

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 18, 2025 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, and Ryne Shadday (Alternate to Leslie Kutsenkow).

APPROVAL OF MINUTES: August 21, 2025

Ballard made a motion to approve the meeting minutes. Burrell seconded. Shadday abstained. Motion fails – 2:0:1.

Ballard made a motion to continue the approval of minutes to the October 23, 2025 meeting. Shadday seconded. Motion passes by roll call – 3:0.

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS CONTINUED TO: October 23, 2025

AA-17-22

Joe Kemp Construction, LLC & Blackwell Construction, Inc.
Summit Woods (Sudbury Farm Parcel O) W. Ezekiel Dr.
Parcel(s): 53-08-07-400-008.002-009, 53-08-07-400-008.004-009...
Request: Administrative Appeal of the Notice of Violation (NOV) issued March 25, 2022.
Case Manager: Jackie Scanlan

CU-33-24/ USE2024-11-0068

Hat Rentals, LLC
202 N. Walnut Street
Parcel: 53-05-33-310-028.000-005
Request: Request for conditional use approval of “student housing or dormitory” to allow one four-bedroom unit in the Mixed-Use Downtown (MD) zoning district. Case Manager: Jackie Scanlan

CU-32-25/ ZR2025-07-0086

Springpoint Architects (Barre Klapper)
312 S. Arbutus Drive
Parcel: 53-08-03-202-053.000-009
Request: Conditional use approval to allow for construction of a new “Dwelling, Fourplex” in the Residential Urban (R4) zoning district. Case Manager: David Brantez

CU-33-25/ ZR2025-07-0087

**Weihe Engineers (Saint Remy HOA)
3716 E. St Remy Drive**

Parcel: 53-08-11-401-029.000-009

Request: Conditional Use approval to allow a driveway in the Floodplain. Also requested is a variance from Environmental Standards to allow maintenance to a detention pond and wetland in St. Remy in the Residential Small Lot (R3) zoning district. Case

Manager: Eric Greulich

V-39-25/ ZR2025-08-0094

Brownsmith Studios, LLC (Lucas Brown)

601 N. Morton Street

Parcel: 53-05-33-206-019.000-005

Request: Variance from Use Specific Standards requiring ground floor dwelling units within 20 feet of the front property line to be constructed a minimum of 3 feet above the adjacent sidewalk grade for the use "Dwelling, Multifamily" to allow the construction of a ground floor dwelling unit in the Mixed-Use Downtown within the Downtown Core Overlay (MD-DC) district. Case Manager:

Eric Greulich

V-40-25/ ZR2025-08-0095

HR Green, Inc. (Don Cowden Foundation, Inc.)

2500 W. 3rd Street

Parcel(s): 53-05-31-301-019.000-005 & 53-05-31-301-008.000-005

Request: Variance from maximum impervious surface coverage and from minimum landscape area requirements to allow a "Restaurant" in the Mixed-Use Corridor (MC) zoning district. Case

Manager: Eric Greulich

PETITIONS:

V-35-25/ ZR2025-08-0089

Grippy Properties (Ethan Michaelson)

2403 N. Headley Road

Parcel: 53-05-27-200-003.000-005

Request: Determinate Sidewalk Variance for a single-family dwelling (detached) located in the Residential Medium Lot (R2) zoning district. Case

Manager: Joe Patterson

Joe Patterson, Case Manager, presented V-35-25. See meeting packet for more details. The department recommends that the Board of Zoning Appeals adopt the proposed findings and approve V-35-25 with the following condition:

1. A zoning commitment for the determinate sidewalk variance must be recorded within 60 days.

Ethan Michaelson, petitioner, presented his request for a variance.

Shadday made a motion to adopt the *Proposed Findings of Fact* and approve V-35-25 with the condition listed above. Ballard seconded. Motion passes by roll call – 3:0.

V-36-25/ ZR2025-08-0090

Mohsen Kianizadeh

2214 E. Maxwell Lane

Parcel: 53-08-03-100-037.000-009

Request: Variance from Driveway width standards for a single-family dwelling (detached) within a Medium Lot Residential (R2) zoning district. Case Manager: Joe Patterson

Patterson presented V-36-25. See meeting packet for more details. The department recommends that the Board of Zoning Appeals adopt the proposed findings and deny V-36-25.

Mohsen Kianizadeh, petitioner, had his daughter present the variance request on his behalf.

Ayla Sovrabi-Nia, presented the variance request on behalf of her father, Mohsen Kianizadeh.

Ballard made a motion to approve V-36-25 with *Amended Findings of Fact* with the following added condition of approval:

- 1. The driveway must remain 18 feet wide, at least 10 feet south of the edge of the street, and can flare out to a maximum of 24 feet.**

Shadday seconded. Motion passes by roll call – 3:0.

Amended Findings of Fact #1: Will not be injurious to the public health, safety, morals, or general welfare due to keeping the 18' drive cut.

Amended Findings of Fact #3: Practical difficulty is presented due to the layout of the lot. An extra 3 feet on each side of the driveway would help maneuver around safely.

CU-37-25/ ZR2025-08-0088

Built, LLC (Madeline Sanders)

1320 S. Rogers Street

Parcel: 53-08-05-400-026.000-009

Request: Conditional use approval to allow a driveway, parking, and structures within the floodplain to allow the construction of 5 buildings for the use "Contractor's Yard" within Parcel C of the Thomson Planned Unit Development (PUD) zoning district. Case Manager: Eric Greulich

Jackie Scanlan, Assistant Director, stated the UDO requires a permit citing the 100 year flood elevation and the recommended flood protection grade, or a letter stating

that no permit is required, has to be obtained by the Indiana Department of Natural Resources. Scanlan could not find any document of the sort.

Enedina Kassamanian, City of Bloomington Legal Department, recommended that this petition be continued until this can be looked into further.

Ballard made a motion to continue CU-37-25 to the October 23, 2025 meeting. Shadday seconded. Motion passes by roll call – 3:0.

CU/V-38-25

ZR2025-08-0092 / ZR2025-08-0093

Sacksteder Properties, LLC

111 S. Jefferson Street

Parcel: 53-05-34-424-013.000-005

Request: Conditional use approval to allow a "Dwelling, duplex" in the Residential Small Lot (R3) zoning district. Also requested is a variance from front building setback standards. Case Manager: Eric Greulich

Jamie Kreindler, Senior Zoning Planner, presented CU/V-38-25. See meeting packet for more details. The department recommends that the board adopt the proposed findings and approve CU/V-38-25 with the following conditions:

1. The conditional use/variance approval is limited to the design shown and discussed in the packet.
2. Two large street trees are required to be planted as shown on the plan.

Todd Sacksteder, Petitioner, presented his request for conditional use approval.

Shadday made a motion to adopt the *Proposed Findings of Fact* and approve CU/V-38-25 with the conditions listed above. Ballard seconded. Motion passes by roll call – 3:0.

Meeting adjourned at 6:33 p.m.