



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Tuesday, May 26, 2020 Meeting

(Virtual Meeting)

Time: **5:15 PM**

Hearing Officer: **Mr. Leo Dierckman**

Location: *A virtual meeting as authorized by executive orders issued by the Governor of the State of Indiana.*
(Public access also available at Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Sq., Carmel, IN 46032.)

How to Watch: <http://carmelin.new.swagit.com/views/1>

Agenda:

- A. Call to Order
- B. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- C. Public Hearings

5:15 PM start - (SU) Temporary Carmel Public Library.

The applicant seeks the following special use approval for a temporary use in the former Marsh grocery store space in Merchants' Square, for 3 years:

1. **Docket No. PZ-2020-00058 SU UDO Section 2.31 - Institutional Special Use requested.** The site is zoned B8/Business. The site is located 2140 E. 116th St. Filed by Michael (Misha) Rabinowitch of Wooden McLaughlin LLP, on behalf of New City Development Partners.

TABLED TO JUNE 22 - (V) Cake Bake Shop.

The applicant seeks the following development standards variance approvals:

2. **Docket No. PZ-2020-00019 V UDO Section 5.39.D.4 Prohibited Signs, Signs with a Visible Light Source requested.**
3. ~~**WITHDRAWN - Docket No. PZ-2020-00020 V UDO Section 5.39.D.5 Prohibited Signs, Signs of flashing, blinking, animated, type requested.**~~ The site is zoned C1/City Center District and is located at 799 Hanover Place (800 S. Rangeline Road, Ste 220). Filed by Angie Daniel of Cake Bake Shop Carmel, LLC.

5:25 PM approximate start - (SE) Malone Short Term Residential Rental.

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

4. **Docket No. PZ-2020-00003 SE UDO Section 2.11 Permitted Uses, Residential Special Exception.** The site is located at 210 1st Ave SE. It is zoned R3/Residence and Old Town Overlay Zone, Character Subarea. Filed by Tyler Malone on behalf of Ronald & Heidi Malone, owners.

5:30 PM approximate start - (V) Proscenium Projecting Sign.

The applicant seeks the following development standards variance approval:

5. **Docket No. PZ-2020-00049 V UDO Sections 5.39.D.4 & 5.39.I.5.f Signs with Visible Light Source prohibited, visible light source requested. And, Projecting sign may not extend more than 5' from face of building, 6.01' requested.** The site is located at 1200 S. Rangeline Rd. It is zoned C1/City Center. Filed by Timothy Hill of Novo Development Group and the Carmel Redevelopment Commission.

5:35 PM approximate start - (V) Carmel Medical Arts Pavilion Variances (aka Carmel Medical Office).

The applicant seeks the following development standards variance approvals:

6. **Docket No. PZ-2020-00052 V UDO Section 5.19.F.3 Foundation Plantings on all four sides of building base required, two sides requested.**
7. **Docket No. PZ-2020-00053 V UDO Section 5.39.D.3 Off Premise Ground Sign requested along Illinois St.**
8. **Docket No. PZ-2020-00054 V UDO Section 5.39.I.2.c.i Number of Ground Signs along Illinois St. (Ritz Charles complex); 3 existing, 1 additional requested.** The site is located at 12166 N. Meridian Street, just north of the Ritz Charles. It is zoned MC/Meridian Corridor. Filed by Mark Leach of Faegre Drinker Biddle & Reath LLP, on behalf of Jeff Shively of Cornerstone Companies, Inc.

5:40 PM approximate start - (V) Ascension St. Vincent Heart Hospital Sign.

The applicant seeks the following development standards variance approval:

9. **Docket No. PZ-2020-00056 V UDO Section 5.39.C.4 Traffic Direction Sign Height & Area - Max. 3' tall allowed, 4' requested, and Max. 3 sq. ft. area allowed, 5 sq. ft. requested.** The site is zoned MC/Meridian Corridor and is located at 10580 N. Meridian St. Filed by Doug Staley Jr. of Staley Signs, on behalf of CIHS Newco LLC.

5:45 PM approximate start - (V) Capstick Residence, Fence Height Variance.

The applicant seeks the following development standards variance approval:

10. **Docket No. PZ-2020-00059 V UDO Section 5.09.B Max. 6-ft tall fence allowed, 8' requested.** The site is zoned R1/Residence. It is located at 4408 Abbey Dr. with frontage on Main St. (Lot 99 in Brookshire North Subdivision). Filed by Michael & Danielle Capstick, owners.

TABLED TO JUNE 22 - (SE) Schneider Short Term Residential Rental.

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

- ~~11. **Docket No. PZ-2020-00017 SE UDO Section 2.03 Permitted Uses, Residential Special Exception.** The site is located at 4217 W. 131st Street. It is zoned S1/Residence (Lucky Forward Subdivision Lot 1). Filed by Vincent and Pamela Schneider, owners.~~

TABLED TO JUNE 22 - (V) McCullough Residence Lot Cover Variance.

The applicant seeks the following development standards variance approval for a new pool:

- ~~12. **Docket No. PZ-2020-00055 V UDO Section 2.08 Maximum 35% lot cover allowed, 38% requested.** The site is zoned R1/Residence. It is located at 13638 Smokey Ridge Pl. (Lot 17 in Smokey Ridge Subdivision.) Filed by Katie Colon of Pools of Fun, on behalf of Douglas & Ashlie McCullough.~~

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

Filename: 5.26.2020 hearing officer mtg.doc

Dated: May 15, 2020
Joe Shestak, Secretary
Carmel Plan Commission
jshestak@carmel.in.gov
317-571-2419

Please contact Joe Shestak or the City of Carmel Planning/Zoning Office for the direct link to this virtual meeting.