



# City of Carmel

## Board of Zoning Appeals **Regular Meeting** Monday, March 25, 2024

Time: **6:00 PM**

Location: **Carmel City Hall Council Chambers, 2<sup>nd</sup> Floor, 1 Civic Square, Carmel, IN 46032**

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 Meeting Coordinator

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
  - BZA Rules of Procedure Amendment Request

H. Public Hearings

**(V) Bush Property Variances.**

The applicant seeks the following development standards variance approvals for a new single family dwelling with attached garage, and a detached accessory building:

- Docket No. PZ-2024-00005 V UDO Section 2.04 Max. 18-ft accessory building height allowed, 22-ft requested.**
- Docket No. PZ-2024-00007 V UDO Section 5.02 (B) Accessory buildings shall be set back 25-ft behind the front line of Principal building, 226-ft in front of principal building requested.**  
The 3.98-acre site is located at 13280 Six Points Rd. (Pilkinton Estates Subdivision, Lot 1). It is zoned S1/Residence. Filed by Ben Houle of LandWorx Engineering, LLC on behalf of Robert Bush, owner.

**(UV) Arise Rehabilitation Facility Use Variance.**

The applicant seeks the following use variance approval:

- Docket No. PZ-2024-00021 UV UDO Section 2.41 Permitted Uses - Clinic or Medical Health Center allowed, but Institutional Hospital Use (Overnight Accommodations) also requested.** The site is located at 4545 Northwestern Dr. (in Park Northwestern Subdivision, part Lot 12). It is zoned I1/Industrial and US 421/Michigan Road Overlay District. Filed by Allies Commercial Realty on behalf of Arise Substance Abuse Care Services, LLC.

**(UV) Brackenridge Accessory Dwelling Use Variance.**

The applicant seeks the following use variance approval for an in-laws quarters:

- Docket No. PZ-2024-00025 UV UDO Section 2.11 Permitted Uses – Accessory Dwelling use not permitted, but requested.** The site is located at 10410 Cornell Ave. (in Home Place Subdivision, Lot 55). It is zoned R3/Residence and Home Place Overlay District. Filed by Dennis Brackenridge and Heidi Shurts, owners.

- New Business
- Old Business
- Adjournment

Dated: Friday, March 15, 2024  
File: 3.25.24 regular meeting.doc  
By: Bric Butler, PC/BZA Meeting Coordinator  
bbutler@carmel.in.gov, 317-571-2417