



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, January 23, 2023

Time: **6:00 PM**

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

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, Swearing-in of Members, and Officer Elections
 - Swearing-in of New Members
 - Election of President
 - Election of Vice President
- Approval of Minutes and Findings of Facts of Previous Meetings
- Communications, Bills, and Expenditures
- Reports, Announcements, Legal Counsel Report, and Department Concerns
- Public Hearings

(SE) 44 Horseshoe Ln. Group Home.

The applicant seeks the following special exception approval for an 8-person group home for the elderly:

- Docket No. PZ-2022-00208 SE UDO Section 2.07 Residential Special Exception.**
The site is located at 44 Horseshoe Ln. (Woodland Springs Subdivision, Lot 360). It is zoned R1/Residence. Filed by Jennifer Piccione of J&B RAL 1 Indiana, LLC.

~~TABLED TO FEB. 27 - (UV, V) Insurance Office Variances.~~

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

- ~~**Docket No. PZ-2022-00192 UV UDO Section 2.03 Office use not allowed, Use variance requested.**~~
- ~~**Docket No. PZ-2022-00193 V UDO Section 5.39.H.5.b.iii Ground Sign type requested for residential structure converted to office.**~~
- ~~**Docket No. PZ-2022-00201 V UDO Section 2.04 Minimum 40-ft front yard building setback required, 31 feet requested.**~~
- ~~**Docket No. PZ-2022-00203 V UDO Section 5.39.H.2 One sign allowed, Two signs requested.** The site is located at 4991 E. Main St. and is zoned S1/Residence. Filed by Misha Rabinowitch of Dinsmore Law Firm, on behalf Marshall Holdings LLC.~~

(V) Pruett Residence, Home Occupation Variance.

The applicant seeks the following development standards variance approval:

6. **Docket No. PZ-2022-00243 V UDO Section 5.18 Home Occupation Standards – Backyard area requested to be used.** The site is located at 13787 Hickory Ridge Ct. (Springmill Crossing subdivision, Lot 163). It is zoned S2/Residence. Filed by Steven Lammers of MRL (Mandel Rauch & Lammers, P.C.), on behalf of Cary & Carrie Pruett, owners.

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

Dated: Friday, January 13, 2023
File: 1.23.23 regular meeting.doc
By: Joe Shestak, Carmel BZA Secretary
jshestak@carmel.in.gov or 317-571-2419