



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

**Wednesday, March 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 [February 1, 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<br>Zionsville, IN 46077 | <b>Automatic continuance to the April 11, 2023, BZA Meeting due to untimely publication notice.</b><br>Petition for a Development Standards Variance to provide for a detached garage in which:<br>1) Deviates from the side yard setbacks<br>2) Deviates from the rear yard setback in the Urban Open Land Zoning District (O-1). |

V. Continued Business

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

VI. New Business

| Docket Number & Links  | Name                | Address of Project                             | Item to be considered  |
|--|---------------------|--|--|
| 2023-01-DSV<br><a href="#">2023-01-DSV Staff Report &amp; Petitioner Materials</a> | P. Dreier           | 535 W. Pine Street<br>Zionsville, IN 46077     | Petition for a Development Standards Variance to provide for an addition which deviates from the aggregate side yard setback in the Urban Village Residential Zoning District (R-V).   |
| 2023-02-DSV<br><a href="#">2023-02-DSV Staff Report &amp; Petitioner Materials</a> | L. Abbott           | 7855 E. 200 South<br>Whitestown, IN 46075      | Petition for a Development Standards Variance to provide for a private stable which:<br>1) Deviates from the setbacks<br>2) Memorialize the establishment of an existing 1.54-acre lot in the Rural General Agricultural Zoning District (AG). |
| 2023-03-UV<br><a href="#">2023-03-UV Staff Report &amp; Petitioner Materials</a>   | Culver's Restaurant | 3263 S. US Highway 421<br>Zionsville, IN 46077 | Petition for a Use Variance to provide for a drive-through restaurant in the Rural General Business Zoning District (GB) and in the Rural Michigan Road Overlay District (MRO).  |
| 2023-04-DSV<br><a href="#">2023-04-DSV Staff Report &amp; Petitioner Materials</a> | Culver's Restaurant | 3263 S. US Highway 421<br>Zionsville, IN 46077 | Petition for Development Standards Variance to deviate from the required 6-foot perimeter planting strip on a site located in the Rural General Business Zoning District (GB) and in the Rural Michigan Road Overlay (MRO).                    |

VII. Other Matters to be considered:

| Docket Number & Links | Name | Address of Project | Item to be considered  |
|-----------------------|------|--------------------|--|
|                       |      |                    | <a href="#">Re-Adoption of the BZA Rules of Procedure</a>  |
|                       |      |                    | Reminder that the BZA Meeting for next month will be held on <b>Tuesday, April 11<sup>th</sup></b> due to Spring Break (which schedule has already been approved). |

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

February 24, 2023

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

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/83237327620?pwd=WWt0eWx0dDdZcFVKWjIPUnpEMC92QT09>

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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).