



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, October 5, 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:

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+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 [September 7, 2022, Minutes](#)
- IV. [Special Request](#) –Michael J. Andreoli is requesting to move the two petitions that he is representing (2022-48-DSV R. Gummere and 2022-50-DSV Marsh Meadows) to the last items on the BZA Agenda due to a scheduling conflict.
- V. Continuance or Withdrawal Requests

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

VI. Continued Business

Docket Number & Links	Name	Address of Project	Item to be considered
2022-45-DSV – Letters of Interest 2022-45-DSV – Staff Report & Petitioner Materials	J. Barson	295 N. Fourth Street Zionsville, IN 46077	Petitioner requested continuance from the September 7, 2022, BZA Meeting to the October 5, 2022, BZA Meeting. Petition for a Development Standards Variance to provide for a single-family dwelling and pool which exceeds the allowable lot coverage in the Urban Village Residential Zoning District (R-V).

VII. New Business

Docket Number & Links	Name	Address of Project	Item to be considered
2022-48-DSV – Staff Report & Petitioner Materials	R. Gummere	7100 S. SR 267 Lebanon, IN 46052	Petition for Development Standards Variance to continue to allow for a second Accessory Building to permanently exist without a Primary Structure in the Rural Single Family and Two-Family Residential Zoning District (R-2). Original approval of this Petition, 2017-29-DSV will expire September 12, 2022.
2022-49-DSV – Staff Report & Petitioner Materials	P. Myers	3273 E. 700 South Lebanon, IN 46052	Petition for Development Standards Variance to provide for an accessory structure which: 1) Exceeds the permitted accessory square footage 2) Memorialize the allowable height for an existing accessory building (being taller than primary) in the Rural Single Family and Two-Family Residential Zoning District (R-2).
2022-50-DSV – Staff Report & Petitioner Materials	Marsh Meadows	7798 E. 500 South (Est.) Lebanon, IN 46052	Petition for a Development Standards Variance to exceed the 3:1 Lot Width to Depth Ratio for Lots 3, 4 and 7 in a Major Subdivision in the Rural Single-Family Residential Zoning District (R-1).
2022-51-DSV – Letters of Interest 2022-51-DSV – Staff Report & Petitioner Materials	D. Shoemaker	9195 E. SR 32 Zionsville, IN 46077	Petition for a Development Standards Variance to provide for: 1) Two primary dwellings on one lot 2) Multi-story dwelling not meeting 900 square feet on the first floor 3) Memorialize the existing accessory building (barn) which exceeds the height of the primary and exceeds the height of 35’ as prescribed in the Zoning Ordinance, in the Rural Single-Family Residential Zoning District (R-1).
2022-52-UV – Staff Report & Petitioner Materials	Hy-Vee	6150 S. 700 East (Est.) Zionsville, IN 46077	Petition for a Use Variance to provide for outdoor storage and sales in the Rural General Business Zoning District (GB).
2022-55-UV – Staff Report & Petitioner Materials	Hy-Vee Convenience Store / Fueling Station	6160 S. 700 East (Est.) Zionsville, IN 46077	Petition for a Use Variance to provide for outdoor storage and sales in the Rural General Business Zoning District (GB).

2022-53-DSV – Staff Report & Petitioner Materials	Hy-Vee	6150 S. 700 East (Est.) Zionsville, IN 46077	Petition for a Development Standards Variance to provide for a reduced number of loading berths in the Rural General Business Zoning District (GB).
2022-54-DSV – Staff Report & Petitioner Materials	Harris FLP	3091 S. US 421 (Est.) “The Shops Lot” Zionsville, IN 46077	Petition for a Development Standards Variance to provide for an increased number of signs per lot in the Rural General Business Zoning District (GB) and within the Rural Michigan Road Overlay (MRO).

VIII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered & Links
			Ordinance Amendment, BZA Rules and Procedures removal from Zoning Ordinance
			2023 BZA Meeting Dates and Deadlines

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 OCTOBER 5, 2022, REGULAR MEETING OF THE ZIONSVILLE BOARD OF ZONING APPEALS**

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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 jstevanovic@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 Janice Stevanovic at 317-416-1920 or jstevanovic@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.