



**MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS February 9, 2016**

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled February 9, 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. Swear in new member
- III. Attendance
- IV. Approval of the December 8, 2015, and January 12, 2016 Meeting Minutes
- V. Continuance Requests
- VI. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2015-43-DSV	Neer Development Company, Inc.	6265, 6305, 6355, 6401 S. 950 East	<b>Continued from the January 12, 2016 Board of Zoning Appeals meeting</b> Petition for Development Standards variance for a reduced front yard setback for a Senior Residential Community in the (R4) Rural Residential Zoning District
2015-44-DSV	M. Ravard and C. Perry	465 W Cedar Street	<b>Continued from the January 12, 2016 Board of Zoning Appeals meeting</b> Petition for Development Standards variance in order to allow: 1) Lot 121 of Cross' 4 <sup>th</sup> Addition of the Town of Zionsville to be improved with a new single-family dwelling, independent of Lot 122 of Cross' 4 <sup>th</sup> Addition (Lot 121 and Lot 122 of Cross' 4 <sup>th</sup> 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
2015-46-UV	T. McQuinn	10614 DeAndrea Drive	<b>Continued from the January 12, 2016 Board of Zoning Appeals meeting</b> 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

2015-47-DSV	N. Warstler	734 W Pine Street (Est)	<p><b>Continued from the January 12, 2016 Board of Zoning Appeals meeting</b> Petition for Development Standards variance in order to allow a single family dwelling in the (R-V), Residential Village Zoning District, to:</p> <p>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</p> <p><b>NOTE: PETITIONER'S REPRESENTATIVE TO REQUEST CONTINUANCE TO A FUTURE MEETING</b></p>
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VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2016-01-DSV	K. Smith	6502 S County Road 850 East	<p>Petition for Development Standards Variance to allow deviation from:</p> <p>1) The requirement for a parcel to provide 45 foot of road frontage, (Lot 2)  2) The lot depth to width ratio of 3 to 1, (Lot 1 and Lot 2)  3) Accessory structure square footage to exceed that of the Primary Structure (Lot 1), in the (R1) Rural Residential Zoning District</p>
2016-02-DSV	R. De Rossi	8810 & 8811 Whitestown Road	<p>Petition for Development Standards variance to provide for 12 estate lots without public water and sewer facilities and with a lot depth to width ratio exceeding 3 to 1</p> <p><b>NOTE: PETITIONER'S REPRESENTATIVE TO REQUEST CONTINUANCE TO A FUTURE MEETING</b></p>

**Other Matters to be considered:**

2015-45-UV, Status of Commitments

Respectfully Submitted:  
Wayne DeLong AICP  
Town of Zionsville  
Director of Planning and Economic Development

February 4, 2016