

BZA



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, October 4, 2023

6:30 PM (Local Time)

THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET:

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance – Steve Mundy, Chris Lake, Jocelyn Hinshaw, Kathi Postlethwait, Larry Jones
- III. Approval with correction of the [September 6, 2023, Minutes](#) **Approved 5 in Favor, 0 Opposed**
- IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2023-34-DSV	Chase Bank	10701 E. 300 South Zionsville, IN 46077	Petitioner request to withdraw approved. 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).
2023-39-DSV	G. Merrell	190 W Pine Street Zionsville, IN 46077	Automatic continuance to the November 1, 2023, Board of Zoning Appeals meeting due a Continuance Request by an Interested Party. 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).
2023-42-DSV	D. Christiansen	7371 E 100 North, Whitestown, IN 46075	Automatic continuance to the November 1, 2023, Board of Zoning Appeals meeting due to timely noticing requirements. 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).

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V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2023-33-DSV	Chase Bank	10701 E. 300 South Zionsville, IN 46077	<p>Approved as presented & filed w/ exhibits & per staff report.</p> <p>5 in Favor, 0 Opposed.</p> <p>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).</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2023-40-DSV	Tipsy Mermaid - Sign	135 S Main Street Zionsville, IN 46077	<p>Conditional Approval as presented & filed w/ exhibits & per staff report.</p> <p>5 in Favor, 0 Opposed.</p> <p>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).</p>
2023-41-DSV	J. Kinslow	8965 Whitestown Road Zionsville, IN 46077	<p>Conditional Approval with a recorded commitment to have the primary substantially completed by December 10, 2024, with the primary being issued a temporary certificate of occupancy.</p> <p>5 in Favor, 0 Opposed.</p> <p>Petition for a Development Standards Variance 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).</p>

Respectfully Submitted: Mike Dale, AICP
 Director - Community and Economic Development Department
 Town of Zionsville