



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS
Wednesday, September 6, 2023
6:30 PM (Local Time)

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

The following items were scheduled for consideration:

- I. Pledge of Allegiance
- II. Acknowledgement of new BZA Member – Jocelyn Hinshaw
- III. Attendance - **5 of 5 members attended. IN-PERSON: C. Lake, K. Postlethwait, J. Hinshaw, S. Mundy, L. Jones**
- IV. Approval of the [July 5](#) & [August 2](#), 2023, Minutes
- V. Continuance or Withdrawal Requests

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

VI. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2023-11-DSV	M. Hollis	10550 Pete Dye Ridge Zionsville, IN 46077	Adoption of Findings Complete Adoption of Negative Findings of Fact confirming the Board of Zoning Appeals denial from the July 5, 2023, Meeting.
2023-18-DSV	J. Clarke	145 N. Main Street Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 3 in Favor, 2 Opposed - Lot Coverage 5 in Favor, 0 Opposed - Fence Petition for a Development Standards Variance to provide for: 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).

2023-24-DSV	Zionsville Presbyterian Church	4775 W. 116 th Street Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 3 in Favor, 0 Opposed 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).
2023-26-DSV	R. Strickland	4616 St John Circle Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for an in-ground swimming pool which exceeds the lot coverage from 20 percent to 30 percent in the Urban Single-Family Residential Zoning District (R-SF-2).
2023-29-SE	Altums	7645 E. 200 North Whitestown, IN 46075	Conditional Approval with three (3) year sunset clause, installation of curb cut and offloading area out of public right of way by April 1, 2024, complete submittal of Improvement Location Permit (ILP) for the "Hoop House", complaints forwarded to BZA to decide on action of sunset. 5 in Favor, 0 Opposed Petition for a Special Exception to provide for a landscape contracting business in the Rural General Agricultural Zoning District (AG).

VII. New Business

Docket Number	Name	Address of Project	Item to be considered
2023-30-DSV	A. Ott	5355 W. Old 106 th Street Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for a renovation and expansion of an existing single-family residence in which: 1) Deviates from the required side yard setback of 20-feet to 10'7" 2) Exceeds the allowable building height of 35-feet to 48-feet in the Urban Single family Residential Zoning District (R-SF-2). 3) Exceeds to allowable wall line linear footage
2023-31-UV	D. Stohler	5898 S. 700 East Whitestown, IN 46075	Approved as presented & filed w/ exhibits & per staff report, with three (3) year sunset clause. 5 in Favor, 0 Opposed Petition for a Use Variance to provide for an office for a home improvement company in the Rural Single Family Residential Zoning District (R-1).
2023-32-DSV	M. Humphrey	65 N. 700 East Whitestown, IN	Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed Petition for Development Standards Variance to provide for an accessory structure which exceeds the permitted accessory square footage in the Rural Agricultural Zoning District (AG).

2023-33-DSV	Chase Bank	10701 E. 300 South Zionsville, IN 46077	Continued to the October 4, 2023, BZA Meeting. 5 in Favor, 0 Opposed Petition for Development Standards Variance to provide for additional signage which exceeds the maximum allowed of two (2) and proposed is ten (10) signs in the Rural General Business Zoning District (GB) and in the Rural Michigan Road Overlay District (MRO).
2023-34-DSV	Chase Bank	10701 E. 300 South Zionsville, IN 46077	Continued to the October 4, 2023, BZA Meeting. 5 in Favor, 0 Opposed Petition for Development Standards Variance which exceeds the permitted light level at the east property line in the Rural General Business Zoning District (GB) and in the Rural Michigan Road Overlay District (MRO).
2023-36-DSV	Culver's Restaurant	3263 S. US Highway 421 Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed Petition for Development Standards Variance to provide for additional signage which exceeds the maximum allowed of three (3) and proposed is four (4) signs in the Rural General Business Zoning District (GB) and in the Rural Michigan Road Overlay District (MRO).
2023-37-DSV	T. Gottschalk	8802 Oak Street Zionsville, IN 46077	Conditional Approval: Accessory square footage to exceed that of the primary up to 6,189 total square feet. Removal of storage containers from property within 30 days (October 6, 2023). Complete submittal of Improvement Location Permit (ILP) for the "Lean To". 5 in Favor, 0 Opposed Petition for Development Standards Variance to provide for additional accessory structures which exceeds the permitted accessory square footage which also includes utilizing shipping containers in the Rural Single and Two-Family Residential Zoning District (R-2).

VIII. 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