



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, August 3, 2022

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 July 6, 2022, Minutes](#)
- IV. Continuance or Withdrawal Requests

| Docket Number & Link | Name | Address of Project | Item to be considered |
|--------------------------------------------------------------|-----------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2022-41-DSV Withdrawal Letter 2022-41-DSV | D. Linder | 9199 Brookstone Place Zionsville, IN 46077 | Petitioner requests a withdrawal of the Petition. Previously, the Petition was continued to the August 3, 2022, BZA Meeting due to error of Legal Notice Publication. Petition for a Development Standards Variance to provide for an in-ground swimming pool which: 1) Exceeds the allowable lot coverage 2) Reduces the rear setback from 25' to 10' in the Urban Single-Family Residential Zoning District (R-SF-2). |

V. Continued Business

| Docket Number & Link | Name | Address of Project | Item to be considered |
|----------------------|------|--------------------|-----------------------|
|----------------------|------|--------------------|-----------------------|

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| <p>2022-39-DSV</p> <p>2022-39-DSV Staff Report & Petitioner Materials</p> <p>2022-39-DSV Letters of Interest</p> | D. Carey | 11875 E. 200 South Zionsville, IN 46077 | <p>Automatically continued to the August 3, 2022, BZA Meeting due to a split vote recommending denial at the July 6, 2022, BZA Meeting.</p> <p>Petition for a Development Standards Variance for a reduction in the buffer yard to construct an in-ground swimming pool in the Rural Agricultural Zoning District (AG).</p> |
| <p>2022-40-DSV</p> <p>2022-40-DSV Staff Report & Petitioner Materials</p> <p>2022-40-DSV Letters of Interest</p> | D. Giles | 6490 S. SR 267 Lebanon, IN 46052 | <p>Continued from the July 6, 2022, Meeting to the August 3, 2022, BZA Meeting required due to an error of Legal Notice publication.</p> <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 building (being taller than primary) 3) Reduction of the buffer yard in the Rural Agricultural Zoning District (AG). |

VI. New Business

| Docket Number & Link | Name | Address of Project | Item to be considered |
|-----------------------------------------------------------------------------------------------|------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>2022-43-DSV</p> <p>2022-43-DSV Staff Report & Petitioner Materials</p> | M. Hussain | 8750 E. 575 South Zionsville, IN 46077 | <p>Petition for a Development Standards Variance to provide for an addition which:</p> <ol style="list-style-type: none"> 1) Reduces the front yard setback 2) Memorialize the existing front yard setback in the Rural Single and Two-Family Residential Zoning District (R-2). |
| <p>2022-44-DSV</p> <p>2022-44-DSV Staff Report & Petitioner Materials</p> | F. Paul | 3575 E. 400 South Lebanon, IN 46052 | <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 building in the Rural Agricultural Zoning District (AG). |

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:

Community and Economic Development Department
Town of Zionsville

July 29, 2022

ADDITIONAL INSTRUCTIONS
FOR THE AUGUST 3, 2022, REGULAR MEETING OF THE ZIONSVILLE BOARD OF ZONING APPEALS

Please click the following link to join the webinar:

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

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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.