



# City of Carmel

## Carmel Board of Zoning Appeals

### Regular Meeting

Monday, March 23, 2020

Time: 6:00 PM

Location: Carmel City Hall Council Chambers, 2<sup>nd</sup> 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. BZA Rules of Procedure suspension request: Public notice for Extra Space Storage docket no. PZ-2020-00018 V made 13 days prior to meeting, rather than 20. (Public notice for the rest complies.)
- H. Public Hearings

#### **(V) Ritz Charles Signage.**

The applicant seeks the following development standards variance approvals for a floating sign:

- 1. **Docket No. 20010001 V UDO Sec. 5.39.H.2 1 sign facing west allowed, 2 proposed.**
- 2. **Docket No. 20010002 V UDO Sec. 5.39.H.3 Max. 90 s.f. sign allowed, 180 s.f. proposed.**
- 3. **Docket No. 20010003 V UDO Sec. 5.39.H.4 Max. 8' tall ground sign allowed, 11'4" proposed.**
- 4. **Docket No. 20010005 V UDO Sec. 5.39.H.6 Sign without masonry base proposed.**

The site is located at 12156 N. Meridian St. It is zoned MC/ Meridian Corridor. Filed by Corrie Meyer of Innovative Planning, LLC.

#### **(UV, V) Extra Space Storage.**

The applicant seeks the following use variance and development standards variance approvals for an indoor self-storage facility:

- 5. **Docket No. 20010016 UV UDO Section 3.66 Prohibited Uses in Overlay Zone.**
- 6. **Docket No. 20010017 V UDO Sections 3.75, 3.79 Landscaping & Parking Standards (Bufferyards).**
- 7. **Docket No. PZ-2020-00018 V UDO Section 3.72.B Construction Materials, metal panel as primary material requested, brick/stone/concrete required.**

The 0.91 acre site is located at 155 W. Carmel Dr. and is zoned I1/Industrial and Rangeline Rd. Overlay. Filed by Jim Shinaver of Nelson & Frankenberger, LLC on behalf of Adams & French Property, LLC.

#### **~~TABLED TO APRIL 27 - (UV, V) Salsbery Brothers Landscaping Inc., Amendment.~~**

~~The applicant seeks the following use variance amendment and development standards variance approvals for a new pole barn:~~

- ~~8. **Docket No. 20020006 UV UDO Section 2.09 Non-permitted use, commercial landscape business expansion.**~~
- ~~9. **Docket No. 20020007 V UDO Section 5.19.F 30-ft wide East perimeter bufferyard required, 15-ft requested.**~~

10. ~~Docket No. 20020008 V~~ ~~UDO Section 5.28.E~~ ~~Paved/curbed parking lots required, No curbs in drive aisles requested.~~
11. ~~Docket No. 20020009 V~~ ~~UDO Section 1.07~~ ~~Transportation Plan Compliance, 60-ft half right of way required, Keep existing 50-ft half requested.~~
12. ~~Docket No. 20020010 V~~ ~~UDO Section 5.39.H~~ ~~Existing Ground Sign,  $\geq$  5-ft setback from street right of way required,  $<$  5-ft requested.~~  
The 10-acre site is located at 4317 E. 146th St. and is zoned R1/Residential. Filed by Paul Reis & Kevin Buehheit of Krieg DeVault LLP on behalf of Salsbery Brothers Landscaping Inc.

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

Filename: 3.23.2020 regular meeting