



City of Carmel

Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, July 25, 2022

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

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

Hearing Officer: **Mr. Alan Potasnik**

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) Rice Fence Height Variance.

The applicant seeks the following development standards variance approval:

1. **Docket No. PZ-2022-00099 V PUD Ordinance Z-598-14, Section 7.1.C Maximum 36" tall fence in front yard allowed, 48" fence requested.**

The site is located at 1484 Windpump Way (Sunrise on the Monon Subdivision Lot 27). It is zoned PUD/Planned Unit Development. Filed by Justin Rice, owner.

~~TABLED TO AUG. 22 - (V) Cohen Fence Variances.~~

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

- ~~2. **Docket No. PZ-2022-00101 V UDO Section 5.09 Maximum 42" tall fence in front yard and 6' tall fence in side/rear yard allowed; 48" fence in front yard and 8' fence in side/rear yard requested.**~~
- ~~3. **Docket No. PZ-2022-00103 V UDO Section 5.09 Minimum 1' fence setback from front sidewalk allowed; 6" setback requested.**~~

~~The site is located at 248 2nd St SW (Frank Hawkins Addition Lot 3). It is zoned R2/Residence and Old Town Overlay Character Subarea. Filed by Nathan Cohen, owner.~~

~~TABLED TO AUG. 22 - (V) Trachtman Fence Height Variance.~~

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

- ~~4. **Docket No. PZ-2022-00108 V UDO Section 5.09.B Maximum 42" tall fence in front yard allowed with at least 25% visibility; 8' fence in front yard with 0% visibility requested along Main Street.**~~ The site is located at 12 Ironwood Ct. (Cool Creek North Subdivision Lot 198). It is zoned R1/Residence. Filed by James Trachtman, owner.

(V) Rangeline Crossing Sign Height Variance.

The applicant seeks the following development standards variance approval:

5. **Docket No. PZ-2022-00122 V UDO Section 5.39.I.4 Maximum 6' tall ground sign allowed, 8' height requested.** The site is located at 1342 / 1392 S. Rangeline Rd. It is zoned B3/Business and Range Line Road Overlay District. Filed by Tony Halsey of Kite Realty Group on behalf of KRG Centre LLC.

(V) Tom Wood BMW Motorcycles Sign Variance.

The applicant seeks the following development standards variance approval:

6. **Docket No. PZ-2022-00124 V UDO Section 5.39.H.2 No more than 2 signs may be oriented to 1 Street Frontage as follows: 1 Projecting or Wall Sign, and 1 Ground or Suspended Sign. 2 Wall Signs Facing 1 Street Frontage Requested.** The site is located at 3510 / 3520 E. 96th Street. It is zoned B3/Business. Filed by Kevin Buchheit of Krieg DeVault, on behalf of Joe Feltman of Tom Wood.

TABLED TO AUG. 22 - (V) Phillips-Koerner Pool Variances.

The applicant seeks the following development standards variance approvals:

7. ~~**Docket No. PZ-2022-00125 V UDO Section 5.02 Pools to be located in side/rear yard and minimum 3' setback from easements required, Swimming pool & equipment located in Front Yard and 0' setback from easements requested.**~~
8. ~~**Docket No. PZ-2022-00126 V UDO Section 2.04 Maximum 35% lot cover allowed, 37% requested.**~~ The site is located at 13092 Harrison Drive (Mohawk Crossing Subdivision Lot 59). It is zoned S1/Residence. Filed by Meagan Phillips and Nicholas Koerner, owners.

(SE) Larson Short Term Residential Rental.

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

9. **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, July 15, 2022 Filename: 7.25.22 hearing officer mtg.doc By: Joe Shestak, BZA Secretary 317-571-2419, jshestak@carmel.in.gov
