



City of Carmel

Board of Zoning Appeals **Regular Meeting** Monday, November 27, 2023

Time: **6:00 PM**

Location: Carmel City Hall **Council Chambers**, 2nd Floor, 1 Civic Square, Carmel, IN 46032

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
 - 2024 BZA Calendar adoption
- Public Hearings

TABLED INDEFINITELY - (UV) Crazy King Burrito Use Variance.

The applicant seeks the following use variance approval:

- ~~Docket No. PZ-2023-00182 UV UDO Section 2.39 Restaurant with drive-thru and/or walk-up food sales not permitted, Walk-up window and/or drive-up window requested.~~ The site is located at 13756 N. Meridian St. (in Meridian Village Plaza shopping center). It is zoned MC/Meridian Corridor. Filed by Paul Giefing.

(UV, V) Nathan Hawkins Addition Lot 4 Use Variance & Variance.

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

- Docket No. PZ-2023-00229 UV UDO Sections 2.19 & 3.56 Permitted Uses – Single Family Dwelling not permitted, Single Family Dwelling requested.**
- Docket No. PZ-2023-00230 V UDO Section 5.28 (D)(2) Parking spaces in any business, industrial, or manufacturing district shall not be located closer than 5’ to any lot or parcel located in a residential district or used for residential purposes, 2’ requested.** The site is located at 140 N. Rangeline Rd. (Nathan Hawkins Addition Lot 4). It is zoned B1/Business and Old Town Overlay, Historic Rangeline Subarea. Filed by Fred Krawczyk of FC Tucker, on behalf of Applegate Properties LLC.

(V) 116th and Rangeline Redevelopment, Sign Variance.

The applicant seeks the following development standards variance approval:

- Docket No. PZ-2023-00250 V UDO Section 5.39 (I) Sign facing southeast (not toward any street frontage) is not allowed, but requested.** The site is located at 1701 E. 116th St. (not in any subdivision). It is zoned B3/Business and Rangeline Road Overlay District. Filed by Warren Johnson of S-Mart Real Estate, Inc.

TABLED TO FEB. 26 - (V) Merchants Bank HQ2 Sign Variance.

The applicant seeks the following development standards variance approval:

- ~~Docket No. PZ-2023-00253 V UDO Section 5.39.D Roof Signs prohibited, 2 requested.~~ The site is located at 420 3rd Ave SW (Carmel Midtown Redevelopment subdivision, Lot B). It is zoned C2/Mixed Use District. Filed by Dan Moriarity of Studio M Architecture.

- New Business
- Old Business
- Adjournment

Dated: Friday, November 17, 2023
 File: 11.27.23 regular meeting.doc
 By: Joe Shestak, Carmel BZA Meeting Coordinator
 jshestak@carmel.in.gov or 317-571-2419