

Hearing Officer (HO) Meeting Minutes - Approved

Hearing Officer minutes are transcribed in a summarized manner. The Hearing Officer met on Wednesday, February 11, 2026 at 2:00 pm, a hybrid meeting was held in the Kelly Conference Room, located in Room 155, at 401 N. Morton Street, City Hall - Bloomington, IN 47404 and remotely via Zoom. Hearing Officer present: Anne Creceilus

Approval of Minutes

January 14, 2026

Creceilus made a motion to continue the meeting minutes to the February 25, 2026 meeting.

Petitions

ZR2025-12-0118

A request at 1015 S. Dunn Street for a variance from maximum cumulative square footage allowed for accessory structures in the Residential Small Lot (R3) zoning district by David & Linda Stewart. Case Manager: Jamie Kreindler

Kreindler, Case Manager, presented ZR2025-12-0118. See meeting packet for more information. The department recommends that the Hearing Officer adopt the Proposed Findings and approve ZR2025-12-0118 with the following conditions:

1. The variance approval is limited to the design shown and discussed in the packet.
2. A Certificate of Zoning Compliance must be issued prior to construction of the ADU.

Chris Sturbaum presented the variance request on behalf of the petitioner.

David Stewart presented his request for a variance.

Creceilus made a motion to adopt *Amended Findings of Fact #3* and approve ZR2025-12-0118 with the conditions listed in the staff report. Motion passes.

Amended Findings of Fact

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.

The strict application of the UDO does not allow accessory dwelling units proportioned to property size.

Meeting adjourned 2:15 P.M.