

## **Board of Zoning Appeals (BZA) Approved**

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. To contact the (CATS) Audio-visual Department of the Monroe County Public Library, call 812-349-3111 or email [moneill@monroe.lib.in.us](mailto:moneill@monroe.lib.in.us).

The Board of Zoning Appeals (BZA) met on March 26, 2026 at 5:30 pm; a hybrid meeting was held in Council Chamber, located in Room 115, at 401 N. Morton Street, City Hall – Bloomington, IN 47404 and remotely via Zoom.

### **Approval of Minutes**

February 26, 2026

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

### **Reports, Resolutions, and Communications**

Eric Greulich, Development Services Manager, stated that petition ZR2026-02-0004 was requested to be continued to the April 23, 2026 meeting.

Burrell made a motion to continue ZR2026-02-0004 to the April 23, 2026 meeting. Ballard seconded. Motion passes by roll call - 3:0.

Greulich explained that due to the Accessibility standards, the preparation of the packet and agenda will now be in a different format going forward.

Greulich also provided an update on the expedited agenda. Greulich stated it will be brought to the board to vote on at the April 23, 2026 meeting.

### **Petitions Continued to April 23, 2026**

#### **ZR2026-02-0004**

A request at 508 N. Lincoln Street for a variance from front building setback requirements for a deck for the use “Dwelling, single-family (detached)” in the Residential Multifamily (RM) zoning district by The Brawley Group, Tina Somes. (Case Manager: Jamie Kreindler)

### **Petitions**

#### **ZR2026-01-0001**

A request at 618 W. Howe Street for a variance from setback standards and maximum

impervious surface coverage standard to allow construction of an addition to a “Dwelling, single-family (detached)” in the Residential Small-Lot (R3) zoning district by Michael Burnett and Heidi Beidinger-Burnett. (Case Manager: David Brantez)

David Brantez, case manager, presented ZR2026-01-0001. See meeting packet for more detail. The Department recommends that the Board of Zoning Appeals adopt the Proposed Findings of Fact and approve ZR2026-01-0001 with the following condition:

1. This variance is for the scope of work as submitted with this petition only. Any future additions must meet all UDO requirements.

Kevin Potter, Structural Engineer, presented the request for variances on behalf of the petitioner.

Burrell made a motion to adopt the Proposed Findings of Fact referenced in the staff report and approve ZR2026-01-0001 with staff’s recommended condition of approval. Ballard seconded. Motion passes by roll call - 3:0.

### **ZR2026-02-0006**

A request at 1205 S. Rogers Street for an administrative appeal of staff determination regarding decorative stone by Cream & Crimson Management. (Case Manager: David Brantez)

Brantez presented ZR2026-02-0006. See meeting packet for more detail. In accordance with UDO Section 20.06.080(d)(3)(B)(ii), because this petition is an administrative appeal, the staff report shall not make a formal recommendation.

Josh Alley, petitioner, presented his request for an Administrative Appeal.

Ballard made a motion to approve ZR2026-02-0006 and approve petitioner’s appeal. Burrell seconded. Motion passes by roll call - 3:0.

### **ZR2026-02-0005**

A request at 1205 S. Rogers Street for a variance from maximum impervious surface coverage, minimum landscape area, and groundcover standards in the Residential Multifamily (RM) zoning district by Cream & Crimson Management. (Case Manager: David Brantez)

Brantez presented ZR2026-02-0005. See meeting packet for more detail. The Department recommends that the Board of Zoning Appeals adopt the Proposed Findings of Fact and deny the three requested variances.

Alley presented his request for variances.

## **Public Comment**

Casey Green spoke.

## **Back to BZA**

Burrell made a motion to adopt the Proposed Findings of Fact listed in the staff report and deny ZR2026-02-0005. Ballard seconded. Motion denied by roll call - 3:0.

## **ZR2026-03-0008**

A request at 1320 S. Rogers Street for conditional use approval to allow a driveway 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 by Built, LLC. (Case Manager: Eric Greulich)

Greulich presented ZR2026-03-0008. See meeting packet for more detail. The Department recommends that the Board of Zoning Appeals adopt the Proposed Findings of Fact and approve ZR2026-03-0008 with the following conditions of approval:

1. Compliance with all State and Federal requirements is required prior to recommendation of final occupancy.
2. A Floodplain Development Permit and Site Development Permit are required prior to any site disturbance.

Dillon Reynolds, consultant, presented the request for a conditional use on behalf of the petitioner.

Ballard made a motion to adopt the Proposed Findings of Fact listed in the staff report and approve ZR2026-03-0008. Burrell seconded. Motion passes by roll call - 3:0 with the recommended conditional of approval referenced in the staff report.

## **ZR2026-03-0009**

A request at 302 S. College Ave, 327 S. College Ave, 302 S. Walnut St for a variance from sign standards for the use "Conference or Convention Center" in the Mixed-Use Downtown (MD) in the Downtown Core (DC) and Downtown Edges Overlay (DEO) zoning district by Monroe County Capital Improvement Board, James Witlach. (Case Manager: Jackie Scanlan)

Jackie Scanlan, Case Manager, presented ZR2026-03-0009. See meeting packet for more detail. The Department recommends that the Board of Zoning Appeals adopt the Proposed Findings of Fact and approve the petition with the following condition:

1. The freestanding (monument) sign shall not exceed six feet in height. The digital portion of the proposed sign must not exceed the same proportion relative to the new height as the sign shown in the application packet.

Sarah Hempstead, Consultant, presented the variance request on behalf of the petitioner.

### **Public Comment**

Randy Cassady spoke.

Burrell made a motion to adopt the Proposed Findings of Fact listed in the staff report and approve ZR2026-03-0009 with staff's recommended condition of approval. Ballard seconded. Motion passes by roll call – 3:0

### **Adjournment**

Meeting Adjourned at 10:15 p.m.