



**MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS**

**Wednesday, October 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=WWt0eWx0dDdZcFVKWjlPUnpEMC92QT09>

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 [September 6, 2023, Minutes](#)
- IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
<a href="#">2023-34-DSV</a>  <a href="#">Letter(s) of Interest</a>  <a href="#">Photometric Plan</a>  <a href="#">Withdrawal Request</a>	Chase Bank	10701 E. 300 South Zionsville, IN 46077	<b>Continued from the September 6, 2023, BZA Meeting; Withdrawal Requested</b>  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).

<a href="#">2023-39-DSV</a>  <a href="#">Letter(s) of Interest</a>  <a href="#">Continuance Request</a>	G. Merrell	190 W Pine Street Zionsville, IN 46077	<b>Continued from the September 6, 2023, BZA Meeting; Continuance Requested by Interested Party</b>  Petition for Development Standards Variances to provide for a variance of Section § 194.105(C) & § 194.105(E) of the Zionsville Zoning Ordinance in the Urban Office Business District (B-O).
<a href="#">2023-42-DSV</a>	D. Christiansen	7371 E 100 North, Whitestown, IN 46075	<b>Continuance - Lack of Notice (newspaper)</b>  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).

V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
<a href="#">2023-33-DSV</a>	Chase Bank	10701 E. 300 South Zionsville, IN 46077	<b>Continued from the September 6, 2023, BZA Meeting.</b>  Petition for Development Standards Variance to provide for additional signage which exceeds the maximum allowed of two (2) and proposed is five (5) signs in the Rural General Business Zoning District (GB) and in the Rural Michigan Road Overlay District (MRO).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
<a href="#">2023-40-DSV</a>	Tipsy Mermaid - Sign	135 S Main Street Zionsville, IN 46077	Petition for a Development Standards Variance of Section 194.165 to provide for the installation and location of a ground sign in the Urban Village Business Zoning District (VBD).
<a href="#">2023-41-DSV</a>	J. Kinslow	8965 Whitestown Road Zionsville, IN 46077	Petition for a Development Standards Variances to construct an accessory structure prior to the completion of the primary structure within the Rural Single- and Two-Family Residential 2 Zoning District (R-2).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			2024 BZA Meeting Dates and Deadlines

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

October 4, 2023

**ADDITIONAL INSTRUCTIONS  
FOR THE REGULAR MEETING OF THE ZIONSVILLE BOARD OF ZONING APPEALS**

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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](mailto: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](mailto: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](mailto:jrust@zionsville-in.gov).