



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, October 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
- E. Approval of Minutes of Previous Meetings
- F. Communications, Bills, and Expenditures
 1. **Docket No. 19090018 V: Ashton Subdivision Perimeter Fence, request for suspension of Rules of Procedure: Their legal ad stated to be heard by the Plan Commission rather than the BZA Hearing Officer.**
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearings

(CA) Sprunger Residence/Pool Setback, Commitment Amendment.

The applicant seeks the following approval:

1. **Docket No. 19070011 CA Request to modify existing commitments related to variance Docket No. 18110001 V.** The site is located at 2180 / 2198 Steffee Dr. It is zoned S1/Residence and located on Lots 8 & 9 of Towne Oak Estates Subdivision. Filed by Rick Lawrence of Nelson & Frankenberger, on behalf of Jason & Sarah Sprunger, owners.

(V) Napleton Kia of Carmel.

The applicant seeks the following development standards variance approvals:

2. **Docket No. 19090008 V UDO Section 5.39.H.2 Two signs allowed, Six requested.**
3. **Docket No. 19090009 V UDO Section 5.19.F.1 Reduced number of trees in west & south perimeter bufferyards.** The site is located at approximately 4600 E. 96th St. (with access from Randall Dr.), in East 96th Street Auto Park Subdivision, Block A. The site is zoned B3/Business and SFHA/Special Flood Hazard Area. Filed by Jim Shinaver of Nelson & Frankenberger on behalf of Napleton of Carmel Imports, LLC dba Napleton Kia of Carmel.

(SU) Overflow Church.

The applicant seeks the following special use approval in an existing multi-tenant building:

4. **Docket No. 19090012 SU UDO Section 2.23: Permitted Uses, Special Use required for Church/Temple/Place of Worship.** The site is located at 9800 Association Ct. and is zoned B3/Business. Filed by Jesse Cupp on behalf of Overflow Church, Inc.

(V) Carmel Hotel and Office.

The applicant seeks the following development standards variance approvals:

5. **Docket No. 19090015 V UDO Section 2.40 Min. 20' north side yard setback required for surface parking/building required, 5' proposed in one area and 30' proposed in another.**
6. **Docket No. 1909016 V UDO Section 5.07.D At least 2 primary buildings required for wide lot width covering at least 75% of the lot's width; 45% lot width coverage proposed.**
7. **Docket No. 1909017 V UDO Sections 2.40 and 5.19.F No parking lot setbacks/bufferyards along future shared property line between buildings.** The 2.6-acre site is located at 12166 N. Meridian St. It is zoned MC/Meridian Corridor. Filed by Brad Schrage of American Structurepoint on behalf of Michael Garvey of Diversified Land Acquisitions, LLC.

(V) Ashton Subdivision Perimeter Fence. *(From BZA Hearing Officer)*

The applicant seeks the following development standards variance to replace an existing fence:

8. **Docket No. 19090018 V UDO Section 5.09.B Max. 6' tall fence with 6' setback & plantings required, 8' tall vinyl fence with 0' setbacks requested.** The site is located at approximately 14589 Chelsea Ct., at the southwest quadrant of 146th St. and Hazel Dell Pkwy. It is zoned S1/Residence. Filed by Dana Stout, Community Manager, on behalf of Ashton Homeowners Association.

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

Filename: 10.28.2019 regular meeting