



City of Carmel

Board of Zoning Appeals **Regular Meeting** Monday, January 27, 2025

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, Swearing-in of Members, and Officer Elections
 - Swearing-in of New Members
 - Election of President
 - Election of Vice President
- Approval of Minutes and Findings of Facts of Previous Meetings
- Communications, Bills, and Expenditures
 - Rule suspension request for Bank of America Lighting Variance (legal ad publication)
- Reports, Announcements, Legal Counsel Report, and Department Concerns
- Public Hearings

(V) Bank of America Lighting Variance.

The applicant seeks the following development standards variance approval:

- Docket No. PZ-2024-00187 V UDO Sections 3.92(C) and 5.03(B) Maximum 0.3 footcandles allowed along the property lines; 0.6 to 3.7 footcandles along north and west property lines requested.**

The site is located at 10800 N. Michigan Rd. (not in any subdivision) and is zoned B3/Business and US 421– Michigan Rd. Overlay. Filed by Lauren Farrow of PE Consulting Corp, on behalf of Security Federal Savings Bank, owners.

WITHDRAWN - (V) VOWC Ace Hardware Sign Variance.

The applicant seeks the following development standards variance approval for additional signage:

- Docket No. PZ-2024-00214 V VOWC PUD Section 18.3.A and UDO Section 5.39.H.2 Signs not facing any public street right of way not allowed, sign facing south requested.**

The site is located at 2425 Harleston St. (Village of WestClay, Section 6003B, Block Pt B). It is zoned Village of WestClay PUD/Planned Unit Development (Ordinance Z-670-21). Filed by Rickey Robinson of Signs Unlimited USA, on behalf of West Clay Properties, LLC, owner.

TABLED TO FEB. 24 - (V) Tom Wood Powersports Sign Variance.

The applicant seeks the following development standards variance approval for additional signage:

- Docket No. PZ-2024-00224 V UDO Section 5.39(H)(2)(a) 2 signs allowed (2 existing wall signs), 5 requested (4 wall signs, 1 ground sign total).**

The site is located at 3006 E. 96th Street and is zoned B3/Business. Filed by Kyle VanDeman of Riley Sign Shop on behalf of Wood Lexus R E LLC, owners.

(V) Lady Residence Variances.

The applicant seeks the following development standards variance approvals for a new 3-level single-family dwelling with an attached garage:

4. **Docket No. PZ-2024-00233 V UDO Section 3.64(C)(11) Maximum 30-ft building height to the midpoint of the fascia and ridge allowed, 36-ft requested.**
5. **Docket No. PZ-2024-00234 V UDO Section 3.64(C)(9) Minimum 8:12 roof pitch required, 6:12 roof pitch and flat roof requested.**
6. **Docket No. PZ-2024-00235 V UDO Section 3.64(C)(7) Roofs shall be asphalt, wood, or slate shingles; Metal and a rubber membrane roof materials requested.**
7. **Docket No. PZ-2024-00236 V UDO Section 3.64(C)(3) Maximum 45% lot cover allowed, 54% requested.**

The site is located at 133 1st Street NE. It is zoned R3/Residence and Old Town Overlay District, Character Sub-Area. Filed by Andrew Wert of Church, Church, Hittle + Antrim on behalf of Michael Lady, owner.

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

Dated: Friday, January 17, 2025
File: 01.27.25 regular meeting.doc
By: Bric Butler, PC/BZA Meeting Coordinator
bbutler@carmel.in.gov, 317-571-2417