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The Board of Zoning Appeals (BZA) met on January 18, 2024 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: Tim Ballard, Flavia Burrell, Nikki Farrell, Barre Klapper, and Jo Throckmorton.

APPROVAL OF MINUTES: November 16, 2023 & December 21, 2023.

Burrell made a motion to approve the meeting minutes. Ballard seconded. Motion passes by roll call – 5:0.

REPORTS, RESOLUTIONS, COMMUNICATIONS: Beth Rosenbarger, Assistant Director, is filling in for Jackie Scanlan, Development Services Manager.

PETITIONS CONTINUED TO: February 22, 2024

- 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

PETITIONS:

V-42-23 **Chris Valliant**
346 S. Buckner Street
Parcel: 53-08-05-110-018.000-009
Request: Variance from the attached front loading garage or carport setback standard to allow an attached garage/studio space addition to the west side of the primary structure. Case Manager: Katie Gandhi

Katie Gandhi, Case Manager, presented the staff report. The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve the petition with the following condition:

1. This approval is for the design as submitted with this variance application.

Chris Valliant, petitioner, didn't have anything additional to add and said Gandhi summarized the petition very well.

Throckmorton made a motion to approve V-42-23. Farrell seconded. Motion passes by roll call – 5:0.

V-47-23

Josie Rice

1205 W. East Branch Road

Parcel: 53-08-05-303-021.000-009

Request: Variance from driveway pavement width standards to allow a parking area in the front yard that exceeds 18 feet in width in the Residential Small Lot (R3) zoning district.

Case Manager: Gabriel Holbrow

Gabriel Holbrow, Case Manager, presented the staff report. The department recommends that the Board of Zoning Appeals adopt the proposed findings and deny the requested variance.

Josie Rice, petitioner, stated her petition for the requested variance.

Klapper let Rice know that legally she can widen her driveway to 18 feet as long as she moved the gravel adjacent to the existing parking. Rice stated she was open to the board's recommendation but didn't seem like 18 feet would extend very much.

Throckmorton stated this variance should be denied due to the fact that the petitioner can expand the driveway to 19 feet, which is what is allowed by code.

Throckmorton made a motion to deny V-47-23. Ballard seconded. Motion passes by roll call – 5:0.

Meeting adjourned 6:35 P.M.