



City of Carmel

Board of Zoning Appeals **Regular Meeting** Monday, July 22, 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:

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

(SE) 4423 E. 116th St. Group Home.

The applicant seeks the following special exception approval for a 10-person group home:

- Docket No. PZ-2024-00083 SE UDO Section 2.09 Residential Special Exception.**
The site is located at 4423 E. 116th Street. (Woodland Green, Lot 2). It is zoned R2/Residence. Filed by Dave Berman of Sigma Builders, LLC., on behalf of Andrew Hein, owner.

(V) Ozwell Fitness Sign Variances.

The applicant seeks the following development standards variance approvals:

- Docket No. PZ-2024-00111 V UDO Section 5.39(H)(3)(h) Wall sign – 70% of tenant's Spandrel Panel height allowed; 82% requested.**
- Docket No. PZ-2024-00112 V UDO Section 5.39(H)(2)(a) 1 sign allowed per street frontage; 2 requested (1 existing wall sign, 1 proposed ground sign requested).**
The 1.86-acre site is located at 1077 3rd Ave SW. It is zoned I-1/Industrial and is not located within any overlay district. Filed by Krissy Roberts of Studio M Architecture and Planning, on behalf of Ozwell Fitness, owners.

- New Business
- Old Business
- Adjournment

Dated: Friday, July 12, 2024
File: 7.22.24 regular meeting.doc
By: Bric Butler, PC/BZA Meeting Coordinator
bbutler@carmel.in.gov, 317-571-2417