



City of Carmel

Board of Zoning Appeals **Regular Meeting** **Tuesday, May 28, 2024**

Time: **6:00 PM**

Location: Carmel City Hall **Council Chambers**, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Note:

- This in-person meeting will be on Carmel TV and livestreamed on <http://carmelin.new.swagit.com/views/1>
- The meeting will be video/audio recorded with minutes taken by the BZA Meeting Coordinator

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes and Findings of Facts of Previous Meetings
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearings

(UV) The Family Place Day Care Use Variance.

The applicant seeks the following use variance approval:

1. **Docket No. PZ-2024-00060 UV** **UDO Sections 2.19 & 3.01** **Permitted Uses – Day Nursery/Day Care use not permitted; Day Care with Preschool component use requested.**
The site is located at 10455 College Ave. The site is zoned B1/Business and Home Place Overlay District – Home Place Business Sub-area. Filed by Joy Skidmore of Single Source Real Estate Services, LLC., on behalf of The Family Place, LLC., owners.

(V) Meyer Variances - Additional.

The applicant seeks the following additional development standards variance approvals:

2. **Docket No. PZ-2024-00059 V** **UDO Section 3.64(C)(9)** **Minimum 8:12 roof pitch required; 4:12, 3:12, and 0.25:12 roof pitches requested.**
3. **Docket No. PZ-2024-00063 V** **UDO Section 3.64(C)(7)** **Roofs shall be asphalt, wood, or slate shingles; Metal seamed roof materials requested.**
4. **Docket No. PZ-2024-00065 V** **UDO Section 3.64(C)(7)** **Building shall be clad in wood, brick, stone, or lap, shake, or shingle style cement board; Limestone, board & batten, and Dryvit requested.**
5. **Docket No. PZ-2024-00066 V** **UDO Section 3.64(C)(3)** **Maximum 45% lot cover allowed, 53% requested.**
6. **Docket No. PZ-2024-00067 V** **UDO Section 3.64(C)(1)** **Maximum 55-ft house width required; 71-ft requested.**

The site is located at 331 1st Street SW, aka 331 1st St SW. It is zoned R2/Residence and Old Town Overlay District, Character Subarea. Filed by Elizabeth Bentz Williams of Clark Quinn Law on behalf of Karl & Barbara Meyer, owners.

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

Dated: Friday, May 17, 2024
File: 5.28.24 regular meeting.doc
By: Bric Butler, PC/BZA Meeting Coordinator
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