



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, November 23, 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 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 in the Council Chambers, it's highly encouraged to watch the meeting from home.

Agenda:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Declaration of Quorum
- Approval of Minutes of Previous Meetings
- Communications, Bills, and Expenditures
- Reports, Announcements, Legal Counsel Report, and Department Concerns
 - Moment of Silence
 - 2021 BZA Calendar
- Public Hearings

~~TABLED TO JAN. 25 - (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.~~

(UV) Rexroth Psychology Office.

The applicant seeks the following use variance approval:

- Docket No. PZ-2020-00161 UV UDO Sections 2.09 & 3.56 Permitted Uses, Professional Office requested on residential lot.** The site is located at 230 1st St NE (Carey Addition, Lot 4). It is zoned R1/Residence and Old Town Overlay, Character Subarea. Filed by Amy Rexroth.

(V) North End Apartments.

The applicant seeks the following development standards variance approvals:

3. **Docket No. PZ-2020-00166 V UDO Sec. 5.05.E Urban Residential Architectural Standards, Massing, Stepback (Bldgs B & C).**
4. **Docket No. PZ-2020-00167 V UDO Sec 2.18 Urban Residential Development Standards, Height (Bldg A).**
5. **Docket No. PZ-2020-00168 V UDO Sec. 5.05.D.3 Urban Residential Architectural Standards, Massing, Wide Width Lots.** The sites are located at approximately 506 W. Smokey Row Rd. and 827 Rohrer Rd. They are zoned UR/Urban Residential. Filed by Rebecca McGuckin of Old Town Companies.

(A) Appeal, 130 1st Ave NW Demolition Request.

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

6. **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.

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

Filename: 11.23.2020 regular meeting

Dated: Nov. 13, 2020
Joe Shestak, Secretary
Carmel Board of Zoning Appeals
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317-571-2419