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The Board of Zoning Appeals (BZA) met on December 15, 2022 at 5:30 pm; a hybrid meeting was held both in the Council Chambers, located in Room 115, at 401 N. Morton Street, City Hall – Bloomington, IN 47404 and remotely via Zoom. Members present in the Council Chambers: Barre Klapper, Tim Ballard, Flavia Burrell and Erik Coyne.

**APPROVAL OF MINUTES:** None

**REPORTS, RESOLUTIONS, COMMUNICATIONS:** None

**PETITIONS CONTINUED TO:** January 19, 2023

- AA-17-22 **Joe Kemp Construction & Blackwell Construction** – Summit Woods (Sudbury Farm Parcel O) W. Ezekiel Drive – Administrative Appeal of the Notice of Violation (NOV) issued March 25, 2022. Case Manager: Jackie Scanlan
- CU/V-22-22 **Mark Figg** - 2304 N. Martha St. - Conditional use approval for a 'dwelling, duplex' in the Residential Medium Lot (R2) zoning district. Case Manager: Karina Pazos

**PETITIONS:**

V-46-22            **Chris Brand**  
2311 S. Rogers St. – Variance from vehicle parking location standards to allow a front yard drive and parking within the front building setback in the Residential Medium Lot (R2) zoning district.  
*Case Manager: Gabriel Holbrow*

Gabriel Holbrow, Planning and Transportation, presented the variance petition. See meeting packet for more details.

Chris Brand, Petitioner, presented his request for variance.

**BZA Discussion:**

Discussion ensued regarding the already existing driveways of nearby properties off Rogers St.

Discussion ensued regarding maintenance of alleys throughout the city.

Discussion ensued on the condition of the alley.

Brand stated the alleyway is embarrassing and should not be referred to as an improved alley.

Burrell moved to approve V-46-22 with an amended third finding from what was in the staff report. Amended 3<sup>rd</sup> Finding: “In this case, the alley is not a completely improved alley, so does not fall into the CZC definition of an improved alley. A practical difficulty is demolishing something that is already existing. Another peculiar situation is the drive cut and driveway that was constructed as part of a recent road improvements project.” Coyne seconded. Motion carried. Roll Call: 4:0 – Variance is granted.

Meeting adjourned at 6:15 p.m.