



City of Carmel

CANCELLED:
Carmel Board of Zoning Appeals
Regular Meeting
Monday, May 23, 2022
(revised)

Time: **6:00 PM**

Location: **Carmel City Hall Council Chambers, 2nd 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 JUNE 27 - (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 Rick Lawrence of Nelson & Frankenberger LLC on behalf of Ryan Wells of REI Real Estate Services, LLC.

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

Dated: Wed., May 18, 2022
 File: 5.23.22 regular meeting_revised.doc
 By: Joe Shestak, Carmel BZA Secretary
 jshestak@carmel.in.gov or 317-571-2419