



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, May 3, 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 were scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance **5 of 5 members attended. IN-PERSON: C. Lake, L. Jones, S. Mundy, A. Pickell, K. Postlethwait**
- III. Approval of the April 11, 2023, Minutes **Approved 5 in Favor, 0 Opposed**
- IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2023-05-DSV	D. Fleenor	10663 Barrington Way Zionsville, IN 46077	The Petitioner requested a continuance to the June 7, 2023, BZA Meeting. Previously continued from the April 11, 2023, BZA Meeting. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to decrease the rear setback to provide for a swimming pool in the Holliday Farms Planned Unit Development.

V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
			None.

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2023-08-DSV	C. Kantner	11750 E. 200 South Zionsville, IN 46077	<p>Conditionally approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed Petition for Development Standards Variance to provide for an accessory structure which exceeds the permitted accessory square footage in the Rural General Agricultural Zoning District (AG).</p>
2023-09-DSV	B. Slack	1480 N. 1100 East Sheridan, IN 46069	<p>Conditionally approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for two primary dwellings on one lot in the Rural General Agricultural Zoning District (AG).</p>
2023-10-SE	B. Slack	1480 N. 1100 East Sheridan, IN 46069	<p>Conditionally approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Special Exception to provide for a new Single-Family Dwelling and related accessories on a parcel in the Rural General Agricultural Zoning District (AG).</p>
2023-11-DSV	M. Hollis	10550 Pete Dye Ridge Zionsville, IN 46077	<p>Continued to the June 7, 2023, BZA Meeting. 3 in Favor, 2 Opposed 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>
2023-12-DSV	B. Lykens	410 W. Linden Street Zionsville, IN 46077	<p>Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed Petition for Development Standards Variances to provide for a detached garage which: 1) Deviates from the side yard setback 2) Deviates from the aggregate side setbacks 3) Memorialize the existing driveway which deviates from the side yard setback in the Urban Village Zoning District (R-V).</p>
2023-13-DSV	D. Snyder	4255 Strathmore Lane Zionsville, IN 46077	<p>Denied as presented. Negative Finding of Fact will be executed at the June 7, 2023, BZA Meeting. 5 in Favor, 0 Opposed 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>
2023-14-DSV	M. Breidenstein	445 W. Walnut Street Zionsville, IN 46077	<p>Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for a deck, walkway, and firepit which exceed the allowable lot coverage in the Urban Village Residential Zoning District (R-V).</p>

2023-15-DSV	E. Grasee	3963 Club Ridge Estates Zionsville, IN 46077	Denied as presented. Negative Finding of Fact will be executed at the June 7, 2023, BZA Meeting. 5 in Favor, 0 Opposed Petition for a Development Standards Variance to decrease the rear setback to provide for a swimming pool, spa, and patio in the Holliday Farms Planned Unit Development.
2023-16-DSV	S. Gorgievski	365 W. Cedar Street Zionsville, IN 46077	Continued to the June 7, 2023, BZA Meeting. 5 in Favor, 0 Opposed Petition for Development Standards Variances to provide for a home addition which: 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).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			None.

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