

**HEARING OFFICER –Kelly Conference Room #155
November 19, 2025 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, November 19, 2025 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Ryan Robling

APPROVAL OF MINUTES:

November 5, 2025

Robling made a motion to approve the minutes. Motion passes.

PETITIONS:

V-52-25 / ZR2025-10-0108

Gramercy Park, LLC and Bales/Moore, LLC

812-813 W. 2nd Street

Parcel(s): 53-08-05-100-153.000-009;

53-08-05-100-042.000-009

Request: Variance from maximum parking number to allow an adjustment in lot lines for the use "medical clinic" in the Mixed-Use Neighborhood Scale (MN) zoning district. Case

Manager: Eric Greulich

Eric Greulich, Development Services Manager, presented V-52-25. See meeting packet for more detail. The department recommends that the Hearing Officer adopt the proposed findings and approve V-52-25-25 with the following condition:

1. This approval is for this use only. Any change in use or new use must meet all standards of the UDO.

Ricardo Vasquez, petitioner, presented his request for a variance.

Robling made a motion to adopt the *Proposed Findings of Fact* and approve V-52-25 with the condition listed in the staff report. Motion passes.

Meeting adjourned 2:06 P.M.