



City of Carmel

Board of Zoning Appeals

Regular Meeting Agenda

Monday, July 24, 2023

REVISED

Time: 6:00 PM

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

Please Note:

- This in-person meeting will be on Carmel TV and livestreamed on <http://carmelin.new.swagit.com/views/1>
- The meeting will be video/audio recorded with minutes taken by the BZA Secretary

Agenda:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Declaration of Quorum
- Approval of Minutes and Findings of Facts of Previous Meetings
- Communications, Bills, and Expenditures
- Reports, Announcements, Legal Counsel Report, and Department Concerns
 - Outgoing board member recognition
- Public Hearings:

~~TABLED INDEFINITELY - (V) Perma Pools Sign Variance.~~

~~The applicant seeks the following development standards variance approval:~~

- ~~**Docket No. PZ-2023-00114 V UDO Section 5.39(H)(2)(a) 1 sign allowed, 2 requested.**
The site is located at 10350 N. Michigan Rd. and is zoned I1/Industrial and US 421 Michigan Road Overlay District. Filed by Daniel Majestic of Perma Pools.~~

(V) Nessem Accessory Building Variance (Appeal).

The applicant seeks the following development standards variance approval:

- Docket No. PZ-2023-00126 V UDO Section 5.02(B)(3) – Additional 20' x 30' detached accessory structure requested. The combined square footage of the ground floor area of garages and/or accessory buildings shall not exceed 75% of the ground floor area of the principal building, 102% requested.** The site is located at 511 E. 111th St. (College Heights Subdivision, Lot 76). It is zoned R3/Residence. Filed by Rob Thomas of Thomas Law Group, LLC on behalf of Sheref Nessem.

(SUA, V) Hope Church Special Use Amendment and Variance.

The applicant seeks the following special use and development standards variance approval:

- Docket No. PZ-2023-00134 SUA UDO Section 2.05 Education Special Use required in S2.**
- Docket No. PZ-2023-00132 V UDO Section 1.07 Transportation Plan compliance required, Request to only dedicate street right of ways.**
The site is located at 2500 E. 98th St. and is zoned S2/Residence. Filed by Rick Lawrence of Nelson & Frankenberger, LLC on behalf of Hope Church of The Christian and Missionary Alliance, Inc. and Northpoint Homeschool Academy.

I. New Business

J. Old Business:

(V) L'Etoile Variances.

The applicant seeks the following development standards variance approvals:

5. **Docket No. PZ-2023-00083 V UDO Section 2.38 Side Setback - 40' Minimum Side Setback for surface parking required, 4' requested.**
6. **WITHDRAWN - Docket No. PZ-2023-00084 V UDO Sections 5.12 & 5.32 — Parking: Total floor area — No project shall have more floor area than the parking it can provide. And, 1.2 vehicle parking spaces per dwelling unit (now 36 units) and 1 parking space per 350 sq. ft. of retail required (now 51 total spaces required), 45 requested (plus 4 on street spaces).**
7. **Docket No. PZ-2023-00085 V UDO Section 2.38 Rear Setback - 40' Minimum Rear Setback for surface parking required, 3' requested. And 20' Maximum Rear Setback required, 43' requested.** The site is located at 833 W. Main Street. It is zoned UC/Urban Core. Filed by Ben Bemis of CEC, Inc. on behalf of the owner, Aziz Mamaev.

(SE) Bonilla Short Term Residential Rental (Appeal).

The applicant seeks the following special exception approval for a STRR in a portion of the house:

8. **Docket No. PZ-2023-00109 SE UDO Section 2.07 Permitted Uses, Residential Special Exception.** The 1.15-acre site is located at 2918 E. Smoky Row and is zoned R1/Residence (not in any Subdivision). Filed by Stephanie Maris of Cohen, Garelick & Glazier P.C., on behalf of DBM Group LLC, owner.

K. Adjournment

Dated: Friday, July 14 2023 File: 7.24.23 regular meeting.doc By: Joe Shestak, Carmel BZA Meeting Coordinator jshestak@carmel.in.gov or 317-571-2419
