

Board of Zoning Appeals (BZA)

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.

The Board of Zoning Appeals (BZA) met on July 23, 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. Members present in Council Chambers: Flavia Burrell, Leslie Kutsenkow, and Jo Throckmorton. Chris Smith joined via Zoom.

Approval of Minutes

June 25, 2026

Burrell made a motion to approve the meeting minutes. Kutsenkow seconded. Motion passes by roll call – 3:1. (Smith Abstained)

Reports, Resolutions, and Communications

Eric Greulich, Development Services Manager, stated an adjacent property owner did not observe a Notice of Public Hearing yard sign for case ZR2026-06-0025 posted within the 21 day rule. The petitioner did submit a signed affidavit that the Notice of Public hearing letter was mailed out to nearby property owners.

Leo Pilachowski, adjacent property owner, did not want to ask for a continuance of this petition and wanted to insure that his presence did not waive the possible defect in notice. His presence was to request a change of conditions.

Petitions Continued to July 23, 2026

ZR2026-07-0033

A request at 530 South Washington Street for an administrative appeal of a Notice of Violation warning letter for a sign in the public right-of-way, a prohibited sign location by Joseph Davis. (Case Manager: Gabriel Holbrow)

ZR2026-05-0022 and ZR2026-07-0035

A request at 412 E. Wylie Street for Conditional Use approval to allow for the use "Dwelling, Duplex" in the Residential Small Lot (R3) zoning district by Kevin Spicer. Also requested are variances from maximum vehicle parking allowance number and the vehicle parking location and design standards by Kevin Spicer. (Case Manager: Jamie Kreindler)

Expedited Agenda

ZR2026-06-0032

A request at 2101 E. Covenant Drive and 1213 S. High Street for conditional use approval to allow development (Transportation Facilities) within the Floodway and Floodway Fringe for the High Street multiuse path project within a Residential Medium Lot (R2) zoning district by the City of Bloomington Engineering Department. (Case Manager: Joe Patterson)

Joe Patterson, case manager, presented ZR2026-06-0032. 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. Floodplain Development Permit and Site Development Permit approvals are required prior to work commencing.

Neil Kopper, petitioner, presented the variance request.

Public Comment

Jennifer Long spoke.

Back to BZA

Kutsenkow made a motion to adopt the Proposed Findings of Fact referenced in the staff report and approve the petition with staff's recommended condition of approval. Burrell seconded. Motion passes by roll call - 4:0.

ZR2026-06-0029

A request at 120 S Walnut Street for a variance from sign standards to allow an off-premise sign to not require a sign to be on a tenant's space for the use "Financial Institution" in the Mixed-Use Downtown Courthouse Square (MD-CS) zoning district by Fastsigns. (Case Manager: Jamie Kreindler)

Jamie Kreindler, case manager, presented ZR2026-06-0029. 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. This approval allows for this tenant and future users of this tenant space to place 13 square feet of wall signage at this location on the building.

Leighla Taylor, petitioner, presented information on the variance request.

Burrell made a motion to adopt the Proposed Findings of Fact referenced in the staff report and approve the petition with staff's recommended condition of approval. Burrell seconded. Motion passes by roll call - 4:0.

Petitions

ZR2026-06-0025

A request at 716 S. High Street for variances from the driveway width standards and impervious surface coverage for the use "Dwelling, single-family (detached)" in the Residential Medium Lot (R2) zoning district by Carly Swift. (Case Manager: Jamie Kreindler)

Jamie Kreindler, case manager, presented ZR2026-06-0025. 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 conditions:

1. The parking area is limited in size to 20' by 20' to accommodate a maximum of two parking spaces.
2. 6 shrubs are required along the east side of the parking area parallel to S. High Street.

Carly Swift, petitioner, presented her request for variances.

Public Comment

Leo Pilachoski spoke.

Back to BZA

Kutsenkow made a motion to adopt the Proposed Findings of Fact referenced in the staff report and approve the petition with staff's recommended conditions of approval. Motion fails due to lack of a second.

Smith made a motion to adopt the Proposed Findings of Fact referenced in the staff report and approve the requested variances with the following amended conditions of approval:

1. The parking area is limited to 360 square feet in size with a maximum of 2 parking spaces and a maximum width of 20' wide.

Kutsenkow seconded. Motion passes by roll call - 3:1. (Throckmorton dissented).

ZR2026-06-0027

A request at 1219 W East Branch Road for variances from the required sidewalk installation and build-to line requirement for the use "Dwelling, single-family (detached)" in the Residential Small Lot (R3) zoning district by Ernest Xi (Valu-built Construction LLC). (Case Manager: Jamie Kreindler)

Kreindler presented ZR2026-06-0027. See meeting packet for more detail. The Department recommends that the Board of Zoning Appeals adopt the Proposed Findings of Fact and approve the variance request from the build-to line requirement, and deny the variance request from the required sidewalk installation with the following conditions:

1. Unless otherwise approved through the payment-in-lieu process, a 6' wide concrete sidewalk is required along both property frontages.
2. Street trees not more than 30' from center are required along both property frontages per UDO requirements.

Sable Beyers, presented the request for variances on behalf of the petitioner.

Public Comment

Pamela Hurt spoke.

Back to BZA

Burrell made a motion to adopt the Proposed Findings of Fact referenced in the staff report and approve the variance request from the build-to line requirement, and deny the variance request from the required sidewalk installation with staff's recommended conditions of approval. Kutsenkow seconded. Motion passes by roll call - 4:0.

ZR2026-06-0030

A request at 3430 West 3rd Street for a variance from sign standards that apply to drive-through uses in the Mixed-Use Corridor (MC) zoning district by Crew Carwash. (Case Manager: Gabriel Holbrow)

Gabriel Holbrow, case manager, presented ZR2026-06-0030. See meeting packet for more detail. The Department recommends that the Board of Zoning Appeals adopt the Proposed Findings of Fact and deny the requested variance.

Christina Blackwell, consultant, presented the request for variance approval on behalf of the petitioner.

Burrell made a motion to adopt the Proposed Findings of Fact and deny the requested variance. Smith seconded. 3:1. (Kutsenkow dissented).

Adjournment

Meeting Adjourned at 7:54 p.m.