



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS
Wednesday, January 5, 2022
6:30 PM (Local Time)

THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AND ELECTRONICALLY AS ALLOWED BY VARIOUS EXECUTIVE ORDERS OF THE GOVERNOR OF INDIANA AND GOVERNOR HOLCOMB’S EXERCISE OF HIS POWERS UNDER INDIANA’S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance **5 of 5 members attended. (In-person- J. Wolff, S. Mundy, L. Jones, L. Campins; Virtual- C. Lake)**
- III. Approval of the November 3, 2021 & the December 1, 2021, Minutes
- IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2021-57-DSV	R. Carr	802 S 1100 E Zionsville, IN 46077	BZA accepted the withdrawal request of this petition. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to permit existing accessory structures which results in exceeding the square footage of the primary structure in the General Agricultural Zoning District (AG).
2021-58-DSV	J. Gilman	290 S Sixth Street Zionsville, IN 46077	BZA accepted the withdrawal request of this petition. 5 in Favor, 0 Opposed Petition for Development Standards Variance to provide for an addition to a patio which: 1) Exceeds the allowable lot coverage 2) Deviates from the required side and aggregate side in the Urban Residential Village Zoning District (R-V).

V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
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2021-56-SE	R. Carr	802 S 1100 E Zionsville, IN 46077	<p>Approved as presented & filed w/exhibits, per staff report & per the condition that <i>The Petitioner agrees that all the noise sensitive requirements with regard to building parameters shall apply for Lots #1 and #2, and any future redevelopment of Lot #3 and these be included in their Commitments for the Minor Plat to be approved by the Plan Commission.</i></p> <p>5 in Favor, 0 Opposed</p> <p>Petition for Special Exception to allow for:</p> <p>1) A division of land to create a residential Minor Plat 2) New residential homes (3) to be permitted in an Agricultural Zoning District (AG).</p>
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VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2021-61-SE	T. Everett	4141 (est.), 4077, 4075 S 250 E Lebanon, IN 46052	<p>Approved as presented & filed w/exhibits & per staff report.</p> <p>5 in Favor, 0 Opposed</p> <p>Petition for Special Exception to allow for:</p> <p>1) A division of land to create a residential Minor Plat 2) To provide for a new Single-Family Dwelling and to provide for two existing Single-Family Dwellings and related accessories in the Rural Agricultural Zoning District (AG).</p>
2021-62-DSV	D. Everett	4077 S 250 E Lebanon, IN 46052	<p>Approved as presented & filed w/exhibits & per staff report.</p> <p>5 in Favor, 0 Opposed</p> <p>Petition for Development Standards Variance in order to provide for the establishment of a 1.71-acre lot. (Minimum lot size is 2 acres) in the Rural Agricultural Zoning District (AG).</p>
2021-63-UV	R. Hopwood	2055 S US 421 Zionsville, IN 46077	<p>Approved as presented & filed w/exhibits & per staff report.</p> <p>4 in Favor, 1 Recusal</p> <p>Petition for a Use Variance in order to provide for the use of a tasting room and retail that deviates from the allowed intended uses in the Rural Agricultural Zoning District and the Rural Michigan Road Overlay District (AG & MRO).</p>
2021-64-DSV	R. Hopwood	2055 US 421 Zionsville, IN 46077	<p>Approved as presented & filed w/exhibits & per staff report.</p> <p>4 in Favor, 1 Recusal</p> <p>Petition of a Development Standards Variance to:</p> <p>1) Reduce front yard setbacks for an existing barn 2) Reduce the thirty (30) foot wide landscape buffer required along US 421 in the Rural General Agricultural Zoning District and the Rural Michigan Road Overlay District (AG & MRO).</p>

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			<p>Approved</p> <p>5 in Favor, 0 Opposed</p> <p>2022 Contractual BZA Legal Services</p>