



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, July 6, 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=WWt0eWx0dDdZcFVKWjIPUnpEMc92QT09>

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 June 1, 2022, Minutes](#)
- IV. Continuance or Withdrawal Requests

Docket Number & Link	Name	Address of Project	Item to be considered
2022-40-DSV Continuance Memo 2022-40-DSV D. Giles	D. Giles	6490 S. SR 267 Lebanon, IN 46052	Continuance request from the July 6, 2022, Meeting to the August 3, 2022, BZA Meeting required due to an error of Legal Notice publication. Petition for Development Standards Variance to provide for an accessory structure which: 1) Exceeds the permitted accessory square footage 2) Exceeds the allowable height for an accessory building (being taller than primary) 3) Reduction of the buffer yard in the Rural Agricultural Zoning District (AG).
2022-41-DSV Continuance Memo 2022-41-DSV D.	D. Linder	9199 Brookstone Place Zionsville, IN 46077	Continuance request from the July 6, 2022, Meeting to the August 3, 2022, BZA Meeting required due to a delay of Legal Notice publication. Petition for a Development Standards Variance to provide for an in-ground swimming pool which:

Linder			1) Exceeds the allowable lot coverage 2) Reduces the rear setback from 25' to 10' in the Urban Single-Family Residential Zoning District (R-SF-2).
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V. Continued Business

Docket Number & Link	Name	Address of Project	Item to be considered
2022-32-DSV 2022-32-DSV Staff Report & Petitioner Materials 2022-32-DSV – Letters of Interest	T. Andersen	401 W. Pine Street Zionsville, IN 46077	<p>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.</p> <p>Petition for a Development Standards Variance to provide for a single-family dwelling which:</p> <p>1) Exceeds the allowable lot coverage 2) Deviates from the aggregate side yard setbacks in the Urban Village Residential Zoning District (R-V).</p>
2022-35-UV 2022-35-UV Staff Report & Petitioner Materials	Altum’s Garden Center	795 S. US Hwy 421 Zionsville, IN 46077	<p>Continued from the June 1, 2022, Meeting to the July 6, 2022, BZA Meeting required due to delay of Legal Notice publication.</p> <p>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).</p>

VI. New Business

Docket Number & Link	Name	Address of Project	Item to be considered
2022-36-DSV 2022-36-DSV Staff Report & Petitioner Materials	K. Mooradian	3763 Weather Stone Crossing Zionsville, IN 46077	Petition for a Development Standards Variance to provide for an addition which exceeds the allowable lot coverage in the Urban Single-Family Residential Zoning District (R-SF-2).
2022-37-DSV 2022-37-DSV Staff Report & Petitioner Materials	B. Lanius	745 W. Hawthorne Street Zionsville, IN 46077	Petition for Development Standards Variance to provide for an addition to a Single-Family Home which deviates from the required rear yard setback in the Urban Residential Village Zoning District (R-V).
2022-38-DSV 2022-38-DSV Staff Report & Petitioner Materials	6-4-3, LLC	6885 W. Stonegate Drive Zionsville, IN 46077	Petition for Development Standards Variance to increase the number of continuous parking spaces to greater than fifteen (15) in the Rural Professional Business Zoning District (PB).
2022-39-DSV 2022-39-DSV Staff Report & Petitioner Materials 2022-39-DSV – Letters of Interest	D. Carey	11875 E. 200 South Zionsville, IN 46077	Petition for a Development Standards Variance for a reduction in the buffer yard to construct an in-ground swimming pool in the Rural Agricultural Zoning District (AG).

2022-42-DSV 2022-42-DSV Staff Report & Petitioner Materials 2022-42-DSV Letters of Interest	A. Wurster	9180 E. 350 South Zionsville, IN 46077	Petition for Development Standards Variance to provide for an accessory structure which exceeds the permitted accessory square footage (being greater than primary) in the Rural Single and Two-Family Residential Zoning District (R-2).
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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 JULY 6, 2022, REGULAR MEETING OF THE ZIONSVILLE BOARD OF ZONING APPEALS**

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/83237327620?pwd=WWt0eWx0dDdZcFVKWjIPUnpEMC92QT09>

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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.

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.
2. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at jrust@zionsville-in.gov.