

Board of Zoning Appeals (BZA)

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The Board of Zoning Appeals (BZA) met on September 24, 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, John Fernandez, Leslie Kutsenkow, Chris Smith, and Jo Throckmorton.

Approval of Minutes

August 27, 2026

Fernandez made a motion to approve the minutes. Kutsenkow seconded. Motion fails by roll call - 2-0-3 (Fernandez, Kutsenkow, and Throckmorton abstained.)
August 27, 2026 minutes will be continued to the October 22, 2026 meeting.

Reports, Resolutions, and Communications

None

Petitions Continued to October 22, 2026

None

Expedited Petitions

ZR2026-08-0038

A variance from Section 20.04.100(j) of the UDO regarding sign standards for the use "Dwelling, student housing or dormitory" in the Mixed-Use Student Housing (MS) district. (Case Manager: Eric Greulich)

Greulich, case manager, presented ZR2026-08-0038. See meeting packet for more detail. The Department recommends that the Board adopt the proposed findings and approve variance ZR2026-08-0038 with the following condition:

1. The variance approval is limited to the signage that is shown and discussed in the packet.

Kevin Meiners, petitioner, presented the variance and conditional use request.

Fernandez made a motion to adopt the Proposed Findings of Fact referenced in the staff report and approve the requested variance. Burrell seconded. Motion passes by roll call - 5:0.

Petitions

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. (Case Manager: Jamie Kreindler)

Jamie Kreindler, case manager, presented ZR2026-05-0022 and ZR2026-07-0035. See meeting packet for more detail. The Department recommends that the BZA adopt the Proposed Findings of Fact and approve the Conditional Use request in Case #ZR2026-05-0022, and deny the variance requests in Case # ZR2026-07-0035 with the following conditions:

1. The conditional use approval is limited to the design shown and discussed in the packet.
2. A right-of-way use permit is required prior to any work in the public right-of-way.
3. Per the submitted site plan, a 6' tall opaque fence is required along the east property line.

Kevin Spicer, petitioner, presented the variance and conditional use request.

Public Comment

Jane St. John spoke.
Jan Sorby spoke.
Jeff Vonderschmidt spoke.
Julie Vonderschmidt spoke.
Jon Lawrence spoke.
Eric Ost spoke.
Cory Gearhart spoke.
Marcus Moir spoke.
Kim Vint spoke.
Tatiana Moir spoke.
Pat Medland spoke.
Isabel Piedmont-Smith spoke.
Dave Rollo spoke.
Betty Rose Nagle spoke.
Patrick Medland spoke.

Back to BZA

Fernandez made a motion to approve the conditional use request per the Proposed Findings of Fact referenced in the staff report and deny the requested variance with amended conditions of approval below:

1. The conditional use approval is limited to the design shown and discussed in the packet.
2. A right-of-way use permit is required prior to any work in the public right-of-way.
3. Per the submitted site plan, a 6' tall opaque fence is required along the east property line.
4. Allow a driveway per UDO standards from either Wiley Street or from the alley.

Smith seconded. Motion passes by roll call - 3:2. (Kutsenkow and Throckmorton)

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)

Gabriel Holbrow, case manager, presented ZR2026-07-0033. 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.

Joe Davis, petitioner, presented his request for a notice of violation appeal.

Smith made a motion to deny the requested appeal. Kutsenkow seconded. Appeal is denied by roll call - 5:0.

Other Business

Kutsenkow believes 230 N Morton there are renters living in this building. Greulich stated he will pass this information along to Planning's enforcement staff for investigation.

Adjournment

Meeting Adjourned at 8:21 p.m.