



**MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, JUNE 18, 2025, 4:00 PM**

The Zoning Board of Appeals convened in regular session at 4:07 PM, June 18, 2025. Acting Board Chair Ballantini called the meeting to order.

Roll Call

Attendee Name	Title	Status
Matt Steinkoenig	Board Member	Absent
Victoria Harris	Board Member	Present
Nikki Williams	Board Member	Present
Terry Ballantini	Acting Board Chair	Present
John Poling	Board Member	Present

City staff present included Jon Branham, Planner II; George Boyle, Assistant Corporation Counsel; and Kelly Pfeifer, Director of Development Services.

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 Poling made a motion, seconded by Board Member Harris, to approve the item as submitted.

AYES: Ballantini; Harris; Williams; Poling

Motion carried (viva voce).

Item 4.A. Review and approval of the minutes of the May 21, 2025, special meeting of the Bloomington Zoning Board of Appeals.

Regular Agenda

The following item was presented:

Item 5.A. V-03-25 - Public hearing, review, and action on a request submitted by Sandeep Raghuvanshi, for approval of a Variance to allow a reduced rear yard setback for the property located at 2006 Gailey Lane. PIN: 14-25-451-013.

Mr. Branham presented the staff report with a recommendation to deny. He reviewed the surrounding zoning and land uses. He described the nature of the variance request to

provide for a sunroom addition at the property, which has been partially constructed, prior to the issuance of a building permit and subsequently, the variance request. He also reviewed each standard as outlined in the staff report. He identified that the applicant has also addressed each standard for the Board to review and consider. He highlighted the site plan and where the addition would be located.

Acting Board Chair Ballantini opened the public hearing.

Sandeep Raghuvanshi (Applicant), provided further background on the project. He stated the variance would be minor, less than a two-foot deviation from the Code requirement and would occupy an existing patio area. He stated that if the request was denied, he would need to demolish the structure and identified the financial impact. He stressed that the evergreen plantings in the rear yard provided adequate buffering. He stated his neighbors supported the request and presented a letter of support from one neighbor. He shared a current photo illustrating the construction partially completed.

Mr. Branham stated for the record the photo presented would be noted as Exhibit A and the letter of support would be noted as Exhibit B.

Acting Board Chair Ballantini inquired why the Applicant and the contractor did not submit a permit application prior to construction. Mr. Raghuvanshi responded that he was not familiar with the requirements and stopped work as soon as he was notified by a neighbor.

Board Member Harris inquired whether any other houses in the neighborhood exist with a similar setback. Mr. Raghuvanshi stated several other properties have sunroom additions, but he was not sure of the exact dimensions.

Mr. Branham stated staff reviewed the neighborhood and larger area for similar encroachments. He stated ones identified were limited to irregular lots on cul-de-sacs or just outside of the subject subdivision.

Acting Chair Ballantini asked the Applicant if he could relocate or modify the structure to meet current Code requirements. Mr. Raghuvanshi stated the foundation work had already been completed and there was no feasible way to modify without complete removal.

Board Member Poling asked for further clarification regarding the staff recommendation. Mr. Branham stated staff must review as if the application was submitted prior to construction, in which case the variance could not be supported. He stated it was likely true there would be little overall impact, but staff must follow the same review process. He stated the Board could view the application differently regarding the standards.

Acting Chair Ballantini stated this is an issue the Board faces regularly.

Mr. Boyle stated the extent of the requested variance may be minimal, but it must still meet standards. He stated it appears no physical characteristics exist at the property which would prevent the Applicant from meeting Code requirements.

Board Member Harris stated the Applicant was unaware of the process. She noted when notified of variance, the Applicant stopped work and submitted for a permit.

Acting Board Chair Ballantini closed the public hearing.

The Board discussed several aspects of the request and reviewed the standards again. Board Member Harris stated the Applicant acted in good faith and the variance would not impact adjoining neighbors. Board Member Williams agreed but inquired how it may affect future cases.

Mr. Boyle stated there could be a risk of setting a precedent, but it would be helpful to note specific details about this case in the record. Mr. Boyle reiterated the record would still need to reflect that the standards were met.

Ms. Pfeifer stated variances needed to be about the property. She stated traditionally, single family attached lots have 25-foot rear yard setbacks, and a 30-foot setback could be seen as a somewhat unusual circumstance.

The Board further discussed the standards and agreed that the 30-foot rear yard setback was limiting, which could be noted as a defining reason that the standards could be met.

Mr. Branham summarized the discussion and clarified the motion for the Board.

Board Member Poling made a motion, seconded by Board Member Williams, to approve the item as presented.

Roll call

AYES: Ballantini; Harris; Williams; Poling

Motion passed.

New Business

Staff noted there remained two vacancies on the Board.

Adjournment

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

AYES: Ballantini; Harris; Williams; Poling

Motion carried (viva voce).

The Meeting Adjourned at 4:40 p.m.

CITY OF BLOOMINGTON

Terry Ballantini

Terry Ballantini, Acting Board Chair

Jon Branham

Jon Branham, Staff Liaison