



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, August 23, 2021

(Revised)

Time: **6:00 PM**

Location: Carmel City Hall Council Chambers, 2nd Flr., 1 Civic Sq., Carmel, IN 46032

PLEASE NOTE:

- This In-Person meeting will be on Carmel TV and livestreamed on <http://carmelin.new.swagit.com/views/1>
- The meeting will be audio recorded, with minutes taken by the BZA Secretary
- The recordings will be available via Laserfiche online

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes and adoption of Findings of Fact from June 28 Meetings
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns

1. Introduction of Sergey Grechukhin
2. The GOAT Restaurant & Tavern *Use Variance* petition is withdrawn per 8/12/21 correspondence. **The *Development Standards Variances* requests are also withdrawn per 8/13/21 correspondence.**

H. Public Hearings

(UV) Recovery Auto.

The applicant seeks the following use variance approval:

1. **Docket No. PZ-2021-00135 UV UDO Section 3.01 Prohibited Uses in Overlay, Automobile Sales & Display requested.** The site is located at 10601 College Ave., at the northeast corner of 106th St. and College Ave. It is zoned B2/Business and Home Place Overlay District, Business Sub-Area. Filed by E. Davis Coats of Coats, Henke & Wheeler, PC on behalf of Dianwei Wang and Meili He, owners.

WITHDRAWN: (UV, DSV) The GOAT Restaurant and Tavern.

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

2. **WITHDRAWN: Docket No. PZ-2020-00229 UV UDO Sections 3.56 and 2.09 Permitted Uses, Use Variance requested for a Restaurant/Tavern/Bar.**
3. **WITHDRAWN: Docket No. PZ-2020-00230 V UDO Section 3.64.A.1.C Lot Cover Max. 45% (for residential use) and 70% (for all other uses) allowed, 100% requested.**
4. **WITHDRAWN: Docket No. PZ-2020-00233V UDO Sections 3.64.A.6 and 5.09 Side/rear yard fence height exceeding 6 ft, 8 ft requested.**
5. **WITHDRAWN: Docket No. PZ-2020-00234 V UDO Section 3.64.A.9.a Parking in front yard not allowed, Parking in front yard requested.**
6. **WITHDRAWN: Docket No. PZ-2020-00235 V UDO Section 3.65.A.3.a Little to no grass and landscaping requested.**

7. ~~WITHDRAWN: Docket No. PZ-2020-00237 V — UDO Section 3.64.A.6 — Lighting Type & Height.~~
8. ~~WITHDRAWN: Docket No. PZ-2020-00238 V — UDO Section 1.07.E & F — Compliance with the Transportation Plan required, Reduced street width and no sidewalk requested.~~
9. ~~WITHDRAWN: Docket No. PZ-2020-00240 V — UDO Sections 3.64.A.9.c & 5.30 — 35 vehicle parking spaces required, 6 provided on site.~~
10. ~~WITHDRAWN: 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.~~
11. ~~WITHDRAWN: 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: Monday, August 16, 2021
File: 8.23.21 regular meeting_Revised
By: Joe Shestak, Carmel BZA Secretary
jshestak@carmel.in.gov or 317-571-2419