

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. Phone number: 812-349-3111 or via email at the following address: [moneill@monroe.lib.in.us](mailto:moneill@monroe.lib.in.us)

The Board of Zoning Appeals (BZA) met on December 19, 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, Barre Klapper, and Jo Throckmorton.

**APPROVAL OF MINUTES:** November 14, 2024

Ballard made a motion to approve the meeting minutes. Throckmorton seconded. Motion passes 4-0.

**REPORTS, RESOLUTIONS, COMMUNICATIONS:**

Jackie Scanlan, Development Services Manager, wanted to thank Barre Klapper for her 15 years of service on the Board of Zoning Appeals as tonight is her last night serving. Scanlan wanted to let Klapper know how much the department appreciated her service for so many years. She will be truly missed.

**PETITIONS CONTINUED TO:** January 23, 2025

- AA-17-22      **Joe Kemp Construction, LLC & Blackwell Construction, Inc.**  
Summit Woods (Sudbury Farm Parcel O) W. Ezekiel Dr.  
Parcel(s): 53-08-07-400-008.002-009, 53-08-07-400-008.004-009...  
Request: Administrative Appeal of the Notice of Violation (NOV) issued March 25, 2022. Case Manager: Jackie Scanlan
- V-27-22      **Cutters Kirkwood 123, LLC**  
113 E. Kirkwood Ave.  
Parcel: 53-05-33-310-062.000-005  
Request: Variances from Downtown Character Overlay standards to allow less non-residential area and less large display windows; and a variance from the requirement to align with the front setback of an adjacent historic structure in the Mixed-Use Downtown zoning district with the Courthouse Square Character Overlay (MD-CS). Case Manager: Jackie Scanlan
- CU-31-24      **Tim Henke**  
915 & 927 E Miller Drive  
Parcel(s): 53-08-09-104-124.000-009, 53-08-09-104-120.000-009  
Request: Conditional use approval to allow a "Dwelling, cottage development" in the Residential Medium Lot (R2) zoning district.  
Case Manager: Eric Greulich

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**PETITIONS:**

CU/V-32-24/ USE2024-11-0069

**800 Cottages, LLC**

800 E Grimes Lane

Parcel: 53-08-04-403-084.000-009

Request: Conditional use approval to allow a duplex in the Residential Small Lot (R3) zoning district. Also requested is a determinate sidewalk variance. Case Manager: Eric Greulich

Eric Greulich, case manager, presented CU/V-32-24. See meeting packet for more details. The Department recommends that the Board of Zoning Appeals adopts the proposed findings and recommends approval of the conditional use request and denial of the determinate sidewalk variance associated with CU/V-32-24, with the following conditions:

1. This conditional use approval is limited to the design shown and discussed in the packet.
2. Street trees not more than 30' from center are required along the property frontage.
3. A 6' wide sidewalk with tree plot and street trees are required along both frontages. Any portions of the sidewalk not located in public right-of-way must be placed in a pedestrian easement.

Ernest Xi, presented his request for a conditional use and variance.

**Throckmorton made a motion to approve the conditional use with the conditions listed in the staff report and to deny the determinate sidewalk variance. Ballard seconded. Motion passed by roll call – 4-0.**

V-34-24/ VAR2024-11-0050

**Heath Adkins**

921 N. Lindbergh Drive

Parcel: 53-05-32-201-034.070-005

Request: Variance approval to allow driveway access directly off of Lindbergh Drive due to a karst conservancy easement on the property abutting the alley in the Residential Medium Lot (R2) zoning district. Case Manager: Joe Patterson

Joe Patterson, case manager, presented V-34-24. See meeting packet for more details. The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve the requested variance, V-34-24, with the following condition:

1. The driveway design and placement is constructed per the specifications discussed in this packet.

Heath Adkins, presented his request for a variance.

**Throckmorton made a motion to approve the variance with the condition listed in the staff report. Ballard seconded. Motion passes by roll call – 4:0.**

Meeting adjourned at 6:17 p.m.