



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, September 1, 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/88334161192>

Or join by phone at: +1-312-626-6799 or +1-646-558-8656 or +1-301-715-8592 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782

Webinar ID: 883 3416 1192

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 experiencing COVID-19 symptoms, please stay home.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the July 7, 2021 and the August 4, 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)	Adoption of Negative Findings of Fact confirming the Board of Zoning Appeals denial from the August 4, 2021 Hearing.

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2021-30-DSV	J. Cummings	355 W. Walnut St.	Petition for Development Standards Variance in order to provide for an addition to a detached structure and an outdoor paver patio which: 1) Exceeds the allowable lot coverage for an addition 2) Deviates from the required side, aggregate side and front yard setback. 3) Deviates from the maximum accessory square footage in in the Urban Residential Village Zoning District (R-V).
2021-31-DSV	The Towns at Appaloosa	10901 E 300 S	Continuance requested by Petitioner from September 1, 2021 to October 6, 2021 Meeting Petition for Variance of Development Standards to: 1) Establish the front yard setback for the residential units at 20' 2) Address the required internal and perimeter bufferyards; the subject property is zoned Rural General Business (GB) and Rural Professional Business (PB) and is within the Rural Michigan Road Overlay.
2021-32-DSV	Northwest Radiology Network	5901 Technology Center Dr.	Petition for a Development Standards Variance to increase the total of signs permitted per lot and exceed the allowed square footage maximum in Local Business (LB).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			Conducting and Electronic Meeting Policy
			Week of September 20, 2021 Zoning Charrette

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 Community and Economic Development

**ANNEX TO PUBLIC NOTICE FOR THE SEPTEMBER 1, 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.

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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.