



City of Carmel

Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, June 28, 2021

Time: **5:30 PM**

Hearing Officer: **Mr. Leo Dierckman**

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

PLEASE NOTE: This in-person meeting will be audio recorded and minutes taken by the BZA Secretary; the recordings will be available via Laserfiche online.

Agenda:

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

TABLED TO AUG. 23 - (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.~~

(V) Allen Pool Variance.

The applicant seeks the following development standards variance approval:

2. **Docket No. PZ-2021-00088 V UDO Section 5.02.C.7.a Setbacks - 3' setback off easement required, 14'3" encroachment requested. (Also, 5'9" side yard setback requested, 10' required.)** The site is located at 13048 Southampton Ct. (Springmill Ridge Subdivision Lot 76). It is zoned S2/Residence and SFHA/Special Flood Hazard Area. Filed by Jason Allen, owner.

(V) Hale Residence Variances.

The applicant seeks the following development standards variance approvals:

3. **Docket No. PZ-2021-00090 V UDO Section 3.64.C Maximum 45% lot cover required, 58% requested.**
4. **Docket No. PZ-2021-00098 V UDO Section 5.78.J Window wells cannot project more than 24" into a required yard, 37" proposed.**
5. **Docket No. PZ-2021-00103 V UDO Section 3.64.C.11 Buildings shall not exceed the height of the tallest dimension of the nearest 2 Character Buildings by more than 7 feet. 32' allowed, 33'- 9 3/8" requested.** The site is located at 516 2nd Ave NE (CW Weidlers Addition, Lot 33A). It is zoned R3/Residence and Old Town Overlay Character SubArea. Filed by Matt Huffman of the Old Town Design Group, LLC on behalf of Laura Hale, owner.

(V) Griffith Garage Size Variance.

The applicant seeks the following development standards variance approval:

6. **Docket No. PZ-2021-00097 V UDO Section 5.02.B.3 Maximum 24' x 30' detached garage allowed, 28' x 40' requested.** The site is located at 10980 Beechwood Dr. W. (Lady Hamilton Estates Subdivision Lots 10 & part of 9). It is zoned R1/Residence. Filed by Marc Griffith, owner.

(V) Hilbert Fence Height Variance.

The applicant seeks the following development standards variance approval:

7. **Docket No. PZ- 2021-00101 V UDO Section 5.09.B Maximum 42 inch tall fence in the front yard allowed, 6-ft requested (in parts).** The site is located at 135 Sylvan Ln. (Carmelwood Subdivision Lot 13). It is zoned R2/Residence. Filed by Dave Coots of Coots, Henke, and Wheeler on behalf of Stephen Hilbert, owner.

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

Dated: June 18, 2021 Filename: 6.28.21 hearing officer mtg.doc By: Joe Shestak, BZA Secretary: 317-571-2419, jshestak@carmel.in.gov
