



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Monday, April 13, 2020 Meeting

(Virtual Meeting, Make Up March 23 Hearing Officer meeting)

Time: **4:15 p.m.**

Hearing Officer: **Mr. Jim Hawkins**

Location*: *A virtual meeting as authorized by executive orders issued by the Governor of the State of Indiana.* (Public access also available at Carmel City Hall Council Chambers & Caucus Rooms, 2nd Floor, 1 Civic Sq., Carmel, IN 46032.)

How to View: <http://carmelin.new.swagit.com/views/1>

Agenda:

- A. Call to Order
- B. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- C. Public Hearings

4:15 PM - (V) Black Orchid Barber Lounge Sign.

1. The applicant seeks the following development standards variance approval:
Docket No. 19120005 V 116th Street Centre PUD Section 2.9.A 1 sign per tenant space allowed, 2 proposed. The site is located at 820 E. 116th St. and is zoned Planned Unit Development Ordinance Z-484-05. Filed by Travis Moore with MDG Salons, on behalf of Executive Consultants, Inc.

4:30 PM - (V) Gagliano Residence, Lot Coverage.

The applicant seeks the following development standards variance approval for a new home:

2. **Docket No. 20020001 V UDO Section 2.10 Maximum 35% lot coverage allowed, 50% requested.** The 0.3 acre site is located at 402 Emerson Rd. and is zoned R2/Residence. Filed by Steve Moed of SLM Homes, LLC on behalf of David Gagliano, owner.

4:45 PM - (V) Geico – North Parking Lot Expansion.

The applicant seeks the following development standards variance approvals:

3. **Docket No. 20020002 V UDO Section 2.4 Minimum front yard, 30' for arterial and collector street for parking, 5' proposed along Illinois St.**
4. **Docket No. 20020003 V UDO Section 2.4 Minimum front yard, 20' for local street for surface parking, 5' on 103rd and Superior Streets proposed.** The site is located at 101 W.103rd St. and is zoned MC/ Meridian Corridor. Filed by Timothy Ochs of Ice Miller LLP.

5:00 PM - (V) 220 1st Ave NE, Balcius Residence Lot Coverage.

The applicant seeks the following development standards variance approval for a swimming pool:

5. **Docket No. 20020005 V UDO Section 3.64.C.3.c.i Maximum 45% lot coverage allowed; 55% requested.** The site is located at 220 First Ave NE (D. Wilkinson's Addition, Lot 27). It is zoned R3/Residence and Old Town Overlay District, Character Subarea. Filed by Jordan Shuck of

Outdoor Environments Group, on behalf of Minda & Amy Balcius owners.

5:15 PM - (V) Bastian Solutions Wall Sign.

The applicant seeks the following development standards variance approval:

6. **Docket No. PZ-2020-00001 V UDO Section 5.39.H.3 Sign Height, <70% of tenant's spandrel panel height required, 90.7% requested.** The site is located at 10585 N Meridian St. and is zoned MC/Meridian Corridor. Filed by Doug Staley Jr. of Staley Signs, on behalf of Bastian Solutions.

5:30 PM - (V) Indianapolis Rehabilitation Hospital Signage.

The applicant seeks the following development standards variance approvals:

7. **Docket No. 20020013 V UDO Section 5.39.D Prohibited signs, Off premise sign requested (at Shoot Point Blank site, 1250 City Center Dr.).**
8. **Docket No. 20020014 V UDO Section 5.39.H ≥ 5-ft ground sign setback from street right of way required, 0-ft from City Center Dr. requested.** The site is located at 1260 City Center Dr. (former 12325 Pennsylvania St.) within the City Center at Penn development. It is zoned B3/Business. Filed by Alex Bennett of WB Development Partners.

5:45 PM - (V) The Hamlet at Jackson's Grant, Lot 10.

The applicant seeks the following development standards variance approval:

9. **Docket No. PZ-2020-00004 V Silvara PUD Ordinance Z-553-11, Section 6.1 Minimum 6-ft side yard building setback required, crossing 4.8-ft over property line onto Lot 9 requested.** The site is located at 477 Simon Dr. and is zoned PUD/Planned Unit Development. Filed by John McKenzie of McKenzie Homes.

TABLED TO TUES., MAY 26 - (SE) Malone Short Term Residential Rental.

~~The applicant seeks the following special exception approval for a STRR unit:~~

10. ~~**Docket No. PZ-2020-00003 SE UDO Section 2.11 Permitted Uses, Residential Special Exception.**~~ The site is located at 210 1st Ave SE. It is zoned R3/Residence and Old Town Overlay Zone, Character Subarea. Filed by Tyler Malone on behalf of Ronald & Heidi Malone, owners.

- D. Old Business
- E. New Business
- F. Adjournment

Filename: 4.13.20 hearing officer mtg _ makeup.doc

Dated: April 8, 2020

Joe Shestak, Secretary

Carmel Plan Commission

jshestak@carmel.in.gov

317-571-2419

***Please contact Joe Shestak or the City of Carmel's Planning and Zoning Office for the direct web link to this virtual meeting.**

Carmel Board of Zoning Appeals

Regular Meeting

Monday, April 13, 2020

(Virtual Meeting, Make Up March 23 meeting)

Time: 6:00 PM

Location*: A virtual meeting as authorized by executive orders issued by the Governor of the State of Indiana. (Public access also available at Carmel City Hall Council Chambers & Caucus Rooms, 2nd Floor, 1 Civic Square, Carmel, IN 46032.)

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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
- H. Public Hearings

6:00 PM - (V) Ritz Charles Signage.

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

- 11. **Docket No. 20010001 V** **UDO Sec. 5.39.H.2** **1 sign facing west allowed, 2 proposed.**
- 12. **Docket No. 20010002 V** **UDO Sec. 5.39.H.3** **Max. 90 s.f. sign allowed, 180 s.f. proposed.**
- 13. **Docket No. 20010003 V** **UDO Sec. 5.39.H.4** **Max. 8' tall ground sign allowed, 11'4" proposed.**
- 14. **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.

TABLED TO APRIL 27 - (UV, V) Extra Space Storage.

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

- 15. ~~Docket No. 20010016 UV~~ ~~UDO Section 3.66~~ ~~Prohibited Uses in Overlay Zone.~~
- 16. ~~Docket No. 20010017 V~~ ~~UDO Sections 3.75, 3.79~~ ~~Landscaping & Parking Standards (Bufferyards).~~
- 17. ~~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:

- 18. ~~Docket No. 20020006 UV~~ ~~UDO Section 2.09~~ ~~Non-permitted use, commercial landscape business expansion.~~
- 19. ~~Docket No. 20020007 V~~ ~~UDO Section 5.19.F~~ ~~30 ft wide East perimeter bufferyard required, 15 ft requested.~~
- 20. ~~Docket No. 20020008 V~~ ~~UDO Section 5.28.E~~ ~~Paved/curbed parking lots required, No curbs in drive aisles requested.~~
- 21. ~~Docket No. 20020009 V~~ ~~UDO Section 1.07~~ ~~Transportation Plan Compliance, 60 ft half right of way required, Keep existing 50 ft half requested.~~
- 22. ~~Docket No. 20020010 V~~ ~~UDO Section 5.39.H~~ ~~Existing Ground Sign, ≥ 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 Buchheit of Krieg

~~DeVault LLP on behalf of Salsbery Brothers Landscaping Inc.~~

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

Filename: 4.13.20 regular meeting _makeup

Dated: April 8, 2020

Joe Shestak, Secretary

Carmel Plan Commission

jshestak@carmel.in.gov

317-571-2419

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