



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Monday, October 28, 2019 Meeting

Time: **5:15 p.m.**

Hearing Officer: **Mr. Leo Dierckman**

Location: **Carmel City Hall Caucus Rooms, 2nd Floor, 1 Civic Square, Carmel, IN 46032**

Agenda:

- A. Call to Order
- B. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- C. Public Hearings

(V) Clay Center Rd. Elementary School.

The applicant seeks the following development standards variances:

1. **Docket No. 19090010 V UDO Section 5.39 Signage. Max. 3 sq. f. tall traffic directional signs allowed, 7 sq. ft. requested**
2. **Docket No. 19090011 V UDO Section 5.02.b.4 Ball field lighting. Max. 0.1 foot-candles at property lines allowed, 5.1 requested along south.** The site is located at 12025 Clay Center Rd. and is 35 acres in size. It is zoned S1/Residence and Silvara PUD/Planned Unit Development. Filed by Ron Farrand of Carmel Clay Schools.

(V) Ashton Subdivision Perimeter Fence. *(Transferred to full BZA due to defective public notice)*

The applicant seeks the following development standards variance to replace an existing fence:

3. **~~Docket No. 19090018 V UDO Section 5.09.B Max. 6' tall fence with 6' setback & plantings required, 8' tall vinyl fence with 0' setbacks requested.~~** The site is located at approximately 14589 Chelsea Ct., at the southwest quadrant of 146th St. and Hazel Dell Pkwy. It is zoned S1/Residence. Filed by Dana Stout, Community Manager, on behalf of Ashton Homeowners Association.

(V) Browning Residence, Garage Setback.

The applicant seeks the following development standards variance approval for an accessory building:

4. **Docket No. 19090025 V UDO Section 5.02.B Detached garage located 25' behind house face required, Garage 288' in front of house requested.** The site is located at 12650 Clay Center Rd. at B & B Park Subdivision Lot 1. It is zoned S1/Residence. Filed by Joe Viewegh of Viewegh and Assoc., LLC, on behalf of Christian Browning, owner.

(V) Ranginani Residence, Front Setback.

The applicant seeks the following development standards variance approval:

5. **Docket No. 19090026 V UDO Section 2.04 Min. 30' front yard setback for neighborhood allowed, 25' requested.** The site is located at 10465 Woodhall Ln. (Lot 8 in Woodhall Lane Subdivision). It is zoned S1/Residence. Filed by Archana Ranginani, owner.

(V) Ripberger Residence, Pergola Setback.

The applicant seeks the following development standards variance approval:

6. **Docket No. 19090027 V Silvara PUD Sections 5.2 & 6.1 Min. 10' side setback for primary structure and 5' setback for accessory structure required, 0-ft proposed.** The site is located at 12094 Sigillary Way (Lot 19 in The Hamlet at Jackson's Grant). It is zoned Silvara PUD/Planned Unit Development. Filed by Craig Miles of McKenzie Homes.

(V) Minnaar Residence, Fence.

7. The applicant seeks the following development standards variance approval for a fence along Main St.: **Docket No. 19090028 V UDO Section 5.09.B.5 Max. 6' tall fence allowed when set back 6', 8' fence proposed with 0' setback.** The site is located at 3 Ironwood Ct., also with frontage on E. Main St. (Lot 199 in Cool Creek North Subdivision). It is zoned R1/Residence. Filed by Shannon and David Minnaar, owners.

- D. Old Business
- E. New Business
- F. Adjournment

Filename: 09.23.2019 hearing officer mtg.doc