

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 January 22, 2026 at 5:30 pm; a hybrid meeting was held both in the Allison Conference Room, located in Room 225, at 401 N. Morton Street, City Hall – Bloomington, IN 47404 and remotely via Zoom. Members present: Tim Ballard, Flavia Burrell, Leslie Kutsenkow, and Jo Throckmorton.

APPROVAL OF MINUTES: December 18, 2025

Burrell made a motion to approve the meeting minutes. Ballard seconded. Motion passes by roll call – 4:0.

ELECTION OF OFFICERS:

Burrell made a motion to nominate Throckmorton as President. Ballard seconded. Motion passes 4:0.

Ballard made a motion to nominate Burrell as Vice-President. Kutsenkow seconded. Motion passes by roll call 4:0.

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

Eric Greulich, Development Services Manager, wanted to clarify that the next BZA meeting date is February 26, 2026. The agenda had an error and listed the next meeting date as February 22, 2026.

PETITIONS CONTINUED TO: February 26, 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. Case Manager: Jamie Kreindler

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. Case Manager: Joe Patterson

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. Case Manager: David Brantez

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

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

Kutsenkow made a motion to continue ZR2025-12-0115 to the February 26, 2026 meeting. Ballard seconded. Motion passes by roll call – 4:0

Meeting Adjourned at 5:45 p.m.