



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, February 22, 2021

Time: 6:00 PM

Location: *Virtual Meeting as authorized by executive orders issued by the State of Indiana Governor.*

PLEASE NOTE:

- This virtual meeting can be viewed on the following:
 - AT&T Cable Ch. 99
 - Digital Ch. 64.45
 - Metronet 33
 - Spectrum Cable C. 340
 - [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)
 - [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
 - <http://carmelin.new.swagit.com/views/1>
- The meeting will be audio recorded and minutes taken by the BZA Secretary
- The recordings will be available via Laserfiche online
- All interested persons desiring to present their views on the below applications are encouraged to email comments up to 2 PM the day of the meeting to Joe Shestak administrative assistant: jshestak@carmel.in.gov

Agenda:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Declaration of Quorum, Swearing-in of Members, and Officer Elections
- Approval of Minutes of Previous Meetings
- Communications, Bills, and Expenditures
- Reports, Announcements, Legal Counsel Report, and Department Concerns
- Public Hearings

TABLED TO MARCH 22 - (SE) Kedanis Short Term Residential Rental (Appeal).

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

1. ~~Docket No. PZ-2020-00120 SE~~ ~~UDO Section 2.09~~ ~~Permitted Uses, Residential Special Exception.~~
The site is located at 131 Beechmont Dr. (Lot 72 in Harrowgate Subdivision.) It is zoned R2/Residence. Filed by Karen (Lukovic) Kedanis, owner.

TABLED TO MARCH 22 - (A) Appeal, 130 1st Ave NW Demolition Request.

The applicant seeks to appeal the Director's denial of a demolition request:

2. ~~Docket No. PZ-2020-00169 A~~ ~~UDO Section 3.61.B~~ ~~No Character Building, or any part of it, may be demolished in the Old Town Overlay District without the consent of the Director of Community Services.~~ The site is located at 130 1st Ave NW. It is zoned R4/Residence and Old Town Overlay, Character Subarea. Filed by John Hefton of Old Town Design Group.

(V) The Avenue at Bennett Farm Variances.

The applicant seeks the following development standards variance approvals:

3. Docket No. PZ-2020-00200 V UDO Section 3.88.D Min. 8-ft building façade offsets required, 4-ft proposed.
4. Docket No. PZ-2020-00201 V UDO Section 3.88.K.2 Red brick or stone required, Gray brick requested.

5. **Docket No. PZ-2020-00202 V UDO 5.28.G Min. 25-ft wide drive aisle widths required, 23-ft proposed.**
6. **Docket No. PZ-2020-00203 V UDO Section 3.95.F Drive Thru Stacking permitted along rear of structures, Stacking requested in front/sides.**
7. **Docket No. PZ-2020-00204 V UDO Section 5.19.F.1 10-ft wide West Bufferyard required, 6-ft width proposed.**
8. **Docket No. PZ-2020-00205 V UDO Section 5.19.F.3 5-ft wide building foundation planting beds required, none proposed in parts.**
9. **Docket No. PZ-2021-00004 V UDO Sec. 5.39.I.5.b.ii Ground sign required to be located at rear of site at vehicular entrance, Sign located along Michigan Rd. proposed.**

The site is located at 11100-11150 N. Michigan Rd. (Block A, Bennett Technology Park subdivision). It is zoned B3/Business and US 421 Overlay Zone. Filed by Steve Hardin and Mark Leach of Faegre Drinker Biddle & Reath LLP, on behalf of Joe Farr of JDF Development LLC.

(UV, DSV) The GOAT Restaurant and Tavern.

The applicant seeks the following use variance and development standards variance approvals:

10. **Docket No. PZ-2020-00229 UV UDO Sections 3.56 and 2.09 Permitted Uses, Use Variance requested for a Restaurant/Tavern/Bar.**
11. **Docket No. PZ-2020-00230 V UDO Section 3.64.A.1.C Lot Cover Max. 45% (for residential use) and 70% (for all other uses) allowed, 100% requested.**
12. **Docket No. PZ-2020-00233V UDO Sections 3.64.A.6 and 5.09 Side/rear yard fence height exceeding 6-ft, 8-ft requested.**
13. **Docket No. PZ-2020-00234 V UDO Section 3.64.A.9.a Parking in front yard not allowed, Parking in front yard requested.**
14. **Docket No. PZ-2020-00235 V UDO Section 3.65.A.3.a Little to no grass and landscaping requested.**
15. **Docket No. PZ-2020-00237 V UDO Section 3.64.A.6 Lighting Type & Height.**
16. **Docket No. PZ-2020-00238 V UDO Section 1.07.E & F Compliance with the Transportation Plan required, Reduced street width and no sidewalk requested.**
17. **Docket No. PZ-2020-00240 V UDO Sections 3.64.A.9.c & 5.30 35 vehicle parking spaces required, 6 provided on site.**
18. **Docket No. PZ-2020-00242 V UDO Section 5.39.H.5 Ground sign type prohibited on residential structures converted to commercial use, 2 proposed.**
19. **Docket No. PZ-2020-00243 V UDO Section 5.39.H.2 2 Signs allowed, 4 total requested.**
20. **Docket No. PZ-2021-00023 V UDO Section 5.02.B.3 Max. 24' x 30' detached accessory structure allowed, 35' x 42' requested.**

The site is located at 220 2nd St. SW (former Bub's Café site). It is zoned R2/Residence and Old Town Overlay, Character Subarea (Lot 1 in Frank E Hawkins Addition). Filed by Kevin Paul, on behalf of Tomahawk Holdings LLC.

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

Dated: February 12, 2021
Joe Shestak, Secretary
Carmel Board of Zoning Appeals
jshestak@carmel.in.gov or 317-571-2419

Filename: 2.22.2021 regular meeting