



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting Agenda

June 25, 2018

(Revised)

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
 - 1. A BZA Executive Session will occur immediately following the conclusion of this BZA meeting, in the Carmel City Hall Caucus Rooms.
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
 - 1. Request to suspend BZA Rules of Procedure, for Home 2 Suites Hotel variances to be re-heard at this June 25 meeting, one month sooner (five months after the original vote, rather than six).
- H. Public Hearings
 - 1. **TABLED TO JULY 23 - (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) **2070 W. 106th St. Privacy Wall.**
The applicant seeks development standards variance approval for a brick wall in the front yard:
 - 2. **Docket No. 18040009 V UDO Section 5.09.B Maximum 42-inch fence with at least 25% visibility required in the front yard, 6-ft tall solid wall proposed.** The site is located at 2070 W. 106th Street. It is zoned S1/Residential. Filed by Joe Logan with Timothy Homes, LLC, on behalf of Hari & Saranya Nagireddy, owners.
 - (UV) **12166 N. Meridian Tru Hotel Development.**
The applicant seeks the following use variance approval for a hotel:
 - 3. **Docket No. 18050007 UV UDO Section 2.39 Hotel use permitted on upper floors only, hotel use proposed on ground floor.** The site is located at 12166 N. Meridian Street. It is zoned MC-Meridian Corridor. Filed by Larry Longman of Lauth Group, Inc., on behalf of Dora Hospitality Group.

(V) Home 2 Suites Hotel.

The applicant seeks the following development standards variance approvals for a new 88-room hotel totaling 62,374 sq. ft., on 1.95 acres:

4. **Docket No. 18050008 V ZO Chptr 20G.05.04.B.1.b: Max. 55-ft building height allowed, 66-ft proposed.**
5. **Docket No. 18050009 V ZO Chptr 25.07.02-03.b.1: 1 sign allowed, 3 proposed.**
6. **Docket No. 18050010 V ZO Chptr 33.05.A.5: Min. 30-ft wide bufferyard along south perimeter required, 4.32-ft proposed.** The site is located at 12845 Old Meridian St., on Lot 8A in RA Franke Addition. It is zoned UC, Urban Core (was OM/MU, Old Meridian/Mixed Use). Filed by Ice Miller on behalf of Witness Investment, LLC

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