



City of Carmel

Board of Zoning Appeals Hearing Officer Meeting Monday, August 28, 2023

Time: **5:15 P.M.**

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

Hearing Officer: Ms. Leah York

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) 3240 E. 104th St. Fence Variance.

The applicant seeks the following development standards variance approval:

1. **Docket No. PZ-2023-00147 V UDO Section 5.09 (B) Maximum 42 inch fence allowed in the front yard, 72 inches requested. Also, minimum 25% visibility required, 0% visibility requested.**
The corner lot site is located at 3240 E. 104th St. (Glenwood Subdivision, Lot 49). It is zoned S2/Residence. Filed by Thanh Ho on behalf of Tuyet Nguyen, owner.

(V) Parkwood Crossing East Directory Sign Variance.

The applicant seeks the following development standards variance approval for the Amenity Building:

2. **Docket No. PZ-2023-00168 V UDO Section 5.39(I) 3 directory signs allowed for the overall development, 4 total requested.** The site is located at 550 E. 96th St. and is zoned MC/Meridian Corridor. Filed by Amber Swanner of Eye 4 Group, LLC on behalf of Parkwood Crossing.

WITHDRAWN - (V) Allam Residence, Lot Cover Variance.

~~The applicant seeks the following development standards variance approval for an accessory building:~~

3. ~~**Docket No. PZ-2023-00175 V UDO Section 2.04 Maximum 35% lot coverage allowed, 37.5% requested.**~~ The site is located at 10523 Laurel Ridge Ln. (Laurel Ridge Subdivision Lot 8). It is zoned S1/Residence. Filed by Michael Shannon of Indy Grills and Outdoor Living on behalf of Sandeep Allam, owner.

(V) Vien Residence Variances.

The applicant seeks the following development standards variance approvals for a pool house:

4. **Docket No. PZ-2023-00171 V UDO Section 2.04 Maximum 18-ft accessory building height allowed, 20'- 2 1/4" requested.**
5. **Docket No. PZ-2023-00172 V UDO Section 5.02 (B)(3)(a) Combined square footage of the Ground Floor of a Private Garage and/or Accessory Building shall not exceed 75% of the Ground Floor Area of the Principal Building; 79% requested.**
The site is located at 1571 Asherwood Ln. (Asherwood Subdivision Lot 33) and is zoned S1/Residence. Filed by Matt Huffman of Old Town Design Group, on behalf of Hon Vien and Trina Sherlitz-Vien, owners.

(V) Hanna Residence, Lot Cover Variance.

The applicant seeks the following development standards variance approval:

6. **Docket No. PZ-2023-00176 V Silvara PUD, Section 6.1 Maximum 35% lot coverage allowed, 50% requested.** The site is located at 518 Almond Creek Dr. (Jackson's Grant on Williams Creek Subdivision, Lot 330). It is zoned Silvara PUD/Planned Unit Development (Ordinance Z-652-20), The Estates/Northvale planning area. Filed by Matt Huffman of Old Town Design Group and Jim Shinaver with Nelson & Frankenberger.

(V) Brennan Residence, Fence Height Variance.

The applicant seeks the following development standards variance approval:

7. **Docket No. PZ-2023-00177 V UDO Section 5.09(C) Maximum 6' tall fence along side/rear property line allowed, 8' requested.** The site is located at 107 Bennett Rd. (Village of Mt. Carmel Subdivision Lot 50). It is zoned S2/Residence. Filed by Kevin Brennan, owner.

(V) Lovik Residence, Accessory Building/Use Setback Variance.

The applicant seeks the following development standards variance approval for a pool and pavilion:

8. **Docket No. PZ-2023-00180 V UDO Section 5.02(C)(7) Minimum 3-ft setback from easement required for Accessory Building/Use, 8' encroachment requested.** The site is located at 14330 Overbrook Dr. (Overbrook Farms Subdivision, Lot 51). It is zoned S1/Residence – ROSO III. Filed by Rob Shea of Oasis Outdoor Living & Landscapes, on behalf of Kenneth Lovik, owner.

~~TABLED TO WED., SEPT. 27 BZA HO MTG. - (SE) Kusel Short Term Residential Rental.~~

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

9. ~~**Docket No. PZ-2023-00128 SE UDO Section 2.03 Permitted Uses, Residential Special Exception.**~~ The site is located at 11869 Gray Rd. (not in any subdivision). It is zoned S1/Residence. Filed by Aaron & Lidiya Kusel, owners.

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

Dated: Friday, August 18, 2023 File: 8.28.23 hearing officer mtg.doc By: Joe Shestak, BZA Meeting Coordinator 317-571-2419, jshestak@carmel.in.gov

(There is no 6:00 P.M. regular BZA meeting in August, due to no items to review.)