



# City of Carmel

## Carmel Board of Zoning Appeals

### Regular Meeting

Monday, April 25, 2022

(Revised)

Time: **6:00 PM**

Location: Carmel City Hall Council Chambers, 2<sup>nd</sup> Floor, 1 Civic Square, 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 and 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 Findings of Facts of Previous Meetings
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearings

#### **TABLED TO MAY 23 - (V) 11335 N. Michigan Road Apartments Variances.**

The applicant seeks the following development standards variance approvals:

1. ~~Docket No. PZ-2021-00224 V UDO Section 5.28 Parking 506 parking spaces required, 400 requested.~~
2. ~~Docket No. PZ-2021-00228 V UDO Section 2.24 Minimum Lot Area 5,000 sq. ft. per multiple-family dwelling unit allowed, 2,996 sq. ft. requested.~~
3. ~~Docket No. PZ-2021-00234 V UDO Section 2.24 Maximum Lot Coverage 40% maximum lot cover for multi-family dwellings in the B3 zone allowed, 52% requested.~~
4. ~~Docket No. PZ-2021-00240 V UDO Section 3.88(C) Building Height 20' maximum height allowed adjacent to residential uses; 26' 2-3/8" and 37' 8-1/4" requested.~~
5. ~~Docket No. PZ-2021-00241 V UDO Section 3.88(D) Building Facades Buildings with continuous facades that are 90' or greater in width shall be designed with offsets not less than 8' deep and at intervals of not greater than 60' required, 1.5' requested.~~
6. ~~Docket No. PZ-2021-00244 V UDO Section 3.96(B) Minimum Rear Yard Building Setback 51.7' required adjacent to residential, 40' requested.~~

The site is located at 11335 N. Michigan Road, at the former Altum's Plant Nursery site. It is zoned B3/Business and located in the US 421 Overlay zone. Filed by Riek Lawrence of Nelson & Frankenberger LLC on behalf of Ryan Wells of REI Real Estate Services, LLC.

#### **(V) Culver's Restaurant Variances.**

The applicant seeks the following development standards variance approvals:

7. **Docket No. PZ-2022-00040 V UDO Section 5.30 Parking spaces: 70 required; 46 requested.**
8. **WITHDRAWN - Docket No. PZ-2022-00041 V UDO Section 5.29.B Bicycle parking location: within 50' of front door required, 76' to patio door (north) & 120' to the main entry (west) requested.**

9. **Docket No. PZ-2022-00042 V UDO Section 2.32 Lot coverage: 60% allowed, 68.3% requested.**  
10. **Docket No. PZ-2022-00043 V UDO Section 5.39.H Signage – Number: 1 allowed, 2 signs requested (wall and ground).**

The site is located at 431 E. Carmel Dr. It is zoned B8/Business and is not in any overlay zone. Filed by Jim Shinaver of Nelson & Frankenberger LLC on behalf of Bob Goins of K & J Investments XVL, LLC.

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

Dated: **Tues., April 19, 2022**  
File: **4.25.22 regular meeting\_revised.doc**  
By: Joe Shestak, Carmel BZA Secretary  
jshestak@carmel.in.gov or 317-571-2419