



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Agenda Monday, March 26, 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 & Swearing-in of New Members
- E. Approval of Minutes of Previous Meetings
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
 - 1. Rules of Procedure suspension request, 13081 Wembly Cir. Fence Height (Docket No. 17120005 V).
 - 2. Request to reorder agenda, move Docket No. 18020012 UV (Paradise Personal Training) up.
 - 3. Proposed BZA Rules of Procedure amendments.
 - 4. Rules of Procedure suspension request, related to Certificate of Mailing requirement.
- H. Public Hearings
 - (V) **13081 Wembly Cir. Fence Height.**
The applicant seeks the following variance approval for an 8-ft tall fence along Main St. & Gray Rd.
 - 1. **Docket No. 17120005 V ZO Chptr 25.02.02 Max. 6-ft fence in front yard allowed, 8-ft requested.** The site is located at 13081 Wembly Cir. (Brookshire North Subdivision, Section 3, Lot 118). It is zoned R-1/Residence. Filed by Joshua Kirsh, of the Carmel Engineering Dept., on behalf of the owner, Helen Portwood.
 - 2. **TABLED TO APRIL 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.~~

(SU) LeafSpring School.

The applicant seeks the following special use approval for a kindergarten/preschool and private school on 3.93 acres:

3. **Docket No. 17120025 SU ZO Chptr 5.02: Permitted Uses, Special Use required for a School.**
4. **WITHDRAWN - Docket No. 17120026 V — ZO Chptr 5.04.03.F: Max. 35% lot cover allowed; 39% proposed.** The site is located at 14590 Cherry Tree Rd. It is zoned S1/Residence. Filed by Jim Shinaver of Nelson & Frankenberger, on behalf of Imagine and Discover, Inc. dba Rainbow Station.

(UV) Paradise Personal Training.

The applicant seeks use variance approval to operate a one-on-one personal fitness trainer business:

5. **Docket No. 18020012 UV UDO Sections 2.11 & 3.56 – Permitted uses, Business use requested.** The site is located at 120 1st St NE, in Carey Addition, Lot 9 (part). It is zoned R3/Residence and lies within the Old Town Overlay Zone Character Subrarea. Filed by Kevin Buchheit of Krieg Devault LLP, on behalf of John Karesh, business owner.

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

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