

CITY OF BLOOMINGTON



January 22, 2026 @ 5:30 p.m.
City Hall, 401 N. Morton Street
Allison Room, Room #225

<https://bloomington.zoom.us/j/82448983657?pwd=enJxcnArK1pLVDI nWGROTU43dEpXdz09>

Meeting ID: 824 4898 3657
Passcode: 319455

**CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS (Hybrid Meeting)
January 22, 2026 at 5:30 p.m.**

**City Hall, 401 N. Morton Street
Allison Conference Room, Room #225 and via Zoom**

❖Virtual Meeting: <https://bton.in/Zoom>

Meeting ID: 824 4898 3657 Passcode: 319455

Petition Map: <https://bton.in/G6BiA>

ROLL CALL

APPROVAL OF MINUTES: December 18, 2025

ELECTION OF OFFICERS

PETITIONS CONTINUED TO: February 19, 2026

ZR2025-12-0114	Paul Pruitt and Keith Kline 2511 N. Dunn Street Parcel: 53-05-28-200-046.000-005 Variances from minimum lot area, minimum lot width, minimum side setbacks, tree and forest preservation standards, and riparian buffer requirements to allow an 18-lot single family subdivision in the Residential Medium Lot (R2) zoning district. <u>Case Manager: Jamie Kreindler</u>
ZR2025-12-0116	H&E Rentals, LLC 1004 S. Henderson Street Parcel: 53-08-04-300-009.000-009 Request: Conditional Use to allow a "Dwelling, duplex" in the Residential Small Lot (R3) zoning district. <u>Case Manager: Joe Patterson</u>
ZR2025-12-0117	Rusty Wampler 105 E. Driscoll Drive Parcel: 53-08-04-310-122.000-009 Request: Conditional Use approval to allow "Dwelling, duplex" use in the Residential Small-Lot (R3) zoning district. <u>Case Manager: David Brantez</u>

*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.*

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact Melissa Hirtzel at hirtzelm@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

**The City offers virtual options, including CATS public access television (live and tape delayed) found at <https://catstv.net/>.
Comments and questions will be encouraged via [Zoom](#) or bloomington.in.gov rather than in person.**

PETITIONS:

ZR2025-12-0115

Valu-Built, INC

614 N. Grant Street

Parcel: 53-05-33-210-100.000-005

Request: Variance from tree and forest preservation standards to allow tree removal for construction of a new "Dwelling, triplex" in the Residential High-Density Multifamily (RH) zoning district. Case Manager: Gabriel Holbrow

ZR2025-12-0119

Monroe County School Corporation

3901 N. Kinser Pike

Parcel: 53-05-20-300-036.000-005

Request: Variance from parking standards for electric vehicle charging stations for the use "school, public or private" in the Mixed-Use Institutional (MI) zoning district. Case Manager: Eric Greulich

Board of Zoning Appeals Members

<u>Member</u>	<u>Appointed By</u>	<u>Appointment Date</u>	<u>Term</u>
Tim Ballard	Mayor	2/3/2022	1/1/2022-12/31/2025
Flavia Burrell	Plan Commission	1/24/2025	1/1/2023-12/31/2026
John Fernandez	Mayor	10/16/2024	1/1/2023-12/31/2026
Leslie Kutsenkow	Mayor	1/10/2025	1/1/2025-12/31/2028
Jo Throckmorton	Common Council	1/1/2022	1/1/2022-12/31/2025

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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 December 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, John Fernandez, Leslie Kutsenkow, and Jo Throckmorton.

APPROVAL OF MINUTES: November 20, 2025

Ballard made a motion to approve the meeting minutes. Kutsenkow seconded. Motion passes by roll call – 5:0.

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS CONTINUED TO: January 22, 2026

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

Burrell made a motion to move V-42-25 after petitions CU-54-25 and CU-56-25. Kutsenkow seconded. Motion passes by roll call – 5:0.

PETITIONS:

CU-54-25/ ZR2025-11-0110

Charlie Jesseph

1119 W. 8th Street
 53-05-32-404-006.000-005
 Request: Conditional Use to allow a "Dwelling, duplex" in the Residential Small Lot (R3) zoning district. Case Manager: Joe Patterson

Joe Patterson, Case Manager, presented CU-54-25. See meeting packet for more detail. The department recommends that the Board of Zoning Appeals adopt the proposed findings and approve CU-54-25 with the following conditions:

1. This conditional use approval is limited to the design shown and discussed in the packet with the exception if window replacement requires minor exterior changes, those design changes shall be approved by the Historic Preservation Commission as applicable.
2. A one-for-one replacement for any street trees removed for the driveway installation is to be satisfied.
3. This conditional use approval requires the petitioner to pass a rental inspection from HAND and procure a rental permit for any units that will be rented.

Charlie Jesseph presented his request for conditional use approval.

PUBLIC COMMENT:

Bill Baus spoke.

Tom Flynn spoke.

Tom Payne spoke via Zoom.

Jude Flynn spoke.

Matt Gleason spoke.

BACK TO BZA:

Fernandez made a motion to adopt the *Proposed Findings of Fact* and approve CU-54-25 with the conditions listed in the staff report. Ballard seconded. Motion passes by roll call – 5:0.

CU-56-25/ ZR2025-11-0112

Unlabeled Holdings (David Roberts)

102 S. Clark Street

53-05-34-423-014.000-005

Request: Conditional use approval to allow a "Dwelling, duplex" in the Residential Small Lot (R3) zoning district. Case Manager: Jamie Kreindler

Jamie Kreindler, Case Manager, presented case CU-56-25. See meeting packet for more detail. The department recommends that the Board of Zoning Appeals adopt the proposed findings and approve CU-56-25 with the following conditions:

1. The conditional use approval is limited to the design shown and discussed in the packet.
2. If any trees are proposed to be removed with this development, this needs to be shown on the plan and compliant with UDO Section 20.04.030(h).

3. Street trees are required to be planted with compliant spacing and species as established in UDO Section 20.04.080(f).
4. Certificates of Zoning Compliance (CZCs) are required for the proposed duplex and detached carport prior to construction.
5. A right-of-way use permit is required prior to any work in the public right-of-way.

Matt Ellenwood, Architecture, presented the conditional use request on behalf of the petitioner.

Fernandez made a motion to adopt the *Proposed Findings of Fact* and approve CU-56-25 with the conditions listed in the staff report. Kutsenkow seconded. Motion passes by roll call – 5:0.

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

Gabriel Holbrow, Case Manager, presented V-42-25. See meeting packet for more details. The department recommends that the Board of Zoning Appeals adopt the proposed findings and approve V-42-25 with the following conditions:

1. The site shall provide a new multiuse trail with access easement that is open to the public providing a direct pedestrian and bicycle connection from Rogers Street at the B-Line trail to Reverend Butler Park as shown on the submitted conceptual site plan and as demonstrated in an approved site plan.
2. Prior to final occupancy for the proposed development, the petitioner shall plant large canopy trees as remediation at offsite locations. The number of offsite remediation trees shall be at least the sum of 97 plus any deficit in the number of onsite interior planting trees. Prior to issuing a site development permit associated with this development, the petitioner shall execute an agreement with the City of Bloomington Parks and Recreation Department and the Planning and Transportation Department, in a form acceptable to both departments, which commits the petitioner to the offsite remediation plantings required by this condition.
3. The site shall provide at least as many street trees as required by the UDO along frontages in the areas shown on the submitted landscape plan, at spacing distances that comply with UDO standards to the maximum extent practicable, as demonstrated in an approved site plan.

John Anest, Petitioner, presented his request for variances.

Tim Oaks, Consultant, presented information regarding the variance request on behalf of the petitioner.

PUBLIC COMMENT:

Bill Baus spoke.

Shahyar Daneshgar spoke.

Vassiliki Tsitsopoulou spoke.

Tim Dwyer spoke.

Fernandez made a motion to adopt the *Proposed Findings of Fact* and approve V-42-25 with the conditions listed in the staff report. Ballard seconded. Motion passes by roll call – 5:0.

V-57-25/ ZR2025-11-0113

City of Bloomington Parks and Recreation
790 S. Basswood Drive
Parcel: 53-08-06-100-029.000-009
Request: Variance request from Environmental Standards for riparian buffer, steep slope, and karst preservation standards and easement standards in BMC 20.04.030 for the use "Park" in the Mixed-Use Institutional (MI) zoning district. Case Manager: David Brantez

David Brantez, Case Manager, presented V-57-25. See meeting packet for more details. The department recommends that the Board of Zoning Appeals adopt the proposed findings and approve V-57-25 with the following conditions:

1. Petitioner must submit a remediation plan for all disturbed areas, including any trees removed that are 5" caliper or greater.
2. Erosion control measures shall be installed around all topsoil stockpiles on stream side, steep slope area on south side of the site, and karst feature on the southeast side
3. Approved per terms and conditions of case #SP-27-00

Rebecca Swift, petitioner, presented her request for a variance.

Kutsenkow made a motion to adopt the *Proposed Findings of Fact* and approve V-57-25 with the conditions listed in the staff report. Burrell seconded. Motion passes by roll call – 5:0.

***Per Article 5 Section G in the Board of Zoning Appeals Rules and Procedures, Throckmorton made a motion to deny continuance of petitions AA-17-22 and CU-33-24. Fernandez seconded. Motion passes by roll call – 5:0.**

Meeting adjourned at 7:40 p.m.

Memo

To: Bloomington Board of Zoning Appeals

From: Gabriel Holbrow, Zoning Planner

Date: January 22, 2026

Re: ZR2025-12-0115, Valu-Built, INC, 614 N Grant St

Variance petition ZR2025-12-0115 to allow removal of trees at 614 North Grant Street was heard by the Hearing Officer on January 14, 2026. At the hearing, the Hearing Officer noted that the demolition of structures on the site is subject to demolition delay and review by the Historic Preservation Commission, and that because the outcome of the demolition delay could alter the proposed site plan, including altering the location of proposed mitigation trees for the removed trees. For these reasons, the Hearing Officer transferred the petition to the Board of Zoning Appeals.

Attached for your reference is the staff report and packet for when this petition was heard by the Hearing Officer on January 14.

According to the Board's procedures, the petition was placed on the next BZA agenda, which is this meeting on January 22. However, the demolition delay process is not yet complete. Staff recommends that the Board continue petition ZR2025-12-0115 to your next hearing on February 26, 2026, to give time for the demolition delay process to be completed.

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 614 North Grant Street**

**CASE #: ZR2025-12-0115
DATE: January 14, 2026**

PETITIONER: Valu-built, Inc
417 West 6th Street
Bloomington, IN

OWNER: Clayton & Sunita Nunes
2401 East Cedarwood Court
Bloomington, IN

REQUEST: The petitioner is requesting a variance from tree and forest preservation standards to allow tree removal for construction of a new “Dwelling, triplex” in the Residential High-Density Multifamily (RH) zoning district.

REPORT: The 6,623-square-foot property is located at the southeast corner of the intersection between Grant Street and Cottage Grove Avenue in the Old Northeast Downtown neighborhood. The property and adjacent properties to the north, east, and south are located in the Residential High-Density Multifamily (RH) zoning district. Adjacent properties to the west across Grant Street are located in the Residential Multifamily (RM) zoning district. The property currently contains a four-bedroom single-family detached dwelling with an active rental permit, as well as a small portion of closed-canopy wooded area. Surrounding properties contain a mix of residential structures, including single-family, duplex, and multifamily uses, most if not all with active rental permits.

The petitioner proposes to demolish the existing residential structure on the property and build a “Dwelling, triplex” comprising three units in a townhouse configuration. The existing closed-canopy wooded area on the property comprises at least 15 existing trees and is subject to tree and forest protection standards in the Unified Development Ordinance (UDO). The proposed development plans preserve six existing trees along the south and east property lines that contribute to the wooded area, but will involve removal of the rest of the wooded area.

Tree and forest preservation standards in the UDO establish minimum amounts of wooded areas that must be retained, based on the acreage of the existing baseline canopy cover and what percentage of the site that cover represents. Staff determined that the baseline canopy cover on the site is 4,748 square feet (0.109 acres), which is 73 percent of the total site area. For this baseline, at least 60 percent must be preserved. This comes out to 2,849 square feet that is required to be preserved. The proposed removal constitutes at least 3,800 square feet of the baseline canopy cover, leaving less than 1,000 square feet preserved. Because 1,000 is less than the required 2,849 square feet of preservation, a variance from tree and forest preservation standards is necessary to allow the proposed tree removal.

As remediation for the tree removal, the petitioner has committed to planting nine new trees of large canopy species on the property, in addition to required street tree plantings. In comparison, for a wooded area with trees at least 20 years old, staff estimates that each tree would contribute

approximately 250 to 315 square feet of canopy coverage. In such a situation, nine mature trees would be expected to provide 2,250 to 2,835 square feet of canopy coverage, which is comparable to the area of proposed tree removal.

The proposed site plan also shows tree protection fencing around all existing trees to remain. The proposed site plan and architectural plans comply with all other relevant UDO standards.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(E)(i) 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: The proposed tree removal will not be injurious to the public health, safety, morals, and general welfare of the community, so long as at least nine new trees of large canopy species are planted back on the property as remediation.

- 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: The use and value of the area adjacent to the property is not expected to be affected in a substantially adverse manner as a result of the proposed tree removal.

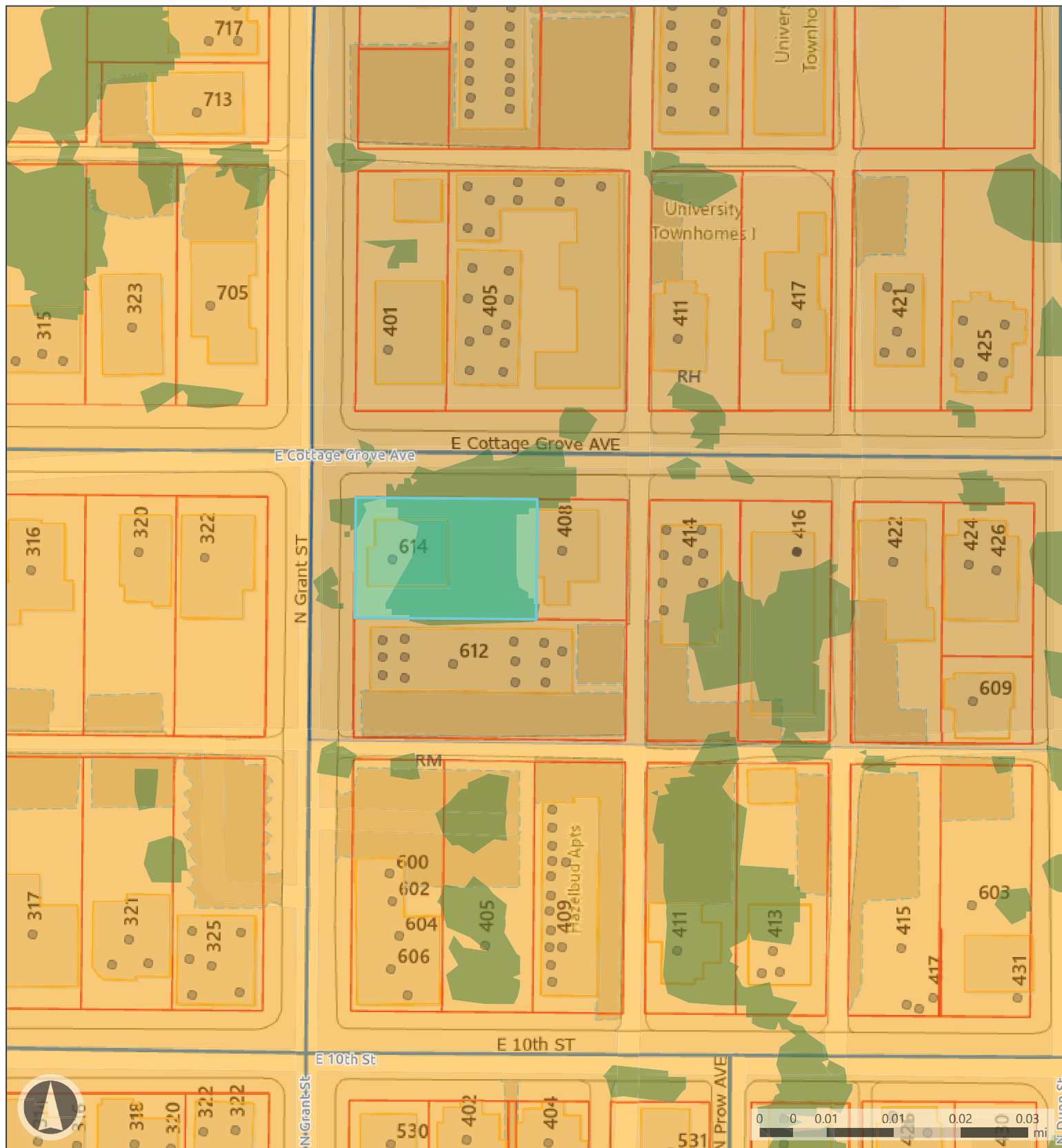
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

PROPOSED FINDING: Peculiar features of the property include the relatively large proportion of the lot covered by closed canopy, compared to the size of the lot. The footprint of the existing structure at 1,276 square feet is small for a lot of this size, but not usually so. However, it is unusual for the entire remainder of the lot, beyond the building footprint, to be covered by closed canopy. This peculiar feature limits the buildable area on the property. These peculiarities, combined with the tree and forest preservation standards of the UDO result in practical difficulties for any redevelopment of the property.

RECOMMENDATION: The Department recommends that the Hearing Officer adopt the proposed findings for ZR2025-12-0115 and approve the requested variance with the following condition:

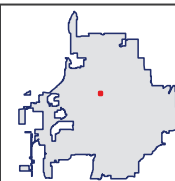
1. A least nine new trees, chosen from species listed in the UDO as permitted large street trees or permitted large interior trees, shall be planted on the property. These nine trees shall be in addition to required street trees. The required tree planting shall be verified by a site

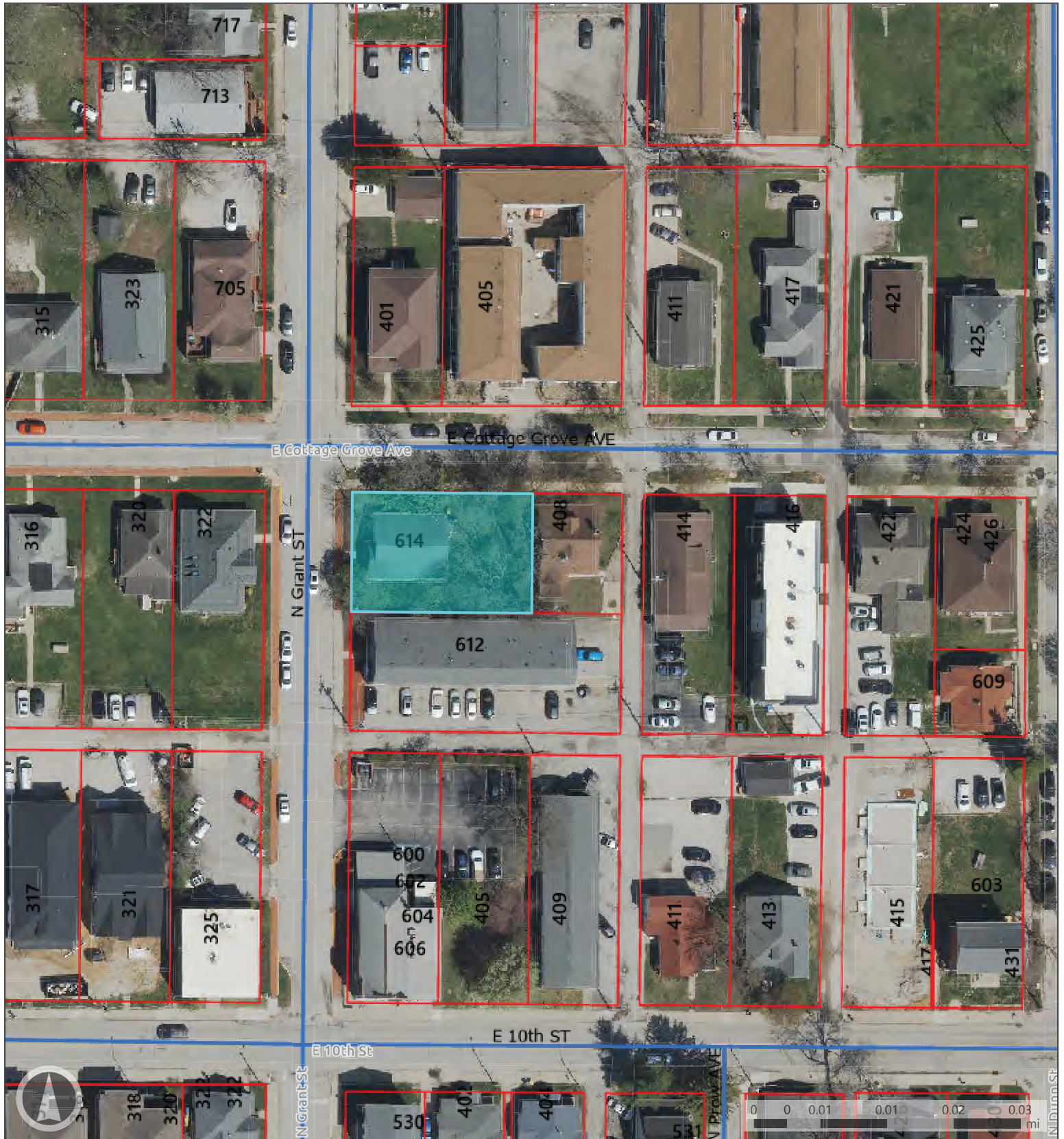
inspection by Planning and Transportation Department staff either before any of the dwelling units are occupied or within six weeks after any of the dwelling units are occupied.







Map Legend

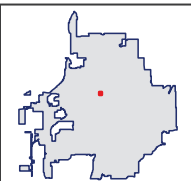
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|--------------------------------------|----------------------------|------------------|
| Tree Canopy 2018 | Parcels | Pavement |
| Residential High-Density Multifamily | Address Points Bloomington | Alley |
| Residential Multifamily | Buildings | Parking Lot Type |





Map Legend

- | | |
|--|---|
|  Parcels | RGB |
|  City Maintained Streets |  Red: Band_1 |
| |  Green: Band_2 |



VARIANCE PETITION

614 N Grant St

Petitioner's Statement

Regarding the requirement to retain the closed canopy at 614 N Grant St, Valu-built Construction LLC is requesting a variance from this requirement. Valu-built would like to replace the affected trees with 9 large canopy trees to be placed on interior of the property.

- **The approval of this variance will not be injurious to the public health, safety, morals and general welfare of the community and this neighborhood** in particular since the trees will be replaced with 9 trees that will provide similar canopy in the future.
- **The use and value of the neighboring properties will not be affected in a substantially adverse manner by this variance.** This variance will primarily affect the lot that in question on and will not impact neighboring properties.
- These trees would make it impossible to build virtually anything on this property as the current footprint of the build in questions is only 1,980sf. If the tree were to remain, due to the dripline of the trees, the footprint of buildable area would shrink dramatically. **The strict application of the terms of this UDO will result in practical difficulties in the use of the property as described above. A variance will relieve the practical difficulties.**

Respectfully Submitted,

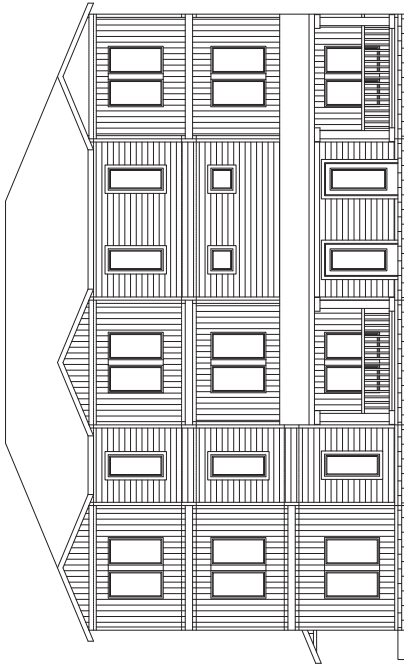
Ernest Xi, Member

Valu-built Construction LLC



THREE-PLEX REDEVELOPMENT

614 N. Grant Street Bloomington, IN 47408



General Notes:

VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. THE LOCATION OF FOUNDATION PIERIS SUBJECT TO CHANGE IN THE FIELD.

ALL MEANS AND METHODS OF CONSTRUCTION AT MINIMUM MUST MEET CODE. SHOULD BE COORDINATED WITH THE GENERAL CONTRACTOR.

CABINETS TO BE DIMENSIONED, DESIGNED & COORDINATED BY OTHERS.

PLUMBING DIMENSIONS ARE PENDING CABINET LAYOUT. FITURE SELECTIONS SPECIES AND INFELD MEASUREMENT VERIFICATION



THREEPLEX REDEVELOPMENT

614 N. Grant Street Bloomington, IN 47408

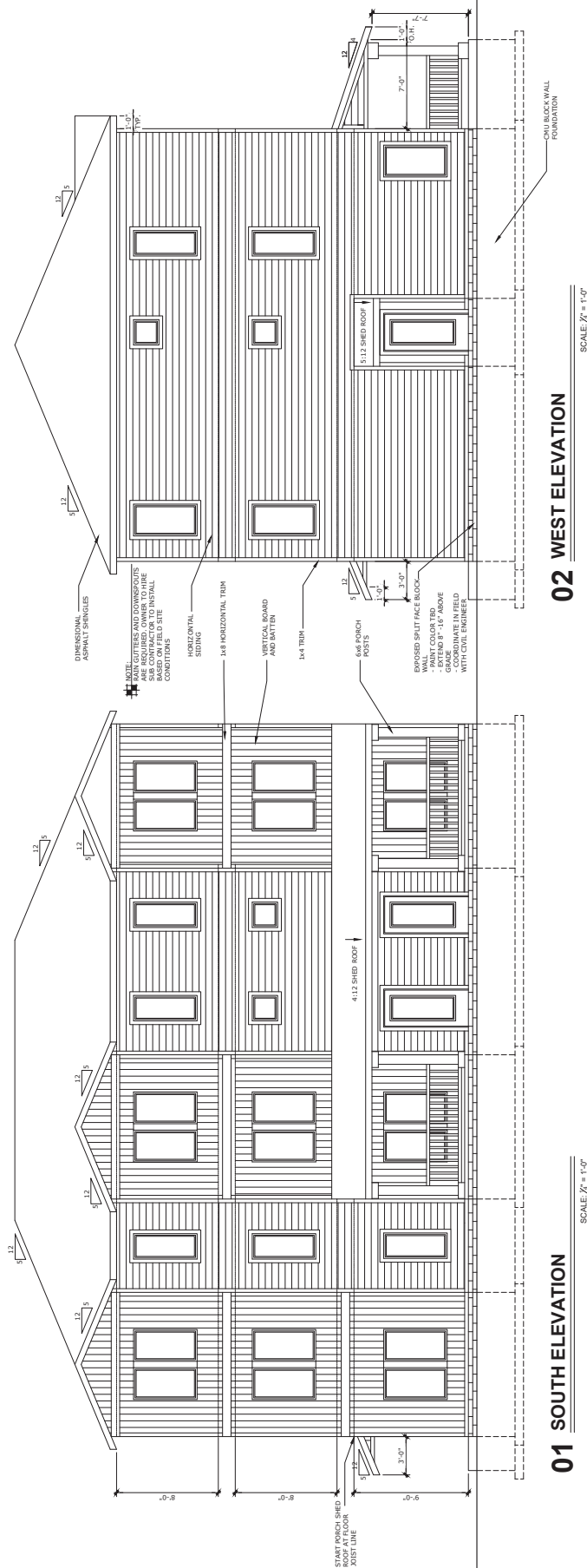
Table of Contents
No. 1
A.1.0 A.1.1
A.1.0 A.1.1
A.1.0 A.1.1
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Sheet Count Totals
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Sheet No.
1 of 1
12-17-2025

Scale:
REFER TO SHEET

No.	Revision / Issue	Date
1.		
2.		
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PERMIT		Sheet No.
12-17-2025		Scale:
12-17-2025		REFER TO SHEET



01 SOUTH ELEVATION

02 WEST ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

SCALE: $\frac{1}{4}" = 1'-0"$

General Notes:

VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. LOCATION OF FOUNDATION PIERS SUBJECT TO CHANGE IN THE FIELD.

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THREEPLEX REDEVELOPMENT

614 N. Grant Street
Bloomington, IN 47408

No.	Revision / Issue	Date
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4		

Sheet No.

A1.0

Project Phase
PERMIT

Date

12-17-2015

Scale:

REFER TO SHEET

A1.0





02 EAST ELEVATION

SCALE: 1" = 1'-0"

SCALE: $\frac{1}{4}" = 1'-0"$

VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. LOCATION OF FOUNDATION PIERS SUBJECT TO CHANGE IN THE FIELD.

ALL MEANS AND METHODS OF CONSTRUCTION AT MINIMUM MUST MEET CODE. SHOULD BE COORDINATED WITH THE GENERAL CONTRACTOR.

CABINETS TO BE DIMENSIONED, DESIGNED & COORDINATED BY OTHERS.

PLUMBING DIMENSIONS ARE PENDING CABINET LAYOUTS, FIXTURE SELECTIONS/SPECS AND IN FIELD MEASUREMENT VERIFICATION

614 N. Grant Street
Bloomington, IN 47408

No.	Revision / Issue	Date
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Project Phase
PERMIT

Sheet No.

Date
12.17.2025

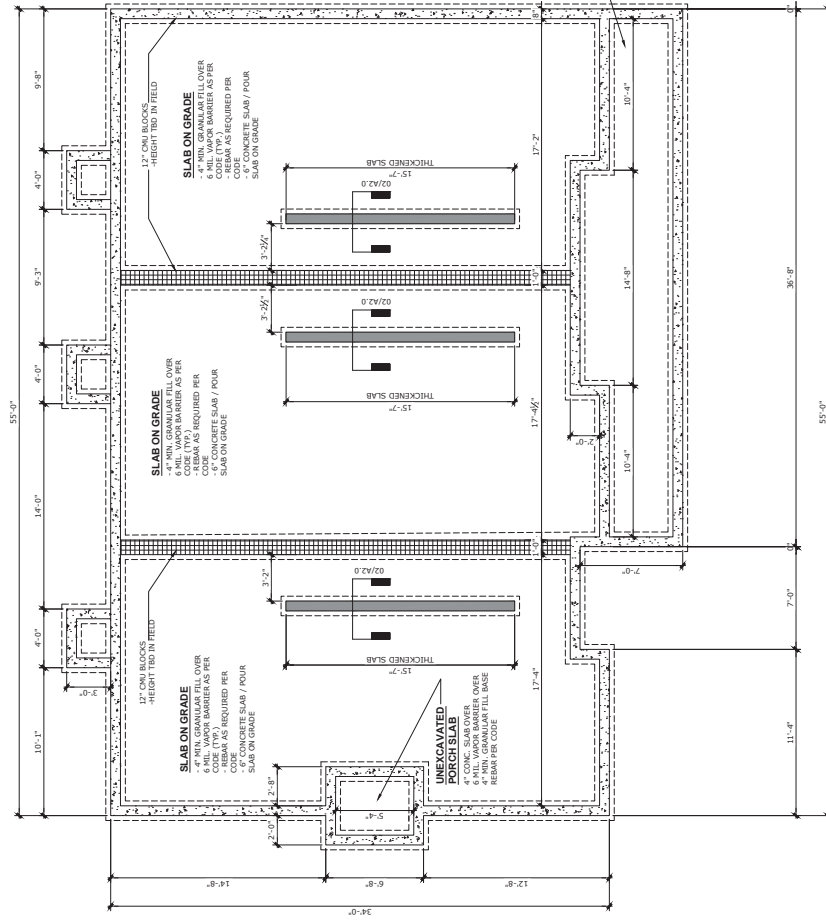
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A1.0

Table of Contents	
A3.0 - A3.3	Elevations
A2.0	Foundation Plan
A3.0 - A3.3	Floor Plans
A4.0	Roof Plan

<u>Square Feet Totals</u>	
First Floor	2,822 sf
Second Floor	3,826 sf
Third Floor	2,826 sf
TOTAL	5,464 sf

Square Feet Totals
First Floor
Second Floor
Third Floor
TOTAL



01 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTE: ANCHOR STRAPS TO BE INSTALLED 8" FROM CORNERS + 4' o.c. MAX.

NOTE: 3" CHU BLOCK w/ HC CELLS ON 16"x8" CONTINUOUS REIN. FOOTING (TYP.)

NOTE: JOCHED AREA IS DATE LINE

02 THICKENED SLAB DETAIL

SCALE = 1" = 1'-0"

No.	Revision / Issue	Date
1		
2		
3		
4		

Project Name
PERMIT

Sheet No.

A2.0

Date
12.17.2025

Scale
REFER TO SHEET

Table of Contents		Square Feet Totals	
A1.0 - A1.1	Elevations	First Floor	
A1.0	Foundation Plan	Second Floor	
A2.0 - A3.1	Floor Plans	Third Floor	
A4.0	Roof Plan	TOTAL	

614 N. Grant Street
Bloomington, IN 47408

General Notes:

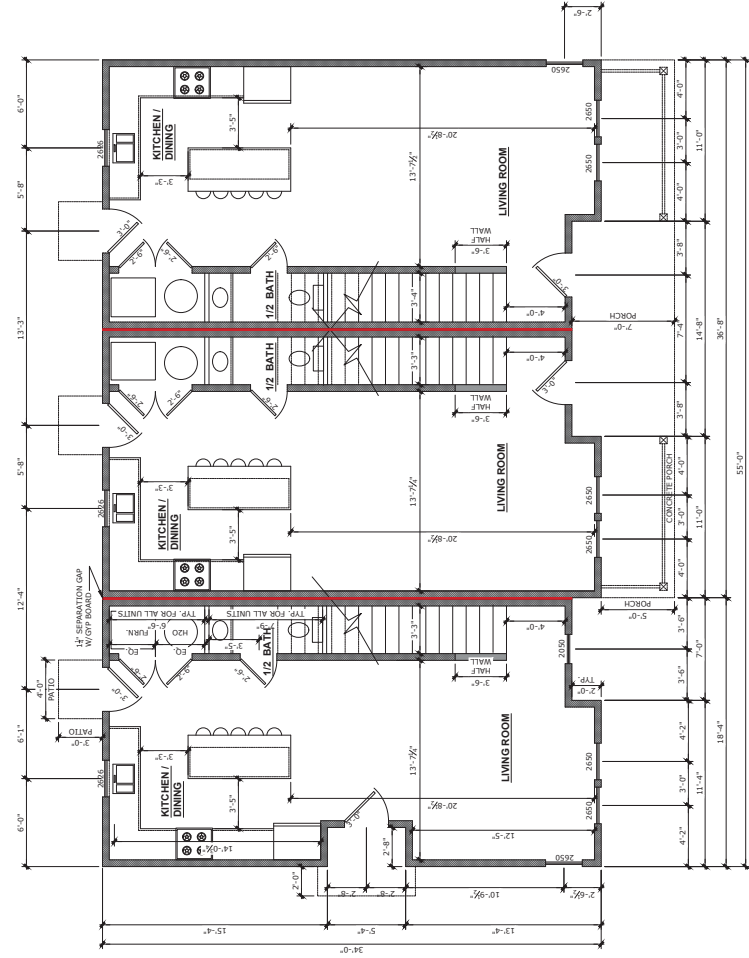
VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. LOCATION OF FOUNDATION PIERS SUBJECT TO CHANGE IN THE FIELD.

ALL MEANS AND METHODS OF CONSTRUCTION, AT MINIMUM MUST MEET CODE, SHOULD BE COORDINATED WITH THE GENERAL CONTRACTOR.

CABINETS TO BE DIMENSIONED, DESIGNED & COORDINATED BY OTHERS.

PLUMBING DIMENSIONS ARE PENDING CABINET LAYOUTS. FIXTURE SELECTIONS, SIZES AND IN FIELD MEASUREMENT VERIFICATION.





01 FIRST FLOOR PLAN

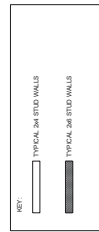
SCALE: 1/8" = 1'-0"

- NOTE:**
1. ALL BUILDING SHALL BE DESIGNED AS SEPARATE UNITS.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
 3. ROOF LOAD BEARING SPECIFICATIONS SHALL BE SIZED TO THE UNIT TYPE AND SHALL BE SIZED TO THE UNIT TYPE.
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 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.



General Notes:

VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. THE LOCATION OF FOUNDATION PIERIS SUBJECT TO CHANGE IN THE FIELD.

ALL MEANS AND METHODS OF CONSTRUCTION AT MINIMUM MUST MEET CODE. SHOULD BE COORDINATED WITH THE GENERAL CONTRACTOR.

CABINETS TO BE DIMENSIONED, DESIGNED & COORDINATED BY OTHERS.

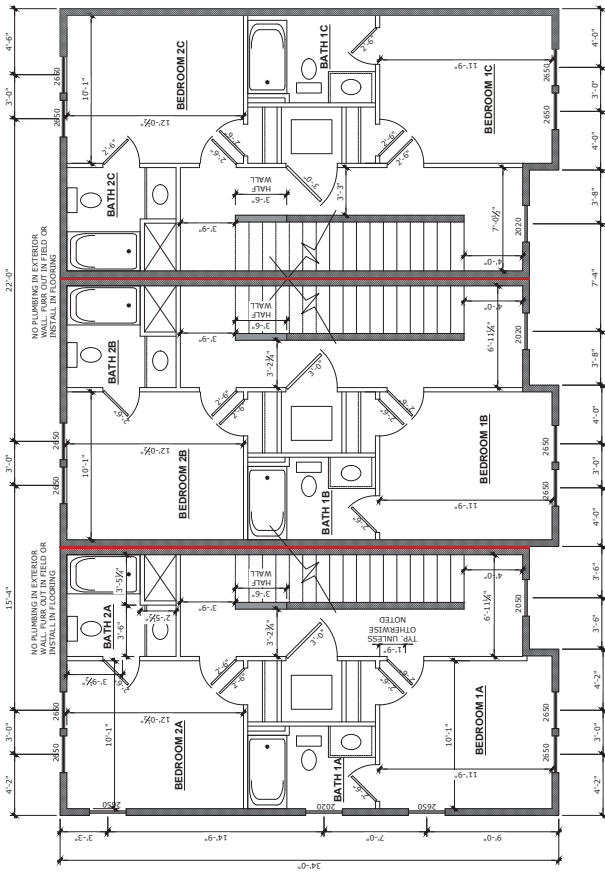
ALL DIMENSIONS ARE PER THE GENERAL CONTRACTOR. VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER.

THREEPLEX REDEVELOPMENT

614 N. Grant Street
Bloomington, IN 47408

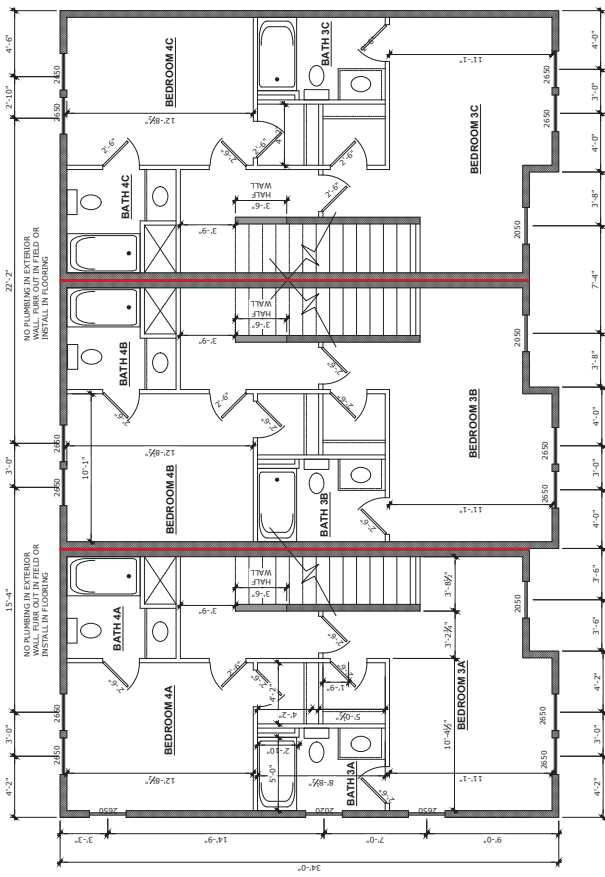
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01 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



02 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



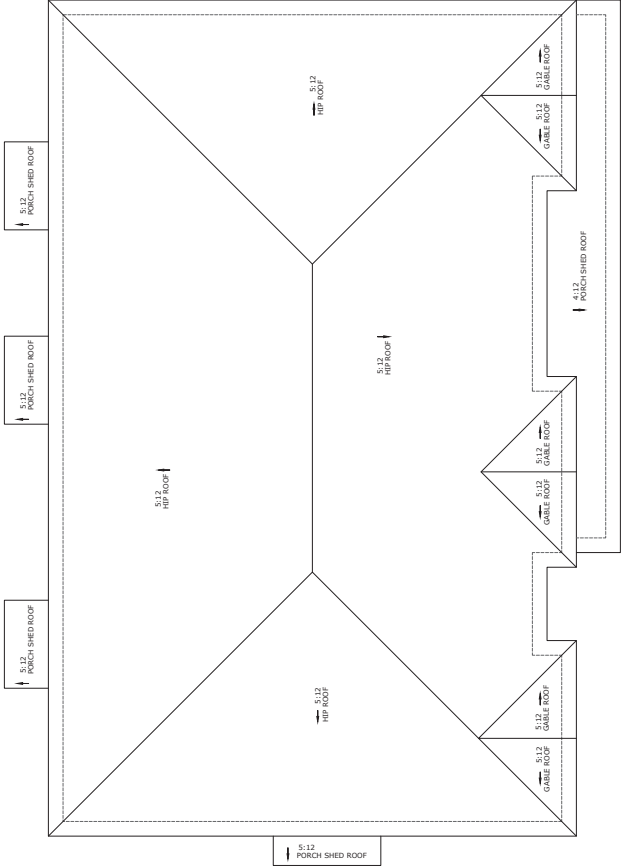
General Notes:
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CABINETS TO BE DIMENSIONED, DESIGNED & COORDINATED BY OTHERS.
DIMENSIONED ARE PENDING CABINET LAYOUT. FUTURE SELECTIONS SPECIES AND INTEND MEASUREMENT VERIFICATION.

THREEPLEX REDEVELOPMENT

614 N. Grant Street
Bloomington, IN 47408

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PERMIT		Drawn By:		
PERMIT		Project Name:		
PERMIT		Date:		
PERMIT		Scale:		
PERMIT		REFER TO SHEET		

A3.1



KEY

— ROOF LINES

- - - FINISH WALL LINES

01 ROOF PLAN

SCALE: 1/4" = 1'-0"



General Notes:

VERIFY ALL DIMENSIONS AND CALCULATIONS WITH A STRUCTURAL ENGINEER. ALL LOCATION OF FOUNDATION PIERIS SUBJECT TO CHANGE IN THE FIELD.

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THREEPLEX REDEVELOPMENT

614 N. Grant Street
Bloomington, IN 47408

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PERMIT

Drawn By: A4.0

Project Phase: PERMIT

Scale: REFER TO SHEET

A4.0

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
Location: 3901 N. Kinser Pike

VAR2025-03-0064
DATE: January 22, 2026

PETITIONER: Monroe County School Corporation
 PO Box 5543, Bloomington, IN

CONSULTANTS: Bledsoe Riggert Cooper and James
 1351 W. Tapp Road, Bloomington

REQUEST: Variance from parking standards for electric vehicle charging stations for the use “School, public or private”.

REPORT: This approximately 68 acre property is located along N. Kinser Pike and is zoned Mixed-Use Institutional (MI). The property has been developed with the use “School, public or private” and contains Bloomington High School North. Surrounding land uses include single family residences to the north and east, a quarry to the south, and a mix of single family residences and a church to the west. The property contains a mix of outdoor athletic facilities, parking areas, and the main school building. There is a large stand of closed canopy tree coverage on the south side of the site that includes a possible intermittent stream with regulated riparian buffer. No work within those areas is proposed with this project. The petitioner has applied for a staff level minor site plan approval under case #SP2025-11-0090.

The petitioner is proposing to relocate a large parking area on the site to a new location and construct a new parking area with 268 parking spaces as part of a wide range of overall improvements to the site. The proposed new parking area must meet all UDO requirements and also requires the portions of the site containing the proposed work to come into compliance with the UDO. Surrounding improvements include new landscaping being installed within and around the new parking area, bicycle racks, and street trees along Prow.

Section 20.04.060(i)(8) of the UDO states that-

Parking areas with 50 or more parking spaces shall provide a minimum of one parking space dedicated to electric vehicles for every 25 parking spaces provided on site. If more than 6 EV charging stations are required, at least one shall be an ADA van accessible parking space. The provision of three or fewer electric vehicle parking spaces shall not count toward the maximum allowed number of parking spaces. The provision of four or more electric vehicle parking spaces shall count toward the maximum allowed number of parking spaces. The electric vehicle parking space shall be:

- (A) Located on the same lot as the principal use;
- (B) Signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; and
- (C) Outfitted with a standard electric vehicle charging station.

The proposed 268 parking spaces would require 11 electric vehicle charging stations. The petitioner is requesting a variance from the requirement to provide electric vehicle charging stations to not require the installation of any electric vehicle charging stations.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(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:

The granting of the variance from providing less than the required number of electric vehicle charging stations will not be injurious to the public health, safety, morals, or general welfare of the community. A condition of approval has been included requiring the installation of three charging stations.

- 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:

The use and value of the area adjacent to the property is not expected to be impacted in a substantially adverse manner as a result of the granting of the variance to allow less charging stations than required.

- 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.*

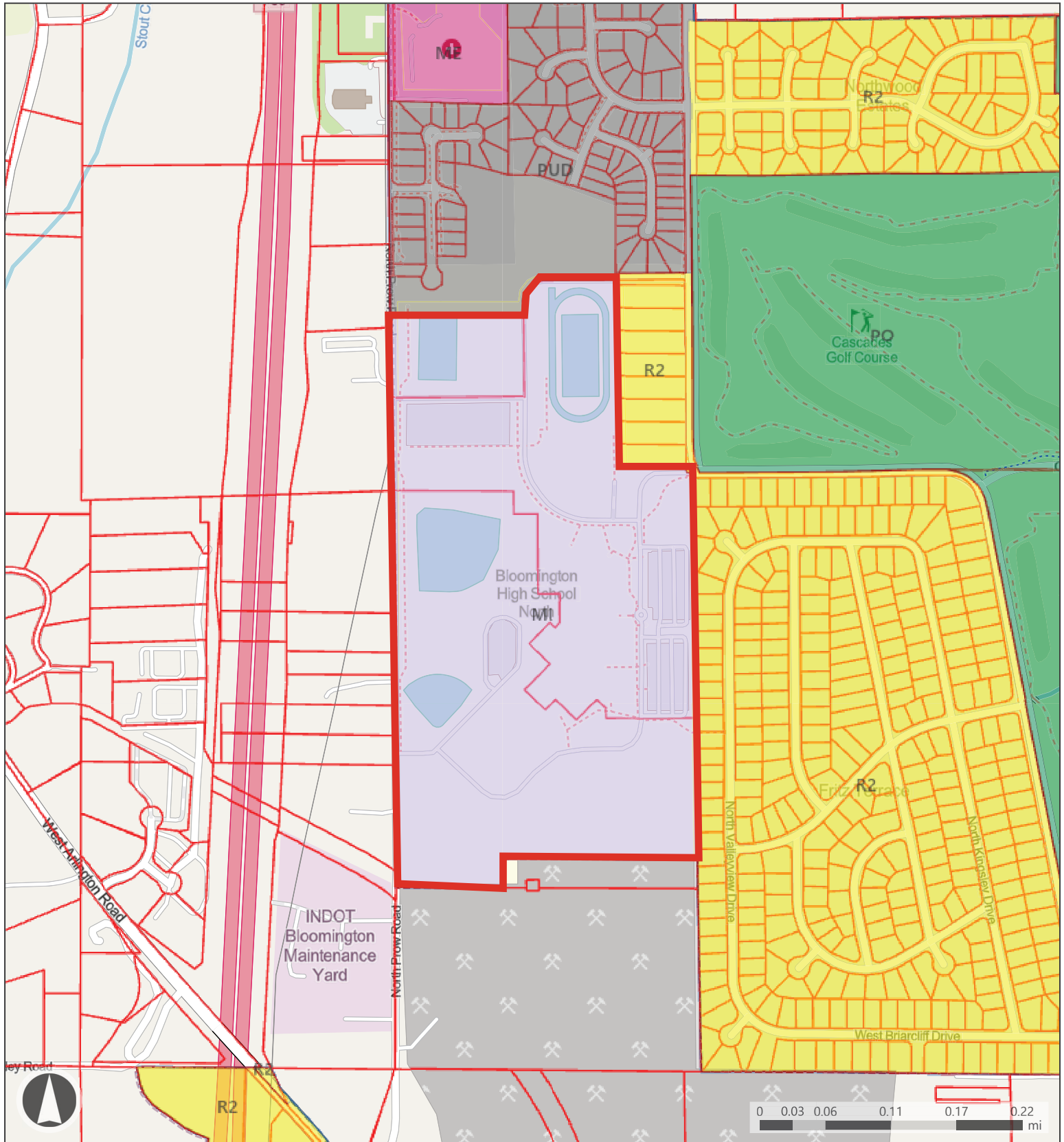
PROPOSED FINDING:

The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property as it would unnecessarily restrict the number of parking spaces on the site for the exclusive use of electric vehicle charging stations. The practical difficulties are peculiar to the property in question in that there is limited space available on this site for parking due to the location of buildings, large outdoor facilities and open space needs, and existing closed tree canopy that is subject to tree preservation








requirements and restricts development potential on the site.

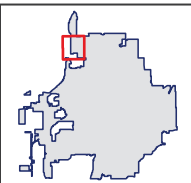
RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve the variance with the following condition:

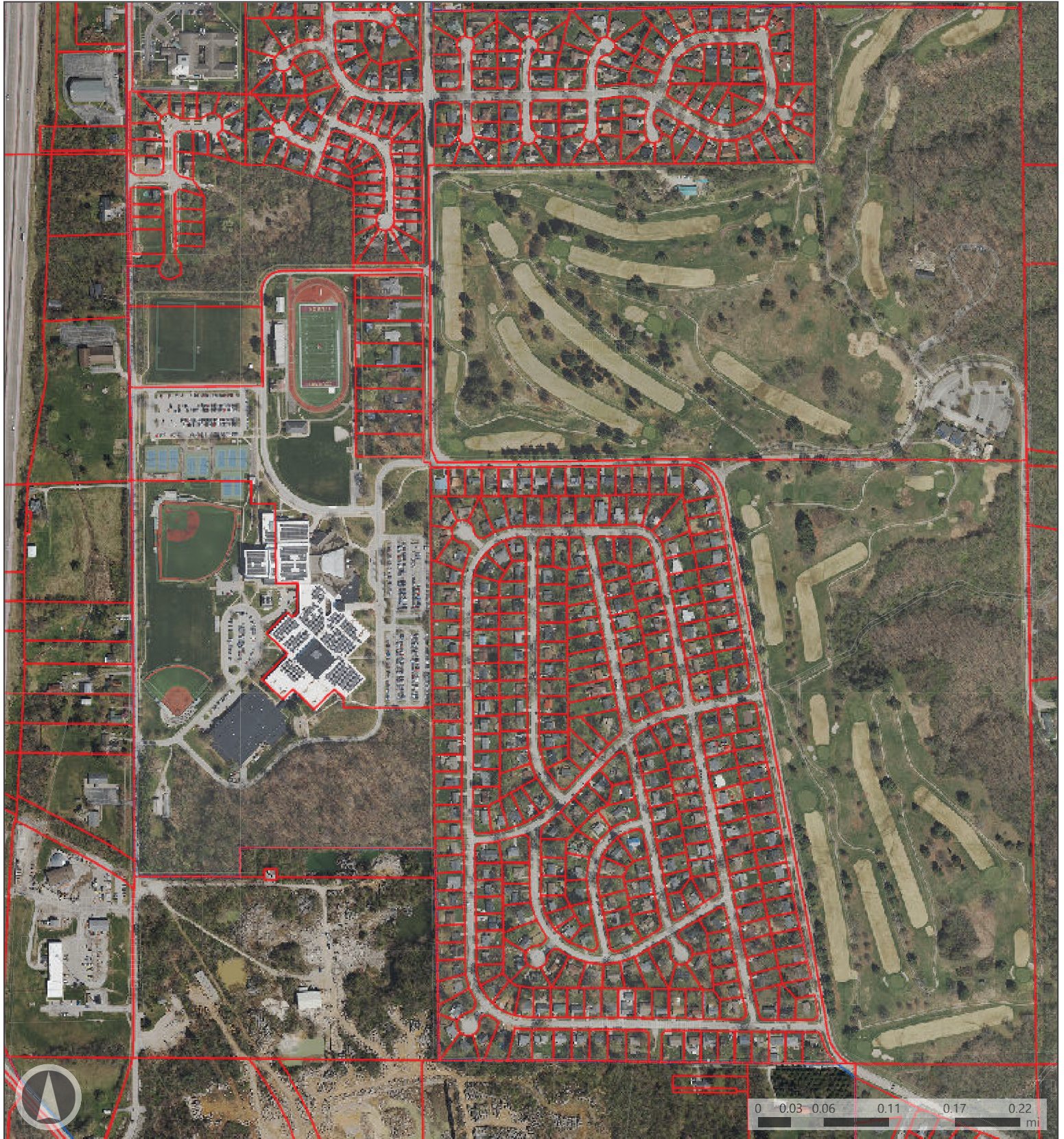
1. A total of 3 electric vehicle charging stations are required.







Map Legend

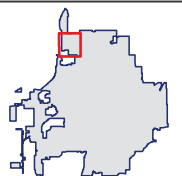
 Mixed-Use Employment	 Planned Unit Development	 Bloomington Municipal Boundary
 Mixed-Use Institutional	 Residential Medium Lot	
 Parks and Open Space	 Parcels	





Map Legend

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|  | Parcels | RGB | |
|  | Bloomington Municipal Boundary |  | Red: Band_1 |
| | |  | Green: Band_2 |



Bledsoe Riggert Cooper James

LAND SURVEYING • CIVIL ENGINEERING • GIS

December 24, 2025

Mr. Eric Greulich
Development Services Manager
City of Bloomington Planning and Transportation Department
401 North Morton Street
Bloomington, IN 47404

via email: greulice@bloomington.in.gov

RE: Bloomington High School North – 2026 Athletic & Parking Improvement Project
Variance Request – Petitioner Statement

Eric,

On behalf of the Monroe County Community School Corporation (MCCSC), we request a hearing for the Bloomington High School North (BHSN) – 2026 Athletic & Parking Improvement Project at the Bloomington Board of Zoning Appeals (BZA) meeting scheduled for January 22, 2026. The Project will relocate the existing lower parking lot to make way for a new soccer complex, and the new parking area triggers a requirement for reserved Electrical Vehicle (EV) parking. It is our intent to respectfully request a variance from the EV parking standards for this project.

MCCSC is excited to advance the subject Project which will result in major improvements to athletic and parking facilities serving the Bloomington community, and address multiple issues with safety, accessibility, and layout of the BHSN campus. The primary goals of the Project are to:

- Provide the BHSN student athletes with new throwing sports, soccer, and lacrosse facilities to be used for practices and games, including a press box and spectator seating.
- Relocate parking from the existing lower lot, where supervision and safety issues have been problematic for the school administration, staff, and students. The new parking lot will be located closer to the auditorium and football stadium which are used to host large public events.
- Install new landscaping, green infrastructure stormwater management, and utility infrastructure in compliance with City of Bloomington standards.
- If the construction budget allows, the project may also include:
 - A new gateway element at the south end of the football field, with ticketing, bathrooms, lockers, and concessions. The new entrance would serve to resolve accessibility issues at the existing football stadium.
 - Renovated concessions pavilion for the soccer/lacrosse facility.

Under UDO Section 20.04.060(i)(8), “Parking areas with 50 or more parking spaces shall provide a minimum of one parking space dedicated to electric vehicles for every 25 parking spaces provided on site.” The proposed project will relocate 268 parking spaces from the existing lower lot to a new parking area to be constructed between the main school building and the football stadium. The UDO provision cited above would require 11 of these spaces to be exclusively available to electric vehicles, and outfitted with EV charging stations.

Under current usage, the existing lower lot is generally the last parking area to be used by the MCCSC community due to its relatively remote location and challenging accessibility to most uses. During typical school days, the lower lot fills to roughly 65% capacity, while the other parking areas tend to be completely occupied. However, during large community events when demand for parking is high, the lower lot is fully utilized. For events such as concerts, performances, sporting events, and commencement ceremonies, the parking lots across the entire campus are often fully occupied. After the parking spaces in the lower lot are relocated to the new lot, it is expected that they will be in even higher demand and more regularly used due to closer proximity to the school and stadium.

MCCSC strongly supports Bloomington's sustainable mobility goals, and shares the enthusiasm for electric vehicles as evidenced by their fleet of 38 EV school buses, with an additional 25 EV buses to be added soon. MCCSC also has large solar installations at eight MCCSC properties - including on the rooftop of BHSN, and plans are currently in development for expansion of the solar canopies and EV charging stations at the MCCSC transportation center. However, EV charging in the parking lot at BHSN is not the right application of sustainability initiatives for MCCSC. If eleven of the relocated parking spaces are exclusively available to drivers of electric vehicles, then these spaces will not be available for general use by BHSN students, staff, and guests, and the preferential treatment of EV drivers would create an imbalance of equitable access. The purchase and use of an electric vehicle is a personal choice that we respect and encourage, but we also must acknowledge that an EV is a luxury that the majority of MCCSC staff, students, and guests may not be able to afford. Therefore, it is more appropriate for our public education dollars to support sustainability goals by investing in EV buses and solar energy initiatives that more broadly benefit the community.

The installation of the EV charging stations within the new parking area would create practical difficulties in construction, installation, maintenance, and equitable access. In order to accommodate the electrical demand at the EV chargers, an additional transformer and service point would need to be installed, along with the infrastructure - conduit, wiring, charging pedestals, etc. - all at the expense of our public school system. In order to make efficient use of this infrastructure, it would be necessary to locate all of the EV chargers adjacent to the ADA parking so that one of the required charging stations may be placed at an ADA accessible parking space per UDO guidelines. This would further contribute to the perception that EV drivers are receiving preferential treatment by reserving parking spaces nearest to the doors for their exclusive use.

Monthly billings for the use of the charging stations would be sent from Duke Energy directly to MCCSC. In order to cover the cost for this use MCCSC would have to develop and maintain a billing system for the users of the EV charging stations - because we cannot expect our public schools to provide free fuel in their parking lots, whether it's electricity or gasoline. The technology and staff time required to maintain such a system would be a continuous demand on limited MCCSC resources. But even the requirement to provide the EV charging stations on MCCSC property again raises the issue of equity. Drivers of conventional vehicles need to travel at least 1.6 miles from the BHSN campus to fuel up. It hardly seems fair that EV drivers should be provided exclusive access to charging stations at preferred parking spaces at the expense of our public school system.

Under Section 20.06.080 of the Bloomington UDO, a variance from development standards may be granted if the approval meets the following three conditions:

1. Approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The requested variance from the EV parking requirements will not negatively impact the public health, safety, or general welfare, since the property will continue to provide safe, adequate parking consistent with all other UDO standards.

2. Approval will not substantially adversely affect the use and value of adjacent property;

Surrounding properties will not experience increased traffic, noise, or environmental impacts as a result of granting the variance. The proposed parking layout otherwise complies with all design standards for parking, including circulation and landscaping, ensuring compatibility with adjacent development.

Bloomington High School North – 2026 Athletic & Parking Improvement Project
Board of Zoning Appeals - Petitioner Statement
December 24, 2025
Page 3 of 3

3. The strict application of the ordinance causes practical difficulties for the use of the property.

The new parking lot does not increase the total number of parking spaces on the BHSN campus – they are being relocated to improve safety and accessibility. Reserving spaces for EV parking would lead to underutilized and inefficiently allocated parking areas on the BHSN campus, where all available parking spaces are necessary to accommodate large community events frequently taking place.

Exclusive access to preferred parking spaces and availability of charging infrastructure on the public school grounds constitutes preferential treatment for EV drivers, who tend to be of higher socioeconomic standing. MCCSC prefers to invest in sustainability by increasing their fleet of EV buses, and developing additional solar energy projects that more broadly benefit the entire community.

For the reasons stated above, we respectfully request that the Board of Zoning Appeals grant a variance from the EV parking standard in the Bloomington UDO. Approval will allow efficient and equitable use of parking on the property, without causing harm to the public or neighboring properties.

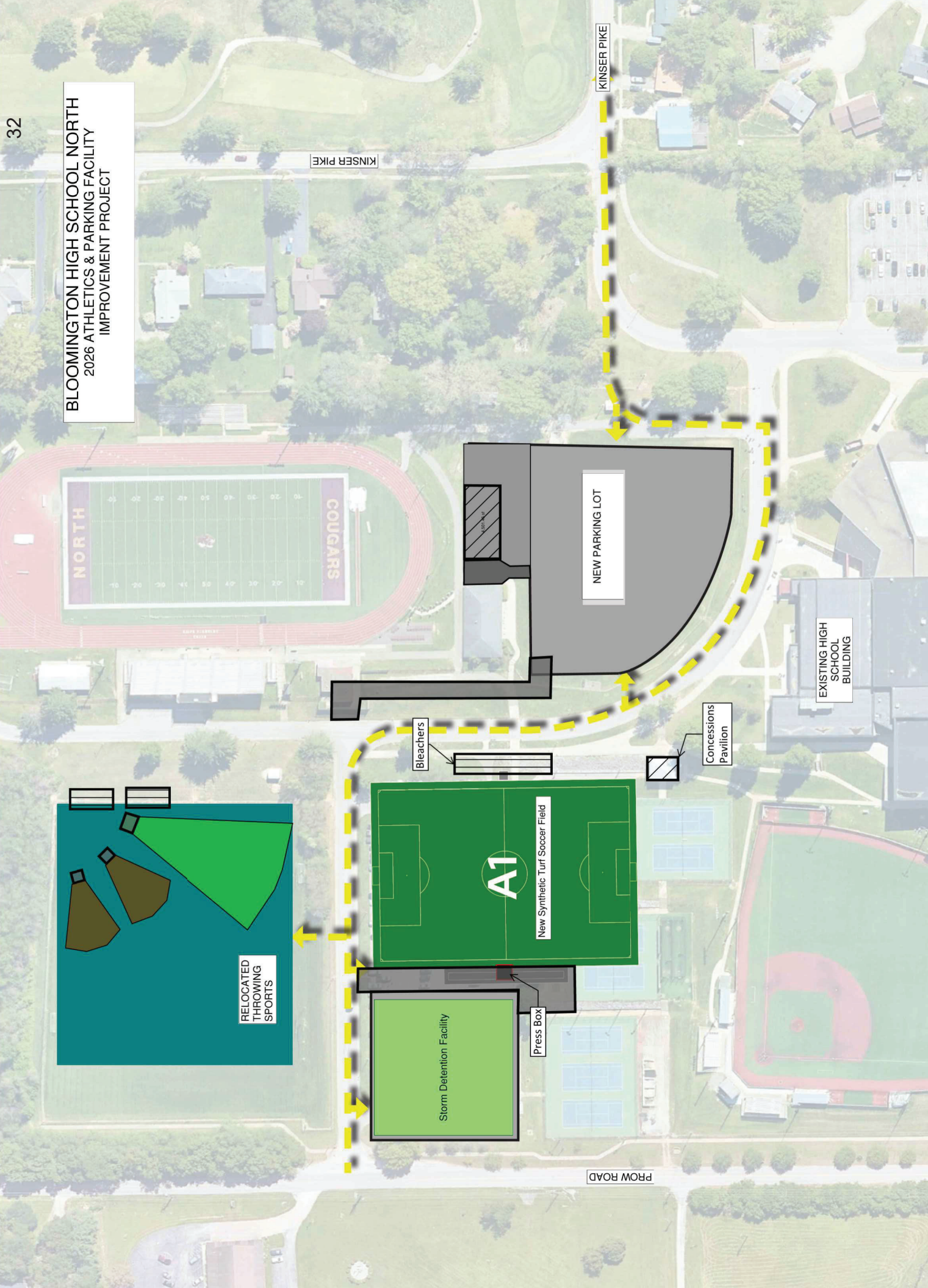
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. E. Knust', with a long horizontal flourish extending to the right.

Andrew E Knust, PE
Senior Engineer | Partner
Bledsoe Riggert Cooper James

BLOOMINGTON HIGH SCHOOL NORTH
2026 ATHLETICS & PARKING FACILITY
IMPROVEMENT PROJECT



KINSER PIKE

KINSER PIKE

PROOW ROAD

EXISTING HIGH SCHOOL BUILDING

NEW PARKING LOT

Bleachers

Concessions Pavilion

New Synthetic Turf Soccer Field A1

Storm Detention Facility

Press Box

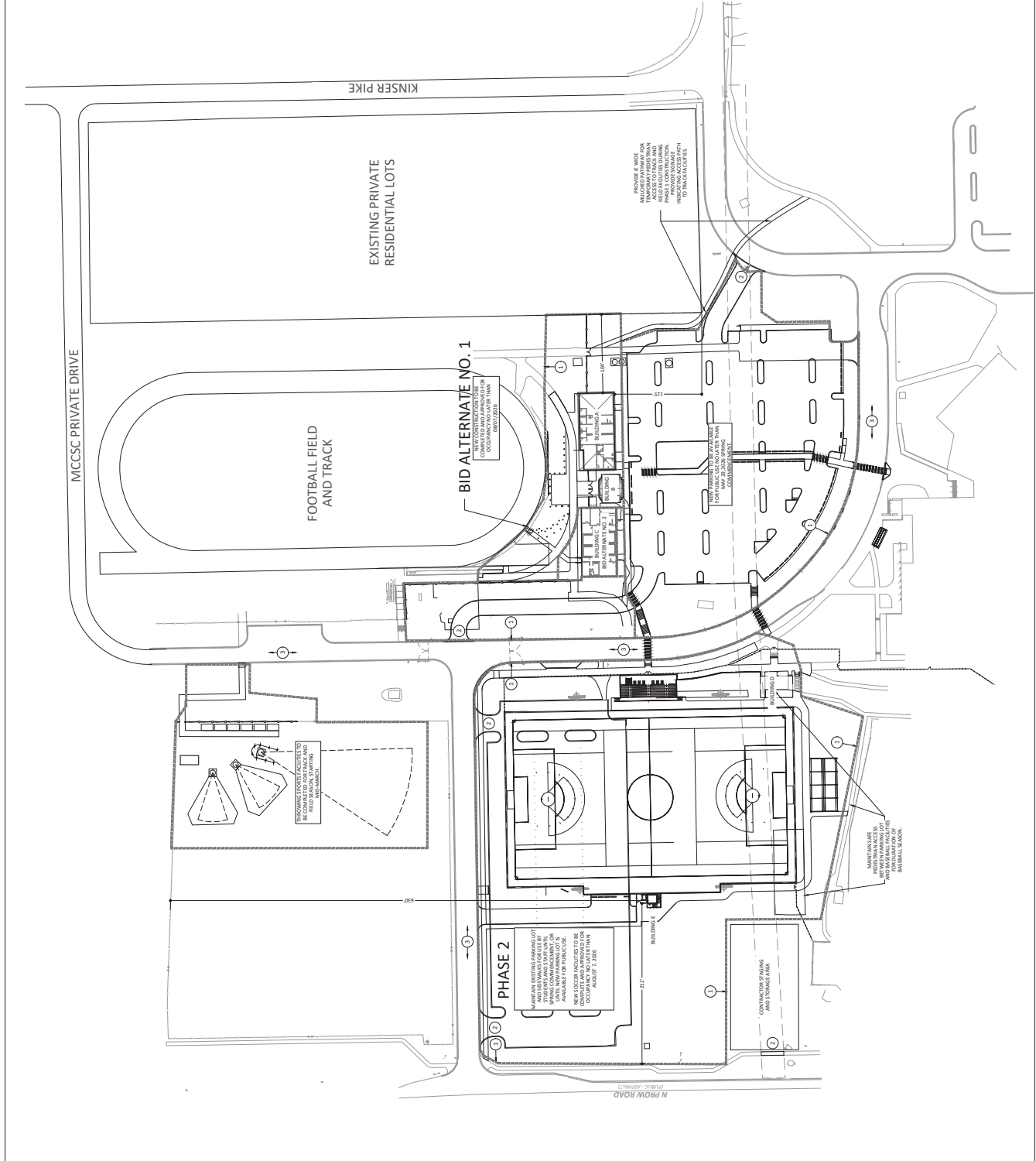
RELOCATED THROWING SPORTS

PLAN NOTES

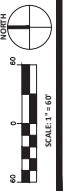
- 1. CONTRACTOR RESPONSIBLE FOR ALL TEMPORARY COVERAGE REQUIRED TO PROTECT STUDENTS, STAFF, AND VISITORS OF CONSTRUCTION AREAS, PROTECT AND MAINTAIN ACCESS TO ALL BUILDINGS AND FACILITIES TO REMAIN.

PLAN NOTES

- 1. MAINTAIN EXISTING DRIVE WITH MINIMAL DISRUPTION TO DAILY DROP-OFF AND PICK-UP TRAFFIC. MAINTAIN EXISTING DRIVE WITH MINIMAL DISRUPTION TO DAILY DROP-OFF AND PICK-UP TRAFFIC. MAINTAIN EXISTING DRIVE WITH MINIMAL DISRUPTION TO DAILY DROP-OFF AND PICK-UP TRAFFIC.
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BHSN 2026 ATHLETIC & PARKING IMPROVEMENT PROJECT
3901 N. Kinsler Pike
Bloomington, IN 47404
BRC Project No. 12034
PROJECT SEQUENCING AND TEMPORARY ACCESS



DATE	BY	DESCRIPTION
12-08-2025	100% CONSTRUCTION DOCUMENTS	

REV.	NO.	DESCRIPTION	DATE

Drawn By: DAC
Designed By: ASK
Checked By: ASK

G0003



BHSN 2026 ATHLETIC & PARKING IMPROVEMENT PROJECT
3901 N. Kiser Pike
Bloomington, IN 47404
BRCJ Project No. 12034
SITE IMPROVEMENT PLAN
EAST



REVISION SCHEDULE	
Rev. #	Rev. Description

Drawn By: DM
Designed By: DM
Checked By: ASK

C403

- GENERAL NOTES**
- A. ALL DIMENSIONS ARE TO FACE OF CURB, POINT OF TANGENCY, EDGE OF PAVEMENT, EDGE OF SIDEWALK, OR FACE OF STRUCTURE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE OF CURB OR FACE OF STRUCTURE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE OF CURB OR FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
 - B. CONTRACTOR IS REQUIRED TO VERIFY FIELD CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
 - C. ALL DIMENSIONS SHALL BE TO FACE OF CURB, POINT OF TANGENCY, EDGE OF PAVEMENT, OR FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
 - D. SIDEWALK AND PAVEMENT MARKINGS SHALL COMPLY WITH THE INDIANA MANUAL ON UNIFORM PRACTICES AND SPECIFICATIONS FOR STREET LIGHTING.
 - E. ALL STREET LIGHTS AND SIGNAGE SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND SHALL BE REMOVED TO MATCH EXISTING PAVEMENT SECTION 101 METER.

- PLAN NOTES**
- 1. ASPHALT PAVEMENT - REFER TO DETAIL L2002.
 - 2. CONCRETE PAVEMENT - REFER TO DETAIL L2002.
 - 3. PAVEMENT MARKING - REFER TO DETAIL L2002.
 - 4. STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 5. STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 6. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 7. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 8. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 9. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
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 - 11. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 12. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
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 - 51. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 52. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 53. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 54. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 55. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 56. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 57. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 58. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 59. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 60. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 61. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 62. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 63. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 64. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 65. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 66. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 67. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 68. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 69. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 70. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 71. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 72. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 73. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 74. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 75. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 76. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 77. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 78. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 79. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 80. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 81. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 82. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 83. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 84. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 85. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 86. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 87. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 88. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 89. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 90. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 91. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 92. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 93. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 94. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 95. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 96. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 97. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 98. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.
 - 99. EXPANDED STANDING CONCRETE CURB - REFER TO DETAIL L2002.
 - 100. CONCRETE CURB TRANSITION - REFER TO DETAIL L2002.

- LEGEND**
- LIMITS OF NEW ASPHALT PAVEMENT
 - LIMITS OF NEW 4" THICK CONCRETE PAVEMENT
 - PAVEMENT STRIPING 2" O.C.
 - LIMITS OF ASPHALT PAVEMENT PATCH

