



# City of Carmel

## Carmel Board of Zoning Appeals Special **Hearing Officer** Meeting Thursday, June 1, 2023

Time: **11:00 AM**

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

Hearing Officer: **Mr. Leo Dierckman, BZA Member**

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) The Concourse Variances.**

The applicant seeks the following development standards variance approvals:

1. **Docket No. PZ-2023-00093 V      UDO Section 2.36      Lot Cover - Maximum 80% lot coverage allowed, 86-92% requested.**
2. **Docket No. PZ-2023-00094 V      UDO Section 1.07      Transportation Plan Compliance – 8' sidewalks requested, 10-12' required.**
3. **Docket No. PZ-2023-00095 V      UDO Section 5.39      Ground Sign - 0-ft set back from street right of way requested (min. 5-ft required) & no sign base landscaping requested (all permanent ground signs require a landscaped green area at its base equal to the sign area required).**

The site is located at 550 Monon Blvd. (and 511 3rd Ave SW). It is zoned C2/Mixed Use and not located in any overlay zone. Filed by Troy Buchanan of Pedcor.

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

Dated: Monday, May 22, 2023  
File: 4.20.23 special hearing officer mtg.doc  
By: Joe Shestak, BZA Meeting Coordinator  
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