



ZONING BOARD OF APPEALS - REGULAR SESSION
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, MARCH 20, 2024, 4:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. 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.

- A. Review and approval of the minutes of the February 21, 2024, regular meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- A. V-02-24 - Public hearing, review, and action on a request submitted by Maria Inez Zepeda-Griffieth, Owner, and Brian Jason, Agent, for approval of a Variance to allow a reduced required setback for an accessory structure for the property located at 1007 E. Jackson Street (PIN: 21-03-356-004). (Recommended Motion: Motion to establish findings of fact that the **standards for approval a Variance are met**, carrying out the strict letter of the Code **does create a practical difficulty** or particular hardship for the Applicant, and to **approve** of the request with no conditions.)
- B. V-01-23 - Public hearing, review, and action on a request submitted by Laborers' Home Development Corporation, in conjunction with the City of Bloomington and City of Refuge Ministries, for approval of a Variance to the off-street parking requirements for the properties located at 408 E. Washington Street and 401 E. Jefferson Street (PINs: 21-04-407-009 and 21-04-407-007). (Recommended Motion: Motion to establish findings of fact that the **standards for approval of a Variance are met**, carrying out the strict letter of the Code **does create a practical difficulty** or particular hardship for the Applicant, and to **approve the request** for a Variance to § 44-1208 to allow 65 parking spaces to fulfill the total motor vehicle off-street parking requirement for the proposed development.)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.