



# City of Carmel

## Carmel Board of Zoning Appeals

### Regular Meeting Agenda

**Monday, January 22, 2018**

Time: 6:00 PM

**Alternate Location:** Monon Community Center East Building, Meeting Room B,  
1235 Central Park Drive E., Carmel, IN 46032

**Agenda:**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum, Swearing-in of Members, and Officer Elections
  - 1. Swearing-in of New Members
  - 2. Election of President
  - 3. Election of Vice President
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
  - 1. Suspension of Rules of Procedure vote is needed for Items H3-H5; legal ads were published 7 days late.
- H. Public Hearings

**(SU) Islamic Life Center.**

The applicant seeks the following special use approval for a place of worship on 5.05 acres:

- 1. **Docket No. 17120001 SU ZO Chptr 5.02 Permitted Uses, Special Use required for Church/Temple/Place of Worship.** The site is located at 14120 Shelborne Rd. It is zoned S-1/Residence. Filed Paul Reis & Kevin Buchheit of Krieg DeVault LLP, on behalf of Al Salam Foundation, Inc.

**(V) Belle Tire.**

The applicant seeks the following development standards variance approval for a new automotive service/parts/sales building totaling 9,800 sq. ft., on 1.25 acres:

- 2. **Docket No. 17120004 V ZO Chptr 23C.09.D Building Facades - Buildings with continuous façades that are 90' or greater in width shall be designed with offsets (projecting or recessed) not less than 8' deep, and at intervals of not greater than 60'. Offsets of 3'10", 5'4", and 11'4" proposed.** The site is located at 9704 N. Michigan Road. It is zoned B-2/Business and I-1 Industrial and is located within the US 421 Overlay Zone. Filed by Christopher Enright of Enright Architects on behalf of the owner, FSC, LLC.

**(V) 540 1st Ave NE - Meunier Residence.**

The applicant seeks the following variance approval for a new 2-story house with attached 2-car garage:

- 3. **Docket No. 17120007 V ZO Chptr 23D.03.C.3.C.iii Maximum 45% lot coverage required, 54% proposed.** The site is located at 540 1st Avenue NE. It is zoned R-3/Residence within the Old

Town Overlay, Character Subarea. Filed by John McKenzie of Homes by McKenzie Inc., on behalf of Jeffrey & Ann Meunier, owners.

**(V) CW Weidler's Addition, Lots 7 & 8 – Wagner Residence.**

The applicant seeks the following variance approvals for a new 2-story house and attached 3-car garage:

4. **Docket No. 17120008 V ZO Chptr 23D.03.C.3.a.ii Maximum 55-ft building width allowed when lot is greater than 80-ft wide, 72.34-ft proposed**
5. **Docket No. 17120009 V ZO Chptr 23D.03.C.3.c.iv Maximum 90-ft lot width allowed, 95.18-ft proposed.** The site is located at 521 1st Ave NE. It is zoned R-3/Residence within the Old Town Overlay, Character Subarea. Filed by John McKenzie of Homes by McKenzie Inc., on behalf of Stephen & Courtenay Wagner, owners.

**(V) Home 2 Suites Hotel.**

The applicant seeks the following variance approvals for a new 88-room hotel, on 1.95 acres:

6. **Docket No. 17120010 V ZO Chptr 20G.05.04.B.1.b Max. 55-ft building height allowed, 62-ft proposed.**
7. **Docket No. 17120011 V ZO Chptr 25.07.02-03.c(4) Max. 20 sq. ft. projecting sign area allowed, 82.35 sq. ft. proposed.**
8. **Docket No. 17120013 V ZO Chptr 33.05.A.5 Min. 30-ft wide bufferyard along south perimeter required, 4.32-ft proposed.** The site is located at 12845 Old Meridian St. and is located on Lot 8A in RA Franke Addition. It is zoned OM/MU - Old Meridian/Mixed Use. Filed by Ice Miller, LLP on behalf of Witness Investment, LLC.

**(V) Lot 1A North Augusta Retail.**

The applicant seeks the following variance approvals for a new multi-tenant building on .98 acres:

9. **Docket No. 17120014 V ZO Chptr 23C.08.03.B Min. 15-ft side yard building setback required, 9.5-ft proposed.**
10. **Docket No. 17120015 V ZO Chptr 25.07.02-04.b.1 Signs must face public street ROW, Wall signs facing east (private frontage road) proposed.** The site is located at 9835 N. Michigan Road. It is zoned B-3/Business and is located within the US 421 Overlay Zone. Filed by Ryan Conrad of Thomas English Retail Real Estate.

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

Filename: 1.22.2018 regular meeting