



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, September 26, 2022

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 with minutes taken by the BZA Secretary
- The recordings will be available via Laserfiche online

Agenda:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Declaration of Quorum
- Approval of Minutes and Findings of Facts of Previous Meetings
- Communications, Bills, and Expenditures
- Reports, Announcements, Legal Counsel Report, and Department Concerns
- Public Hearings

(V) Napleton Genesis of Carmel Sign Variances.

The applicant seeks the following development standards variance approval:

1. **Docket No. PZ-2022-00123 V UDO Section 5.39.H.2 - 1 sign allowed, 4 signs requested.**
2. **Docket No. PZ-2022-00138 V UDO Section 5.39.H - Signs must face a street frontage (east); Signs facing south requested.**

The site is located at 4240 E. 96th Street. It is zoned B3/Business and is partially in the SFHA/Special Flood Hazard Area. Filed by Rick Lawrence of Nelson & Frankenberger LLP on behalf of EFN Crossroads Property, LLC.

(V) King Residence Variances.

The applicant seeks the following development standards variance approvals:

3. **Docket No. PZ-2022-00159 V UDO Section 3.64.C.1 - Maximum 55' house width allowed, 80' requested.**
4. **Docket No. PZ-2022-00161 V UDO Section 3.64.C.11 - Buildings shall not exceed the height of the tallest dimension of the nearest 2 Character Buildings by more than 7', 12' requested.**
5. **Docket No. PZ-2022-00162 V UDO Section 5.79.J - Maximum 24" window well encroachments into yard allowed; 42" encroachment requested.**

The site is located at 401 1st Ave NE (CW Weidler's Addition Lot 1 and part Lot 2). It is zoned R3/Residence and Old Town Overlay Character Subarea. Filed by John Hefton of Old Town Design Group on behalf of Thomas & Yvonne King, owners.

(V) Moffett Carriage House Variances.

The applicant seeks the following development standards variance approvals for an attached dwelling:

6. **Docket No. PZ-2022-00163 V UDO Section 2.18 – Minimum 0’ to 10’ Front Yard Building Setback required, 131.5’ requested.**
7. **Docket No. PZ-2022-00164 V UDO Section 2.18 – Maximum 20’ Rear Yard Building Setback required, 219.5’ requested.**

The 2-acre site is located at 340 W. Smoky Row. It is zoned UR/Urban Residential and partially located in the SFHA/Special Flood Hazard Area. Filed by Justin Moffett of Old Town Design Group on behalf of Elijah & Katherine Moffett, owners.

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

Dated: Friday, September 16, 2022
File: 9.26.22 regular meeting.doc
By: Joe Shestak, Carmel BZA Secretary
jshestak@carmel.in.gov or 317-571-2419