



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS AUGUST 14, 2018

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, August 14, 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 July 10, 2018 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-18-DSV	S. Batchelor	1886 S 900 East	Continued from July 10, 2018 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).
2018-24-UV	M. Villanueva	7300 Hunt Club Road	Continued from July 10, 2018 Petition for Use Variance to allow a former private club facility, to serve as a public Reception Hall/Gathering Place within the Rural Equestrian (RE) Zoning District.

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-25-SE	J. Ma	10889 E 200 North	Petition for Special Exception to allow for: 1) A division of land to create a (3) lot residential Minor Plat 2) New residential homes to be constructed in an Agricultural Zoning District (AG).

2018-26-DSV	CalAtlantic - Manchester	Manchester Drive	Petition for Development Standards Variance in order to provide for a 77-unit townhome development which : 1) Deviates from the required thirty-five (35) ft. height allowance to a height of thirty-seven (37) ft. 2) Deviates from the required minimum front, side and rear yard setbacks 3) Deviates from the required open space percentage 4) Deviates from the required minimum internal yard 5) Deviates from the required minimum floor area per floor 6) Deviates from the required minimum private street width in the Urban (R-MF-1) Residential Multi Family Zoning District
2018-27-DSV	J. Blandford	380 W Walnut Street	Petition for Development Standards variance in order to provide for the construction of a patio which: 1) Exceeds the required lot coverage of 35%, to 41% 2) Deviates from the required side yard setback in the Urban Residential Village Zoning District (R-V).
2018-28-DSV	J. Weaver	5805 S 800 East	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).
2018-30-DSV	J. Ma	10889 E 200 North	Petition for Development Standards Variance in order to allow existing accessory structures to remain which: 1) Exceed the allowable accessory square footage & height in an Agricultural Zoning District (AG).

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
2018-05-DSV	ZCS Wireless Telecommunication	4400 South 875 East	Negative Findings of Fact – need signature
2018-06-SE	ZCS Wireless Telecommunication	4400 South 875 East	Negative Findings of Fact – need signature
2018-08-DSV(A)	B & D Homes First Addition	640 & 650 Mulberry Street	Negative Findings of Fact – need signature

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