



City of Carmel

Carmel Board of Zoning Appeals Special **Hearing Officer** Meeting Thursday, April 6, 2023

Time: **10:30 AM**

Location: Carmel City Hall **Caucus Rooms**, 2nd Floor, 1 Civic Sq., Carmel, IN 46032

Hearing Officer: **Mr. Brad Grabow**

NOTE: This in-person meeting will be audio recorded with minutes taken by the BZA Meeting Coordinator; the recordings will be available via Laserfiche online.

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- D. Public Hearings

(V) LOR Rangeline Mixed-Use Development Variances.

The applicant seeks the following development standards variance approvals:

1. **Docket No. PZ-2023-00044 V UDO Section 2.36 Maximum 80% lot coverage allowed, 92% requested.**
2. **Docket No. PZ-2023-00045 V UDO Section 2.36 Maximum 35' building height allowed when adjacent to single-family residences , 49'5" requested.**
3. **Docket No. PZ-2023-00046 V UDO Section 1.07 Transportation Plan Compliance required; Thoroughfare Plan Map, Mobility & Pedestrian Plan Map, Street Typologies, and Streetscape Facilities deviations requested**
4. **Docket No. PZ-2023-00047 V UDO Section 5.21 Street trees required and required within street right of ways, Street trees outside ROW requested.**

The site is located at 175 S. Rangeline Rd. It is zoned C2/Mixed Use and not located in any overlay zone. Filed by Jim Shinaver of Nelson & Frankenberger, LLC, on behalf of LOR Corp.

- E. Old Business
- F. New Business
- G. Adjournment

Dated: Monday, March 27, 2023
File: 4.6.23 special hearing officer mtg.doc
By: Joe Shestak, BZA Meeting Coordinator
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