

**HEARING OFFICER –Kelly Conference Room #155  
July 24, 2019 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, July 24, 2019 in the Kelly Conference Room #155. Hearing Officer present: Scott Robinson serving as proxy for Beth Rosenbarger.

**REPORTS RESOLUTIONS AND COMMUNICATIONS:**

~Petition #V-18-19 ► Kevin and Tawni Hill – 1635 W. 3<sup>rd</sup> St. has been withdrawn.

**PETITIONS:**

V-22-19      **Tim Ellis**  
444 S. Walnut St.  
Request: Variance from driveway requirements to allow for a new driveway.  
*Case Manager: Eric Greulich*

Eric Greulich presented the staff report on V-22-19. Staff is recommending adoption of the proposed findings in the staff report, including the following condition:

1. The existing drive cut must be completely removed along the Walnut Street frontage and a 5' wide concrete sidewalk installed.

Doug Bruce, Tabor Bruce Architects, is representing the petitioner. The petitioner is also present.

Robinson questioned the width of the proposed drive cut and if it's consistent with code. Bruce responded that it's a 24-foot, two-way drive cut. Greulich added that 24 feet is the maximum width for a drive cut and therefore consistent with code.

Robinson advised the petitioner there would probably be some clarification on the drive cut during the grading permit process, due to their shared drive with the neighbor to the north. This clarification would detail how to clean up the apron edge with respect to that neighbor. He would like to alleviate people thinking there is an available parking spot when pulling into the drive when there isn't one.

No comments from the public.

**\*\* Robinson approved V-22-19 based on the written findings, including the one condition outlined in the staff report.**

V-25-19      **City of Bloomington – Utilities and Police Departments**  
3230 S. Walnut St.  
Request: Variance from parking setback and architectural standards to allow the construction of a new municipal building.  
*Case Manager: Eric Greulich*

Eric Greulich presented the staff report on V-25-19. Staff is recommending adoption of the proposed findings in the staff report, including the following two conditions:

1. The petitioners must obtain a building permit prior to construction.
2. This approval is for the submitted site plan and building design only.

Daniel Butler, Bynum Fanyo & Associates, is representing the petitioner. Also present is Mike Rouker of the City Legal Department.

Robinson said variances generally run with the land and not the building. He asked if this approval would run with the entire property or just the proposed building. Greulich said this approval wouldn't apply to future buildings on the property. It would only apply to this building and the proposed site plan (he referenced condition #2 in the staff report). Rouker concurred.

No comments from the public.

**\*\*Robinson approved V-25-19 based on the written findings, including the two conditions outlined in the staff report.**

Meeting adjourned.