



# City of Carmel

## Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, May 23, 2022

**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 46032**

NOTE: This in-person meeting will be audio recorded and 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

#### **(V) Schalliol Garage Variances.**

The applicant seeks the following development standards variance approvals:

1. **Docket No. PZ-2022-00056 V UDO Section 2.04 Maximum 18-ft tall accessory structure allowed, 20-ft tall detached garage/pool house requested.**
2. **Docket No. PZ-2022-00059 V UDO Section 5.02.B.1 25-ft setback behind front line of principal building required, approximately 53 feet in front of house requested for detached garage.**
3. **Docket No. PZ-2022-00060 V UDO Section 5.02.B.3 Maximum 24' x 30' accessory structure allowed, approximate 30' x 54' detached garage/pool house requested.**

The 1.8-acre site is located at 4417 Panthera Leo Dr. (Woods at Lions Creek Subdivision Lot 31A) and is zoned S1/Residence. Filed by Jonathan Schalliol, owner.

#### **(V) Carmack Pool Setback Variance.**

The applicant seeks the following development standards variance approval:

4. **Docket No. PZ-2022-00061 V UDO Section 5.02.C.7 Minimum 3-ft setback from easement required for accessory structures, 6-ft encroachment into drainage/utility easement requested.**

The site is zoned S2/Residence. It is located at 1516 Brook Mill Ct. (Lot 89 in Springmill Crossing Section 2). Filed by Daniel Majestic of Perma Pools.

#### **(V) Hoge Garage Variances.**

The applicant seeks the following development standards variance approvals:

5. **Docket No. PZ-2022-00062 V UDO Section 5.02.B.3 Maximum 24' x 30' accessory structure allowed, 28' x 42' detached garage requested.**
6. **Docket No. PZ-2022-00063 V UDO Section 2.04 Maximum 18-ft accessory structure height allowed, 20-ft detached garage requested.** The site is located at 13145 West Rd. and is zoned S1/Residence. Filed by Glenn Hoge, owner.

#### **(V) Alhassoon Porch Setback Variance.**

The applicant seeks the following development standards variance approval:

7. **Docket No. PZ-2022-00065 V UDO Section 5.79.G Open, unenclosed porches (not under roof) or patios may extend 10-ft into a front yard, 7-ft encroachment requested for a patio with**

**roof/pergola.** The site is located at 13108 Harrison Dr. (Brookshire Lakes Subdivision Lot 12) and is zoned S1/Residence. Filed Elham Alhassoon and Ahmad Al-Maaitah, owners.

**(V) Greco Shed Location Variance.**

The applicant seeks the following development standards variance approval:

8. **Docket No. PZ-2022-00066 V UDO Section 5.02.B Minimum 25-ft setback behind the front line of the principal structure required, approximately 90-ft in front of house requested.**

The 5.1-acre site is located at 9777 Ditch Rd. and is zoned S1/Residence and SFHA/Special Flood Hazard Area. Filed by Peter Michael Jr (PJ) & Lauren Marie Greco, owners.

**(V) Goldstein Fence Variance.**

The applicant seeks the following development standards variance approval:

9. **Docket No. PZ-2022-00068 V UDO Section 5.09.B Maximum 3.5-ft tall fence in the front yard allowed (with at least 25% visibility), 6-ft tall privacy fence requested.**

This corner lot is located at 66 Woodland Drive, at 116<sup>th</sup> Street (Woodland Golf Club Subdivision Lots 28-29). It is zoned R1/Residence. Filed by Seth Goldstein, owner.

**~~TABLED INDEFINITELY - (SE) Larson Short Term Residential Rental.~~**

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

10. ~~**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.~~

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

Dated: Friday, May 13, 2022 Filename: 5.23.22 hearing officer mtg.doc By: Joe Shestak, BZA Secretary 317-571-2419, jshestak@carmel.in.gov
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