



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, October 28, 2024

REVISED

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

(SE) Custer Short Term Residential Rental.

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

1. **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) Narla Accessory Building Variance.

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

2. **Docket No. PZ-2024-00150 V UDO Section 5.02 (B)(1)(a)(i) Min. 25-ft setback of an accessory building behind principal building required; Located 212-ft in front of principal building requested.**
The 6.29-acre site is located at 4130 W 131st St. (not part of any subdivision). It is zoned S1/Residence. Filed by Brian Brown of Stoeppelwerth & Associates, on behalf of Shilpa & Om Prasad Narla.

~~TABLED TO NOV. 25 - (SE) Hessig Short Term Residential Rental.~~

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

- ~~3. **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.~~

(V) Horn Pool, Lot Cover Variance.

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

4. **Docket No. PZ-2024-00155 V UDO Section 2.04 Maximum 35% lot cover allowed, Previously approved 43% lot cover from Docket No. PZ-2021-00084 V; 48% requested.**
The 0.51-acre site is located at 10419 High Grove Drive (Windemere subdivision, Lot 57). It is zoned S1/Residence. Filed by Alisa Cox of C-Ray Pools, on behalf of Evie & Gerald Horn, owners.

(SE) Elliott Short Term Residential Rental Renewal.

The applicant seeks the following special exception renewal approval for a STRR unit:

5. **Docket No. PZ-2024-00157 SE UDO Section 2.05 Residential Special Exception.**

The site is located at 10828 Timber Ln. (Jordan Woods Subdivision Lot 95). It is zoned S2/Residence. Filed by Thomas & Karyn Elliott, owners.

(SE) Noguera Short Term Residential Rental.

The applicant seeks the following special exception approval for a STRR unit:

6. **Docket No. PZ-2024-00161 SE UDO Section 2.05 Residential Special Exception.**

The site is located at 226 Pam Road (Meridian Meadows Subdivision, Lot 25). It is zoned R1/Residence. Filed by Ysmarcklin Noguera, owner.

(V) Carmel High School Stadium Grandstand Variances.

The applicant seeks the following additional development standards variance approvals:

7. **Docket No. PZ-2024-00165 V UDO Section 2.10 Maximum 35' building height allowed, 71' 10" requested.**

8. **Docket No. PZ-2024-00166 V UDO Section 5.39 (D) (12) No signs on accessory structures allowed, 1 requested.**

9. **Docket No. PZ-2024-00167 V UDO Section 2.08 Maximum 35% lot cover allowed, 62.9% requested.**

The site is located at 2390, 2450, and 2475 E. Smoky Row. It is zoned R1/Residence and Keystone Parkway Overlay. Filed by Amber Sheller of TLF Inc., on behalf of Carmel Clay Schools.

(V) Miclot Residence, Lot Cover Variance.

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

10. **Docket No. PZ-2024-00172 V UDO Section 2.10 Maximum 35% lot cover allowed; 41% requested.**

11. **Docket No. PZ-2024-00178 V UDO Section 2.10 Minimum 35-ft front yard setback allowed; 25-ft requested.**

The site is located at 426 Emerson Road (Johnson Addition, Lot 22). It is zoned R2/Residence. Filed by Robin Hines of Custom Living, Inc. on behalf of Mike & Therese Miclot, owners.

(V) Scott Deck, Setback Variance.

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

12. **Docket No. PZ-2024-00175 V UDO Section 2.08 Minimum 10-ft side yard building setback allowed, 5-ft requested.**

The 0.54-acre site is located at 11607 Eden Glen Drive (Eden Glen subdivision, Lot 2). It is zoned R1/Residence. Filed by Bob Hartson of ProDeck LLC., on behalf of Chris & Amy Scott, owners.

(V) Golden Fence, Height Variance.

The applicant seeks the following variance approval for a privacy fence on a corner lot:

13. **Docket No. PZ-2024-00176 V UDO Section 5.09(B) Maximum 42-inch fence allowed in front yard with at least 25% visibility; 7-ft privacy fence requested.**

The 0.85-acre site is located at 5700 E. 116th Street (not located in any subdivision). It is zoned S1/Residence. Filed by Shenay Golden, owner.

(V) Clevenger Accessory Building Variance.

The applicant seeks the following variance approval for a porch/pool house addition:

14. **Docket No. PZ-2024-00179 V UDO Section 5.02(B)(3) The combined square footage of the Ground Floor Area of a Private Garage and/or Accessory Building shall not exceed 75% of the Ground Floor Area of the Principal Building; 120% requested.**

The 1.13-acre site is located at 2420 Scarborough Lane (Crossfields subdivision, Lot 85). It is zoned S1/Residence. Filed by Darren Sexton of Gemini General Contracting, on behalf of Kasey & Kellee Clevenger, owners.

(V) Waterman Deck Roof, Lot Cover Variance.

The applicant seeks the following variance approval to add a roof to an existing deck:

15. **Docket No. PZ-2024-00181 V UDO Section 2.10 Maximum 35% lot cover allowed, 42% lot cover requested.**

The 0.17-acre site is located at 12635 Enclave Ct. (Enclave of Carmel subdivision, Lot 33). It is zoned R2/Residence. Filed by Jeremy Place of West Design Build, on behalf of Keith & Annette Waterman, owners.

(V) 3rd Shot Pickleball, Sign Variance.

The applicant seeks the following development standards variance approval for an additional sign:

16. **Docket No. PZ-2024-00182 V UDO Section 5.39(I)(2)(a)(i)(1): One (1) Awning, Canopy, Projecting, or Wall Sign per Street Frontage; Two (2) requested.**

The 7.66-acre site is located at 4400 W. 96th Street (Mayflower Park subdivision, Lot 1). It is zoned I1/Industrial. Filed by Chris Badger of Badger Engineering on behalf of Performance Services Real Estate LLC, owners.

(V) Wuensch Building Addition Variances.

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

17. **Docket No. PZ-2024-00183 V UDO Section 3.64 (A)(1)(c) Maximum 45% lot cover allowed, 50% requested.**
18. **Docket No. PZ-2024-00184 V UDO Section 3.64 (A)(2)(c) Minimum 5-ft side yard setback allowed, 3.21-ft requested.**

The 0.17-acre site is located at 550 2nd Ave NE (CW Weidler's Addition, Lot 29). It is zoned R3/Residence and lies within the Old Town Overlay - Character Subarea. Filed Jeffrey & Michelle Wuensch, owners.

(SE) Dworak Short Term Residential Rental.

The applicant seeks the following special exception approval for a STRR unit:

19. **Docket No. PZ-2024-00185 SE UDO Section 2.07 Residential Special Exception.**

The site is located at 10125 Park Ave N (Northridge Subdivision, Lot 126, 127 & Pt 128). It is zoned R1/Residence. Filed by Jessica Dworak, owner.

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

Dated: Friday, October 18, 2024 File:10.28.24 hearing officer mtg_REVISED.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov
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