



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, September 23, 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) Everwise Credit Union Drive-Thru Variance.

The applicant seeks the following development standards variance approval:

- 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) Beck Residence Variances.

The applicant seeks the following development standards variance approvals:

- Docket No. PZ-2024-00134 V UDO Section 2.12 35% Maximum lot cover allowed, 38.3% requested.**
- Docket No. PZ-2024-00135 V UDO Section 5.02(C)(7) Sideyard Setback - a swimming pool, hot tub, or its deck or equipment shall be set back a minimum of the greater of the following: 10-ft from the side lot line and rear lot line, or be 3-ft from any easement (5.7-ft side setback from lot line requested).**
- Docket No. PZ-2024-00136 V UDO section 5.79(J) Window wells cannot project more than 24" into a required yard, 60" projection proposed.**

The site is located at 430 1st Ave SE (Foster's Addition, Lot 1). It is zoned R3/Residence. Filed by Michael & Julie Beck, owners.

(V) Wishart Accessory Building Variance.

The applicant seeks the following development standards variance approval for a gazebo:

- Docket No. PZ-2024-00137 V UDO Section 5.02 (B)(3) The 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; 133% requested.**

The 0.97-acre site is located at 11642 Rosemeade Drive (Rosemeade Commons, Lots 3 & 4). It is zoned R1/Residence. Filed by Andrew Wishart, owner.

TABLED TO OCT. 28 - (SE) Custer Short Term Residential Rental.

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

6. ~~Docket No. PZ-2024-00138 SE UDO Section 2.09 Permitted Uses, Residential Special Exception.~~
The 2.07-acre site is located at 2525 E Smoky Row. (not part of any subdivision). It is zoned R2/Residence. Filed by Mark Nathaniel Custer, owner.

(V) Tru Hotel Sign Variance.

The applicant seeks the following development standards variance approval:

7. **Docket No. PZ-2024-00141 V UDO Section 5.39 (F)(5)(d)(iii) Projecting and Blade signs: Shall not extend more than five (5) feet from the face of the Building; ten (10) feet requested.**
The 1.13-acre site is located at 12164 N. Meridian Street, immediately north of the Ritz Charles. It is zoned MC/Meridian Corridor and is not within any overlay district. Filed by John Hafner of Cities Edge Architects on behalf of the owner, Dora Hotel Group.

(SE) Smith Short Term Residential Rental.

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

8. **Docket No. PZ-2024-00142 SE UDO Section 2.07 Permitted Uses, Residential Special Exception.**
The site is located at 10791 Belair Drive (Lexington Farms, Lot 231). It is zoned R1/Residence. Filed by Christine Smith, owner.

(V) Baldwin Residence Variances.

The applicant seeks the following development standards variance approvals:

9. **Docket No. PZ-2024-00143 V UDO Section 2.04 Minimum 30' front yard building setback allowed, 25' requested.**
10. **Docket No. PZ-2024-00144 V UDO Section 2.04 Maximum 35% lot coverage allowed, 41% requested.**
11. **Docket No. PZ-2024-00145 V UDO Section 2.04 Minimum 10-ft side yard setback, 20-ft aggregate; 6.7 ft requested, 18.9 ft requested.**
The site is located at 10367 Woodhall Lane (Woodhall Lane, Lot 5). It is zoned S1/Residence. Filed by Charles Baldwin, owner.

WITHDRAWN - (V) Kantzavelos Pool Setback Variance.

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

12. ~~Docket No. PZ-2024-00146 V UDO Section 5.02(C)(7) Minimum Side and Rear Yard Setbacks—a swimming pool, hot tub, or its deck or equipment shall be set back a minimum of the greater of the following: 10 ft from the side lot line and rear lot line, or the easement (15 ft) plus 3 ft from any easement (18 ft total) (5.2 ft side setback from lot line and 15.10 ft from rear yard lot line requested).~~
The site is located at 3345 Kilkenny Circle (Wexley Chase, Lot 10). It is zoned S1/Residence. Filed by Tony & Anna Kantzavelos, owners.

WITHDRAWN - (V) Wynne Fence Height Variance.

The applicant seeks the following development standards variance approval for a 6 ft privacy fence on a corner lot:

13. ~~Docket No. PZ-2024-00147 V UDO Section 5.09(B)(1) Maximum 42 inch fence in the front yard allowed (with at least 25% visibility), 6 ft privacy fence requested.~~
The 0.50-acre site is located at 940 Copperwood Drive (Copperwood subdivision, Lot 64). It is zoned R1/Residence. Filed by Kevin Wynne, owner.

WITHDRAWN - (V) Patel Fence Height Variance.

The applicant seeks the following development standards variance approval for a 5-ft aluminum-style fence along Ditch Road:

14. ~~Docket No. PZ-2024-00148 V — UDO Section 5.09(B)(1) — Maximum 42-inch fence allowed in the front yard; 60 inches requested.~~

~~The 8.99-acre site is located at 10155 Ditch Road (not in any subdivision). It is zoned S1/Residence. Filed by Chad Edwards of Sun Companies, on behalf of Bharat & Anju Patel, owners.~~

TABLED TO OCTOBER 28 - (V) Narla Accessory Building Variance.

The applicant seeks the following development standards variance approval for a school bus stop shelter:

15. ~~Docket No. PZ-2024-00150 V — UDO Section 5.02 (B)(1)(a)(i) — 25-ft Minimum setback of an accessory building behind principal building; 212-ft located in front of the principal building requested.~~

~~The 6.29-acre site is located at 4130 W 131st Street (not part of any subdivision). It is zoned S1/Residence. Filed by Brian Brown of Stoepelwerth & Associates, on behalf of Shilpa & Om Prasad Narla.~~

TABLED TO OCTOBER 28 - (SE) Hessig Short Term Residential Rental.

The applicant seeks the following Special Exception approval for a STRR unit in a portion of the house:

16. ~~Docket No. PZ-2024-00151 SE — UDO Section 2.07 — Permitted Uses, Residential Special Exception.~~

~~The site is located at 685/691 W 146th Street. (not part of any subdivision). It is zoned R1/Residence. Filed by Zachary Hessig, owner.~~

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

Dated: Friday, September 13, 2024 File: 9.23.24 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov
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