



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS
Wednesday, January 6, 2021
6:30 PM (Local Time)

THIS PUBLIC MEETING WILL BE CONDUCTED ELECTRONICALLY PURSUANT TO GOVERNOR ERIC J. HOLCOMB’S EXECUTIVE ORDER 20-48 AND GOVERNOR HOLCOMB’S EXERCISE OF HIS POWERS UNDER INDIANA’S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

Members of the public shall have the right to attend Board of Zoning Appeals Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar: <https://us02web.zoom.us/j/84835769069>

Or join by phone at: 312-626-6799; 646-558-8656; 301-715-8592; 346-248-7799; or 669-900-9128

Webinar ID: 848 3576 9069

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The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the December 2, 2020 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

| Docket Number | Name | Address of Project | Item to be considered |
|---------------|--|--------------------|--|
| 2020-38A-DSV | 21 st Amendment - Outlot "I" of Appaloosa Crossing | 3263 S. U.S. 421 | Petition for Development Standards Variance to deviate from the required off-street parking ratio on a site located in the Rural General Business (GB) District and the Michigan Road Overlay (MRO). |

VI. New Business

| Docket Number | Name | Address of Project | Item to be considered |
|---------------|---|---|--|
| 2020-34-DSV | D. Wright | 9495 400 South | Petition for Development Standards Variance to provide: 1) For the continued existence of an accessory structure without a primary structure on the subject lot; 2) For a lot which exceeds the Width to Depth Ratio of 3:1; and 3) For a lot which does not meet the minimum 2 acre requirement in the Rural Single-family Residential District (R-1). |
| 2020-40-DSV | M. Deloso | 40 S Second Street | Petition for Development Standards Variance to deviate from: 1) minimum side yard setback; 2) minimum aggregate side yard; and 3) exceed permitted lot coverage in the Urban Village Residential District (R-V). |
| 2020-41-DSV | A. Lasley | 645 Bloor Lane | Petition for Development Standards Variances to deviate from: 1) required minimum side yard setback; and 2) reduction in the required aggregate side yard requirement in the Urban Single-family Residential District (R-SF-1). |
| 2020-42-UV | R. Peerman | 9100 E 100 North | Petition for a Use Variance to permit an indoor recreation facility in the Rural Equestrian (RE) District. |
| 2020-43-DSV | D. Burgard | 11912 E 500 South | Petition for Development Standards Variance to provide for a Single-Family Home on a lot which: 1) Exceeds the Width to Depth Ratio of 4:1; 2) Deviates from the required road frontage in the Urban Open Land Zoning District (OL). |
| 2020-44-DSV | R. Shaffer | 860 W Pine Street | Petition for Development Standards Variance to provide for a second floor addition to an existing garage which exceeds the allowable accessory square footage in the Urban Residential Village Zoning District (R-V). |
| 2020-45-DSV | Residential Component of Appaloosa Crossing | 10901 E 300 S (Est) and 3201 S US 421 (Est) | Petition for Development Standards Variance to deviate from the required front yard setback to a minimum 20-foot setback for the single-family residential component of the Appaloosa Crossing project located in the Rural Professional Business (PB) District and the General Business (GB) District and within the Michigan Road Overlay (MRO). |

VII. Other Matters to be considered:

| Docket Number | Name | Address of Project | Item to be considered |
|---------------|------|--------------------|--|
| | | | Unsigned Findings of Fact |
| | | | Approval of the 2021 BZA Filing and Hearing Schedule |

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

ANNEX TO PUBLIC NOTICE FOR THE JANUARY 6, 2021 REGULAR MEETING OF THE ZIONSVILLE BOARD OF ZONING APPEALS

In his Executive Orders 20-48 Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Town Council must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency.

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1. If a member of the public would like to attend a Board of Zoning Appeals Public Meeting, but cannot utilize any of the access methods described above, please contact Roger Kilmer at rkilmer@zionsville-in.gov or 317-690-6539.
2. The Board of Zoning Appeals will continually revisit and refine the procedures in this Annex to address public accessibility to Board of Zoning Appeals Public Meetings during the COVID-19 Public Health Emergency.
3. If you need technical assistance in logging into Zoom for this webinar, please contact: Roger Kilmer, rkilmer@zionsville-in.gov, or 317-690-6539.