



**MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS MAY 9, 2018**

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for Wednesday, May 9, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the April 10, 2018 Meeting Minutes
- IV. Continuance Requests

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be considered</b>
2018-05-DSV	ZCS Wireless Telecommunication Structure	4400 South 875 East	Petition for Development Standards Variance, to provide for the construction of a 125' wireless communications tower which would: 1) Exceed the allowable height in the Special Use Zoning District (SU-1).
2018-06-SE	ZCS Wireless Telecommunication Structure	4400 South 875 East	Petition for Special Exception to allow for the construction of a 125' wireless communications tower in the Special Use Zoning District (SU-1).
2018-07-DSV	S. Herron	955 W Oak Street	Petition for Development Standards variance in order to provide for the construction of a detached garage which: 1) Exceeds the allowable accessory square footage in the Urban Residential Village Zoning District (R-V).
2018-08-DSV	B & D Homes First Addition	640 & 650 Mulberry Street	Petition for Development Standards variance in order to provide for construction of single family homes which: 1) Are not connected to public water 2) Deviate from the minimum road frontage – Lot 3 only in the Urban Residential Single Family Zoning District (R-SF-2).

V. **New Business**

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be considered</b>
2018-10-DSV	J. Chamness	9305 E 200 South	Petition for Development Standards variance in order to provide for the construction of a detached garage which: 1) Exceeds the allowable accessory square footage in the Rural Low Density Single-Family Residential Zoning District (R-2).

2018-11-SE	Oak Center Food Tent	1213 W Oak Street	Petition for Special Exception to support ongoing Special Event Road Side Food Sales Stand consisting of a tent in a parking lot within the Urban General Business Zoning District (Urban B-2).
2018-12-DSV	Pulte Homes / Little League International	8602 E 500 South	Petition for Development Standards variance to: <i>A: Construct a 78 lot Residential Subdivision with:</i> 1) Reduced front yard and building line setbacks 2) Reduced perimeter street buffers 3) Open Space located on an adjacent parcel in the Special Use Zoning District (SU-7) in the Urban Residential Single-Family Zoning District (R-SF-2) <i>B: Construct the Headquarters for the Little League facility, which:</i> 1) Deviates from required development standards 2) Deviates from required Architectural Design of the Urban Office Business Zoning District (B-O), with outdoor operations
2018-13-SE	J. Williams	7829 E 100 North	Petition for Special Exception to allow for an existing residential building to remain in the Rural Agricultural Zoning District (AG).
2018-14-UV	J. Williams	7829 E 100 North	Petition for Use Variance to allow a former stable workers apartment within a barn located on the applicant's property, to continue to be rented as an apartment in the Rural Agricultural Zoning District (AG).
2018-15-DSV	J. Williams	7829 E 100 North	Petition for Development Standards Variance, to continue to allow a single-family residence in addition to the operations of a public stable which: 1) Exceeds the number of allowed primary uses on one parcel 2) Exceeds the allowable accessory square footage of the first structure to that of the primary square footage 3) Exceeds the allowable accessory square footage of the second structure to that of the primary square footage 4) Exceed the height of the primary structure in the Rural Agricultural Zoning District (AG).
2018-16-DSV	J. Gill	190 N Main Street	Petition for Development Standards variance in order to provide for the construction of chimney which: 1) Exceeds the required lot coverage of 35%, to 41.6.% 2) Deviates from the required front yard setback in the Urban Residential Village Zoning District (R-V).

VI. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2017-11-DSV	Fischer Homes	Ansley Park	Status of Amended Plat

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to Joe Rust, Technology Director 317-873-1577, to ensure the proper accommodations are made prior to the meeting.

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

Respectfully Submitted:

Wayne DeLong AICP  
Town of Zionsville  
Director of Planning and Economic Development

April 18, 2018