



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, July 5, 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 [June 7, 2023, Minutes](#)
- IV. Continuance or Withdrawal Requests

Docket Number & Links	Name	Address of Project	Item to be considered
2023-24-DSV	Zionsville Presbyterian Church	4775 W. 116 th Street Zionsville, IN 46077	Automatic continuance to the August 2, 2023, BZA Meeting due to untimely publication notice. Petition for a Development Standards Variance to provide for two freestanding signs located within the 10-foot setback from proposed right-of-way in the Urban Office Business Zoning District (B-O) and in the Urban Michigan Road Overlay District (MRO).

V. Continued Business

Docket Number & Links	Name	Address of Project	Item to be considered
<p>2023-11-DSV</p> <p>2023-11-DSV Staff Report & Petitioner Materials</p>	<p>M. Hollis</p>	<p>10550 Pete Dye Ridge Zionsville, IN 46077</p>	<p>Petitioner requested a continuance from the May 3rd and the June 7th, BZA Meetings. 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>
<p>2023-18-DSV</p> <p>2023-18-DSV Staff Report & Petitioner Materials</p> <p>2023-18-DSV Letters of Interest</p> <p>2023-18-DSV Letter of Interest – Petitioner Response</p> <p>2023-18-DSV Updated Drainage Narrative</p>	<p>J. Clarke</p>	<p>145 N. Main Street Zionsville, IN 46077</p>	<p>Continued from the June 7, 2023, BZA Meeting. Petition for a Development Standards Variance to provide for:</p> <ol style="list-style-type: none"> 1) An outdoor paver patio which exceeds the allowable lot coverage from 37 percent to 43.86 percent, 2) A fence that exceeds the maximum height of six (6) feet to 7’5” in the Urban Village Residential Zoning District (R-V).

VI. New Business

Docket Number & Links	Name	Address of Project	Item to be considered
<p>2023-25-DSV</p> <p>2023-25-DSV Staff Report & Petitioner Materials</p> <p>2023-25-DSV Letters of Interest</p>	<p>M. Trammel</p>	<p>240 N. Main Street Zionsville, IN 46077</p>	<p>Petition for a Development Standards Variance to provide for a paver patio, covered pavilion and fireplace which:</p> <ol style="list-style-type: none"> 1) Exceeds the lot coverage from 35 percent (plus a 2 percent increase for pervious materials) to 42 percent 2) Deviates from the side yard setback of 5-feet to 18 inches 3) Deviates from the aggregate side yard setback of 15-feet to 9’6” in the Urban Village Residential Zoning District (R-V).

VII. Other Matters to be considered:

Docket Number	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 JULY 5, 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.