

BZA minutes are transcribed in a summarized manner. Video footage is available for viewing in the (CATS) Audio-visual Department of the Monroe County Public Library at 303 E. Kirkwood Avenue. Phone number: 812-349-3111 or via email at the following address: moneill@monroe.lib.in.us

The Board of Zoning Appeals (BZA) met on September 19, 2024 at 5:30 pm; a hybrid meeting was held both in the Council Chambers, located in Room 115, at 401 N. Morton Street, City Hall – Bloomington, IN 47404 and remotely via Zoom. Members present in the Council Chambers: Tim Ballard, Flavia Burrell, Barre Klapper, and Jo Throckmorton.

APPROVAL OF MINUTES: August 22, 2024

The minutes have been tabled.

REPORTS, RESOLUTIONS, COMMUNICATIONS:

PETITIONS CONTINUED TO: October 17, 2024

AA-17-22 **Joe Kemp Construction & Blackwell Construction**
Summit Woods (Sudbury Farm Parcel O) W. Ezekiel Drive –
Administrative Appeal of the Notice of Violation (NOV) issued March 25,
2022. Case Manager: Jackie Scanlan

V-27-22 **Cutters Kirkwood 123, LLC**
113 E. Kirkwood Ave.
Parcel: 53-05-33-310-062.000-005
Request: Variances from Downtown Character Overlay standards to allow
less non-residential area and less large display windows; and a variance
from the requirement to align with the front setback of an adjacent historic
structure in the Mixed-Use Downtown zoning district with the Courthouse
Square Character Overlay (MD-CS). Case Manager: Jackie Scanlan

V-23-24 **Scott and Susan Slaven**
2408 S. Shadow Grove Ct
Parcel: 53-08-10-403-014.000-009
Request: Variance from Entrance and Drive standards to allow a circle
drive and from fence height standards for a property in the Residential
Medium Lot (R2) zoning district. Case Manager: Eric Greulich

PETITIONS CONTINUED TO: November 14, 2024

V-26-24 **Elisha Spier**
2110 E. Covenant Drive
Parcel: 53-08-03-407-027.000-009, 53-08-03-409-002.000-009
Request: Conditional use request to allow a home occupation in the
home and variances from use-specific standards related to the
number of employees and on-site sales in the Residential Medium
Lot (R2) zoning district. Case Manager: Jackie Scanlan

PETITIONS:

CU-17-24 **Bloomington Builders, LLC & Latitude 39 North Properties, LLC**
506 E. Wylie Street
Parcel: 53-08-04-113-095.000-009
Request: Conditional Use approval to allow a duplex in the Residential Lot (R3) zoning district. Case Manager: Eric Greulich

Eric Greulich, Case Manager, presented CU-17-24. The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve the conditional use with the following conditions:

1. This conditional use approval is limited to the design shown and discussed in the packet.
2. Street trees not more than 30' from center are required along the property frontage.

Caylan Evans, Petitioner, presented his case again to the board for his request for a conditional use.

PUBLIC COMMENT:

Jan Sorby is asking the board to deny this conditional use. The new design has grown even bigger than the previous proposed design. Sorby states the size of this proposed design is close to twice as big as the average house on the south side of Wiley Street. Sorby is in support of building duplex, but very much against the design.

Pat Medland stated parking is a major concern on Wylie Street. Medland also stated the design does not meet the character of the neighborhood. He requested the board request a smaller design.

Jim Opiate, spoke about a dangerous situation on the north side of Wylie Street where the pavement ends. Opiate was hoping the city will put a guardrail or a barrier at the end of Wylie Street.

Mary Coy spoke about how difficult it is to turn onto Wylie Street because of all of the parked cars. Coy wasn't sure a firetruck could even get down the street with all of the cars parked. Coy also wanted someone to look into the possible easement that is claimed by this project.

Jon Lawrence, Bryan Park Neighborhood Association President, asks the board to deny this petition. Lawrence is not opposed to duplexes but this design is too big and doesn't fit the character of Wylie Street. Lawrence also stated how parking is a huge problem. Lastly, Lawrence says this project does not provide affordable housing. Lawrence also read a letter from a Neighbor in Bryan Park, Diane Young, who is also opposed to this petition.

Deborah Myerson spoke in favor of this petition. Myerson states this petition is consistent with the UDO. Myerson states this petition will help diversity the housing in Bloomington.

BACK TO BZA:

Evans had additional speaking time so he helped answer some of the publics' concerns and comments.

Ballard made a motion to approve CU-17-24 with the conditions listed above. Burrell seconded. Motion passes by roll call – 3:1 (Klapper denied).

Meeting adjourned 6:51 P.M.