



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, January 28, 2019

Time: 6:00 PM

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, 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 Meetings
- F. Communications, Bills, and Expenditures
 - 1. A BZA Executive Session will be held immediately following the conclusion of this BZA meeting.
 - 2. BZA Rules of Procedure amendment proposal, related to certified list of adjacent property owners.
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearings

(UV) Miller Auto Care, 969 N. Rangeline Rd.

The applicant seeks the following use variance & development standards variance approvals for Automobile/Truck Service/Repair for the entire parcel:

- 1. **Docket No. 18110007 UV UDO Section 2.35 Prohibited Uses, Automobile/Truck Repair (Indoor) & Service use requested.** The 4.71-acre site is located at 969 N. Rangeline Rd. It is zoned C2/Mixed Use and is partly in the Floodplain. Filed by Erik Dirks of Old Town Design Group, on behalf of Miller Auto Care and 969 N Rangeline LLC.

(V) 331 1st St SW Accessory Dwelling.

The applicant seeks the following development standards variance approvals:

- 2. **Docket No. 18120006 V UDO Section 5.02.B.1 Accessory dwelling to sit in front of a primary dwelling structure, rather than 25-ft behind.**
- 3. **Docket No. 18120007 V UDO Section 5.02.B.3 Accessory building that is larger than 24' x 30' footprint, 37' x 46' requested.**
- 4. **Docket No. 18120008 V UDO Section 2.10 Accessory building taller than 18', 26.32' requested.** The site is located at 331 1st Street SW. It is zoned R2/Residence and Old Town Overlay District, Character Subarea. Filed by George Small of Design Point Architects, on behalf of Karl & Barbara Meyer, owners.

(UV) PIP Printing, 2430 E. 96th St.

The applicant seeks the following use variance approval for an existing pole barn:

5. **Docket No. 18120009 UV UDO Section 2.05 Prohibited Uses, Printing/Publishing Establishment requested.** The 3-acre site is located at 2430 E. 96th St. It is zoned S2/Residence. Filed by Jeffrey Lauer of Polis Collaborative LLC, on behalf of PIP, Inc.

~~TABLED TO FEB. 25 - (UV) Recovery Auto.~~

~~The applicant seeks the following use variance approval:~~

- ~~6. **Docket No. 18120010 UV UDO Section 3.01 Prohibited Uses in Overlay, Automobile Sales & Display requested.** The 0.4 acre site is located at 10601 E. 106th St. It is zoned B2/Business and Home Place Overlay District, Business Sub Area. Filed by E. Davis Coots of Coots, Henke & Wheeler, on behalf of Dianwei Wang and Meili He, owners.~~

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