



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, March 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 and
- The recordings will be available via Laserfiche online

Agenda:

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| A. Call to Order | E. Approval of Minutes and Findings of Facts of Previous Meetings |
| B. Pledge of Allegiance | F. Communications, Bills, and Expenditures |
| C. Roll Call | G. Reports, Announcements, Legal Counsel Report, and Department Concerns |
| D. Declaration of Quorum | H. Public Hearings |

(SUA, V) Carmel High School Activity Center and South Support Building.

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

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| 1. Docket No. PZ-2023-00006 SUA | UDO Section 2.09 & 9.09.E | Education Special Use expansion requested. |
| 2. Docket No. PZ-2023-00007 V | UDO Section 2.08 | Maximum 35% lot coverage allowed , 62% requested. |
| 3. Docket No. PZ-2023-00008 V | UDO Section 2.10 | Maximum 35-ft building height for principal building and 18-ft height for accessory buildings allowed, 38’3” and 28’6” requested. |
| 4. Docket No. PZ-2023-00009 V | UDO Section 2.10 & 5.02.B | Minimum 30-ft building setback from Keystone Pkwy allowed, 19’4” requested. |
| 5. Docket No. PZ-2023-00010 V | UDO Section 3.28 | Minimum 30-ft wide greenbelt required along Keystone Pkwy, 19’4” requested. |
| 6. WITHDRAWN - Docket No. PZ-2023-00011 V | UDO Section 5.39.H | Total number of signs. |
| 7. Docket No. PZ-2023-00012 V | UDO Section 5.39.H | 200 sq. ft. Support Building wall sign allowed (based on Spandrel Panel Area), 296 sq. ft. requested. |
| 8. Docket No. PZ-2023-00013 V | UDO Section 5.39.E.6 | Sign located above parapet on Support Building (not in spandrel panel area) requested. |

The project consists of two building additions (The Greyhound Activity Center north of the Stadium and the South Support Building Addition south of the Stadium) along with associated utility services and drainage modifications. The site is located at 2450 E. Smoky Row (the CHS Stadium site). It is zoned R2/Residence and Keystone Parkway Overlay. Filed by Amber Sheller of TLF Inc., on behalf of Carmel Clay Schools.

(V) DavAni BBQ Food Truck Variances.

The applicant seeks the following development standards variance approvals:

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|---------------------------------------|---------------------------|--|
| 9. Docket No. PZ-2023-00031 V | UDO section 5.66.D | Food stands shall be removed from the premises when not in operation, request to keep on-site overnight. |
| 10. Docket No. PZ-2023-00037 V | UDO section 5.66.H | Customer seating areas associated with food stands shall be prohibited, customer seating areas requested. |

The site is located at 105 W. Carmel Dr. It is zoned I1/Industrial and Rangeline Rd. Overlay Zone. Filed by Andrew Wert of Church Church Hittle & Antrum, on behalf of Armen Abrahamyan, food truck owner.

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

Dated: Friday, March 17, 2023
 File: 3.27.23 regular meeting.doc
 By: Joe Shestak, Carmel BZA Meeting Coordinator
 jshestak@carmel.in.gov or 317-571-2419