



City of Carmel

CANCELLED:

Carmel Board of Zoning Appeals

Regular Meeting

Monday, March 22, 2021

(revised 3/16/21)

The meeting is now cancelled, due to no items to review.

Time: **6:00 PM**

Location: ~~Virtual meeting as authorized by executive orders issued by the State of Indiana Governor.~~

PLEASE NOTE:

- ~~This virtual meeting will be on Carmel TV and livestreamed on <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:

- A. ~~Call to Order~~
- B. ~~Pledge of Allegiance~~
- C. ~~Roll Call~~
- D. ~~Declaration of Quorum, Swearing in of Members, and Officer Elections~~
- E. ~~Approval of Minutes of Previous Meetings~~
- F. ~~Communications, Bills, and Expenditures~~
- G. ~~Reports, Announcements, Legal Counsel Report, and Department Concerns~~

- 1. ~~Vote to table or withdraw Kedanis Appeal due to lack of prosecution (5 tablings so far):~~

~~(SE) Kedanis Short Term Residential Rental (Appeal).~~

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

~~**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.~~

H. ~~Public Hearings~~

~~**TABLED TO APRIL 26 - (A) Appeal, 130 1st Ave NW Demolition Request.**~~

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

- 1. ~~**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.~~

~~**TABLED TO APRIL 26 - (UV, DSV) The GOAT Restaurant and Tavern.**~~

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

- 2. ~~**Docket No. PZ-2020-00229 UV UDO Sections 3.56 and 2.09 Permitted Uses, Use Variance requested for a Restaurant/Tavern/Bar.**~~
- 3. ~~**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.**~~

4. ~~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.~~
5. ~~Docket No. PZ-2020-00234 V~~ — ~~UDO Section 3.64.A.9.a~~ — ~~Parking in front yard not allowed, Parking in front yard requested.~~
6. ~~Docket No. PZ-2020-00235 V~~ — ~~UDO Section 3.65.A.3.a~~ — ~~Little to no grass and landscaping requested.~~
7. ~~Docket No. PZ-2020-00237 V~~ — ~~UDO Section 3.64.A.6~~ — ~~Lighting Type & Height.~~
8. ~~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.~~
9. ~~Docket No. PZ-2020-00240 V~~ — ~~UDO Sections 3.64.A.9.c & 5.30~~ — ~~35 vehicle parking spaces required, 6 provided on-site.~~
10. ~~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.~~
11. ~~Docket No. PZ-2020-00243 V~~ — ~~UDO Section 5.39.H.2~~ — ~~2 Signs allowed, 4 total requested.~~
12. **WITHDRAWN:** ~~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: March 17, 2021 - Filename: [3.22.2021 regular meeting_revised](#)
Joe Shestak, Carmel BZA Secretary: jshestak@carmel.in.gov or 317-571-2419