



City of Carmel

Board of Zoning Appeals **Regular Meeting** Monday, May 22, 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
 - BZA Rules of Procedure suspension request: Majestic Care Sign Variance item H.1. – Notice of Public Hearing letters with regular postage mailed, rather than with certificates of mailing postage.

H. Public Hearings

(V) Majestic Care Sign Variance.

The applicant seeks the following development standards variance approval for a wall sign:

- Docket No. PZ-2022-00022 V UDO Section 5.39.H.2.a. 1 sign allowed, 2 signs requested.**
The site is located at 12999 Pennsylvania St. (formerly called Summer Trace at Manor Care) and is zoned UR/Urban Residential. Filed by John Seib of Majestic Care of Carmel.

(V) L'Etoile Variances.

The applicant seeks the following development standards variance approvals:

- Docket No. PZ-2023-00083 V UDO Section 2.38 Side Setback - 40' minimum side setback for surface parking required, 4' requested.**
- Docket No. PZ-2023-00084 V UDO Sections 5.12 & 5.32 Parking: Total floor area – No project shall have more floor area than the parking it can provide. And, 1.2 vehicle parking spaces per dwelling unit (45 units) and 1 parking space per 350 sq. ft. of retail required (66 spaces total required), 36 requested.**
- Docket No. PZ-2023-00085 V UDO Section 2.38 Rear Setback - 40' min. rear setback surface parking required, 3' requested. And 20' maximum rear setback required, 43' requested.**
The site is located at 833 W. Main Street. It is zoned UC/Urban Core. Filed by Ben Bemis of CEC, Inc. on behalf of the owner, Aziz Mamaev.

- New Business
- Old Business
- Adjournment

Dated: Friday, May 12, 2023
File: 5.22.23 regular meeting.doc
By: Joe Shestak, Carmel BZA Meeting Coordinator
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