



MEETING NOTICE AND AGENDA ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, November 1, 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 October 4, 2023, Minutes
- IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2023-38 DSV	J. Patten	5120 Turkey Foot Road Zionsville, IN 46077	Petitioner requested continuance to December 6, 2023, Board of Zoning Appeals meeting. Petition for Development Standards Variance of Section 194.047 to allow an accessory use to be built that encroaches into the minimum required setbacks AND to allow for the total square footage of the accessory building to exceed the total square footage of the primary structure.

2023-39-DSV	G. Merrell	190 W Pine Street Zionsville, IN 46077	Continuance from October 4, 2023, BZA Meeting. Continuance requested to the December 6, 2023 Board of Zoning Appeals meeting due to improper notice. 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
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V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2023-42-DSV	D. Christiansen	7371 E 100 North, Whitestown, IN 46075	Continued from the October 4, 2023, BZA Meeting 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).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2023 – 43 DSV	C. Crum	8455 E 50 S Zionsville, IN 46077	Petition for Development Standards Variance of Section 194.097 to allow the square footage of an accessory use to exceed the square footage of the primary structure on an AG zoned property.
2023-44 DSV	G. Eddy	8775 E. 125 South Zionsville, IN 46077	Petition for Development Standards Variance to Section 194.097 to allow for the construction of an accessory structure prior to the construction of the primary structure within the R-2 Residential Zoning District.

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
	2024 BZA Meeting Schedule		April 9 th BZA Meeting – 1 st day back from Spring Break

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.