



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

**Wednesday, March 1, 2023**

**6:30 PM (Local Time)**

**THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET:**

**The following items are scheduled for consideration:**

- I. Pledge of Allegiance
- II. Attendance **5 of 5 members attended.** (IN-PERSON: C. Lake, L. Jones, S. Mundy VIRTUAL: A. Pickell, K. Postlethwait)
- III. Approval of the February 1, 2023, Minutes **Approved 3 in Favor, 2 Abstained**
- IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2022-71-DSV	M. Lohmeyer	880 Starkey Road Zionsville, IN 46077	<b>Automatic continuance to the April 11, 2023, BZA Meeting due to untimely publication notice.</b> <b>5 in Favor, 0 Opposed</b> Petition for a Development Standards Variance to provide for a detached garage in which: 1) Deviates from the side yard setbacks 2) Deviates from the rear yard setback in the Urban Open Land Zoning District (O-1).

**V. Continued Business**

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

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2023-01-DSV	P. Dreier	535 W. Pine Street Zionsville, IN 46077	<b>Approved as presented &amp; filed w/ exhibits &amp; per staff report.</b> <b>5 in Favor, 0 Opposed</b> 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	L. Abbott	7855 E. 200 South Whitestown, IN 46075	<b>Approved as presented &amp; filed w/ exhibits &amp; per staff report.</b> <b>5 in Favor, 0 Opposed</b> Petition for a Development Standards Variance to provide for a private stable which: 1) Deviates from the setbacks 2) Memorialize the establishment of an existing 1.54-acre lot in the Rural General Agricultural Zoning District (AG).
2023-03-UV	Culver's Restaurant	3263 S. US Highway 421 Zionsville, IN 46077	<b>Approved as presented &amp; filed w/ exhibits &amp; per staff report.</b> <b>5 in Favor, 0 Opposed</b> 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	Culver's Restaurant	3263 S. US Highway 421 Zionsville, IN 46077	<b>Approved as presented &amp; filed w/ exhibits &amp; per staff report.</b> <b>5 in Favor, 0 Opposed</b> 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	Name	Address of Project	Item to be considered
			<b>Approved.</b> <b>5 in Favor, 0 Opposed</b> Re-Adoption of the BZA Rules of Procedure
			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).