



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, January 27, 2020

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, Swearing-in of Members, and Officer Elections
 - 1. Swearing-in of New Members
 - 2. Election of President
 - 3. Election of Vice President
- E. Approval of Minutes of Previous Meetings
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
 - 1. Docket No. 19100024 SE, Westrick Short Term Residential Rental is tabled to the Feb. 24 BZA Hearing Officer meeting due to public notice error listing 6pm meeting time.
- H. Public Hearings

(SUA) Islamic Life Center Amendment.

The applicant seeks the following special use amendment approval for a place of worship on 14.78 acres, to mostly shift the west parking to the north side of the building:

- 1. **Docket No. 19090001 SUA UDO Section 2.03: Permitted Uses, Special Use required for Church/Temple/Place of Worship.** The site is located at 14120 and 14138 Shelborne Rd. and is zoned S1/Residence. Filed by Paul Reis & Kevin Buchheit of Krieg DeVault LLP on behalf of Al Salam Foundation, Inc.

(V, SUA) Carmel Elementary School Rebuild.

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

- 2. **Docket No. 19110013 SUA UDO Section 2.09 Elementary School Special Use requested.**
- 3. **Docket No. 19110014 V UDO Section 5.30 149 Parking Spaces required, 114 requested.**
- 4. **Docket No. 19110015 V UDO Section 5.39.C.4 Max. 3 sq. ft. traffic directional signs allowed, 7 sq. ft. requested.**
- 5. **Docket No. 19110016 V UDO Section 5.19.F Min. 25' West Bufferyard width required, 12' requested.**
- 6. **Docket No. 19110017 V UDO Section 1.07.E Transportation Plan Compliance, 90' ROW Collector Street required, 56' ROW Residential Street requested.**
- 7. **Docket No. 19110019 V UDO Section 2.04E Max. 35% lot cover required, 55% requested.** The 16-acre site is located at 101 4th Ave SE. It is zoned R2/Residence. Filed by Ron Farrand of Carmel Clay Schools.

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

Filename: 1.27.2020 regular meeting