



City of Carmel

Board of Zoning Appeals **Regular Meeting** Monday, June 26, 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

(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 (*now 36 units*) and 1 parking space per 350 sq. ft. of retail required (*now 51 total spaces required*), 45 requested (*plus 4 on street spaces*).**
- Docket No. PZ-2023-00085 V UDO Section 2.38 Rear Setback - 40' Minimum Rear Setback for 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.

TABLED TO JULY 24 - (V) Perma Pools Sign Variance.

The applicant seeks the following development standards variance approval:

- ~~**Docket No. PZ-2023-00114 V UDO Section 5.39(H)(2)(a) 1 sign allowed, 2 requested.**~~ The site is located at 10350 N. Michigan Rd. and is zoned I/Industrial and US 421 Michigan Road Overlay District. Filed by Daniel Majestic of Perma Pools.

(SE) Alhassoon Short Term Residential Rental (Appeal).

The applicant seeks the following special exception approval for a STRR:

- Docket No. PZ-2023-00106 SE UDO Section 2.07 Permitted Uses, Residential Special Exception.** The site is located at 103 E. 106th St. (Penn View Heights Subdivision, Lots 1 & 2). It is zoned R1/Residence and West Home Place Commercial Corridor Sub-Area, Low Intensity. Filed by Elham Alhassoon and Ahmad Al-Maaitah, owners.

(SE) Bonilla Short Term Residential Rental (Appeal).

The applicant seeks the following special exception approval for a STRR in a portion of the house:

6. **Docket No. PZ-2023-00109 SE UDO Section 2.07 Permitted Uses, Residential Special Exception.** The 1.15-acre site is located at 2918 E. Smoky Row and is zoned R1/Residence (not in any Subdivision). Filed by Stephanie Maris of Cohen, Garelick & Glazier P.C., on behalf of DBM Group LLC, owner.

(SUA, CA) Martin Marietta - Mueller Property South Amendment.

The applicant seeks the following special use amendment and commitment amendment approvals:

7. **Docket No. PZ-2023-00112 SUA UDO Section 2.03 Special Use Amendment.**
8. **Docket No. PZ-2023-00090 CA Instr. Nos. 200500006560 and 200500054117 Commitment Amendment.** The site is located at 5345 E. 106th St., at the southwest corner of 106th St. and Hazel Dell Pkwy. It is zoned S1/Residence and is partially in the SFHA/Special Flood Hazard Area. Filed by Timothy Ochs of Ice Miller LLP on behalf of E & H Mueller Development LLC.

(SUA, CA) Martin Marietta - Mueller Property North Amendment.

The applicant seeks the following special use amendment and commitment amendment approvals:

9. **Docket No. PZ-2023-00113 SUA UDO Section 2.03 Special Use Amendment.**
10. **Docket No. PZ-2023-00091 CA Instr. Nos. 200500040447 and 2009039061 Commitment Amendment.** The site is located at 10750 River Rd. (aka 10750 Hazel Dell Pkwy), at the northwest corner of 106th St. and Hazel Dell Pkwy. It is zoned S1/Residence and is partially in SFHA/Special Flood Hazard Area. Filed by Timothy Ochs of Ice Miller LLP on behalf of E & H Mueller Development LLC.

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

Dated: Friday, June 16, 2023 File: 6.26.23 regular meeting.doc By: Joe Shestak, Carmel BZA Meeting Coordinator jshestak@carmel.in.gov or 317-571-2419
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