



City of Carmel

Board of Zoning Appeals **Regular Meeting**

Tuesday, May 27, 2025

REVISED

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

TABLED TO JUNE 23 - (UV,V) 755 E. 104th St Triplex Use Variance and Variance.

The applicant seeks the following use variance and development standards variance approvals:—

- ~~1. Docket No. PZ-2025-00048 UV UDO Section 2.07 Prohibited Uses; Triplex requested.~~
- ~~2. Docket No. PZ-2025-00051 V UDO Section 2.08 2.9 lots/acre Maximum Density allowed, 1.61 lots allowed for this site; 3 lots/units requested.~~

~~The 0.51-acre site is located at 755 E. 104th Street (Homeplace, Lot 90). It is zoned R1/Residential. Filed by E. Davis Coats of Coats, Henke & Wheeler PC on behalf of W&Z Enterprises LLC, owners.~~

TRANSFERRED FROM HEARING OFFICER - (SE) Shaffer Short Term Residential Rental.

The applicant seeks the following special exception approval for a STRR unit:

- 2. Docket No. PZ-2025-00071 SE UDO Section 2.03 Permitted Uses, Residential Special Exception approval required for Short Term Residential Rental use.**

The 1-acre site is located at 14180 Cherry Tree Road (not located in any subdivision). It is zoned S1/Residence. Filed by Michelle Shaffer, owner.

(V) Cooke Residence Variances.

The applicant seeks the following development standards variance approvals for a new 2-story single-family dwelling:

- 3. Docket No. PZ-2025-00073 V UDO Section 3.64(C)(1)(b) Maximum 55-ft house width allowed; 81-ft requested.**
- 4. Docket No. PZ-2024-00074 V UDO Section 3.64(C)(9)(a) Minimum 8:12 roof pitch required, 6:12 roof pitch requested.**
- 5. Docket No. PZ-2024-00075 V UDO Section 3.64(C)(11)(c) Buildings shall not exceed the height of the tallest dimension of the nearest two Character Buildings by more than 7-ft, 25'6" Building Height requested (34'4" to roof peak).**

The 0.50-acre site is located at 670 1st Ave NE. It is zoned R2/Residence and Old Town Overlay District, Character Sub-Area. Filed by Jim Shinaver & Jon Dobosiewicz, Nelson & Frankenberger, LLC., on behalf of Jeffrey & Molly Cooke, owners.

(V) Harvest Church Sign Variances.

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

6. **Docket No. PZ-2025-00077 V** **UDO Section 5.39(H)(2)** **One (1) sign allowed per street frontage; Four (4) requested** *(1 existing ground sign, 1 proposed ground sign, 2 proposed wall signs).*
7. **Docket No. PZ-2024-00080 V** **UDO Section 5.39(H)(2)** **Signs not facing any public street right of way not allowed; Two (2) requested** *(2 wall signs)*
8. **WITHDRAWN - Docket No. PZ-2024-00081 V** **UDO Section 5.39(H)(6)** **Ground sign masonry base shall be at least equal to the width and depth of the sign; ground sign doesn't meet requirement requested.**

The 12-acre site is located at 14550 River Road. It is zoned Legacy PUD/Planned Unit Development, Z-679-22. Filed by Marty Baker of Harvest Bible Chapel of North Indianapolis, Inc.

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

Dated: Friday, May 16, 2025 File: 05.27.25 regular meeting_DRAFT.doc By: Bric Butler, PC/BZA Meeting Coordinator bbutler@carmel.in.gov, 317-571-2417
