



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting Agenda

Monday, July 23, 2018

Time: 6:00 PM

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meetings
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns

1. A BZA Executive Session will be held immediately following the conclusion of this BZA meeting.

H. Public Hearings

1. **(A) Lucas Estate Appeal: Docket No. 17120006 A.**

The applicant seeks to appeal the 11/09/2017 Determination Letter written by the Carmel Department of Community Services' Director. The site is located at 1143 W. 116th Street. The site is zoned S1/Residence and partially lies within the West 116th Street Overlay Zone and the Floodplain Zone. Filed by Timothy Ochs of Ice Miller LLP, on behalf of The Lucas Living Trust.

(V) Johnson Addition, Lot 3.

The applicant seeks development standards variance approvals related to splitting one lot into two:

- 2. **Docket No. 18060007 V UDO Section 2.10: Min. 10,000 s.f. lot area required, 8,400 s.f. proposed**
- 3. **Docket No. 18060008 V UDO Section 2.10: Min. 80-ft lot width required, 60-ft proposed**
- 4. **Docket No. 18060009 V UDO Section 2.10: Max. 35% lot coverage required, 45.1% proposed**

The site is located at 525 W. Main St. It is zoned R2/Residential. Filed by Jim Shinaver of Nelson & Frankenberger, Inc., on behalf of Wedgewood Real Estate Partners, LLC.

(V) Sunrise on the Monon, Temporary Construction Facility.

The applicant seeks the following development standards variance for the existing permitted use:

- 5. **Docket No. 18060010 V PUD Ordinance Z-598-14 Section 7.1 and UDO Section 5.41: Temporary Construction Facility Standards, Duration and Parking.** The site is located at 1526-1536 Daylight Dr., on Lots 1-6 of Sunrise on the Monon subdivision (former Sunrise golf course clubhouse). It is zoned PUD/Planned Unit Development. Filed by Justin Moffett of The Old Town Design Group, LLC.

- I. New Business
- J. Old Business
- K. Adjournment

File: 7.23.2018 regular meeting