



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

The Zoning Board of Appeals convened in regular session at 4:02 PM, April 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	Absent
Zachary Zwaga	Board Member	Present
Nikki Williams	Board Member	Present
Victoria Harris	Board Member	Absent

City Staff present included Jon Branham, City Planner; Alissa Pemberton, 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.

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

Roll call.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Webb; Board Member Williams; Board Member Zwaga

Motion passed.

Item 4.A. Review and approval of the minutes of the March 20, 2024, regular meeting of the Bloomington Zoning Board of Appeals.

Regular Agenda

The following item was presented:

Item 5.A. V-03-24 - Public hearing, review, and action on a request submitted by Mark Fetzer for approval of Variances to allow a reduced required Side Yard setback for the property located at 6 Eric Court and 8 Eric Court (PINs: 21-19-202-012 and 21-19-202-011).

Mr. Myers presented the staff report with a recommendation for approval of the Variances to the Side Yard requirements. He described the proposed properties and structures and identified the surrounding zoning and land uses. He noted the history of the properties and the similarities with other recent Variance cases which were approved in the same development due to updates to the Zoning Code.

Board Chair Straza opened the public hearing.

Mark Fetzer (1305 Winterberry Circle), Applicant, provided further background on the project. He agreed with staff's summary and expressed thanks to staff. He inquired if there were any additional questions.

Board Chair Straza closed the public hearing.

Mr. Myers reviewed the findings of fact required for variances.

There was no further Board questions or discussion.

Vice Board Chair Ballantini made a motion, seconded by Board Member Zwaga, to establish findings of fact that the standards for approval of the Variances 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 Variances with no conditions.

Roll call.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Webb; Board Member Williams; Board Member Zwaga

Motion passed.

New Business

There was no new business.

Adjournment

Chair Straza made a motion, seconded by Board Member Zwaga, to adjourn the meeting.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Webb; Board Member Williams; Board Member Zwaga

Motion passed.

The Meeting Adjourned at 4:11PM

CITY OF BLOOMINGTON

Michael Straza
Michael Straza, Board Chair

Jon Branham
Jon Branham, Staff Liaison