



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Monday, April 27, 2020 Meeting

(Virtual Meeting)

Time: 5:30 PM

Hearing Officer: Mr. Alan Potasnik

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 & Caucus Rooms, 2nd Floor, 1 Civic Square, 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

5:30 PM start time - (V) Aria Apartments Ground Sign.

The applicant seeks the following development standards variance approval:

1. **Docket No. PZ-2020-00032 V UDO Section 5.39.D Prohibited Signs, Off premise sign requested.** The site is zoned B3/Business and US 421 - Michigan Road Overlay and is located at approximately 10900 N. Michigan Rd. Filed by Tim Ochs of Ice Miller LLP on behalf of Aria Land JV, LLC.

5:40 PM approximate start time - (V) Village of WestClay Entrance Signs.

The applicant seeks the following development standards variance approval for 3 signs:

2. **Docket No. PZ-2020-00033 V UDO Section 5.39.D Prohibited Signs, Off premise signs requested.** The sites are zoned PUD/Planned Unit Development. They are located at the street intersections of Abercorn/136th, Hoover/Meeting House, and Finchley/Towne. Filed by Jeffrey Terp of the Village of WestClay Owners Association, Inc.

~~TABLED TO TUES., MAY 26 - (SE) Malone Short Term Residential Rental.~~

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

- ~~3. **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.~~

~~TABLED TO TUES., MAY 26 - (SE) Schneider Short Term Residential Rental.~~

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

- ~~4. **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 TUES., MAY 26 - (V) Cake Bake Shop.

The applicant seeks the following development standards variance approvals:

5. ~~Docket No. PZ-2020-00019 V UDO Section 5.39.D.4 Prohibited Signs, Signs with a Visible Light Source requested.~~
6. ~~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.

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

Filename: 4.27.2020 hearing officer mtg.doc

Dated: April 17, 2020
Joe Shestak, Secretary
Carmel Plan Commission
jshestak@carmel.in.gov
317-571-2419

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