



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, July 7, 2021

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.

Members of the public shall have the right to attend Board of Zoning Appeals Public Meetings via the following forms of electronic communication:

Please click the following link to join the webinar: <https://us02web.zoom.us/j/85676443789>

Or join by phone at: +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

Webinar ID: 856 7644 3789

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 wdelong@zionsville-in.gov.

Masks are optional for employees and visitors to Zionsville Town Hall and Town of Zionsville facilities.

Those attending meetings in Town Hall conference rooms are not required to wear mask EXCEPT when an attendee requests others to wear a mask.

If you feel unwell or are experience COVID-19 symptoms, please stay home.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the June 2, 2021 Meeting Minutes

IV. Continuance or Withdrawal Requests

V. Continued Business

| Docket Number | Name | Address of Project | Item to be considered |
|---------------|----------------------------------|-------------------------------------|--|
| 2021-13-SE | Brickyard Solar LLC | Refer to Site Plan (Union Township) | Continuance Requested by Interested Party from June 2, 2021 to July 7, 2021 Meeting Approved by Board – 4 in Favor, 0 Opposed Petition for a Special Exception to permit a Solar Power Generation Facility on multiple sites within Union Township; all parcels being zoned Agricultural (AG). |
| 2021-17-SE | Chandler- Hickory Hall Polo Club | 7551 E 100 N | Continuance Requested by Interested Party from June 2, 2021 to July 7, 2021 Meeting Approved by Board – 4 in Favor, 0 Opposed Petition for a Special Exception to permit an outdoor recreation facility (polo field) in the Rural General Agricultural District (AG). |
| 2021-18-DSV | Chandler- Hickory Hall Polo Club | 7551 E 100 N | Continuance Requested by Interested Party from June 2, 2021 to July 7, 2021 Meeting Approved by Board – 4 in Favor, 0 Opposed Petition for a Development Standards Variance for a reduction of the rear bufferyard setback line in the Rural General Agricultural District (AG). |

VI. New Business

| Docket Number | Name | Address of Project | Item to be considered |
|---------------|------------------------|---------------------------|---|
| 2021-19-DSV | Nicholson Orthodontics | 95 E Oak Street | Petition for a Development Standards Variance to reduce the required amount of off-street parking in the Village Business District (VBD). |
| 2021-20-SE | P. Keller | 6634 E 100 S | Petition for a Special Exception to permit a Single-Family Dwelling and related accessories on a parcel in the Rural General Agricultural District (AG). |
| 2021-21-DSV | M. Lohmeyer | 880 Starkey Rd | Petition for a Development Standard Variances to accommodate for a new patio area and pool in Urban Open Land (O-1): 1) for an increased lot coverage; 2) side setback variance; and 3) aggregate side setback variance. |
| 2021-22-SE | C. Parker | 450 S 800 E & 550 S 800 E | Petition for a Special Exception to permit a Single-Family Dwelling and related accessories on a parcel in the Rural General Agricultural District (AG). |
| 2021-23-DSV | C. Parker | 450 S 800 E & 550 S 800 E | Petition for a Development Standards Variances to permit: 1) two primary structures (Single-family Residences - one being temporary) on a single lot; and 2) the temporary Single-family residence with less than the required minimum ground floor area in the Rural General Agricultural District (AG). |
| 2021-24-DSV | G. Thoe | 3842 Olde Well Run | Petition for a Development Standards Variance to decrease the rear setback. |

VII. Other Matters to be considered:

| Docket Number | Name | Address of Project | Item to be considered |
|----------------------|-------------|---------------------------|------------------------------|
| | | | Unsigned Findings of Fact |

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

Respectfully Submitted:

Wayne DeLong AICP, CPM

Town of Zionsville

Director of Planning and Economic Development

**ANNEX TO PUBLIC NOTICE FOR THE JULY 7, 2021 REGULAR MEETING OF
THE ZIONSVILLE BOARD OF ZONING APPEALS**

In his various Executive Orders, Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Plan Commission must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency.

Members of the public shall have the right to attend Board of Zoning Appeals Public Meetings via the following forms of electronic communication:

Please click the following link to join the webinar: <https://us02web.zoom.us/j/85676443789>

Or join by phone at: +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

Webinar ID: 856 7644 3789

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 wdelong@zionsville-in.gov.

Masks are optional for employees and visitors to Zionsville Town Hall and Town of Zionsville facilities.

Those attending meetings in Town Hall conference rooms are not required to wear mask EXCEPT when an attendee requests others to wear a mask.

If you feel unwell or are experience COVID-19 symptoms, please stay home.

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 jstevanovic@zionsville-in.gov or 317-416-1920.
2. The Board of Zoning Appeals will continually revisit and refine the procedures in this Annex to address public accessibility to Board of Zoning Appeals Public Meetings during the COVID-19 Public Health Emergency.
3. If you need technical assistance in logging into Zoom for this webinar, please contact: IT Director, Joe Rust, jrust@zionsville-in.gov, or (317) 727-2647.