



**MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS**

**Wednesday, June 1, 2022**

**6:30 PM (Local Time)**

**THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET:**

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/83237327620?pwd=WWt0eWx0dDdZcFVKWjlPUnpEMC92QT09>

Webinar ID: 832 3732 7620

Passcode: 783503

Or by Telephone at the following numbers:

+1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or  
+1 253 215 8782 or +1 346 248 7799

**The following items are scheduled for consideration:**

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the May 4, 2022, Minutes

[May 4, 2022 - Draft BZA Minutes](#)

IV. Continuance or Withdrawal Requests

Docket Number & Link	Name	Address of Project	Item to be considered
<a href="#">2022-32-DSV T. Andersen - Continuance Request Letters</a>	T. Andersen	401 W. Pine Street Zionsville, IN 46077	<p><b>An interested party has filed a timely Continuance Request in compliance with the Board of Zoning Appeals' Rules of Procedure for this Petition to be heard at the July 6, 2022, BZA Meeting.</b></p> <p>Petition for a Development Standards Variance to provide for a single-family dwelling which:</p> <ul style="list-style-type: none"> <li>1) Exceeds the allowable lot coverage</li> <li>2) Deviates from the aggregate side yard setbacks in the Urban Village Residential Zoning District (R-V).</li> </ul>

V. Continued Business

<b>Docket Number &amp; Link</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be considered</b>
<a href="#">2022-25-DSV Negative Finding of Fact - Bright Signs Marketing</a>	Bright Signs Marketing	6200 Technology Center Drive Zionsville, IN 46077	<b>Adoption of Negative Findings of Fact confirming the Board of Zoning Appeals denial from the May 4, 2022, Meeting</b>

VI. New Business

<b>Docket Number &amp; Link</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be considered</b>
<a href="#">2022-26-SE G. Booth - Staff Report and Petitioner Materials</a>	G. Booth	7881 E. 100 South Whitestown, IN 46075	Petition for Special Exception to allow for: 1) A division of land to create a residential Minor Plat 2) New residential homes (3) to be permitted in an Agricultural Zoning District (AG).
<a href="#">2022-27-DSV G. Booth - Staff Report and Petitioner Materials</a>	G. Booth	7881 E. 100 South Whitestown, IN 46075	Petition for a Development Standards Variance to permit a lot exceeding the maximum Lot Width to Depth Ratio of 3:1 in the Rural Agricultural Zoning District (AG).
<a href="#">2022-28-DSV A. Bonvino - Staff Report and Petitioner Materials</a>	A. Bonvino	11556 Walton Crescent Drive Zionsville, IN 46077	Petition for a Development Standards Variance to provide for a pool which exceeds the allowable lot coverage in the Urban Single-Family Residential Zoning District (R-SF-2).
<a href="#">2022-29-DSV Chase Bank - Appaloosa Crossing - Staff Report and Petitioner Materials</a>	Chase Bank – Appaloosa Crossing	10701 E. 300 South Zionsville, IN 46077	Petition for Development Standards Variance to deviate from the required 6-foot perimeter planting strip on a site located in the Rural General Business (GB) District and the Michigan Road Overlay (MRO).
<a href="#">2022-30-SE K. Marburger - Staff Report and Petitioner Materials</a>	K. Marburger	11634 E. 100 North Sheridan, IN 46069	Petition for a Special Exception to provide for a new Single-Family Dwelling and related accessories on a parcel in the Rural General Agricultural Zoning District (AG).

<a href="#">2022-31-DSV S. Smith - Staff Report, Petitioner Materials, Letters of Interest</a>	S. Smith	90 N. Sixth Street Zionsville, IN 46077	Petition for a Development Standards Variance to provide for a detached accessory building which: 1) Deviates from the side yard setback 2) Deviates from the aggregate side yard setback 3) Deviates from the required ten (10) foot distance between two buildings 4) Exceeds the allowable height for an accessory building (being taller than primary) 5) Memorialize and increase the size of the existing driveway which deviates from the side yard setback in the Urban Village Residential Zoning District (R-V).
<a href="#">2022-34-DSV J. Shertzer - Staff Report and Petitioner Materials</a>	J. Shertzer	1115 Williamsburg Ln Zionsville, IN 46077	Petition for a Development Standards Variance to permit an accessory addition which results in exceeding the permitted accessory structure square footage in the Urban Single Family Residential District (R-SF-3).
<a href="#">2022-35-UV Altums Garden Center - Staff Report and Petitioner Materials</a>	Altum's Garden Center	795 S. US Hwy 421 Zionsville, IN 46077	Petition for a Use Variance to provide for outside storage and farm and garden supply in the Rural General Industrial Zoning District (I-2) and within the Rural Michigan Road Overlay (MRO).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			None at this time.

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:  
 Community and Economic Development Department  
 Town of Zionsville

**ADDITIONAL INSTRUCTIONS  
FOR THE JUNE 1, 2022, REGULAR MEETING OF THE ZIONSVILLE BOARD OF ZONING APPEALS**

Please click the following link to join the webinar:

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Members of the public shall have the option of recording their attendance at Board of Zoning Appeals Public Meetings via electronic roll call at the start of the meeting or via e-mail at [sbaker@zionsville-in.gov](mailto:sbaker@zionsville-in.gov).

1. If a member of the public would like to attend a Board of Zoning Appeals Public Meeting but cannot utilize any of the access methods described above, please contact Suzanne Baker at 317-344-1168 or [sbaker@zionsville-in.gov](mailto:sbaker@zionsville-in.gov).
2. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at [jrust@zionsville-in.gov](mailto:jrust@zionsville-in.gov).