



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, August 2, 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:

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+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 5, 2023, Minutes](#)
- IV. Continuance or Withdrawal Requests

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

V. Continued Business

Docket Number & Links	Name	Address of Project	Item to be considered
2023-11-DSV Negative Finding of Fact 2023-11-DSV	M. Hollis	10550 Pete Dye Ridge Zionsville, IN 46077	Adoption of Negative Findings of Fact confirming the Board of Zoning Appeals denial from the July 5, 2023, Meeting.

<p>2023-18-DSV</p> <p>2023-18-DSV Staff Report & Petitioner Materials</p> <p>2023-18-DSV Letters of Interest</p> <p>2023-18-DSV Petitioner Response to Letter of Interest</p> <p>2023-18-DSV Drainage Report (Received 7-28-2023)</p>	<p>J. Clarke</p>	<p>145 N. Main Street Zionsville, IN 46077</p>	<p>Continued from the June 7, 2023, and July 5, 2023, BZA Meetings.</p> <p>Petition for a Development Standards Variance to provide for:</p> <ol style="list-style-type: none"> 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).
<p>2023-24-DSV</p> <p>2023-24-DSV Staff Report & Petitioner Materials</p>	<p>Zionsville Presbyterian Church</p>	<p>4775 W. 116th Street Zionsville, IN 46077</p>	<p>Continued from the July 5, 2023, BZA Meeting as a result of an automatic continuance due to untimely publication notice.</p> <p>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).</p>

VI. New Business

Docket Number & Links	Name	Address of Project	Item to be considered
<p>2023-26-DSV</p> <p>2023-26-DSV Staff Report & Petitioner Materials</p>	<p>R. Strickland</p>	<p>4616 St John Circle Zionsville, IN 46077</p>	<p>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).</p>
<p>2023-29-SE</p> <p>2023-29-SE Staff Report & Petitioner Materials</p> <p>2023-29-SE Letters of Interest</p> <p>Videos of Interest: 1, 2, 3, 4, 5, 6</p>	<p>Altums</p>	<p>7645 E. 200 North Whitestown, IN 46075</p>	<p>Petition for a Special Exception to provide for a landscape contracting business in the Rural General Agricultural Zoning District (AG).</p>

VII. Other Matters to be considered:

Docket Number & Links	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 AUGUST 2, 2023, 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.