



2023 Zionsville Board of Zoning Appeals Filing Deadlines & Meeting Dates Development Standards, Use Variances, Special Exceptions, & Appeals	
<i>Application Filing Deadline To the Community & Economic Development Department No later than 3:00 p.m. Monday</i>	<i>BZA Meeting Date First Wednesday Every Month 6:30 p.m.</i>
November 28, 2022	January 4, 2023
Tuesday, December 27, 2022	February 1, 2023
January 23, 2023	March 1, 2023
February 27, 2023	Tuesday, April 11, 2023
March 27, 2023	May 3, 2023
May 1, 2023	June 7, 2023
Friday, May 26, 2023	July 5, 2023
June 26, 2023	August 2, 2023
July 31, 2023	September 6, 2023
August 28, 2023	October 4, 2023
September 25, 2023	November 1, 2023
October 23, 2023	December 6, 2023
<i>Timely Public Notice Is Required. See the attached for Notice Requirements</i>	
<i>(Red Text-Indicates date change due to a Holiday or Scheduling Conflict)</i>	
The BZA Rules of Procedures and Zoning Ordinance require submittals be filed on a date which is at least 30 days prior to the initial hearing; the Filing Deadline dates noted above establishes those dates.	



**RULES OF PROCEDURE:
TOWN OF ZIONSVILLE BOARD OF ZONING APPEALS**

**Notice Requirements for Petitions for Administrative Appeal, Variance of Use,
Variance of Development Standards, or Special Exception**

Notice of all *Petitions* for administrative appeal, variance of use, variance of development standards, or special exception for public hearing before the *Board*, or before any hearing officer, shall be given to all interested parties or property owners in the following manner:

1. Notice by Publication

Notice, in a form approved by the *Secretary*, shall be published by the *Petitioner* in accordance with LC. 5-3-1 at least ten (10) days prior to the date of the public hearing.

2. Notice by Mailing

Notice, in a form approved by the *Secretary*, shall be mailed to each interested party.

Notice by mailing shall be given by certified mail, return receipt requested, or by first class mail at least ten (10) days prior to the date of the hearing.

3. Notice by Sign Posting

A Notice sign, in a form approved by the *Secretary*, shall be posted in a conspicuous place on the subject property, outside of any public right-of-way, by the *Petitioner* at least ten (10) days prior to the date of the public hearing.

4. Interested Parties

- a. Interested parties for a *Petition* for administrative appeal, variance of use, variance of development standards, or special exception shall include:

- (1) All owners of property within the area included in the *Petition* who are not *Petitioners*; and,

- (2) All owners of adjoining parcels to a depth of one (1) ownership surrounding the perimeter of the area included in the *Petition*.

In the case of property which has been submitted to the Horizontal Property Law (I.C. 36-1-6), designated common areas shall be deemed one ownership and notice to the co-owners of such common area may be given to the association of co-owners.

For the purpose of notice requirements contained in this subsection a., where any immediately adjoining parcel owned by the *Petitioner*, subject property of the *Petition* shall be deemed to include the immediate} adjoining parcel owned by the *Petitioner*.

For the purpose of notice requirements contained in this subsection

- a. where any immediately adjoining parcel is a dedicated right-of-way, railroad right-of-way or private alley or street, the subject property of the *Petitioner* shall be deemed to include the portion of the right-of-way or private street that is contiguous and adjacent to the parcel owned by the *Petitioner*.
- b. In determining the name and address of legal title owners, the records of the Boone County Auditor, or the appropriate office designated in an adjoining county, at a point in time within fourteen (14) days of the date of filing, shall be deemed to be the true names and addresses of all persons entitled to receive notice. The *Petitioner* shall include a list of the name and address of legal title owners with the Affidavit of Notice.

5. Affidavit of Notice

Petitioner shall file an Affidavit of Notice with the *Secretary*, in a form as specified by the *Board*, indicating compliance with all notice requirements of these Rules, prior to the public hearing. Copies of all "Receipt for Certified Mail" (white slips) shall be filed with the Affidavit of Notice. The originals of the "Domestic Return Receipts" (green cards) shall be filed with the *Secretary* upon the later of (i) the public hearing or (ii) receipt by the *Petitioner*.

6. Defective Notice

If proper notice has not been given, a *Petition* may be continued until a later date to allow time for un-notified persons to prepare for the public hearing. Personal appearance shall waive any defect in notice unless the defect in notice is timely raised at the beginning of the public hearing on the *Petitioner's Petition*.



Town of Zionsville
Plan Commission - Board of Zoning Appeals
Public Notice Contact Information

Notice by publication in one (1) newspaper of general circulation is required in accordance with LC. 5-3-1 **at least ten (10) days prior to the date of the public hearing**. Below is a list of newspapers of general circulation available for publication of legal notice (not an exhaustive list).

Current in Zionsville

www.currentzionsville.com
317-489-4444
legals@youarecurrent.com

Lebanon Reporter

www.reporter.net
765-640-2318
publicnotices@indianamedia.com

Indianapolis Star

www.indystar.com
317-444-4444
publicnotices@indystar.com