



City of Carmel

Board of Zoning Appeals **Regular Meeting**

Monday, February 24, 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
- Approval of Minutes and Findings of Facts of Previous Meetings
- Communications, Bills, and Expenditures
 - Rules of Procedure suspension request for Pagryzinski Room Addition Variances, related to legal ad.
- Reports, Announcements, Legal Counsel Report, and Department Concerns
- Public Hearings

(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 St. and is zoned B3/Business. Filed by Kyle VanDeman of Riley Sign Shop on behalf of Wood Lexus R E LLC.

(V) Connection Pointe Church Sign Variance.

The applicant seeks the following development standards variance approval for a wall sign:

- Docket No. PZ-2024-00243 V UDO Section 5.39.3(h)(i) Sign height (109" height allowed, 117.6" requested).** The site is located at 2599 E. 98th St. and is zoned S2/Residence and Keystone Parkway Overlay District. Filed by Sarah Zimmerman with Connection Pointe Church.

(V) Pagryzinski Room Addition Variances.

The applicant seeks the following variance approvals for a 17'x19' rear sunroom addition:

- Docket No. PZ-2024-00244 V UDO Section 2.08 Maximum 35% lot coverage allowed, 42% requested.**
- Docket No. PZ-2024-00245 V UDO Section 2.08 Minimum 20-ft rear yard setback required; 4-ft requested.**

(There is also a 15-ft wide easement in the back yard.) The 0.28-acre site is located at 1416 Jeffrey Ct. (Cedar Lake Subdivision, Lot 27). It is zoned R1/Residence. Filed by Jeremy Place of West Design Build, on behalf of, William & Michele Pagryzinski, owners.

- New Business
- Old Business
- Adjournment

Dated: Friday, February 14, 2025
File: 02.24.25 regular meeting.doc
By: Bric Butler, PC/BZA Meeting Coordinator
bbutler@carmel.in.gov, 317-571-2417