



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting Agenda

Monday, August 27, 2018

(Revised)

Time: 6:00 PM

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

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meetings
- F. Communications, Bills, and Expenditures

1. A BZA Executive Session will occur immediately following the conclusion of this BZA meeting.

- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearings

1. **WITHDRAWN - (A) Lucas Estate Appeal: Docket No. 17120006 A.**

~~The applicant seeks to appeal the 11/09/2017 Determination Letter written by the Carmel Department of Community Services' Director. The site is located at 1143 W. 116th Street. The site is zoned S1/Residence and partially lies within the West 116th Street Overlay Zone and the Floodplain Zone. Filed by Timothy Ochs of Ice Miller LLP, on behalf of The Lucas Living Trust.~~

(UV) 861 N. Rangeline Rd. Outdoor Storage.

The applicant seeks the following use variance approval:

- 2. **Docket No. 18070004 UV UDO Section 3.66: Prohibited Uses, Outdoor Storage requested.**
The site is located at 861 N. Rangeline Rd. It is zoned I1/Industrial, B1/Business, and Range Line Road Overlay, with some Floodplain. Filed by Pat Combellick of 526 Group LLC and Hoosier Portable Restrooms.

(UV,V) 5836 E. 116th St. Landscape Maintenance Business.

The applicant seeks the following use variance and development standards variance approvals to operate a business on a residentially-zoned site:

- 3. **Docket No. 18070006 UV UDO Section 2.03: Permitted uses, Non-permitted business use proposed.**
- 4. **Docket No. 18070007 V UDO Section 5.28.E: Paved/curbed parking lot required, Gravel requested.**
- 5. **Docket No. 18070008 V UDO Section 5.19.F.1: Reduced north/east/west bufferyards requested.**
- 6. **Docket No. 18070009 V UDO Section 5.19.F.4.b: Reduced parking lot plantings requested.**
- 7. **Docket No. 18070010 V UDO Section 2.04: Max. 35% lot cover required, 49% requested.**
The site is located at 5836 E. 116th Street. It is zoned S1/Residential. Filed by Joel Kempson, owner.

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

Filename: 8.27.2018 regular meeting_revised