



**MINUTES**  
**ZONING BOARD OF APPEALS - REGULAR SESSION**  
**WEDNESDAY, JULY 17, 2024, 4:00 PM**

The Zoning Board of Appeals convened in regular session at 4:01 PM, July 17, 2024. called the meeting to order.

**Roll Call**

| Attendee Name    | Title            | Status  |
|------------------|------------------|---------|
| Terry Ballantini | Vice Board Chair | Present |
| Michael Straza   | Board Chair      | Present |
| Ross Webb        | Board Member     | Present |
| Tim Foley        | Board Member     | Present |
| Zachary Zwaga    | Board Member     | Absent  |
| Nikki Williams   | Board Member     | Present |
| Victoria Harris  | Board Member     | Present |

City Staff present included Jon Branham, City Planner; Kelly Pfeifer, Assistant Director of Economic and Community Development; John Myers, Assistant City Planner, and George Boyle, Assistant Corporation Counsel.

**Public Comment**

No public comment was provided.

**Consent Agenda**

*Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.*

**Board Member Harris made a motion, seconded by Vice Board Chair Ballantini, to approve the consent agenda as presented.**

**Roll call.**

**AYES:** Board Chair Straza; Vice Board Chair Ballantini; Board Member Webb; Board Member Foley; Board Member Williams; Board Member Harris

**Motion passed.**

Item 4.A. Review and approval of the minutes of the May 15, 2024, regular meeting of the Bloomington Zoning Board of Appeals.

## Regular Agenda

*The following item was presented:*

Item 5.A. V-04-24 - Public hearing, review, and action on a request submitted by Patricia Estes, for approval of a Variance to allow a reduced required Rear Yard setback for the property located at 314 Davis Avenue (PIN: 21-03-151-017).

Mr. Branham presented the staff report with a recommendation for approval of the Variance to the required Rear Yard setback. He described the property and identified the surrounding zoning and land uses. He noted the location of the proposed addition and the reasoning for the requested Variance.

Board Chair Straza opened the public hearing.

**David Armstrong (207 W. Jefferson Street, Suite 400), attorney representing the Applicant,** provided further background on the project. He agreed with staff's summary and added detail on the Variance request. He inquired if there were any additional questions.

**Scott Bolbeck (903 Monroe Drive),** stated he supported the requested Variance. He inquired about possible additional screening.

**Patricia Estes (314 Davis Street), Applicant,** stated she would be adding landscaping and fencing for privacy.

There was no further Board questions or discussion.

Board Chair Straza closed the public hearing.

**Vice Board Chair Ballantini made a motion, seconded by Board Member Harris, to establish findings of fact that the standards for approval of the Variance are met, that carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the petitioner, and to approve the Variance with no conditions.**

**Roll call.**

**AYES:** Board Chair Straza; Vice Board Chair Ballantini; Board Member Webb; Board Member Foley; Board Member Williams; Board Member Harris

**Motion passed.**

*The following item was presented:*

Item 5.B. V-05-24 - Public hearing, review, and action on a request submitted by William Spotts, for approval of a Variance to allow a reduced required setback for an Accessory Structure for the property located at 838 W. Oakland Avenue (PIN: 21-08-226-006).

Mr. Branham presented the staff report with a recommendation for approval of the Variance to the required setback for an Accessory Structure. He described the property and identified the surrounding zoning and land uses. He noted the location of the proposed detached garage and the reasoning for the requested Variance. He stated an access and drainage easement should be required for maintenance purposes.

Board Chair Straza opened the public hearing.

**William Spotts (838 W. Oakland Avenue), Applicant**, provided further background on the project. He described the limitations for vehicular access on the property and outlined how maintenance would be performed on the structure.

There was no further Board questions or discussion.

Board Chair Straza closed the public hearing.

**Vice Board Chair Ballantini made a motion, seconded by Board Member Foley, to establish findings of fact that the standards for approval of the Variance are met, that carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the petitioner, and to approve the Variance with the condition that the Applicant secures an access and drainage easement from affected neighbors to accommodate a three-foot area surrounding the exterior façade of the garage for maintenance purposes.**

**Roll call.**

**AYES:** Board Chair Straza; Vice Board Chair Ballantini; Board Member Webb; Board Member Foley; Board Member Williams; Board Member Harris

**Motion passed.**

*The following item was presented:*

Item 5.C. V-06-24 - Public hearing, review, and action on a request submitted by Mike Bonneville, for approval of a Variance to allow a driveway width of greater than 24 feet at the sidewalk for the property located at 1902 Wakefield Lane (PIN: 14-25-454-020).

Mr. Branham presented the staff report with a recommendation for approval of the Variance to the driveway width requirement. He described the property and identified the surrounding zoning and land uses. He noted that the Applicant recently received approval from the City Council for the driveway width located in the public right-of-way and the reasoning for the requested Variance on private property.

Board Chair Straza opened the public hearing.

The Applicant was not present.

**Charles Burrell (1906 Wakefield Lane)**, stated he was a neighbor of the property and was simply interested in understanding the details of the request.

There was no further Board questions or discussion.

Board Chair Straza closed the public hearing.

**Vice Board Chair Ballantini made a motion, seconded by Board Member Harris, to establish findings of fact that the standards for approval of the Variance are met, that carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the petitioner, and to approve the Variance with no conditions.**

**Roll call.**

**AYES:** Board Chair Straza; Vice Board Chair Ballantini; Board Member Webb; Board Member Foley; Board Member Williams; Board Member Harris

**Motion passed.**

*The following item was presented:*

Item 5.D. SP-04-24 - Public hearing, review, and action on a request submitted by Mayer Zahn, with owner Ramesh Alturi, for approval of a Special Use Permit for a Vehicle Sales & Service Use, in the B-1 (General Commercial) District for the property located at 1513 Morrissey Drive (PIN: 21-10-453-002).

Mr. Branham presented the staff report with a recommendation to continue the request. He described the existing issues at the property and outlined additional items the Applicant needed to address.

Board Chair Straza stated there was not enough information to review the request at the current time and encouraged the Applicant to return with the required items.

**Board Member Foley made a motion, seconded by Vice Board Chair Ballantini, to continue the request to the next regularly scheduled meeting.**

**Roll call.**

**AYES:** Board Chair Straza; Vice Board Chair Ballantini; Board Member Webb; Board Member Foley; Board Member Williams; Board Member Harris

**Motion passed.**

## **New Business**

There was no new business.

## **Adjournment**

**Board Member Harris made a motion, seconded by Board Member Webb, to adjourn the meeting.**

**AYES:** Board Chair Straza; Vice Board Chair Ballantini; Board Member Webb; Board Member Foley, Board Member Williams; Board Member Harris

**Motion passed.**

The Meeting Adjourned at 4:45PM

**CITY OF BLOOMINGTON**

Michael Straza  
Michael Straza, Board Chair

Jon Branham  
Jon Branham, Staff Liaison