



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, November 1, 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 – Attended in Person-Steve Mundy, Chris Lake, Jocelyn Hinshaw, Kathi Postlethwait, Larry Jones
- III. Approval of the [October 4, 2023, Minutes](#) **Approved 5 in Favor, 0 Opposed**
- IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2023-39-DSV	G. Merrell	190 W Pine Street Zionsville, IN 46077	<p>Continued from the October 4, 2023, and November 1, 2023, Board of Zoning Appeals Meetings to the December 6, 2023, Meeting. 5 in Favor, 0 Opposed.</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>

V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2023-42-DSV Staff Report and Materials	D. Christiansen	7371 E 100 North, Whitestown, IN 46075	<p>Conditionally Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed.</p> <p>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).</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2023-43-DSV Staff Report and Materials	C. Crum	8455 E 50 S Zionsville, IN 46077	<p>Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed.</p> <p>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.</p>
2023-44-DSV Staff Reports and Materials	G. Eddy	8775 E. 125 South Zionsville, IN 46077	<p>Conditionally Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 1 Opposed.</p> <p>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.</p>

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
	2024 BZA Meeting Schedule		<p>Review and approval of the 2024 BZA meeting dates and deadlines</p> <p>April 9th BZA Meeting – 1st day back from Spring Break</p>

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