



City of Carmel

Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, January 23, 2023

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

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

Hearing Officer: **Mr. Leo Dierckman**

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

(V) Trahin Residence, Lot Coverage Variance.

The applicant seeks the following development standards variance approval:

- 1. **Docket No. PZ-2022-00242 V UDO Section 2.01 Maximum 35% lot coverage allowed, 42% requested.** The site is located at 231 Carmel View Dr. (Carmelview Subdivision Lot 33). The site is zoned R2/Residence. Filed by Mary Ellen & Roger Trahin, owners.

(V) Kruse Garage Size Variance.

The applicant seeks the following development standards variance approval:

- 2. **Docket No. PZ-2022-00245 V UDO Section 5.02(B)(3) The combined square footage of the ground floor area of a garage and/or accessory building shall not exceed 75% of the ground floor area of the principal building, 111% requested.** The site is located at 1491 Pondview Dr. (Springmill Ponds Subdivision Lot 165). It is zoned S2/Residence. Filed by Richard & Susan Kruse, owners.

(V) Samson Residence, Pool Variances.

The applicant seeks the following development standards variance approvals:

- 3. **Docket No. PZ-2022-00249 V UDO Section 2.08 Max. 35% lot cover allowed, 46% requested.**
- 4. **Docket No. PZ-2022-00250 V UDO Section 5.02(C)(7) Pools & their decking must be located at least 3-ft away from any easement and 10-ft away from property lines; 2-ft encroachment into easement requested and 7'9" rear setback requested.** The site is located at 799 Spruce Dr. (Smokey Knoll Subdivision Lot 152). The site is zoned R1/Residence. Filed by Zachary Samson, owner.

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

Dated: Friday, January 13, 2023 File: 1.23.23 hearing officer mtg.doc By: Joe Shestak, BZA Secretary 317-571-2419, jshestak@carmel.in.gov
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