



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, July 22, 2024

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

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

Hearing Officer: Mr. Dennis Lockwood

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

WITHDRAWN - (V) Oden Garage Variances.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) Weber Farms Produce Stand Variance.

The applicant seeks the following development standards variance approval for a seasonal produce stand:

3. **Docket No. PZ-2024-00096 V UDO Section 5.66.D. Food Stands required to be removed from the premises when not in operation, request to leave on-site overnight for the season.**

The site is located at 154 W Carmel Drive. It is zoned C1/City Center District. Filed by Todd Weber of Weber Farms.

(V) Wolf Residence, Pool Equipment Variance.

The applicant seeks the following development standards variance approval for allowing the pool equipment to be located within an easement:

4. **Docket No. PZ-2024-00098 V UDO Section 5.02.C.7. Swimming Pool & Equipment be located a minimum 3' setback from easements required; Pool equipment 0' setback requested.**

The site is located at 14547 New Garden Lane. It is zoned Legacy PUD (Ordinance Z-501-07 and Z-679-22). Filed by Daniel Majestic of Permal Pools, on behalf Nicholas & Suzan Wolf, owners.

(V) Stover Residence, Gazebo Setback Variance.

The applicant seeks the following development standards variance approval for an accessory structure encroaching into a side yard setback:

5. **Docket No. PZ-2024-00103 V** **UDO Section 5.02.B.** **Minimum 5-ft side yard building setback required; 2-ft encroachment requested.**
The site is located at 13991 Brookstone Drive (Buckhorn Estates, Lot 2). It is zoned S1/Residence – ROSO I. Filed by Rosanne Stover, owner.

(V) Sailer Guest House Variances.

The applicant seeks the following development standards variance approvals:

6. **Docket No. PZ-2024-00105 V** **UDO Section 2.06** **Maximum 18-ft accessory building height allowed, 20-ft requested.**
7. **Docket No. PZ-2024-00106 V** **UDO Section 5.02 (B)(1)** **Minimum 25-ft front setback behind front line of principal building allowed, 25-ft in front of principal building requested.**
The 9.32-acre site is located at 10820 Spring Mill Rd (not in any subdivision) and is zoned S2/Residence. Filed by Lloyd R. Burch of Carpenter Construction Co., on behalf of Philip & Amy Sailer, owners.

(V) 11575 Penn Sign Variance.

The applicant seeks the following development standards variance approvals:

8. **Docket No. PZ-2024-00109 V** **UDO Section 5.39 (I)** **Sign facing north (not toward any street frontage) is not allowed, but 2 signs requested.**
The site is located at 11575 Pennsylvania St. It is zoned B-5 and is located within the West Homeplace Commercial Corridor overlay zone. Filed by Kevin Buchheit with Krieg DeVault LLP on behalf of SCB Home Office LLC, owner.

(V) Courtyard by Marriott Hotel Massing Variance.

The applicant seeks the following development standards variance approval:

9. **Docket No. PZ-2024-00110 V** **UDO Section 5.07.D** **Moderate Width Lot – 75% coverage required; 62.4% requested.**
The site is located at 13285 Illinois Street (CMC Properties Subdivision, Lot Pt 3) and is zoned MC/Meridian Corridor. Filed by Jim Jacob, owner.

(V) 131 4th St NW Variances.

The applicant seeks the following development standards variance approvals:

10. **Docket No. PZ-2024-00113 V** **UDO Section 3.64(C)(1)** **Maximum 55-ft house width allowed, 84-ft requested.**
11. **Docket No. PZ-2024-00114 V** **UDO Section 3.64(C)(3)** **Maximum 45% lot cover allowed, 49.5% requested.**
12. **Docket No. PZ-2024-00115 V** **UDO Section 3.64(C)(4)** **Garage Setback – The front face of the garage must be at least 15-ft further from the front lot line than the primary front line of the principal building, 0-ft further requested.**
The site is located at 131 4th St NW. It is zoned R2/Residence and Old Town Character Sub-Area. Filed by Stanley Burrell, on behalf of L&C Enterprises LLC, owners.

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

Dated: Friday, July 12, 2024
File: 7.22.24 hearing officer mtg.doc
By: Bric Butler, PC/BZA Meeting Coordinator
317-571-2417, bbutler@carmel.in.gov