



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting **Tuesday, May 28, 2024**

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

Location: Carmel City Hall **Council Chambers**, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Hearing Officer: Mr. Salim Najjar

Note:

- This in-person meeting will be on Carmel TV and livestreamed on <http://carmelin.new.swagit.com/views/1>
- The meeting will be video/audio recorded with minutes taken by the BZA Meeting Coordinator

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- D. Public Hearings

TABLED TO JUNE 24 - (V) Oden Garage Variances.

The applicant seeks the following development standards variance approvals:

- ~~1. Docket No. PZ-2024-00047 V. UDO Section 2.10. Maximum 35% lot cover allowed, 41% requested.~~
- ~~2. Docket No. PZ-2024-00048 V. UDO Section 5.02.B.3. Maximum 24'x30' (720 sq. ft.) detached accessory structure allowed, 26'x36' (936 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; 76%/115% requested.)~~

~~The site is located at 145 Lantern Lane (Johnson Addition, Lot 80). It is zoned R2/Residence. Filed by Carsen Oden, owner.~~

(V) Fuson Residence, Pergola Setback Variance.

The applicant seeks the following development standards variance approval:

- 3. Docket No. PZ-2024-00058 V Silvara PUD Section 6.1 Minimum 15-ft front yard building setback required; 3.5-ft encroachment requested.**

The site is located at 536 Terhune Lane (Jackson's Grant on Williams Creek Subdivision, Lot 272). It is zoned Silvara PUD/Planned Unit Development (Ordinance Z-652-20). Filed by Charles Damler of Homestead Outdoor Living, on behalf of Karen & Wayne Fuson, owners.

(V) Brown Residence Pergola, Lot Cover Variance.

The applicant seeks the following development standards variance approval:

- 4. Docket No. PZ-2024-00061 V UDO Section 2.04 Maximum 35% lot cover allowed, 38% requested.**

The site is located at 2993 Topaz Lane (Kings Mill, Lot 116). It is zoned S1/Residence. Filed by Robyn Brown, owner.

(V) Mehringer Fence Height Variance.

The applicant seeks the following development standards variance approval:

- 5. Docket No. PZ-2024-00072 V UDO Section 5.09 (B) Maximum 42-inch fence in the front yard allowed (with at least 25% visibility), 6-ft privacy fence requested.**

The site is located at 10940 Timber Lane. (Jordan Woods, Lot 101). It is zoned S2/Residence. Filed by Christi Mehringer, owner.

(V) Matthews Residence, Building Addition Variance.

The applicant seeks the following development standards variance approval:

6. **Docket No. PZ-2024-00073 V UDO Section 2.06 Minimum 10' side yard building setback allowed, 5' requested.**

The site is located at 11025 Westfield Blvd. It is zoned S2/Residence. Filed by Katy Matthews, owner.

(V) 10838 McPherson St., Front Yard Setback Variance.

The applicant seeks the following development standards variance approval to construct a new 1-story house on a vacant lot:

7. **Docket No. PZ-2024-00074 V UDO Section 2.12 Minimum 30' front yard building setback allowed, 20' requested.**

The site is located at 10838 McPherson Street. It is zoned R3/Residence and Home Place Overlay Zone. Filed by Heidi Melton, on behalf of Davis Building Group LLC., owner.

WITHDRAWN - (V) Weir Fence Height Variance.

The applicant seeks the following development standards variance approval:

8. ~~**Docket No. PZ-2024-00076 V UDO Section 5.09 (B) and Silvara PUD section 5.2 Maximum 42-inch fence allowed in the front yard, 48-in requested.**~~

~~The site is located at 505 Jacksons Grant Blvd. (Jackson's Grant on Williams Creek, Lot 67). It is zoned Silvara PUD/Planned Unit Development. Filed by Ben Weir, owner.~~

(V) Logan Fence Height Variance.

The applicant seeks the following development standards variance approval:

9. **Docket No. PZ-2024-00077 V UDO Section 5.09 (B) Maximum 42-inch fence in the front yard allowed (with at least 25% visibility), 6-ft to 7-ft privacy fence requested.**

The site is located at 380 Patricia Court. (Woodland Springs, Lot 380). It is zoned R1/Residential. Filed by Jordan Logan, owner.

(SE) Orono Short Term Residential Rental.

The applicant seeks the following Special Exception approval for a STRR unit:

10. **Docket No. PZ-2024-00057 SE UDO Section 2.09 Permitted Uses, Residential Special Exception.** The site is located at 11407 Green Street. (Woodland Green, Lot 68). It is zoned R2/Residence. Filed by Ruth Orono, owner.

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

Dated: Friday, May 17, 2024 File:5.28.24 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov
