



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Tuesday, May 26, 2020

(Virtual 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, 2nd Floor, 1 Civic Sq., Carmel, IN 46032.)

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

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

TABLED TO JUNE 22 - (V) Zotec Partners Signage.

The applicant seeks the following development standards variance approvals:

- 1. ~~Docket No. PZ-2020-00024 V — Bridges PUD Z-550-11, Section 9.4.B — Roof/Ground sign types not allowed, Ground Sign requested.~~
- 2. ~~Docket No. PZ-2020-00026 V — UDO Section 5.39.C.7 — Sign only allowed on accessory structure when structure is less than 8-ft tall and sign is less than 3 sq. ft., 111 sq. ft. wall sign on east façade of parking garage requested.~~ The site is located at the southeast corner of Illinois St. and Fidelity Way, at 1 Zotec Way. It is zoned Bridges PUD/Planned Unit Development (Ordinance Z-550-11). Filed by Doug Staley Jr. of Staley Signs on behalf of the owner, ZP Investments, LLC.

6:00 PM start - (UV, V) Extra Space Storage.

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

- 3. **Docket No. 20010016 UV UDO Section 3.66 Prohibited Uses in Overlay Zone.**
- 4. **Docket No. 20010017 V UDO Sections 3.75 & 3.79 Landscaping & Parking Standards (Bufferyards).**
- 5. **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.

6:10 PM approximate start – (V, SUA) Carmel Library Expansion.

The applicant seeks the following special use amendment & development standards variance approvals:

6. **Docket No. PZ-2020-00030 SUA UDO Section 2.09 Permitted Use, Institutional Special Use Expansion.**
7. **Docket No. PZ-2020-00042 V UDO Section 2.10 Maximum 35' building height permitted, 51' 9" requested.**
8. **Docket No. PZ-2020-00044 V UDO Section 2.10 Maximum 35% Lot Coverage allowed, 62.1% requested.**
9. **Docket No. PZ-2020-00045V UDO Section 5.02.B Minimum 25' Parking Garage setback behind library building face as accessory structure along 4th Ave SE required, 0' requested.**
10. **Docket No. PZ-2020-00046V UDO Section 5.19.F Minimum 30' landscape buffer along east/side property line required, 5' requested in some areas.**
11. **Docket No. PZ-2020-00047 V UDO Section 5.30 Minimum 511 parking spaces required, 407 requested.**
Docket No. PZ-2020-00051 V UDO Section 1.07.E Transportation Plan Compliance, 90' right of way Collector Street required, 40' or 56' ROW Residential Street requested for 4th Ave SW. The 6-acre site is located at 55 4th Ave SE and is zoned R2/Residence. Filed by Timothy Ochs of Ice Miller LLP.

6:20 PM approximate start – (UV, V) Salsbery Brothers Landscaping Inc., Amendment.

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

12. **Docket No. 20020006 UV UDO Section 2.09 Non-permitted use, commercial landscape business expansion.**
13. **Docket No. 20020007 V UDO Section 5.19.F 30-ft wide East perimeter bufferyard required, 15-ft requested.**
14. **Docket No. 20020008 V UDO Section 5.28.E Paved/curbed parking lots required, No curbs in drive aisles requested.**
15. **Docket No. 20020009 V UDO Section 1.07 Transportation Plan Compliance, 60-ft half right of way required, Keep existing 50-ft half requested.**
16. **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: 5.26.2020 regular meeting

Dated: May 15, 2020
Joe Shestak, Secretary
Carmel Plan Commission
jshestak@carmel.in.gov
317-571-2419

Please contact Joe Shestak or the Carmel Planning/Zoning Office for the direct web link to this virtual meeting.