



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, January 25, 2021

REVISED

Time: 6:00 PM

Location: *Virtual meeting as authorized by executive orders issued by the Governor of the State of Indiana.*

PLEASE NOTE:

- This virtual meeting will be on Carmel TV and livestreamed on <http://carmelin.new.swagit.com/views/1>
- The meeting will be audio recorded and minutes taken by the BZA Secretary
- The recordings will be available via Laserfiche
- All interested persons desiring to present their views on the below applications are encouraged to email comments up to 2 PM the day of the meeting to Joe Shestak administrative assistant: jshestak@carmel.in.gov

Agenda:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Declaration of Quorum, Swearing-in of Members, and Officer Elections
 - Swearing-in of New Members
 - Election of President
 - Election of Vice President
- Approval of Minutes of Previous Meetings
- Communications, Bills, and Expenditures
 - New BZA Legal Counsel Introduction
- Reports, Announcements, Legal Counsel Report, and Department Concerns
 - Request to suspend BZA Rules of Procedure for The GOAT regarding their legal ad text.
 - Request to suspend BZA Rules of Procedure for Griggs In-Home Daycare regarding legal ad timing.
- Public Hearings**

TABLED TO MAR. 22 - (SE) Kedanis Short Term Residential Rental (Appeal).

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

- ~~Docket No. PZ-2020-00120 SE UDO Section 2.09 Permitted Uses, Residential Special Exception.~~
The site is located at 131 Beechmont Dr. (Lot 72 in Harrowgate Subdivision.) It is zoned R2/Residence. Filed by Karen (Lukovic) Kedanis, owner.

TABLED TO FEB. 22 - (A) Appeal, 130 1st Ave NW Demolition Request.

The applicant seeks to appeal the Director's denial of a demolition request:

- ~~Docket No. PZ-2020-00169 A UDO Section 3.61.B No Character Building, or any part of it, may be demolished in the Old Town Overlay District without the consent of the Director of Community Services.~~ The site is located at 130 1st Ave NW. It is zoned R4/Residence and Old Town Overlay, Character Subarea. Filed by John Hefton of Old Town Design Group.

(UV) Griggs In-Home Daycare.

The applicant seeks the following use variance approval:

- Docket No. PZ-2020-00187 UV UDO Section 2.11 Permitted Uses, Use Variance requested for a Day Care / Day Nursery.** The site is located at 10416 Cornell Ave. (Lot 54 Home Place Subdivision.) It is zoned R3/Residence. Filed by Ms. Peyton Griggs, owner.

WITHDRAWN - (SU) Shrout Family Chiropractic Office.

The applicant seeks the following special use approval:

4. ~~Docket No. PZ-2020-00196 SU — UDO Section 2.03: Permitted Uses, Office Special Use (Clinic or Medical Health Center).~~ The site is located at 5501 E. Main Street, east of Mark Badger Fields and west of Northview Christian Church. It is zoned S1/Residence. Filed by Melissa and Derek Shrout.

(UV) Rita's Ice and Custard.

The applicant seeks the following use variance approval:

5. **Docket No. PZ-2020-00222 UV UDO Section 2.35: Permitted Uses, Use Variance requested for Restaurant with Walk Up window.** The site is located at 110 W. Main Street Suite #127, in Sophia Square. It is zoned C2/Mixed Use. Filed by Steve Wilkos, owner.

TABLED TO FEB. 22 - (UV, DSV) The GOAT Restaurant and Tavern.

The applicant seeks the following use variance and development standards variance approvals:

6. ~~Docket No. PZ-2020-00229 UV — UDO Sections 3.56 and 2.09 — Permitted Uses, Use Variance requested for a Restaurant/Tavern/Bar.~~
7. ~~Docket No. PZ-2020-00230 V UDO Section 3.64.A.1.C — Lot Cover Max. 45% (for residential use) and 70% (for all other uses) allowed, 100% requested.~~
8. ~~Docket No. PZ-2020-00233 V UDO Sections 3.64.A.6 and 5.09 — Side/rear yard fence height exceeding 6-ft, 8-ft requested.~~
9. ~~Docket No. PZ-2020-00234 V UDO Section 3.64.A.9.a — Parking in front yard not allowed, Parking in front yard requested.~~
10. ~~Docket No. PZ-2020-00235 V UDO Section 3.65.A.3.a — Little to no grass and landscaping requested.~~
11. ~~Docket No. PZ-2020-00237 V UDO Section 3.64.A.6 Lighting Type & Height.~~
12. ~~Docket No. PZ-2020-00238 V UDO Section 1.07.E & F — Compliance with the Transportation Plan required, Reduced street width and no sidewalk requested.~~
13. ~~Docket No. PZ-2020-00240 V UDO Sections 3.64.A.9.e & 5.30 — 35 vehicle parking spaces required, 6 provided on site.~~
14. ~~Docket No. PZ-2020-00242 V UDO Section 5.39.H.5 Ground sign type prohibited on residential structures converted to commercial use, 2 proposed.~~
15. ~~Docket No. PZ-2020-00243 V UDO Section 5.39.H.2 — 2 Signs allowed, 4 total requested.~~
The site is located at 220 2nd St. SW (former Bub's Café site). It is zoned R2/Residence and Old Town Overlay, Character Subarea (Lot 1 in Frank E Hawkins Addition). Filed by Kevin Paul, on behalf of Tomahawk Holdings LLC.

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

Dated: January 20, 2021
Joe Shestak, Secretary
Carmel Board of Zoning Appeals
jshestak@carmel.in.gov or 317-571-2419

Filename: 1.25.2021 regular meeting.REVISED