



City of Carmel

Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, April 26, 2021

Time: **5:30 PM**

Hearing Officer: Mr. Leo Dierckman

Location: *A virtual meeting as authorized by executive orders issued by the State of Indiana Governor.*

PLEASE NOTE:

- This Zoom meeting will be livestreamed on carmelspeaks.org
- The meeting will be audio recorded and minutes taken by the BZA Secretary
- The recordings will be available via LaserFiche
- All interested persons desiring to present their views on the below petitions are encouraged to submit written comments up to 2 PM the day of the meeting via email to Joe Shestak: jshestak@carmel.in.gov.

Agenda:

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

TABLED TO MAY 24 - (SE) Larson Short Term Residential Rental.

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

1. ~~Docket No. PZ-2020-00088 SE UDO Section 2.07 Permitted Uses, Residential Special Exception.~~ The site is located at 377 Patricia Court (Woodland Springs Subdivision, Lot 377). It is zoned R1/Residence. Filed by Christine and Kurt Larson, owners.

(SE) Davis Short Term Residential Rental.

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

2. **Docket No. PZ-2020-00181 SE UDO Section 2.07 Permitted Uses, Residential Special Exception.** The site is located at 3870 Coventry Way (Brookshire Subdivision, Lots 316 & Part 317). It is zoned R1/Residence. Filed by Suzan Davis, owner.

(V) Cooke House Width Variance.

The applicant seeks the following development standards variance approval:

3. **Docket No. PZ-2021-00055 V UDO Section 3.64.C.1 Max. 55-ft house width allowed, 83-ft requested.** The site is located at 670 1st Ave NE. It is zoned R2/Residence and Old Town Overlay, Character Subarea. Filed by Glenn Gareis of GMG Architects, LLC on behalf of Jeffrey & Molly Cooke.

(V) North End Urban Farm Variances.

The applicant seeks the following additional development standards variance approvals:

4. **Docket No. PZ-2021-00056 V UDO Section 2.18 Minimum 2-story height required, 1-story requested.**
5. **Docket No. PZ-2021-00057V UDO Section 2.18 Maximum 20-ft rear yard building setback required, approximately 600-ft requested.** The site is located at 270 and 280 W. Smoky Row. It is zoned UR/Urban Residential. Filed by Rebecca McGuckin of Old Town Companies, LLC.

TABLED TO MAY 24 - (V) Garlin Sunroom Setback Variance.

The applicant seeks the following development standards variance approval:

6. ~~Docket No. PZ-2021-00059 V UDO Section 2.08 20 ft rear building setback required, 14' requested.~~ The site is located at 1100 Arlington Ct. (Lexington Farms Subdivision Lot 260). It is zoned R1/Residence. Filed by Rick Garlin, owner.

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

Dated: April 16, 2021 - Filename: 4.26.2021 hearing officer mtg.doc Joe Shestak, Carmel BZA Secretary: 317-571-2419 or jshestak@carmel.in.gov
--