



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, December 6, 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 [November 1, 2023, Minutes](#)
- IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered

V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2023-39-DSV Staff Report and Materials Letters of Interest	G. Merrell	190 W Pine Street Zionsville, IN 46077	<p>Continued from October 4, 2023, and November 1, 2023 BZA Meetings. Petition to be continued to the December 6, 2023, Board of Zoning Appeals meeting due to improper re-notice.</p> <p>Petition for a Development Standards Variance for a reduction in the required amount of off-street parking per Section 194.105 (E) of the Zoning Ordinance in the Urban Office Business District (B-O).</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2023-45-DSV Staff Report and Materials Letters of Interest	T. Duffy	8150 Melborne Place, Zionsville, IN 460744	Petition for a Development Standards Variance to Section 194.047 to exceed one primary structure on the same parcel, including a single-family residence and pool house in the Urban R-SF-2 Single Family Residential District.
2023-46-DSV Staff Report and Materials	Aldi Grocery Store	6419 E. Whitestown Parkway, Zionsville, IN 46075	Petition for a Development Standards Variance to Section 194.111 to reduce the minimum number of required loading berths in the Rural General Business Zoning District (GB).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
Continuance FAQ			Discussion of procedures for continuance request
2024 Board of Zoning Appeals Schedule			Review and approval of the 2024 Board of Zoning Appeals scheduled 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

ADDITIONAL INSTRUCTIONS
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.

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.