



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, January 4, 2023

6:30 PM (Local Time)

THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET:

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/83237327620?pwd=WWt0eWx0dDdZcFVKWjIPUnpEMC92QT09>

Webinar ID: 832 3732 7620

Passcode: 783503

Or by Telephone at the following numbers:

+1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or
+1 253 215 8782 or +1 346 248 7799

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Election of Officers
- IV. Approval of the [December 7, 2022, Minutes](#)
- V. Continuance or Withdrawal Requests

Docket Number & Links	Name	Address of Project	Item to be considered
2022-66-DSV	C. Barnes	4757 Madras Court Zionsville, IN 46077	Automatic continuance to the February 1, 2023, BZA Meeting due to untimely publication notice. Petition for a Development Standards Variance to provide for an outdoor patio and amenities which exceeds the allowable lot coverage in the Urban Single-Family Residential Zoning District (R-SF-2).

VI. Continued Business

Docket Number & Links	Name	Address of Project	Item to be considered
<p>2022-57-DSV</p> <p>2022-57-DSV – Staff Report & Petitioner Materials</p> <p>2022-57-DSV – Letters of Interest</p>	M. Godbout	10703 Barrington Way Zionsville, IN 46077	<p>BZA requested a continuance at the November 2, 2022, Meeting.</p> <p>Petition for a Development Standards Variance to decrease the rear setback to provide for a swimming pool in the Holliday Farms Planned Unit Development.</p>

VII. New Business

Docket Number & Links	Name	Address of Project	Item to be considered
<p>2022-64-DSV</p> <p>2022-64-DSV – Staff Report & Petitioner Materials</p>	A. Miller	2626 S. 875 East Zionsville, IN 46077	Petition for a Development Standards Variance to provide for a detached barn in which the accessory structure is permitted prior to the primary structure on a parcel in the Rural Single-Family Residential Zoning District (R-1).
<p>2022-65-DSV</p> <p>2022-65-DSV – Staff Report & Petitioner Materials</p>	Chelsea Park	11400 Templin Rd (est.) Zionsville, IN 46077	Petition for a Development Standards Variance to provide for an increased height of the entry monument signs in the Rural Single and Two-Family Residential Zoning District (R-3).
<p>2022-67-DSV</p> <p>2022-67-DSV – Staff Report & Petitioner Materials</p>	L. Gangstad	8250 W. 96 th Street Zionsville, IN 46077	<p>Petition for Development Standards Variance to provide for an accessory structure which:</p> <ol style="list-style-type: none"> 1) Exceeds the permitted accessory square footage 2) Exceeds the allowable height for an accessory structure in the Rural Equestrian Zoning District (RE).
<p>2022-68-DSV</p> <p>2022-68-DSV – Staff Report & Petitioner Materials</p> <p>2022-68-DSV – Letters of Interest</p>	Brick Street Holdings LLC	175 S. Main Street & 70 E. Pine Street Zionsville, IN 46077	<p>Petition for a Development Standards Variance to provide for a mixed-use development which:</p> <ol style="list-style-type: none"> 1) Exceeds the allowable building height 2) Reduces the parking drive aisle width 3) Reduces the size of the loading space in the Urban Village Business Zoning District (VBD).

<p>2022-69-DSV</p> <p>2022-69-DSV – Staff Report & Petitioner Materials</p> <p>2022-69-DSV – Letters of Interest</p>	<p>Courtyards of Russell Oaks</p>	<p>8901 & 9085 E. Oak Street Zionsville, IN 46077</p>	<p>Petition of a Development Standards Variance to reduce a front yard setback for a single-family residential development in the Rural Single Family and Two-Family Residential Zoning District (R-2).</p>
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VIII. Other Matters to be considered:

Docket Number & Links	Name	Address of Project	Item to be considered
			None at this time.

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

Respectfully Submitted: Mike Dale, AICP
 Director - Community and Economic Development Department
 Town of Zionsville

ADDITIONAL INSTRUCTIONS
FOR THE JANUARY 4, 2023, REGULAR MEETING OF THE ZIONSVILLE BOARD OF ZONING APPEALS

Please click the following link to join the webinar:

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Members of the public shall have the option of recording their attendance at Board of Zoning Appeals Public Meetings via electronic roll call at the start of the meeting or via e-mail at jstevanovic@zionsville-in.gov.

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 Janice Stevanovic at 317-416-1920 or jstevanovic@zionsville-in.gov.
2. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at jrust@zionsville-in.gov.