



**MEETING AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS OCTOBER 8, 2019**

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, October 8, 2019 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the September 10, 2019 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be considered</b>
2019-21-UV	Hopwood Cellars Winery	2055 & 2201 S US 421	<b>Continued from September 10, 2019 to the October 8, 2019 Meeting</b> Petition for a Use Variance in order to provide for the construction and operation of a new Winery, Distillery & Event Center to: 1) Deviate from the allowed intended uses in an Agricultural Zoning District and the Rural Michigan Road Overlay District (AG & MRO).
2019-22-SE	Hopwood Cellars Winery	2055 & 2201 S US 421	<b>Continued from September 10, 2019 to the October 8, 2019 Meeting</b> Petition for Special Exception to allow existing residential building(s) to remain in an Agricultural Zoning District and the Rural Michigan Road Overlay District (AG & MRO).
2019-23-DSV	Hopwood Cellars Winery	2055 & 2201 S US 421	<b>Continued from September 10, 2019 to the October 8, 2019 Meeting</b> Petition for Development Standards Variance to allow for the construction and operation of a new Winery, Distillery and Event Center, located in both the Agricultural (AG) and Rural Michigan Road Overlay (MRO) Zoning Districts to: 1) Deviate from the MRO requirements specific to accessory use standards 2) Exceed the AG maximum height requirement

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-26-DSV	M. Riggins Fox Pools	9764 Equestrian Way	Petition for Development Standards variance in order to provide for the construction of a swimming pool which: 1) Exceeds the maximum lot coverage of 20%, to 25% in the Urban Single-Family Residential Zoning District (R-SF-2).
2019-27-DSV	E. Hand	11755 E 500 South	Petition for Development Standards variance in order to provide for the construction of a single family home which: 1) Is not connected to public water in the Urban Single-Family Residential Zoning District (R-SF-2).
2019-28-DSV	The Georgian Group	240 N Main Street	Petition for Development Standards variance in order to provide for the construction of a Single-Family Home & accessory uses which: 1) Deviates from the required side & aggregate yard setbacks and 2) Exceeds the required lot coverage of 35%, to 48% in the Urban Residential Village Zoning District (R-V).
2019-29-UV	Alchemy Distillery	640 S Main Street	Petition for a variance of use to permit the bottling and distilling of spirits within the Village Business Zoning District (VBD).
2019-30-SE	Alchemy Distillery	640 S Main Street	Petition for Special Exception to support the operation of a tavern in the Village Business Zoning District (VBD).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2018-34-SE	Zionsville Underground	91 S Main Street	Status of Commitments/Plan of Operation
2018-19-DSV	Wildwood Designs	2720 S 875 East	Status of Commitments
2017-11-DSV	Fischer Homes	Ansley Park	Status of Amended Plat

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to the Technology Department, [assistance@zionsville-in.gov](mailto:assistance@zionsville-in.gov) or 317-873-1577, to ensure the proper accommodations are made prior to the meeting.

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

Respectfully Submitted:

Wayne DeLong AICP, CPM  
Town of Zionsville  
Director of Planning and Economic Development