



# City of Carmel

## Board of Zoning Appeals **Special Hearing Officer Meeting** **Tuesday, December 12, 2023 Agenda**

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

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

Hearing Officer: **Mr. Brad Grabow**

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 TO JAN. 22 BZA HO MEETING - (V) Whiteley Residence, Detached Garage Variances.~~**

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

- 1. ~~Docket No. PZ-2023-00231 V UDO Section 5.02.B.1.b Minimum 3-ft setback from easement required for Accessory Building/Use, 8-ft encroachment requested.~~
- 2. ~~Docket No. PZ-2023-00208 V UDO Section 5.02.B.3 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; 86% requested.~~ The site is located at 560 Cedar Lake Ct. (Cedar Lake Subdivision, Lot 11). It is zoned R1/Residence. Filed by Jason Whiteley, owner.

**(V) 14373 Marsdale Pl. Side Setback Variance.**

The applicant seeks the following development standards variance approval:

- 3. **Docket No. PZ-2023-00266 V Albany Village PUD Ordinance Z-666-21, Section 4.2 Minimum 5-ft side yard building setback required, 4 to 8-inch encroachment requested.** The site is located at 14373 Marsdale Place (Albany Village Subdivision, Lot 51). It is zoned PUD/Planned Unit Development. Filed by Angela Murray of Drees Homes.

**(V) Chukkapalli Swim Spa Pool Setback Variance.**

The applicant seeks the following development standards variance approval:

- 4. **Docket No. PZ-2023-00268 V UDO Section 5.02 Minimum swimming pool & decking setback must be 3-ft from easement, 3-ft encroachment into easement requested.** The site is located at 12048 Eagleview Dr. (Sanctuary at 116<sup>th</sup> Street Subdivision, Section 4B, Lot 114). It is zoned S1/Residence - ROSO III. Filed by Pavan Chukkapalli, owner.

**(V) Monon Square Lot Cover Variance.**

The applicant seeks the following development standards variance approval for a 25± acre mixed-use development consisting of Monon Square North, South, and West:

- 5. **Docket No. PZ-2023-00269 V UDO Section 2.36 Maximum 80% lot coverage allowed; 95% and 99% requested.** The site is located at approximately 620 S. Rangeline Rd. and 611 3rd Ave SW. It is zoned C1/City Center and C2/Mixed Use. Filed by Dan Moriarity of Studio M Architecture on behalf of the Carmel Redevelopment Commission.

**(V) Lethen Garage Variance.**

The applicant seeks the following variance approval for an additional accessory building:

6. **Docket No. PZ-2023-00271 V UDO Section 5.02.B.3 Maximum 720 sq. ft. detached accessory structure allowed, 1,600 sq. ft. requested. And, 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; 273% requested.**

The 2.7-acre site is located at 4228 W. 131st St. (aka 4228 W. Main St.) and not in any subdivision. It is zoned S1/Residence. Filed by John Lethen, owner.

**(V) 14431 Mauldin St. Architecture Variance.**

The applicant seeks the following development standards variance approval:

7. **Docket No. PZ-2023-00274 V Ambleside PUD Ordinance Exhibit F Section 3.H - Variance from monotony mitigation requirements requested.**

The site is located at 14431 Mauldin St. (Ambleside Subdivision Lot 10). It is zoned Ambleside PUD/Planned Unit Development (Ordinance Z-659-20). Filed by Melissa Garrard with Pulte Homes of Indiana, LLC.

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

Dated: Friday, December 1, 2023 File: 12.12.23 special hearing officer mtg.doc By: Joe Shestak, BZA Meeting Coordinator 317-571-2419, jshestak@carmel.in.gov
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