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The Board of Zoning Appeals (BZA) met on October 23, 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: Flavia Burrell, John Fernandez, and Leslie Kutsenkow.

APPROVAL OF MINUTES: August 21, 2025 & September 18, 2025

Kutsenkow made a motion to approve the meeting minutes. Fernandez seconded. Motion passes by roll call – 3:0.

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS CONTINUED TO: November 20, 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-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-42-25/ ZR2025-09-0097

Greystar Development Central, LLC

503 N. Rogers Street

Parcel: 53-05-32-100-006.000-005

Request: Variances from tree and forest preservation standards, minimum tree plot width standards, and landscaping standards to allow construction of a "Dwelling, multifamily" use in the Mixed-Use Downtown zoning district within the Showers Technology downtown character overlay (MD-ST). Case Manager: Gabriel Holbrow

V-44-25/ ZR2025-09-0099

Foreign Auto Connect

1459 W. Bloomfield Road

Parcel: 53-08-06-100-004.000-009

Request: Variances from front parking setback and landscaping standards to allow the use "Vehicle sales or rental" in the Mixed Use Corridor (MC) district. Case Manager: Jamie Kreindler

V-45-25/ ZR2025-10-0010

Apostolic Church of Jesus Christ

1100 E. Miller Drive

Parcel: 53-08-09-108-017.000-009

Request: Variance from required tree plot and sidewalk width standards for the use "Place of Worship" in the Residential Medium Lot (R2) zoning district. Case Manager: Eric Greulich

PETITIONS:

CU-V-32-25

ZR2025-07-0086 / ZR2025-09-0096

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

David Brantez, Case Manager, presented CU/V-32-25. See meeting packet for more details. The department recommends that the Board of Zoning Appeals adopt the proposed findings and approve CU/V-32-25 with the following conditions:

1. This conditional use approval is limited to the design shown and discussed in the packet.
2. This conditional use approval requires the petitioner to pass a rental inspection from HAND and procure a rental permit for all units that will be rented.
3. Two large street trees or equivalents are required along S Arbutus DR.
4. Six large canopy trees are required on the interior of the property as shown on the proposed remediation plan.

Barre Klapper, petitioner, presented the request for a variance.

PUBLIC COMMENT:

Des King spoke.

Fernandez made a motion to adopt the *Proposed Findings of Fact* and approve CU/V-32-25 with the conditions listed in the staff report. Kutsenkow seconded. Motion passes by roll call – 3:0.

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

Eric Greulich, Development Services Manager, presented V-39-25. See meeting packet for more details. The department recommends that the Board of Zoning Appeals adopt the proposed findings and approve V-39-25 with the following condition:

1. Approved per plans and elevations submitted.

The petitioner had issues logging in on Zoom

Fernandez made a motion to move V-39-25 to the end of the agenda. Kutsenkow seconded. Motion passes by roll call – 3:0.

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

Eric Greulich, Development Services Manager, presented V-40-25. See meeting packet for more details. The department recommends that the Board of Zoning Appeals adopt the proposed findings and approve V-40-25 with the following conditions:

1. Approved per terms and conditions of Board of Zoning Appeals case #V-12-25/VAR2025-03-0066.
2. Site plan approval is required prior to issuance of any permits.

Joe Vavrina, petitioner, presented the request for a variance.

Fernandez wanted to thank the petitioner and city staff for working through the challenges to make this petition happen.

Fernandez made a motion to adopt the *Proposed Findings of Fact* and approve V-40-25 with the conditions listed in the staff report. Kutsenkow seconded. Motion passes by roll call – 3:0.

V-43-25/ ZR2025-09-0098

Pitties and Pals

719 W. 2nd Street

Parcel: 53-08-05-100-120.000-009

Request: Variance from maximum parking standards and landscaping standards for a change in use to allow the use "Veterinarian clinic" in the Mixed-Use Medium Scale (MM) zoning district. Case Manager: Eric Greulich

Greulich presented V-43-25. See meeting packet for more details. The department recommends that the board adopt the proposed findings and approve V-43-25 with the following conditions:

1. A site development permit is required prior to any land disturbance.
2. All site improvements must be installed prior to recommendation of issuance of final occupancy.
3. Petitioner will continue to work with Staff to install landscaping to the extent practical as required by the UDO.

Amy Somers Kopp, petitioner, presented the request for a conditional use approval.

Fernandez made a motion to adopt the *Proposed Findings of Fact* and approve V-43-25 with the conditions listed in the staff report. Kutsenkow seconded. Motion passes by roll call – 3:0.

Petitioner for V-39-25 was able to join via Zoom

V-39-25/ ZR2025-08-0094

Brownsmith Studios, LLC (Lucas Brown)

Lucas Brown, petitioner, presented the request for a variance.

Kutsenkow made a motion to adopt the *Proposed Findings of Fact* and approve V-39-25 with the condition listed in the staff report. Fernandez seconded. Motion passes by roll call – 3:0.

Meeting adjourned at 6:43 p.m.