



**MEETING AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS NOVEMBER 12, 2019**

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, November 12, 2019 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the October 8, 2019 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2019-28-DSV	The Georgian Group	240 N Main Street	<b>Continued by petitioner from October 8, 2019 to the November 12, 2019 Meeting</b> Petition for Development Standards variance in order to provide for the construction of a Single-Family Home & accessory uses which: 1) Deviates from the required side & aggregate yard setbacks and 2) Exceeds the required lot coverage of 35%, to 48% in the Urban Residential Village Zoning District (R-V).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-31-DSV	A. Busse	3402 S US 421	Petition for Development Standards variance in order to provide for two (2) Primary Structures to exist within the same parcel, in both the Rural Low Density Single Family and Two-Family Residential (R2) and Rural Michigan Road Overlay Zoning Districts (MRO).
2019-32-DSV	C. Longenberger	8250 E 100 South	Petition for Development Standards variance in order to provide for the construction of an accessory structure which: 1) Exceeds the allowable accessory square footage in the Low-Density Single-Family Residential Zoning District (R1).

2019-33-UV	Zionsville MOB Investors LLC	10601 Bennett Parkway	Petition for a Use Variance to provide for the construction and operation of a Clinic as a Primary Use (not a permitted Primary Use) in the Urban Heavy Industrial Zoning District (I-3).
2019-34-SE	Zionsville MOB Investors LLC	10601 Bennett Parkway	Petition for Special Exception to provide for the construction and operation of offices as a Primary Use (only permitted as a Primary Use by Special Exception) in the Urban Heavy Industrial Zoning District (I-3).
2019-35-DSV	Zionsville MOB Investors LLC	10601 Bennett Parkway	Petition for Development Standards Variance to provide for the construction of a new commercial building which: 1) Deviates from the required (southern) front yard setback in the Urban Heavy Industrial Zoning District (I-3).
2019-36-DSV	T. Dugan	40 N 4th Street	Petition for Development Standards variance in order to provide for the addition of a portico to a single-family dwelling which: 1) Deviates from the required front yard setback (portico) 2) Deviates from the required side yard setback (home) in the Urban Residential Village Zoning District (R-V).

VII. Other Matters to be considered:

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be considered</b>
			Approved September 5, 2019 Meeting Minutes
2018-19-DSV	Wildwood Designs	2720 S 875 East	Status of Commitments
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 the Technology Department, [assistance@zionsville-in.gov](mailto:assistance@zionsville-in.gov) or 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, CPM  
Town of Zionsville  
Director of Planning and Economic Development