



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS January 12, 2016

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled January 12, 2016 at 6:30 p.m. in the Bev Harves Room at Zionsville Town Hall, 1100 West Oak Street the following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Election of 2016 Officers
- IV. Approval of December 8, 2015 Meeting Minutes
- V. Continuance Requests

Docket Number	Name	Address of Project	Item to be considered
2015-47-DSV	N. Warstler	744 W Pine Street (Est)	<p>Remonstrator is requesting a continuance to February 9, 2016 Board of Zoning Appeals Meeting</p> <p>Petition for Development Standards variance in order to allow a single family dwelling in the (R-V), Residential Village Zoning District, to:</p> <ul style="list-style-type: none"> 1) Establish the parcels as a Lot of Record 2) Deviate from the required road frontage/point of vehicular access 3) Deviate from the required front yard setback 4) Deviate from the required rear yard setback
2015-43-DSV	Neer Development Company, Inc.	6265, 6305, 6355, 6401 S. 950 East	<p>Petitioner is requesting a continuance to the February 9, 2016 Board of Zoning Appeals Meeting</p> <p>Petition for Development Standards variance for a reduced front yard setback for a Senior Residential Community in the (R4) Rural Residential Zoning District</p>

VI. Continued Business-None

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2015-44-DSV	M. Ravard and C. Perry	465 W Cedar Street	Petition for Development Standards variance in order to allow: <ol style="list-style-type: none"> 1) Lot 121 of Cross' 4th Addition of the Town of Zionsville to be improved with a new single-family dwelling, independent of Lot 122 of Cross' 4th Addition (Lot 121 and Lot 122 of Cross' 4th Addition are currently under common ownership and constitute a buildable Lot, and as a single buildable Lot is not permitted to be improved with an additional single-family residence. 2) Reduce the minimum lot area from the required 8000 square foot for lots 121 and 122 3) Reduce the required minimum side yard setback and aggregate side yard setback for lot 122
2015-45-UV	H. Barbara and W. Craft	105 S. 2 nd Street	Petition for a variance of use for a Hair Salon to be located in the Business Office (B-O) Zoning District, which does not permit Hair Salons as a primary use of the property
2015-46-UV	T. McQuinn	10614 DeAndrea Drive	Petition for a variance of use for an established automobile repair business to include automotive sales in the (I-2) Urban Industrial Zoning District, which does not permit automobile sales as a primary use of the property

Other Matters to be considered:

None at this time

Updates:

Docket # 2015-39-DSV-C. Olney-Right to Farm

Respectfully Submitted:

Wayne DeLong AICP

Town of Zionsville

Director of Planning and Economic Development

December 23, 2015