangered Historic Properties, Hillside property owner, Former President of the Bryan Park Neighborhood Association

20.06.040(d)(6) Approval Criteria: 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.

Objection

The proposed development does not agree with the *Comprehensive Plan* or acknowledge the unsafe conditions reported in the *2019 Bloomington Transportation Plan*.

The *Comprehensive Plan* that recognizes that most new housing development the past decade has been student housing. Now, a primary goal is to change this trend and offer a wider variety of housing options built for a broader range of people. The location of the proposed development does not meet the criteria listed in the *Comprehensive Plan* for appropriate locales for Student/Dormitory Housing. Appropriate locations are close to campus that already have a high percentage of student-oriented housing, within easy walking distance to campus, have easy access to university-provided parking, and IU transit system. The *Comprehensive Plan* redirects Student/Dormitory housing away from the areas near downtown. The proposed site is currently serviced by city buses; however, it will soon be limited when Bloomington Transit changes the routes.

Promoting more housing opportunities in urban neighborhoods close to employment, shopping, and other amenities for young professionals, workforce residents, families, residents at different stages of life and household incomes, is a primary goal of the *Comprehensive Plan*. The proposed development meets none of the provisions above. Apartments with 3-bedrooms will limit who can afford an expensive large apartment. Many people will be priced out of the proposed development.

The proposed development does not promote housing solutions that mitigate against rapid price changes in the neighborhood. To the contrary, Student/Dormitory housing will bring more short-term residents to the neighborhood. At almost 70% rental the neighborhood is at risk of destabilization. Rental for young families, workforce housing and young professionals or owner-occupied multifamily could help stabilize the neighborhood. Housing that only students will be able to afford does just the opposite.

Below are quotations from the *Comprehensive Plan* that support the objection to this development.

- (Pg 64) *Comprehensive Plan Objectives: Policy 5.3.4: Redirect new student-oriented housing developments away from the Downtown and nearby areas, and toward more appropriate location closely proximate to the IU campus that already contain a*

relatively high percentage of student-oriented housing units, are within easy walking distance to the campus, and have direct access to university-provided parking as well as the university transit system

- *(pg. 61) Housing and Neighborhood: Goals & Policies: 14: Offer a wide variety of quality housing options for all incomes, ages, and abilities.*
- *(pg. 61) Housing and Neighborhood: Policy 5.1.3: Encourage a wide range of housing types to provide a more diverse mix of housing opportunities and household income levels, preferably within neighborhoods and multi-family housing developments.*
- *(pg. 63) Housing and Neighborhood Goals & Policies: New multifamily housing projects catering largely to students must be better planned and distributed adjacent to campus or in underdeveloped commercial corridors along transit routes outside Downtown, but still relatively close to the university*
- *(pg. 63) Housing and Neighborhood Goals & Policies: 5.2.1: Evaluate all new developments and redevelopments in light of their potential to positively or adversely impact the overall health and well-being of the people who live in the surrounding neighborhood.*
- *(pg. 60) Housing and Neighborhood: Now that 1,900 new housing units have been constructed Downtown within the past decade (almost all of them apartments), the market dynamic is shifting. More market opportunities may exist to convert single-family homes from student-rental to owner occupied. This can allow more people to have a chance to live in urban neighborhoods, which are often closer to employment, shopping, and other amenities.*
- *(pg. 64) Housing and Neighborhood: Goal 5.4: Neighborhood Stabilization: Promote a variety of homeownership and rental housing options, mitigate against unforeseen eviction and rapid price changes, and promote opportunities for community interaction that are also aimed towards different stages of life, ages, and household incomes.*
- *(pg. 61) Housing and Neighborhood: Bloomington's older urban, small scale, compact, single family housing stock located primarily around the city center and university provide some of the city's more affordable housing stock and must be protected. Building a growing stock of affordable housing requires assuring sustainability so unaffordable stock is not the only option for future generations. Mixed income neighborhoods are fundamental to successful, sustained, affordable housing stock. New multifamily housing projects catering largely to students must be better planned and distributed adjacent to campus or in underdeveloped commercial corridors along transit routes outside Downtown, but still relatively close to the university*
- *(Pg. 65) Housing and Neighborhood: Seek to expand compact urban housing solutions such as pocket neighborhoods, tiny houses, accessory dwelling units, and similar housing solutions, in a manner that attracts workforce and senior populations or otherwise complements the surrounding neighborhood*

20.06.040(d)(6) Approval Criteria: 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.

Objection

The proposed development will adversely impact the overall health and well-being of people who live in the development as well as the surrounding neighborhood. Student/Dormitory housing use at this site is not appropriate, ill-advised and will endanger public safety.

The Hillside area presents enormous infrastructure challenges. Because of the traffic, this is a dangerous location. It is especially dangerous for the intensity of use that Student/Dormitory housing triggers. If built, it will require crossing Hillside to reach on-street parking for residents and visitors. Dangerous midblock crossings will be the norm. Pedestrians crossing Hillside from the north at the signaled intersection are impeded by a utility pole installed in the middle of the narrow sidewalk before reaching the pedestrian crosswalk. The 7' tall wall obstructs sightlines in both directions at the signal. And the enormous turning radius encourages fast traffic. Hillside is narrow, lacking a tree plot, turning lane or bike lane. The Washington/Hillside intersection has extremely limited sightlines that force vehicles into the intersection and past the pedestrian crosswalk.

Mixed urban residential neighborhoods are described in the Comprehensive Plan as missing basic and essential utilities. This neighborhood is exactly such a neighborhood and has been skipped over for improvement for decades.

There are no sidewalks, storm sewers, curbs, gutters, or tree plots on Southern, Wilson, Grant, and Palmer streets. These streets are very narrow with high crowns and deep ruts on both sides, and the pavement is crumbling at the edges. Worn out water mains erupt on a regular basis in the neighborhood. The sidewalks on Hillside, Washington, and Lincoln are sub-standardly narrow with sections rated as the poorest condition in Bloomington on the *Sidewalk Inventory Report*.

The *2019 Bloomington Transportation Plan* identifies the Hillside, Walnut, Washington area as a hotspot for pedestrian/motor vehicle accidents and as one of the least connected areas on the *Bicycle Network Analysis* map. Hillside is Bloomington's main southern east/west corridor and carries a greater volume of daily traffic than is recommended for a general urban street. The traffic is extraordinarily fast and a digital traffic warning sign displaying speeds of motorist is now a permanent fixture on Hillside at Grant. As a general urban street, Hillside lacks the basic requirements such as on-street parking, 25mph speed, turning lanes, tree plots between sidewalk and street, or buffered/protected bike lanes.

The south side of Hillside is basically 2 "superblocks", each 3 blocks long with the only cross street at Grant. Grant dead ends at Southern. Washington, Lincoln, Dunn, and Palmer dead end into Hillside. Southern is blocked from Walnut just west of Grant. The superblocks lack alleys or direct access to on-street parking. The alley west of the proposed development dead ends mid-block before reaching Southern and the exit onto Hillside is very close to the intersection. The prevailing development pattern in this area is exceptionally dense at about 0.12 acres (5,227 sq. ft.) per lot and most of the houses are modest in size. The area includes owner-occupied and rental, single-family and duplex/fourplex-multifamily. The neighborhood was built before modest families owned cars and therefore the few existing driveways were retrofitted. Washington, Lincoln, and the new Dunn PUD are the only streets offering alley parking opportunities. Hillside has limited driveways and no on-street parking. Washington and Lincoln provide the only on-street parking for all the residents and visitors in the area and are routinely congested. Washington has seen an increased use since the apartment building at Driscoll and Walnut was granted a parking variance for required on-site parking.

Creating a pedestrian friendly edge to the neighborhood along Hillside will be challenging but neighbors requested, and still hope for, a subarea plan to help find solution for this problematic area. Hillside could be a true asset for the neighborhood and the city. The South Dunn PUD demonstrates how wonderfully a street can be remade.

Below are quotations from the 2019 Bloomington Transportation Plan and the Comprehensive Plan that support the objection

2019 Bloomington Transportation Plan

- (pg. 11) *Traffic Volumes: S Walnut St from E Wilson St to S Monon Dr, 2008, the average daily traffic volume was vehicles/day =27,052. General Urban Street. Auto traffic volume (ADT) should be 10,000-20,000.*
- (pg. 14 Map) *Hillside is categorized as forth busiest streets and a hotspot for motor vehicles-pedestrian crash density*
- (pg. 18 map) *Listed as one of the least connected areas on the Bicycle Network Analysis*
- (pg. 36) *General urban street specifications are: 2 auto travel lanes 10' wide, on-street parking, recommends target speed 25mph, preferred Bike facility (2 buffered or protected bike lanes)*

Comprehensive Plan

- (pg. 63) *Housing & Neighborhoods: Goals & Policies: Policy 5.2.1: Evaluate all new developments and redevelopments in light of their potential to positively or adversely impact the overall health and well-being of the people who live in the surrounding neighborhood.*
- (pg. 16) *UDO Objectives: Objective: 11: Ensure all land development activity makes a positive and lasting community contribution*

- (Pg. 63) *Housing & Neighborhoods: Goals & Policies: Policy 5.2.1: Evaluate all new developments and redevelopments in light of their potential to positively or adversely impact the overall health and well-being of the people who live in the surrounding neighborhood.*
- (pg. 63) *Housing & Neighborhoods: Objective 13: Embrace all of our neighborhoods as active and vital community assets that need essential services, infrastructure assistance, historic protection, and access to small-scaled mixed-use centers*
- (pg. 64) *Housing & Neighborhoods: Neighborhood Stabilization: Goal 5.4: Enhance the appearance, safety, and walkability of sidewalks, multi-use paths and trails, and streets in all neighborhoods through proactive repair and cleaning programs to reinforce an open network connecting each neighborhood to adjacent land uses and to the city as a whole*
- (Pg. 84) *Mixed Urban Residential: Land Use: Mixed Urban Residential: Additionally, many of these areas were built without essential urban amenities such as storm sewers, curbs, and sidewalks.*

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

Objection

The proposed development would be disruptive to the established relationship between the built environment and street. The proposed development is profoundly inconsistent with the historic development pattern in the area and will affect how the street feels and is used. The jarring shift in scale, bulk and orientation of the proposed building will make reclaiming Hillside as a walkable urban asset out of reach. In addition, the shadows cast on neighboring houses will stop the possibility for owners (on the east and west) of the proposed development, to utilize solar energy in the future.

The proposed development will deprive adjacent properties of natural light.

The *Comprehensive Plan* states that existing residential neighborhoods, or any portions of a neighborhood having a consistent built character, should be maintained at their prevailing pattern of development, building distribution, and scale. Guidance for appropriate site design in mixed urban residential areas stipulates that redevelopment and rehabilitation must respect the prevailing character and development pattern of adjacent properties in the older neighborhoods. In-fill development must continue to emphasize pre-WWII neighborhood characteristics regarding building mass, scale, and other site planning features. Guidance for land use development approvals require that vacant lots be redeveloped with compatible infill that reflects the prevailing character of the neighborhood.

The orientation, scale and building distribution of the proposed Student/Dormitory housing is not compatible with the prevailing historic development pattern. The historic development pattern surrounding the proposed development is a consistent human-scale, pre-auto, 1920s pattern. The distribution of these narrow buildings is close together with small side yards between each house. The scale is small, approximately 24' to 28' wide with one or two stories. The orientation of the existing buildings is with the narrow wall facing the street and the long wall to the side. The neighborhood commercial buildings follow the same historic development pattern in scale, distribution, and bulk. Altogether, this historic pattern creates a human-scale and walkable environment.

The develop pattern for the proposed project is suburban. It is characterized by wide buildings that are orientated with the broad side of the building facing the street. The design of the proposed development was used to build the University Manor complex in a suburban context on the north side of Bloomington. The proposed structure is very wide, about 100', making it approximately four times as wide as the compact urban neighborhood context. The expanse of the proposed building is contrary to the compact urban human-scale surrounding the site.

Additionally, the site for this proposal is in the Monon Historic Study district. It has been an important study area since at least 2004 when it was listed in the *City of Bloomington Interim Report*. All eight adjacent houses are listed with the state of Indiana in their *Indiana Historic Sites and Structures Inventory* as either Notable or contributing. Breaking the historic building pattern will adversely impact these properties. This is not a locally designated district, and no design regulations are required beyond what is specified in the *Comprehensive Plan* for all Mixed Urban Residential neighborhoods.

Significant adverse impact will be created by the height of the proposed building which is located at the crest of a hill and will block access to natural light on the east and west of the site. Two different façade drawings are shown in the developer's packet; one drawing shows a 3-story building and the other shows a 3.5-story building. Both drawings lack measurements for the total height of the proposed project. Regardless, the elevation of the hill exacerbates the reach the shadows cast on houses to the east and west. Owners to either side of this proposed development will be impeded by the shadows to use solar energy in the future.

Below are quotations from the Comprehensive Plan that support the objection

- *(Pg. 84) Mixed Urban Residential: Land Use Development Approvals: Vacant lots should be redeveloped with compatible infill that reflects the prevailing character of the neighborhood.*
- *(pg. 84) Mixed Urban Residential: Land Use Development Approvals: Allow context sensitive multifamily redevelopment along higher volume roads, along district edges, and near major destinations when appropriately integrated with adjacent uses and styles.*
- *(pg. 63) Housing & Neighborhoods: Policy 5.2.6: Existing residential neighborhoods, or any portions of a neighborhood having a consistent built character, should be maintained at their prevailing pattern of development, building distribution, and scale. This built character may be complemented by both traditional and contemporary architecture.*
- *(pg. 63) Housing & Neighborhoods: Policy 5.2.4: Design and arrange new multifamily buildings, including entries and outdoor spaces, so that dwellings have a clear relationship with the public street and operate on a pedestrian scale.*
- *(Pg. 84) Mixed Urban Residential: Site Design: The majority of centrally located neighborhoods have been built out, so major changes will occur with redevelopment and rehabilitation of existing structures must respect the prevailing character and development pattern of adjacent properties. Although there may be various architectural styles that would be appropriately compatible with the existing architecture in these older neighborhoods, the district must continue to emphasize pre-WWII neighborhood characteristics regarding building mass, scale, landscaping, and other site planning features.*
- *(Pg. 84) Mixed Urban Residential: Land Use Development Approvals: Allow context sensitive multifamily redevelopment along higher volume roads, along district edges, and near major destinations when appropriately integrated with adjacent uses and styles.*
- *(pg. 63) Housing & Neighborhoods: Goals & Policies Principals: 11: Ensure all land development activity makes a positive and lasting community contribution*
- *(Pg. 85) Mixed Urban Residential: Form Based Code: To better respond to the relationship of buildings to the street, architectural massing, shape and design, and the location of on-site parking. A form-based code focuses on the physical shape and configuration of the build environment rather than land uses. Using this approach can offer more predictability than flexible Planned Units Developments processes offer. This strategy should not be used exclusively but rather in balance with use-based zoning. Land use decisions should be based both on compatible uses as well as on form.*
- *(Pg 96) Focus Areas & Strategies: Focus Areas are locations expected to see significant change in land use activities over the next decade; however, they should follow their respective development themes (Maintain, Enhance, and Transform)*

iii. Minimizes or Mitigates Adverse Impacts

1. *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.*

Although these was no requirement to meet with neighbors there was not a good-faith effort to address the concerns of the adjoining property owners when concerns were lodged through the Planning and Transportation Department.

The Unified Development Ordinance specifies that at least one sign should be posted on the property informing Bloomington residents of a proposed change in use. No notice was posted on the property.

The notice listed in the newspaper included an incorrect address for development on the parcel at 107 E Hillside. The notice to adjacent property owners also contained the wrong address.



Keegan Gulick <keegan.gulick@bloomington.in.gov>

FW: 110 E. Hillside Dr.

2 messages

Tim Hanson <timh@wspropertygroup.com>

Thu, Dec 23, 2021 at 10:33 AM

To: Keegan Gulick <keegan.gulick@bloomington.in.gov>

Cc: Jacqueline Scanlan <scanlanj@bloomington.in.gov>, Scott Robinson <robinsos@bloomington.in.gov>

FYI Correspondence I received from Dave Thompson prior to the Hearing Officer Meeting.

-----Original Message-----

From: jollydavethompson@gmail.com <jollydavethompson@gmail.com>

Sent: Monday, December 13, 2021 9:44 AM

To: Tim Hanson <timh@wspropertygroup.com>

Subject: 110 E. Hillside Dr.

To whom it concerns, I own property at 103 E. Southern Dr. which is a backyard neighbor to 110 E. Hillside Dr.- my name is David Thompson PO Box 2113, Bloomington, IN 47402 While I cannot be present at the hearing on December 23, I do not object to a variance from the required 20 foot front parking setback

Sent from my iPhone

Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Tue, Dec 28, 2021 at 9:40 AM

To: Keegan Gulick <keegan.gulick@bloomington.in.gov>

Keegan,

We'll want to save this in the folder and put it in the next packet.

Thanks,

Jackie

[Quoted text hidden]

**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
LOCATION: 106 E Hillside Drive**

**CASE#: CU-24-21
DATE: January 20, 2022**

PETITIONER: WS Property Group
1507 S Piazza Drive, Bloomington, IN 47401

CONSULTANT: Smith Design Group
2755 E Canada Drive, Bloomington, IN 47401

REQUEST: The petitioner is requesting Conditional Use approval to allow the use “Student Housing or Dormitory” in the Residential Multifamily (RM) zoning district to allow for one new building containing five, three-bedroom apartments.

REPORT: The property is located at 110 E. Hillside Drive and is currently zoned Residential Multifamily (RM). The properties to the south, east, and west are also zoned RM. The properties to the north are zoned Residential Urban (R4). The property is currently a vacant lot. The site is not within a historic district or any overlay districts.

The petitioner is proposing to construct a new three-story structure with ground floor parking spaces and five three-bedroom dwelling units. Since the proposed units will each contain 3 bedrooms, they are classified as student housing or dormitory use. Student housing is listed as a conditional use in the RM zoning district and the petitioner is therefore requesting conditional use approval to allow for this new construction. The petitioner previously received a variance under V-16-20 to allow for the front steps of the structure to encroach into the setback. The petitioner is also requesting a variance from the required front parking setback of 20’ to allow for ground floor parking, which will be heard by the Board of Zoning Appeals on December 23, 2021.

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 use-specific standards that apply to student housing within the RM district. The UDO restricts the maximum floor plate for student housing uses in the RM district to 5,000 square feet per lot. The proposed building will be approximately 3,519 square feet and therefore meets the 5,000 square foot maximum floor plate allowance. This petition received a variance from front setback standards under V-16-20 and is currently requesting a variance from the required front parking setback which is pending. This petition complies with other applicable regulations, utility, service, and improvement standards as required by the general compliance criteria.

The UDO requires that student housing or dormitory uses outside of the Mixed-Use Student Housing (MS) zoning district be separated from other student housing or dormitory uses by at least 300 feet. Planning staff did not find any existing student housing or dormitory uses within 300 feet of this property.

(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 “Mixed Urban Residential.” Infill development within this district is encouraged as part of creating a compact urban form. This petition provides additional housing units on a property that is currently vacant. The construction of five 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 near the 7 and 1 bus lines and intends to provide adequate parking for the residents.

iii. Minimizes or Mitigates Adverse Impacts

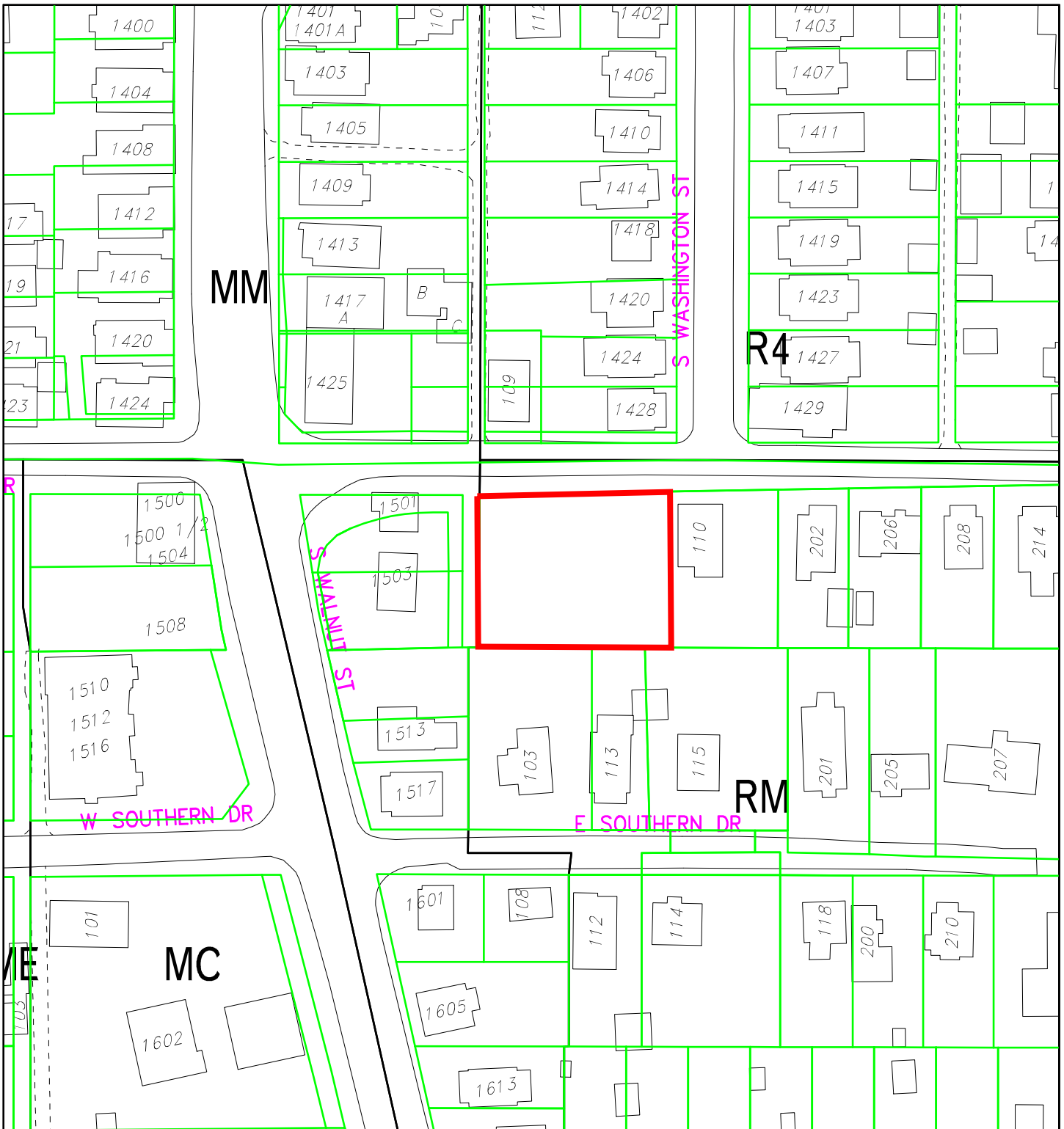
1. *The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
2. *The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason 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. The creation of five 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

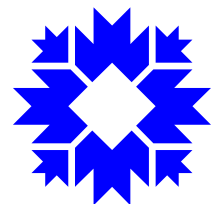
of a residential unit is being proposed. No nuisance regarding noise, smoke, odors, vibrations, lighting, or hours of operation is found. No pre-submittal neighborhood meeting is required.

RECOMMENDATION: The Department recommends that the Hearing Officer adopts the proposed findings and recommends approval of CU-24-21 with the following conditions:

1. This conditional use is limited to a maximum of five units and a maximum of three bedrooms per unit as submitted, no other use is approved.
2. A grading permit is required before construction can begin.



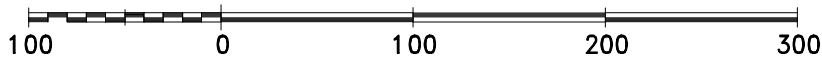
City of Bloomington
Planning



Scale: 1" = 100'

By: keegan.gulick

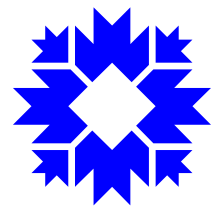
17 Nov 21



For reference only; map information NOT warranted.



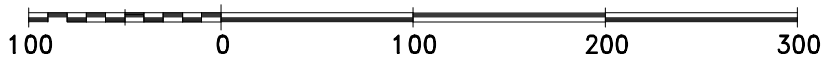
City of Bloomington
Planning



Scale: 1" = 100'

By: keegan.gulick

17 Nov 21



For reference only; map information NOT warranted.



WS Property Group
 1507 South Piazza Drive
 Bloomington, IN 47401
 office: 812.332.9575
 fax: 812.332.0261
www.WSPropertyGroup.com

November 17, 2021

Keegan Gulick
 City of Bloomington Planning and Transportation Dept.
 401 N. Morton Street
 Bloomington, IN. 47402

RE: 110 Hillside Drive – Student Housing

Dear Keegan,

WS Property Group is proposing to redevelop a vacant lot at 110 E Hillside Drive and are requesting a variance from 20.04.0?0(?) to allow 5 three-bedroom townhomes to be constructed.

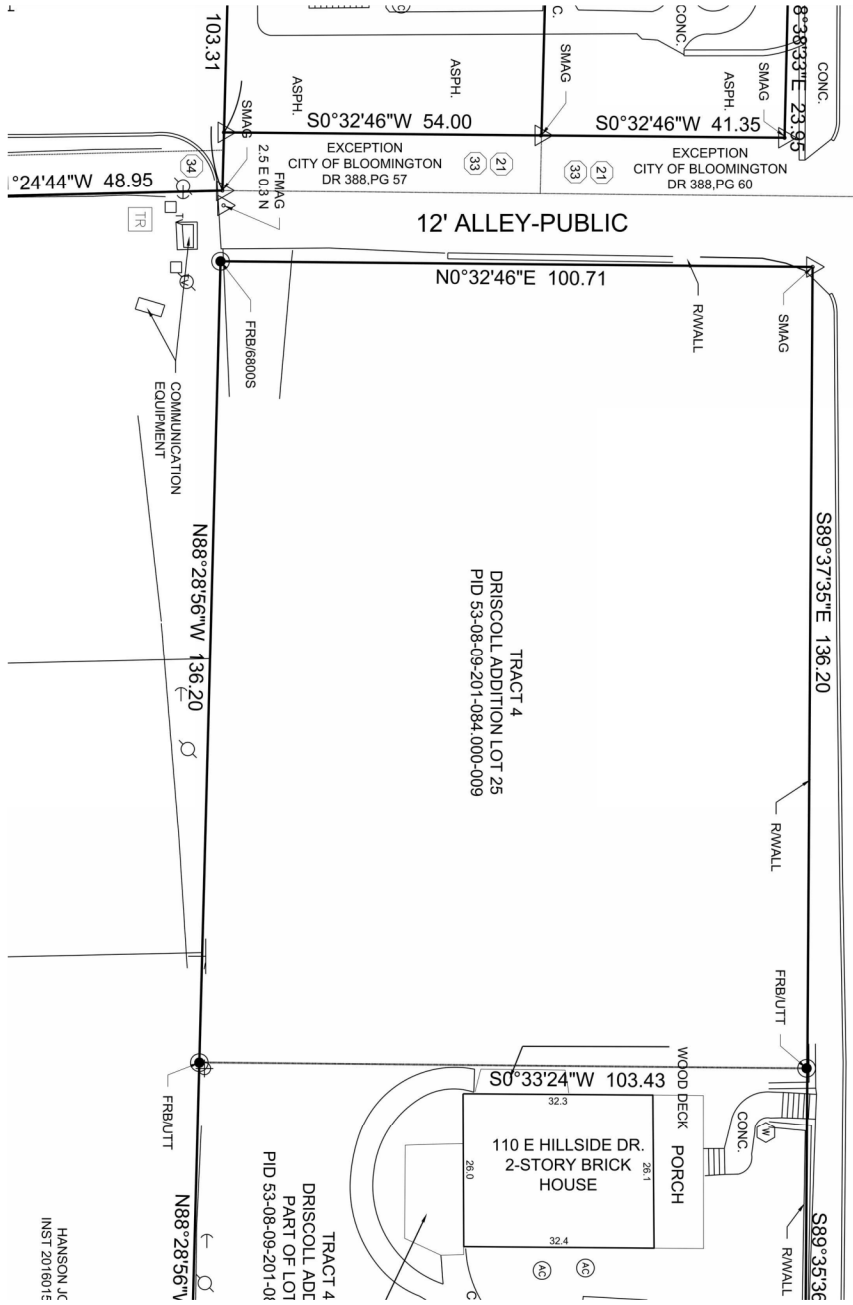
The project anticipates the construction of a single building comprised of 5 townhomes. Each townhome is comprised of 3 levels; parking, main-living, and bedroom. We believe the scale and scope of the project fits with the surrounding uses and will not be injurious to the public, nor adversely affect the use and value of the adjacent properties.

Please find attached the required information to render your approval.

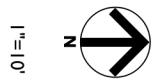
Respectfully,
WSProperty Group

Timothy A. Hanson
 V.P. Development





HILLSIDE DRIVE
(PUBLIC-RW VARIES)
ASPH.



HANSON J.C.
INST 2016015

A
01

110 TOWNS
110 E HILLSIDE DRIVE
BLOOMINGTON INDIANA 47401



WS PROPERTY GROUP
1507 S PIAZZA DRIVE
BLOOMINGTON, IN

110 TOWNS

REVISIONS	
MM/DD/YY	REMARKS
1	
2	
3	
4	
5	



TOTAL LOT AREA = 13,901 SF
 PUBLIC WALK = 939 SF 6.8%
 PERVIOUS = 5,705 SF 41.0%
 IMPERVIOUS = 7,257 SF 52.2%



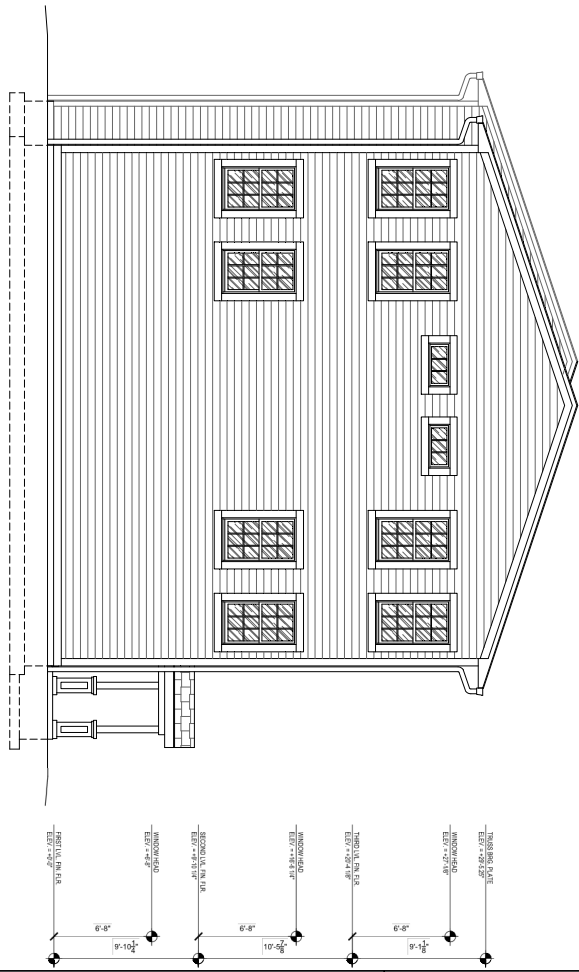
A 02

110 TOWNS
 110 E HILLSIDE DRIVE
 BLOOMINGTON INDIANA 47401

WS PROPERTY GROUP
 WS PROPERTY GROUP
 1507 S PIAZZA DRIVE
 BLOOMINGTON, IN
 110 TOWNS

REVISIONS	
MM/DD/YY	REMARKS

THIS DOCUMENT IS UNCONTROLLED AND NOT SUBJECT TO CONTROL PROVISIONS OF THE ARCHITECTURE ACT. THE ARCHITECTURE ACT DOES NOT REQUIRE ARCHITECTS TO REGISTER OR TO BE LICENSED BY THE STATE. THE ARCHITECTURE ACT DOES NOT REQUIRE ARCHITECTS TO REGISTER OR TO BE LICENSED BY THE STATE. THE ARCHITECTURE ACT DOES NOT REQUIRE ARCHITECTS TO REGISTER OR TO BE LICENSED BY THE STATE.



1 BUILDING WEST ELEVATION

ELEVATION REMOVALS:


- 1 FINISHED BRICK, VENEER, SEE SET PLAN, SLOPE WALL, 1/4" PER FT. AWAY FROM BRICK @ ALL LOC.
- 2 FINISHED CONCRETE FOUNDATION WALL AND CONCRETE FORMING, SEE STRUCTURAL DWGS.
- 3 FINISHED TRIM, 1" x 6" SPANTIM, INSTALL & FINISH PER WFC'S INSTRUCTIONS.
- 4 FINISH COAT, CONCRETE FOUNDATION WALL & STOPS PER CUSTOMER APPROVED COLOR TO FINISH.
- 5 FINISH CHAIRSEAT FINISH PER WFC FINISH COLUMN BASE.
- 6 FINISH CHAIRSEAT FINISH PER WFC FINISH COLUMN.
- 7 4" MINERAL BRICK.
- 8 MINERAL BRICK CHAIRSEAT FINISH PER WFC FINISH COLUMN, FINISH ALL CORNERS, SEE INSTRUCTIONS FOR FINISH CHAIRSEAT FINISH PER WFC FINISH COLUMN.
- 9 MINERAL BRICK CHAIRSEAT FINISH PER WFC FINISH COLUMN, FINISH ALL CORNERS, SEE INSTRUCTIONS FOR FINISH CHAIRSEAT FINISH PER WFC FINISH COLUMN.
- 10 FINISH CHAIRSEAT FINISH PER WFC FINISH COLUMN, FINISH ALL CORNERS, SEE INSTRUCTIONS FOR FINISH CHAIRSEAT FINISH PER WFC FINISH COLUMN.
- 11 4" FINISHED BRICK CHAIRSEAT FINISH PER WFC FINISH COLUMN, FINISH ALL CORNERS, SEE INSTRUCTIONS FOR FINISH CHAIRSEAT FINISH PER WFC FINISH COLUMN.
- 12 1/2" FINISHED BRICK & WINDOW TRIM, INSTALL & FINISH PER WFC'S INSTRUCTIONS.
- 13 CONCRETE REINFORCED CONCRETE CHAIRSEAT FINISH PER WFC FINISH COLUMN.
- 14 FINISH COAT, VENEER, FINISHING & FINISHING WALL & ROOF CONNECTIONS, INSTALL PER WFC'S INSTRUCTIONS.
- 15 EXTENSION BRICK, CONCRETE, FINISH PER WFC'S INSTRUCTIONS, SEE PLAN FOR STAIR INFORMATION.
- 16 FINISH COAT, CONCRETE FOUNDATION WALL & STOPS PER CUSTOMER APPROVED COLOR TO FINISH.
- 17 2" FINISH COAT, CONCRETE FOUNDATION WALL & STOPS PER CUSTOMER APPROVED COLOR TO FINISH.
- 18 CONCRETE FOUNDATION WALL, FINISH PER WFC'S INSTRUCTIONS, SEE PLAN FOR STAIR INFORMATION.
- 19 FINISH COAT, CONCRETE FOUNDATION WALL & STOPS PER CUSTOMER APPROVED COLOR TO FINISH.
- 20 1/2" FINISH COAT, CONCRETE FOUNDATION WALL & STOPS PER CUSTOMER APPROVED COLOR TO FINISH.

NEW TOWNHOME BUILDING FOR:

HILLSIDE DRIVE

110 E HILLSIDE DR.
BLOOMINGTON, INDIANA 47401

REVISIONS



TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET • BLOOMINGTON, IN, 47401
TELEPHONE: (812) 335-6256 WEB: WWW.TABORBRUCE.COM

AE204

<p>PROJECT NO. 2021</p> <p>DATE: OCTOBER 11, 2021</p> <p>DESIGNED BY: S.M.A./T.B.</p> <p>CREATED BY: D. BRUCE</p> <p>SCALE: AS SHOWN</p> <p>WEST SIDE</p> <p style="text-align: center;">NORTH ELEVATION S-UNIT</p> <p>WEST NO.</p>	<p style="text-align: center; font-size: 2em; font-weight: bold;">AE204</p>
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To the BZA:

Thank you for the opportunity to address concerns regarding the proposal to build Student/Dormitory Housing at 106 E Hillside Drive.

Please deny this request. A change to conditional use will not result in a community good, such as a school, daycare, or place of worship.

Denial of the conditional use will allow the site to be developed according to current RM zoning. This would be an enormous opportunity to achieve many of the goals of the Comprehensive plan. Adding “missing middle” forms that blend with the established neighborhood and providing needed options of housing options for a large range of people would benefit the neighborhood and the city. Small housing forms with less intense use would benefit and attract young professionals, small families, workforce residents or empty nesters.

Sincerely,

Jan Sorby

Bloomington Restorations Inc., Chair of Endangered Historic Properties, Hillside property owner, Former President of the Bryan Park Neighborhood Association

20.06.040(d)(6) Approval Criteria: 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.

Objection

The proposed development does not agree with the *Comprehensive Plan* or acknowledge the unsafe conditions reported in the *2019 Bloomington Transportation Plan*.

The *Comprehensive Plan* that recognizes that most new housing development the past decade has been student housing. Now, a primary goal is to change this trend and offer a wider variety of housing options built for a broader range of people. The location of the proposed development does not meet the criteria listed in the *Comprehensive Plan* for appropriate locales for Student/Dormitory Housing. Appropriate locations are close to campus that already have a high percentage of student-oriented housing, within easy walking distance to campus, have easy access to university-provided parking, and IU transit system. The *Comprehensive Plan* redirects Student/Dormitory housing away from the areas near downtown. The proposed site is currently serviced by city buses; however, it will soon be limited when Bloomington Transit changes the routes.

Promoting more housing opportunities in urban neighborhoods close to employment, shopping, and other amenities for young professionals, workforce residents, families, residents at different stages of life and household incomes, is a primary goal of the *Comprehensive Plan*. The proposed development meets none of the provisions above. Apartments with 3-bedrooms will limit who can afford an expensive large apartment. Many people will be priced out of the proposed development.

The proposed development does not promote housing solutions that mitigate against rapid price changes in the neighborhood. To the contrary, Student/Dormitory housing will bring more short-term residents to the neighborhood. At almost 70% rental the neighborhood is at risk of destabilization. Rental for young families, workforce housing and young professionals or owner-occupied multifamily could help stabilize the neighborhood. Housing that only students will be able to afford does just the opposite.

Below are quotations from the *Comprehensive Plan* that support the objection to this development.

- (Pg 64) *Comprehensive Plan Objectives: Policy 5.3.4: Redirect new student-oriented housing developments away from the Downtown and nearby areas, and toward more appropriate location closely proximate to the IU campus that already contain a*

relatively high percentage of student-oriented housing units, are within easy walking distance to the campus, and have direct access to university-provided parking as well as the university transit system

- *(pg. 61) Housing and Neighborhood: Goals & Policies: 14: Offer a wide variety of quality housing options for all incomes, ages, and abilities.*
- *(pg. 61) Housing and Neighborhood: Policy 5.1.3: Encourage a wide range of housing types to provide a more diverse mix of housing opportunities and household income levels, preferably within neighborhoods and multi-family housing developments.*
- *(pg. 63) Housing and Neighborhood Goals & Policies: New multifamily housing projects catering largely to students must be better planned and distributed adjacent to campus or in underdeveloped commercial corridors along transit routes outside Downtown, but still relatively close to the university*
- *(pg. 63) Housing and Neighborhood Goals & Policies: 5.2.1: Evaluate all new developments and redevelopments in light of their potential to positively or adversely impact the overall health and well-being of the people who live in the surrounding neighborhood.*
- *(pg. 60) Housing and Neighborhood: Now that 1,900 new housing units have been constructed Downtown within the past decade (almost all of them apartments), the market dynamic is shifting. More market opportunities may exist to convert single-family homes from student-rental to owner occupied. This can allow more people to have a chance to live in urban neighborhoods, which are often closer to employment, shopping, and other amenities.*
- *(pg. 64) Housing and Neighborhood: Goal 5.4: Neighborhood Stabilization: Promote a variety of homeownership and rental housing options, mitigate against unforeseen eviction and rapid price changes, and promote opportunities for community interaction that are also aimed towards different stages of life, ages, and household incomes.*
- *(pg. 61) Housing and Neighborhood: Bloomington's older urban, small scale, compact, single family housing stock located primarily around the city center and university provide some of the city's more affordable housing stock and must be protected. Building a growing stock of affordable housing requires assuring sustainability so unaffordable stock is not the only option for future generations. Mixed income neighborhoods are fundamental to successful, sustained, affordable housing stock. New multifamily housing projects catering largely to students must be better planned and distributed adjacent to campus or in underdeveloped commercial corridors along transit routes outside Downtown, but still relatively close to the university*
- *(Pg. 65) Housing and Neighborhood: Seek to expand compact urban housing solutions such as pocket neighborhoods, tiny houses, accessory dwelling units, and similar housing solutions, in a manner that attracts workforce and senior populations or otherwise complements the surrounding neighborhood*

20.06.040(d)(6) Approval Criteria: 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.

Objection

The proposed development will adversely impact the overall health and well-being of people who live in the development as well as the surrounding neighborhood. Student/Dormitory housing use at this site is not appropriate, ill-advised and will endanger public safety.

The Hillside area presents enormous infrastructure challenges. Because of the traffic, this is a dangerous location. It is especially dangerous for the intensity of use that Student/Dormitory housing triggers. If built, it will require crossing Hillside to reach on-street parking for residents and visitors. Dangerous midblock crossings will be the norm. Pedestrians crossing Hillside from the north at the signaled intersection are impeded by a utility pole installed in the middle of the narrow sidewalk before reaching the pedestrian crosswalk. The 7' tall wall obstructs sightlines in both directions at the signal. And the enormous turning radius encourages fast traffic. Hillside is narrow, lacking a tree plot, turning lane or bike lane. The Washington/Hillside intersection has extremely limited sightlines that force vehicles into the intersection and past the pedestrian crosswalk.

Mixed urban residential neighborhoods are described in the Comprehensive Plan as missing basic and essential utilities. This neighborhood is exactly such a neighborhood and has been skipped over for improvement for decades.

There are no sidewalks, storm sewers, curbs, gutters, or tree plots on Southern, Wilson, Grant, and Palmer streets. These streets are very narrow with high crowns and deep ruts on both sides, and the pavement is crumbling at the edges. Worn out water mains erupt on a regular basis in the neighborhood. The sidewalks on Hillside, Washington, and Lincoln are sub-standardly narrow with sections rated as the poorest condition in Bloomington on the *Sidewalk Inventory Report*.

The *2019 Bloomington Transportation Plan* identifies the Hillside, Walnut, Washington area as a hotspot for pedestrian/motor vehicle accidents and as one of the least connected areas on the *Bicycle Network Analysis* map. Hillside is Bloomington's main southern east/west corridor and carries a greater volume of daily traffic than is recommended for a general urban street. The traffic is extraordinarily fast and a digital traffic warning sign displaying speeds of motorist is now a permanent fixture on Hillside at Grant. As a general urban street, Hillside lacks the basic requirements such as on-street parking, 25mph speed, turning lanes, tree plots between sidewalk and street, or buffered/protected bike lanes.

The south side of Hillside is basically 2 "superblocks", each 3 blocks long with the only cross street at Grant. Grant dead ends at Southern. Washington, Lincoln, Dunn, and Palmer dead end into Hillside. Southern is blocked from Walnut just west of Grant. The superblocks lack alleys or direct access to on-street parking. The alley west of the proposed development dead ends mid-block before reaching Southern and the exit onto Hillside is very close to the intersection. The prevailing development pattern in this area is exceptionally dense at about 0.12 acres (5,227 sq. ft.) per lot and most of the houses are modest in size. The area includes owner-occupied and rental, single-family and duplex/fourplex-multifamily. The neighborhood was built before modest families owned cars and therefore the few existing driveways were retrofitted. Washington, Lincoln, and the new Dunn PUD are the only streets offering alley parking opportunities. Hillside has limited driveways and no on-street parking. Washington and Lincoln provide the only on-street parking for all the residents and visitors in the area and are routinely congested. Washington has seen an increased use since the apartment building at Driscoll and Walnut was granted a parking variance for required on-site parking.

Creating a pedestrian friendly edge to the neighborhood along Hillside will be challenging but neighbors requested, and still hope for, a subarea plan to help find solution for this problematic area. Hillside could be a true asset for the neighborhood and the city. The South Dunn PUD demonstrates how wonderfully a street can be remade.

Below are quotations from the 2019 Bloomington Transportation Plan and the Comprehensive Plan that support the objection

2019 Bloomington Transportation Plan

- (pg. 11) *Traffic Volumes: S Walnut St from E Wilson St to S Monon Dr, 2008, the average daily traffic volume was vehicles/day =27,052. General Urban Street. Auto traffic volume (ADT) should be 10,000-20,000.*
- (pg. 14 Map) *Hillside is categorized as forth busiest streets and a hotspot for motor vehicles-pedestrian crash density*
- (pg. 18 map) *Listed as one of the least connected areas on the Bicycle Network Analysis*
- (pg. 36) *General urban street specifications are: 2 auto travel lanes 10' wide, on-street parking, recommends target speed 25mph, preferred Bike facility (2 buffered or protected bike lanes)*

Comprehensive Plan

- (pg. 63) *Housing & Neighborhoods: Goals & Policies: Policy 5.2.1: Evaluate all new developments and redevelopments in light of their potential to positively or adversely impact the overall health and well-being of the people who live in the surrounding neighborhood.*
- (pg. 16) *UDO Objectives: Objective: 11: Ensure all land development activity makes a positive and lasting community contribution*

- (Pg. 63) *Housing & Neighborhoods: Goals & Policies: Policy 5.2.1: Evaluate all new developments and redevelopments in light of their potential to positively or adversely impact the overall health and well-being of the people who live in the surrounding neighborhood.*
- (pg. 63) *Housing & Neighborhoods: Objective 13: Embrace all of our neighborhoods as active and vital community assets that need essential services, infrastructure assistance, historic protection, and access to small-scaled mixed-use centers*
- (pg. 64) *Housing & Neighborhoods: Neighborhood Stabilization: Goal 5.4: Enhance the appearance, safety, and walkability of sidewalks, multi-use paths and trails, and streets in all neighborhoods through proactive repair and cleaning programs to reinforce an open network connecting each neighborhood to adjacent land uses and to the city as a whole*
- (Pg. 84) *Mixed Urban Residential: Land Use: Mixed Urban Residential: Additionally, many of these areas were built without essential urban amenities such as storm sewers, curbs, and sidewalks.*

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

Objection

The proposed development would be disruptive to the established relationship between the built environment and street. The proposed development is profoundly inconsistent with the historic development pattern in the area and will affect how the street feels and is used. The jarring shift in scale, bulk and orientation of the proposed building will make reclaiming Hillside as a walkable urban asset out of reach. In addition, the shadows cast on neighboring houses will stop the possibility for owners (on the east and west) of the proposed development, to utilize solar energy in the future.

The proposed development will deprive adjacent properties of natural light.

The *Comprehensive Plan* states that existing residential neighborhoods, or any portions of a neighborhood having a consistent built character, should be maintained at their prevailing pattern of development, building distribution, and scale. Guidance for appropriate site design in mixed urban residential areas stipulates that redevelopment and rehabilitation must respect the prevailing character and development pattern of adjacent properties in the older neighborhoods. In-fill development must continue to emphasize pre-WWII neighborhood characteristics regarding building mass, scale, and other site planning features. Guidance for land use development approvals require that vacant lots be redeveloped with compatible infill that reflects the prevailing character of the neighborhood.

The orientation, scale and building distribution of the proposed Student/Dormitory housing is not compatible with the prevailing historic development pattern. The historic development pattern surrounding the proposed development is a consistent human-scale, pre-auto, 1920s pattern. The distribution of these narrow buildings is close together with small side yards between each house. The scale is small, approximately 24' to 28' wide with one or two stories. The orientation of the existing buildings is with the narrow wall facing the street and the long wall to the side. The neighborhood commercial buildings follow the same historic development pattern in scale, distribution, and bulk. Altogether, this historic pattern creates a human-scale and walkable environment.

The develop pattern for the proposed project is suburban. It is characterized by wide buildings that are orientated with the broad side of the building facing the street. The design of the proposed development was used to build the University Manor complex in a suburban context on the north side of Bloomington. The proposed structure is very wide, about 100', making it approximately four times as wide as the compact urban neighborhood context. The expanse of the proposed building is contrary to the compact urban human-scale surrounding the site.

Additionally, the site for this proposal is in the Monon Historic Study district. It has been an important study area since at least 2004 when it was listed in the *City of Bloomington Interim Report*. All eight adjacent houses are listed with the state of Indiana in their *Indiana Historic Sites and Structures Inventory* as either Notable or contributing. Breaking the historic building pattern will adversely impact these properties. This is not a locally designated district, and no design regulations are required beyond what is specified in the *Comprehensive Plan* for all Mixed Urban Residential neighborhoods.

Significant adverse impact will be created by the height of the proposed building which is located at the crest of a hill and will block access to natural light on the east and west of the site. Two different façade drawings are shown in the developer's packet; one drawing shows a 3-story building and the other shows a 3.5-story building. Both drawings lack measurements for the total height of the proposed project. Regardless, the elevation of the hill exacerbates the reach the shadows cast on houses to the east and west. Owners to either side of this proposed development will be impeded by the shadows to use solar energy in the future.

Below are quotations from the Comprehensive Plan that support the objection

- *(Pg. 84) Mixed Urban Residential: Land Use Development Approvals: Vacant lots should be redeveloped with compatible infill that reflects the prevailing character of the neighborhood.*
- *(pg. 84) Mixed Urban Residential: Land Use Development Approvals: Allow context sensitive multifamily redevelopment along higher volume roads, along district edges, and near major destinations when appropriately integrated with adjacent uses and styles.*
- *(pg. 63) Housing & Neighborhoods: Policy 5.2.6: Existing residential neighborhoods, or any portions of a neighborhood having a consistent built character, should be maintained at their prevailing pattern of development, building distribution, and scale. This built character may be complemented by both traditional and contemporary architecture.*
- *(pg. 63) Housing & Neighborhoods: Policy 5.2.4: Design and arrange new multifamily buildings, including entries and outdoor spaces, so that dwellings have a clear relationship with the public street and operate on a pedestrian scale.*
- *(Pg. 84) Mixed Urban Residential: Site Design: The majority of centrally located neighborhoods have been built out, so major changes will occur with redevelopment and rehabilitation of existing structures must respect the prevailing character and development pattern of adjacent properties. Although there may be various architectural styles that would be appropriately compatible with the existing architecture in these older neighborhoods, the district must continue to emphasize pre-WWII neighborhood characteristics regarding building mass, scale, landscaping, and other site planning features.*
- *(Pg. 84) Mixed Urban Residential: Land Use Development Approvals: Allow context sensitive multifamily redevelopment along higher volume roads, along district edges, and near major destinations when appropriately integrated with adjacent uses and styles.*
- *(pg. 63) Housing & Neighborhoods: Goals & Policies Principals: 11: Ensure all land development activity makes a positive and lasting community contribution*
- *(Pg. 85) Mixed Urban Residential: Form Based Code: To better respond to the relationship of buildings to the street, architectural massing, shape and design, and the location of on-site parking. A form-based code focuses on the physical shape and configuration of the build environment rather than land uses. Using this approach can offer more predictability than flexible Planned Units Developments processes offer. This strategy should not be used exclusively but rather in balance with use-based zoning. Land use decisions should be based both on compatible uses as well as on form.*
- *(Pg 96) Focus Areas & Strategies: Focus Areas are locations expected to see significant change in land use activities over the next decade; however, they should follow their respective development themes (Maintain, Enhance, and Transform)*

iii. Minimizes or Mitigates Adverse Impacts

1. *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.*

Although these was no requirement to meet with neighbors there was not a good-faith effort to address the concerns of the adjoining property owners when concerns were lodged through the Planning and Transportation Department.

The Unified Development Ordinance specifies that at least one sign should be posted on the property informing Bloomington residents of a proposed change in use. No notice was posted on the property.

The notice listed in the newspaper included an incorrect address for development on the parcel at 107 E Hillside. The notice to adjacent property owners also contained the wrong address.



Keegan Gulick <keegan.gulick@bloomington.in.gov>

Objection to Proposed Conditional Use Authorization at 110 E Hillside Dr

1 message

Johnson, Colin R. <crj2@indiana.edu>

Tue, Nov 23, 2021 at 2:02 PM

To: "keegan.gulick@bloomington.in.gov" <keegan.gulick@bloomington.in.gov>

Dear Keegan Gulick,

My name is Colin Johnson. As the owner of a home at [300 E Hillside Drive](#), I am writing today to express my grave concern about the conditional use proposal currently being entertained in connection with the vacant property located at and around [110 E Hillside Drive](#). Indeed, I am writing to express my strong objection to the prospect of having a 15-bedroom student apartment complex located just down the street from my home.

While it may not be apparent to many people, I have worked very hard since purchasing my home in 2005 to try to preserve its historic character, which is a prime example of the modest yet significant Craftsman style that defined working and middle-class life throughout much of the Midwest during the late 1910s and 1920s. I know that many of my neighbors have done the same thing. While our houses may not be as grand in appearance as properties located in other parts of town, many are excellent examples of the architectural styles they represent, and they deserve to be protected. Siting an utterly generic multi-unit student rental complex that will almost certainly be roughly-used and completely run down within twenty-years is no way to do that. To the contrary, doing so would absolutely ruin the character of the street, which currently feels very much like a tree-lined street in the adjoining Bryan Park neighborhood, despite the ever-increasing traffic on Hillside. This would be very disappointing, especially since the neighborhood has been leaning more and more toward becoming a predominantly owner-occupied one made up of families with a strong investment in carefully restoring the properties that comprise it. Furthermore, that much additional density on Hillside would be very annoying, and even potentially dangerous at the busiest times of day. Given how narrow the sidewalks on Hillside Dr are, I already have to deal with plenty of people standing IN MY FRONT YARD to wait for the bus. I really don't want to see any kind of development in that space that could potentially add dozens of additional daily commuters to their number.

Please be sensible about this and allow this part of Hillside, which already bears a significant burden in the form of ever-increasing thru-traffic, to retain the quaint and historic character that makes living here worth it, despite that one annoyance.

Sincerely,

Colin R. Johnson

Owner, [300 E Hillside Dr](#)[Bloomington, IN 47401](#)



Keegan Gulick <keegan.gulick@bloomington.in.gov>

Please reject the proposed development at 110 Hillside Drive

2 messages

joelee@bluemarble.net <joelee@bluemarble.net>
To: keegan.gulick@bloomington.in.gov

Tue, Nov 23, 2021 at 9:46 AM

Dear Keegan Gulick and city planners,
Please reject the proposed development at 110 Hillside Drive until the address is corrected, the project is in compliance with the UDO, and a development proposal is advanced that will enhance rather than endanger the surrounding neighborhood.

Thank you,
Joe Lee
1028 S. Henderson St.
Bloomington, IN 47401

Keegan Gulick <keegan.gulick@bloomington.in.gov>
To: joelee@bluemarble.net

Wed, Nov 24, 2021 at 10:05 AM

Thank you Joe,

I will make sure it's added to the packet. Today's Hearing Officer meeting has been cancelled and the petition has been continued 12/23 Board of Zoning Appeals meeting. We'll make sure the address is corrected. Please let me know if you have any questions.

[Quoted text hidden]

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	<p>Keegan Gulick <i>he/him/his pronouns</i> Zoning & Long Range Planner Planning & Transportation Department City of Bloomington, IN 812.349.3531 http://bloomington.in.gov/</p>
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Keegan Gulick <keegan.gulick@bloomington.in.gov>

Re CU-24-21

3 messages

Duffy, Karen <kduffy@indiana.edu>

Thu, Dec 23, 2021 at 5:15 PM

To: "keegan.gulick@bloomington.in.gov" <keegan.gulick@bloomington.in.gov>

Keegan Gulick:

I am writing to voice my objection to the petition to grant Conditional Use as student housing or dormitory for proposed new construction at 106 E. Hillside, a petition for which you are identified as Case Manager.

I am the owner of an adjacent property at 1517 S Walnut St. My property consists of a two-bedroom brick house that I rent out, typically to one or two tenants.

I am concerned that a building with fifteen bedrooms in my property's back yard would negatively impact my tenants, as well as the area's other residents, most of whom live in modest-sized houses or bungalows similar to mine. I believe that the density of the proposed three-bedroom, five-unit townhouse-complex is simply too great for the current residential pattern of the neighborhood.

Among my concerns are the kind of often-cited annoyance issues that can arise for neighbors of student housing complexes or dormitories. Such issues as noise, trash, and, perhaps especially, competition for on-street parking are real, and serve to repel the kind of quiet, mature individuals or couples who seek to rent or buy small houses.

In particular, I am deeply concerned about traffic safety issues that this increased density would create in that location. In recent years, Hillside has become an access corridor to the east side shops and malls, and traffic has increased accordingly. The proximity of the proposed development to the busy intersection of Hillside and S. Walnut Street would further heighten the risk of accidents in that first block of Hillside involving vehicles, cyclists, and pedestrians. Thus, I believe that this development would present a serious danger to area residents and the larger community alike.

I hope you will deny approval of this petition, on the grounds that student housing or dormitory use is inappropriate to this area.

Thank you.

Respectfully submitted,
Karen Duffy