



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, February 27, 2023

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 video/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

(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-ft requested.**
- WITHDRAWN: Docket No. PZ-2022-00203 V UDO Section 5.39.H.2 1 sign allowed, 2 requested.**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) 530 2nd Ave NE Variances.

The applicant seeks the following development standards variance approvals for a new single family house with attached garage:

- Docket No. PZ-2023-00002 V UDO Section 3.64(C)(3) Maximum 45% lot cover allowed, 49% requested.**
- Docket No. PZ-2023-00003 V UDO Section 5.79(J) Window wells may encroach up to 24" into yard, 36" encroachment requested into 5' wide side yard.**
- Docket No. PZ-2023-00017 V UDO Section 3.64 (C)(9) Minimum 8:12 roof pitch required, 4:12 roof pitch requested.**

The site is located at 530 2nd Ave NE (CW Weidler's Addition, Lot 31). The site is zoned R3/Residence and Old Town Overlay District - Character Subarea. Filed by Jon Dobosiewicz of Nelson & Frankenberger LLC, on behalf of Wedgewood Building Company LLC.

- New Business
- Old Business
- Adjournment

Dated: Friday, February 17, 2023
 File: 2.27.23 regular meeting.doc
 By: Joe Shestak, Carmel BZA Secretary
 jshestak@carmel.in.gov or 317-571-2419