



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, July 27, 2020

Time: 6:00 PM

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

PLEASE NOTE:

- There are two ways to view the meeting: In-person, or watching the live stream or recording through the this web link: <http://carmelin.new.swagit.com/views/1>.
- While this will be an in-person meeting, the number of people allowed in the Council Chambers will be limited in order to practice safe social distancing.
- Seats will be marked by tape where people may sit.
- Face masks are required to be worn.
- Due to limited seating availability, it is highly encouraged to watch the meeting from home.

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
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
 1. BZA Rules of Procedure amendment proposal.
 2. Request to suspend BZA Rules of Procedure for Zotec Sign Variances – public notice was made 10 days prior to meeting, rather than 20.
- H. Public Hearings

(V) Zotec Partners Signage.

The applicant seeks the following development standards variance approvals:

1. **Docket No. PZ-2020-00024 V Bridges PUD Z-550-11, Section 9.4.B Roof/Ground sign types not allowed, Ground Sign & Roof Sign requested.**
2. **WITHDRAWN: Docket No. PZ-2020-00026 V UDO Section 5.39.C.7 Sign only allowed on accessory structure when structure is less than 8-ft tall and sign is less than 3 sq. ft., 111 sq. ft. wall sign on east façade of parking garage requested.**—The site is located at 1 Zotec Way. It is zoned Bridges PUD/Planned Unit Development (Ordinance Z-550-11). Filed by Doug Staley Jr. of Staley Signs on behalf of the owner, ZP Investments, LLC.

(V) Albany Place Porch Depth Variances.

The applicant seeks the following development standards variance approval for 14 lots:

3. **Docket No. PZ-2020-00060 V PUD Ordinance Z-604-15, Exhibit C.1.F Minimum 6' deep porches required, 4' requested.** The sites are zoned Albany Place PUD/Planned Unit

Development. They are located generally in the northeast quadrant of 141st St. and Shelborne Rd. (Lots 4, 10, 11, 12, 13, 16, 17, 18, 19, 22, 24, 29, 36, and 51 in Albany Place Subdivision) Filed by Lee Phillips of Drees Homes, on behalf of Drees Homes and Albany Place Developer LLC.

(A) Appeal, Tropical Sno Food Stand.

The applicant seeks to appeal a Hearing Officer decision made for Docket No. PZ-2020-00067 V regarding a variance request from UDO Section 5.66.D - Food Stands required to be removed from the premises when not in operation, Request to leave on-site overnight for the season.

4. **Docket No. PZ-2020-00089 A UDO Article 9 Processes, Appeal.**

The site is zoned B8/Business and is located at 452 E. Carmel Dr. Filed by Mark Purvis, owner.

TABLED TO AUG. 24 - (V) VOWC Family Express Gas Station.

The applicant seeks the following development standards variance approvals:

5. ~~Docket No. PZ-2020-00093 V VOWC PUD Section 8.11 Buildings in Peripheral Retail Area shall be designed in conformance with the Peripheral Retail Area Design Guidelines, Deviation from guidelines requested.~~
6. ~~Docket No. PZ-2020-00094 V VOWC PUD Section 15.8.1.D Required 10' build to line unless otherwise indicated on an approved final plat or in another recorded instrument, 118' requested.~~
7. ~~Docket No. PZ-2020-00095 V VOWC PUD Section 15.11 Accessory buildings may be located in the rear and side yards behind the rear facade of the principal structure, Accessory structure located in front of primary structure requested.~~
8. ~~Docket No. PZ-2020-00096 V VOWC PUD Sections 16.17.A & 16.17.D.5 Stacking shall be confined to the sides and rear of the parcel, Stacking in front requested. Also the minimum number of vehicle stacking spaces required for drive thru lanes shall be 3 measured from the gas pump island, Request to include car parked at pump.~~ The site is located at 2425 Harleston St. (in Village of WestClay subdivision, Section 6003B, Block B.) It is zoned Village of WestClay PUD/ Planned Unit Development Ordinance Z 465-04, as amended. Filed by Jim Shinaver of Nelson & Frankenberger, on behalf of Brenwick TND Communities, LLC.

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

Filename: 7.27.2020 regular meeting

Dated: July 17, 2020

Joe Shestak, Secretary

Carmel Board of Zoning Appeals

jshestak@carmel.in.gov

317-571-2419