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 October 22, 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, and Jo Throckmorton.

Approval of Minutes

August 27, 2026

September 24, 2026

Kustenkow made a motion to approve the August 27, 2026 minutes. Fernandez seconded. Motion passes by roll call - 4:0.

Fernandez made a motion to approve the September 24, 2026 minutes. Burrell seconded.. Motion passes by roll call - 4:0.

Reports, Resolutions, and Communications

None

Petitions Continued to November 19, 2026

None

Expedited Petitions

None

Hearing Officer Case

ZR2026-09-0039

A request at 1101 N. Lincoln Street for variances from sidewalk and tree plot standards and from tree preservation standards for new construction of a "Dwelling, triplex" within a Mixed-Use Student Housing (MS) zoning district by Elkins Apartments. (Case Manager: Joe Patterson)

Eric Greulich, Development Services Manager, stated that case ZR2026-09-0039 will not be heard due to the Hearing Officer approving this petition at the October 21, 2026 Hearing Officer meeting.

Petitions

ZR2026-09-0043

A request at 1201 W. 3rd Street for Approval of a phasing plan for the Conditional Use approval granted under case #CU-24-23 for the use of "Supportive housing, Large" in the Mixed-Use Medium scale (MM) zoning district by Beacon, Inc./Gratus Development. (Case Manager: Eric Greulich)

Eric Greulich, case manager, presented ZR2026-09-0043. See meeting packet for more detail.The Department recommends that the Board of Zoning Appeals approve the proposed phasing plan with the following condition of approval:

1. If Phase 2 has not been initiated by January 1, 2029, a new conditional use approval is required for Phase 2.

Dawn Gray, Architect, presented the request for Conditional Use approval on behalf of the petitioner.

Forrest Gilmore, petitioner, presented his request for Conditional Use approval.

Burrell made a motion to approve the conditional use request per the *Proposed Findings of Fact* referenced in the staff report along with staff's conditional approval. Kutsenkow seconded. Motion passes by roll call - 4:0.

Adjournment

Meeting Adjourned at 6:24 p.m.