



SPECIAL MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS JUNE 5, 2018

The Special meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, June 5, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

Room 207 upstairs will be available for overflow if needed.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the May 9, 2018 Meeting Memorandum
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
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).
2018-08-DSV(A)	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 required lot width in the Urban Residential Single Family Zoning District (R-SF-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

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-17-DSV	Boone Village Sign	51 N Ford Road	Petition for Development Standards variance in order to allow for one (1) integrated center sign which: 1) Deviates from the required front yard setback all within the Urban General Business Zoning District (B-2).
2018-18-DSV	S. Batchelor	1886 S 900 East	Petition for Development Standards Variance in order to provide for a new single family home on a lot which: 1) Deviates from the required 3:1 lot width to depth ratio in the Rural Low Density Single Family and Two-Family Residential Zoning District (R2).
2018-19-DSV	Wildwood Designs, Inc.	2720 S 875 East	Petition for Development Standards variance in order to provide for the construction of single family homes for 2 (two) lots which: 1) Deviate from the minimum road frontage in the (R1) Rural Residential Zoning District
2018-20-DSV	Archview Properties, LLC	779 Lennox Court	Petition for Development Standards Variance in order to provide for a 218-unit apartment development which : 1) Deviates from the required thirty-five (35) ft. height allowance to a height of forty-eight (48) ft. 2) Deviates from the required one-hundred fifty (150) ft. road frontage to a zero (0) ft. road frontage 3) Deviates from the required open space percentage 4) Deviates from the required location of accessory uses in the Urban (R-MF-2) Residential Multi Family Zoning District
2018-21-DSV	Bakers Corner, LLC	140 N Maple Street	Petition for Development Standards variance in order to provide for the remodel/addition of an existing single family home which: 1) Exceeds the required lot coverage of 35%, to 42.7% 2) Deviates from the required side yard setback 3) Deviates from the required front yard setback in the Urban Residential Village Zoning District (R-V).

VII. 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
2018-11-SE	Oak Center Food	1213 W Oak Street	Findings of Fact – need signed
2018-13-SE	J. Williams	7829 E 100 North	Status of Commitment – Right to Farm
2018-14-UV	J. Williams	7829 E 100 North	Status of Commitment – Apartment Family/Farm Hand
2018-16-DSV	J. Gill	190 N Main Street	Findings of Fact – need signed

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