



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, June 7, 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 [May 3, 2023, Minutes](#)
- IV. Continuance or Withdrawal Requests

Docket Number & Links	Name	Address of Project	Item to be considered
2023-11-DSV Continuance Request Letter	M. Hollis	10550 Pete Dye Ridge Zionsville, IN 46077	The Petitioner has requested a continuance to the July 5, 2023, BZA Meeting. Previously continued from the May 3, 2023, BZA Meeting. Petition for a Development Standards Variance to decrease the rear setback to provide for a swimming pool in the Holliday Farms Planned Unit Development.
2023-19-DSV Withdrawal Request Letter	L. Buesching	10525 Pete Dye Ridge Zionsville, IN 46077	The Petitioner has requested a withdrawal on June 2, 2023. Petition for a Development Standards Variance to decrease the rear setback from 30-feet to eight (8) feet ten (10) inches to provide for a pool deck, fire pit and patio in the Holliday Farms Planned Unit Development.

<p>2023-05-DSV Withdrawal Request Letter 2023-05-DSV – Staff Report & Petitioner Materials 2023-05-DSV – Letter of Interest</p>	D. Fleenor	10663 Barrington Way Zionsville, IN 46077	<p>The Petitioner has requested a withdrawal on June 2, 2023. 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>
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V. Continued Business

Docket Number & Links	Name	Address of Project	Item to be considered
<p>2023-13-DSV 2023-13-DSV Finding of Fact</p>	D. Snyder	4255 Strathmore Lane Zionsville, IN 46077	Adoption of Negative Findings of Fact confirming the Board of Zoning Appeals denial from the May 3, 2023, Meeting.
<p>2023-15-DSV 2023-15-DSV Finding of Fact</p>	E. Grasee	3963 Club Ridge Estates Zionsville, IN 46077	Adoption of Negative Findings of Fact confirming the Board of Zoning Appeals denial from the May 3, 2023, Meeting.
<p>2023-16-DSV 2023-16-DSV – Staff Report & Petitioner Materials 2023-16-DSV – Letter of Interest</p>	S. Gorgievski	365 W. Cedar Street Zionsville, IN 46077	<p>Continued from the May 3, 2023, BZA Meeting. Petition for Development Standards Variances to provide for a home addition which:</p> <ol style="list-style-type: none"> 1) Deviates from lot coverage 2) Deviates from the aggregate side setbacks 3) Memorialize an existing side yard setback of the single-family residential home in the Urban Village Zoning District (R-V).

VI. New Business

Docket Number & Links	Name	Address of Project	Item to be considered
<p>2023-17-UV 2023-17-UV – Staff Report & Petitioner Materials</p>	Montessori Foundation of Indianapolis	11712 N. Michigan Road Zionsville, IN 46077	Petition for a Use Variance to provide for a school in the Urban Neighborhood Business Zoning District (B-1) and in the Urban Michigan Road Overlay District (MRO).

2023-23-DSV – Staff Report & Petitioner Materials	Montessori Foundation of Indianapolis	11712 N. Michigan Road Zionsville, IN 46077	Petition for a Development Standards Variance to provide for a reduction of the required number of parking spaces from 180 to 61 in the Urban Neighborhood Business Zoning District (B-1) and in the Urban Michigan Road Overlay District (MRO).
2023-18-DSV – Staff Report & Petitioner Materials	J. Clarke	145 N. Main Street Zionsville, IN 46077	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).
2023-20-DSV – Staff Report & Petitioner Materials	M. Griffin	280 Governors Lane Zionsville, IN 46077	Petition for a Development Standards Variance to provide for a pergola which deviates from the side yard setback from the required seven (7) feet to two (2) feet in the Urban Single-family Residential Zoning District (R-SF-3).
2023-21-DSV – Staff Report & Petitioner Materials 2023-21-DSV – Letters of Interest	G. Searle	295 N. Main Street Zionsville, IN 46077	Petition for a Development Standards Variance to provide for an addition which: 1) Exceeds the allowable lot coverage from 37 percent to 41 percent 2) Deviates from the rear yard setback of 20-feet to 5’2” in the Urban Village Residential Zoning District (R-V).
2023-22-UV – Staff Report & Petitioner Materials	D. Swiney	5779 S. 900 East Zionsville, IN 46077	Petition for Use Variance to allow for chiropractic services within an owner's personal residence in the Rural Low Density Single Family and Two-Family Residential Zoning District (R-2). 2018-01-UV was approved at the March 13, 2018, BZA Meeting and expired on March 12, 2023.

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 JUNE 7, 2023, 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.