



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, May 3, 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. Approval of the [April 11, 2023, Minutes](#)
- IV. Continuance or Withdrawal Requests

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

V. Continued Business

Docket Number & Links	Name	Address of Project	Item to be considered
<p>2023-05-DSV</p> <p>2023-05-DSV Staff Report & Petitioner Materials</p> <p>2023-05-DSV Letters of Interest</p>	D. Fleenor	10663 Barrington Way Zionsville, IN 46077	Continuance from the April 11, 2023, BZA Meeting. Petition for a Development Standards Variance to decrease the rear setback to provide for a swimming pool in the Holliday Farms Planned Unit Development.

VI. New Business

Docket Number & Links	Name	Address of Project	Item to be considered
<p>2023-08-DSV</p> <p>2023-08-DSV Staff Report & Petitioner Materials</p>	C. Kantner	11750 E. 200 South Zionsville, IN 46077	Petition for Development Standards Variance to provide for an accessory structure which exceeds the permitted accessory square footage in the Rural General Agricultural Zoning District (AG).
<p>2023-09-DSV</p> <p>2023-09-DSV Staff Report & Petitioner Materials</p>	B. Slack	1480 N. 1100 East Sheridan, IN 46069	Petition for a Development Standards Variance to provide for two primary dwellings on one lot in the Rural General Agricultural Zoning District (AG).
<p>2023-10-SE</p> <p>2023-10-SE Staff Report & Petitioner Materials</p> <p>2023-09-DSV & 2023-10-SE Letters of Interest</p>	B. Slack	1480 N. 1100 East Sheridan, IN 46069	Petition for a Special Exception to provide for a new Single-Family Dwelling and related accessories on a parcel in the Rural General Agricultural Zoning District (AG).
<p>2023-11-DSV</p> <p>2023-11-DSV Staff Report & Petitioner Materials</p>	M. Hollis	10550 Pete Dye Ridge Zionsville, IN 46077	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>2023-12-DSV</p> <p>2023-12-DSV Staff Report & Petitioner Materials</p>	B. Lykens	410 W. Linden Street Zionsville, IN 46077	Petition for Development Standards Variances to provide for a detached garage which: 1) Deviates from the side yard setback 2) Deviates from the aggregate side setbacks 3) Memorialize the existing driveway which deviates from the side yard setback in the Urban Village Zoning District (R-V).

2023-13-DSV 2023-13-DSV Staff Report & Petitioner Materials	D. Snyder	4255 Strathmore Lane Zionsville, IN 46077	Petition for a Development Standards Variance to decrease the rear setback to provide for a swimming pool in the Holliday Farms Planned Unit Development.
2023-14-DSV 2023-14-DSV Staff Report & Petitioner Materials	M. Breidenstein	445 W. Walnut Street Zionsville, IN 46077	Petition for a Development Standards Variance to provide for a deck, walkway, and firepit which exceed the allowable lot coverage in the Urban Village Residential Zoning District (R-V).
2023-15-DSV 2023-15-DSV Staff Report & Petitioner Materials	E. Grasee	3963 Club Ridge Estates Zionsville, IN 46077	Petition for a Development Standards Variance to decrease the rear setback to provide for a swimming pool, spa, and patio in the Holliday Farms Planned Unit Development.
2023-16-DSV 2023-16-DSV Staff Report & Petitioner Materials	S. Gorgievski	365 W. Cedar Street Zionsville, IN 46077	Petition for Development Standards Variances to provide for a home addition which: 1) Deviates from lot coverage 2) Deviates from the aggregate side setbacks 3) Memorialize an existing side yard setback of the single-family residential home in the Urban Village Zoning District (R-V).

VII. 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 MAY 3, 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.