



# City of Carmel

## Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, August 23, 2021

Time: **5:30 P.M.**

Hearing Officer: **Mr. Leo Dierckman**

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

NOTE: This in-person meeting will be audio recorded with 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 INDEFINITELY - (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.~~

**~~TABLED TO SEPT. 27 - (V) Jacobs Fence Height Variance.~~**

~~The applicant seeks the following development standards variance approval:~~

- ~~2. **Docket No. PZ-2021-00123 V UDO section 5.09.B.4 Max. 42" front yard fence height allowed, 48" requested.** The site is located at 5374 Randolph Crescent Dr. (Grand Hall Subdivision Section 1 Lot 35). It is zoned S1/Residence ROSO-III. Filed by Tracy Jacobs, owner.~~

**(V) Faith Apostolic Church Variances.**

The applicant seeks the following development standards variance approvals:

- 3. Docket No. PZ-2021-00129 V UDO Section 2.08 Minimum 35-ft front yard building allowed, 6-ft requested.**
- 4. Docket No. PZ-2021-00130 V UDO Section 2.08 Maximum 35-ft building height allowed, 38.5-ft requested.** The site is located at 1212 E. 116th St. It is zoned R1/Residence and SFHA/Special Flood Hazard Area. Filed by Jim Shinaver of Nelson & Frankenberger LLC on behalf of Faith Apostolic Church.

**(V) Downes Pool Variances.**

The applicant seeks the following development standards variance approvals:

- 5. Docket No. PZ-2021-00140 V UDO Section 2.06 Maximum 35% lot coverage allowed, 42% requested.**
- 6. Docket No. PZ-2021-00141 V UDO Section 5.02.C.7 Pool setbacks: 3-ft from easement and 10-ft side setback allowed, 2-ft encroachment into easement and 5.5-ft side setback requested.** The site is located at 5058 St. Charles Place. It is zoned S2/Residence (Kingswood Subdivision Lot 113). Filed by Carrie Ann & Paul Joseph Downes, owners.

**(V) Bacon Garage Size Variance.**

The applicant seeks the following development standards variance approval:

7. **Docket No. PZ-2021-00143 V UDO Section 5.02.B.3 Maximum 24' x 30' detached garage allowed, 24' x 36' requested (and total garage areas exceeding 75% of the ground floor area of the principal building).** The site is located at 9637 Maple Drive (Forest Glen Subdivision Lot 33). It is zoned S2/Residence. Filed by Scott & Dawn Bacon, owners.

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

Dated: Friday, August 13, 2021 Filename: 8.23.21 hearing officer mtg.doc By: Joe Shestak, BZA Secretary: 317-571-2419, jshestak@carmel.in.gov
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