



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, August 26, 2024

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

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

Hearing Officer: Ms. Leah York

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:

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

(V) Jenison Accessory Building Height Variance.

The applicant seeks the following variance approval for the height of a newly constructed barn:

- Docket No. PZ-2024-00116 V UDO Section 2.04 Maximum 18-ft accessory building height allowed; 23-ft requested.**

The 5.38-acre site is located at 10500 – 10520 Shelborne Road. It is zoned S1/Residence. Filed by Stephen & Sandra Jenison, owners.

(SE) Haston Short Term Residential Rental.

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

- Docket No. PZ-2024-00118 SE UDO Section 2.07 Permitted Uses, Residential Special Exception.**

The 0.60-acre site is located at 11617 Rosemeade Drive (not part of Rosemeade Commons or any subdivision). It is zoned R1/Residence. Filed by Sharry Haston, owner.

(SE) Bonilla Short Term Residential Rental Renewal.

The applicant seeks the following special exception *renewal* approval for a STRR in a portion of the house:

- Docket No. PZ-2024-00119 SE UDO Section 2.07 Permitted Uses, Residential Special Exception.**

The 1.15-acre site is located at 2918 E. Smoky Row and is zoned R1/Residence (not in any Subdivision). Filed by Stephanie Maris of Cohen, Garelick & Glazier P.C., on behalf of DBM Group LLC, owner.

(V) Pegues Pool Setback Variance.

The applicant seeks the following development standards variance approval:

- Docket No. PZ-2024-00124 V UDO Section 5.02.C.7. Swimming Pool & Equipment be located a minimum 3' setback from easements required; 0' setback requested (with a 3-ft encroachment).**

The site is located at 14406 Marsdale Place. (Albany Village, Lot 38). It is zoned Albany Village PUD/Planned Unit Development (Ordinance Z-666-21). Filed by Eric & Janice Pegues, owners.

(V) Encore on Penn, Sign Variance.

The applicant seeks the following development standards variance approval:

5. **Docket No. PZ-2024-00125 V UDO Section 5.39(I)(2)(d) Sign not facing a street frontage not allowed; 2 signs facing south granted from previous variance, 3 total signs facing south requested.**
(Previously approved Docket No. [17070007](#) V: 4 signs allowed, 7 granted; (Also, 2 signs facing south).
The 0.77-acre site is located at 12411 Pennsylvania St. It is zoned UC/Urban Core. Filed by Mark Zukerman of Encore Sotheby's International Realty, on behalf of Encore of Penn LLC., owner.

(V) Paiz Residence, Building Addition Variance.

The applicant seeks the following variance approval for a building addition on a corner lot:

6. **Docket No. PZ-2024-00126 V UDO Section 2.06 Minimum 35-ft minimum front yard setback required; 25-ft requested.**
The 1.08-acre site is located at 59 Bennett Rd. (Village of Mt. Carmel, Lot 27). It is zoned S2/Residence. Filed by Louis & Rebecca Paiz, owners.

~~TABLED TO SEPT. 23 - (V) Everwise Credit Union Drive-Thru Variance.~~

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

7. ~~**Docket No. PZ-2024-00128 V UDO Section 3.95.F Drive Thru Location: Must be located to the rear of the parcel, Site has three frontages therefore this requirement cannot be met.**~~
~~The 1.15-acre site is located at 10920 N. Michigan Road, at the southwest corner of Weston Pointe Blvd. and Michigan Rd./US 421. It is zoned B3/Business and US 421 Overlay Zone. Filed by Miranda Seals of The Redmond Company, on behalf of Zionsville Ice Cream LLC., owner.~~

(V) Pudhota Residence, Sunroom Addition Variance.

The applicant seeks the following development standards variance approval for a sunroom with deck:

8. **Docket No. PZ-2024-00129 V UDO Section 2.04 35% maximum lot cover allowed; 39% requested.**
9. ~~**WITHDRAWN - Docket No. PZ-2024-00131 V UDO Section 2.04 20-ft rear yard setback required; 19-ft requested.**~~
The site is located at 3361 Shelborne Woods Pkwy (Woods at Shelborne, Lot 83). It is zoned S1/Residence. Filed by Rajesh Pudhota, owner.

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

Dated: Friday, August 16, 2024 File: 8.26.24 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov
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