



**MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS**

**Wednesday, February 1, 2023**

**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:

+1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or  
+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 [January 4, 2023, Minutes](#)
- IV. Continuance or Withdrawal Requests

Docket Number & Links	Name	Address of Project	Item to be considered
2022-71-DSV	M. Lohmeyer	880 Starkey Road Zionsville, IN 46077	<p><b>Petitioner is requesting a continuance to the March 1, 2023, BZA Meeting due to a scheduling conflict.</b></p> <p>Petition for a Development Standards Variance to provide for a detached garage in which:</p> <ol style="list-style-type: none"> <li>1) Deviates from the side yard setbacks</li> <li>2) Deviates from the rear yard setback in the Urban Open Land Zoning District (O-1).</li> </ol>

V. Continued Business

Docket Number & Links	Name	Address of Project	Item to be considered
2022-66-DSV <a href="#">2022-66-DSV Staff Report &amp; Petitioner Materials</a>	C. Barnes	4757 Madras Court Zionsville, IN 46077	<b>Continued from the January 4, 2023, BZA Meeting as a result of an automatic continuance due to untimely publication notice.</b> Petition for a Development Standards Variance to provide for an outdoor patio and amenities which exceeds the allowable lot coverage in the Urban Single-Family Residential Zoning District (R-SF-2).

VI. New Business

Docket Number & Links	Name	Address of Project	Item to be considered
2022-70-DSV <a href="#">2022-70-DSV Staff Report &amp; Petitioner Materials</a>	TriPhase - RLL	10960 Bennett Parkway Zionsville, IN 46077	Petition for a Development Standards Variance to provide for an incidental directional sign in which: 1) The square footage exceeds the maximum allowed 2) Deviates from the side yard setback 3) The height exceeds the maximum allowed in the Urban Office/Research/Technology Industrial Zoning District (I-ORT).
2022-72-DSV <a href="#">2022-72-DSV Staff Report &amp; Petitioner Materials</a>	T. Brauer	4071 & 4073 Wild Wood Court Zionsville, IN 46077	Petition for a Development Standards Variance to permit two (2) lots exceeding the maximum Lot Width to Depth Ratio of 3:1 in the Rural Single-Family and Two-Family Residential Zoning District (R-2).

VII. Other Matters to be considered:

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

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

Respectfully Submitted: Mike Dale, AICP  
Director - Community and Economic Development Department  
Town of Zionsville

**ADDITIONAL INSTRUCTIONS**  
**FOR THE FEBRUARY 1, 2023, REGULAR MEETING OF THE ZIONSVILLE BOARD OF ZONING APPEALS**

Please click the following link to join the webinar:

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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](mailto: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](mailto: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](mailto:jrust@zionsville-in.gov).