



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, November 25, 2024

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

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

Hearing Officer: Mr. Kevin Rider

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WITHDRAWN - (SE) Hessig Short Term Residential Rental.

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

1. ~~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) Martin Front Porch Setback Variance.

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

2. **Docket No. PZ-2024-00186 V UDO Section 2.10 Minimum 35-ft minimum front yard setback required; 27-ft requested.** *(There is also a 30-ft platted front yard setback for Carmel Village Subdivision.)*

The site is located at 412 Ash Drive (Carmel Village subdivision, Lot 52). It is zoned R2/Residence. Filed by Rick & Holly Martin, owners.

(V) Worrell Residence Variances.

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

3. **Docket No. PZ-2024-00200 V UDO Section 3.64(C)(3)(c)(i) Maximum 45% lot cover allowed; 49% requested.**
4. **Docket No. PZ-2024-00210 V UDO Section 3.64(C)(1)(b) Buildings shall generally be longer than they are wide, with the narrow dimension facing the street. Building widths shall not exceed 45-ft; 50.75-ft requested.**
5. **Docket No. PZ-2024-00211 V UDO Section 3.64(C)(11)(c) Buildings shall not exceed the height of the tallest dimension of the nearest 2 Character Buildings by more than 7 feet. 31' up to roof peak allowed; 35' 2½" height up to roof peak requested.**

The site is located at 235 1st Ave NW (Henry Roberts subdivision, Lot 6). It is zoned R4/Residence and lies within the Old Town Overlay – Old Town Character Sub-Area. Filed by Jon Dobosiewicz of Nelson & Frankenberger, LLC. on behalf of Jeff & Shari Worrell, owners.

(V) Berman Garage Addition Variance.

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

6. **Docket No. PZ-2024-00207 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; 87% requested.**

The 1-acre site is located at 9820 Deerfield Circle (Deerfield subdivision, Lot 10). It is zoned S1/Residence. Filed by Henry & Victoria Berman, owners.

(V) Schneider Accessory Building Variances.

The applicant seeks the following development standards variance approvals to construct a new accessory building (barn):

7. **Docket No. PZ-2024-00212 V UDO Section 5.02(B)(3) Maximum 24'x30' detached garage allowed; 52' x 30' requested. (And, the combined square footage of the ground floor area of garages and/or accessory buildings shall not exceed 75% of the ground floor area of the principal building, 97% requested.)**
8. **Docket No. PZ-2024-00213 V UDO Section 2.04 Maximum 18-ft accessory building height allowed; 27-ft requested.**

The 2.70-acre site is located at 1631 W. Main Street (not located in any subdivision). It is zoned S1/Residence. Filed by Rob Cooper of Bespoke Construction on behalf of Andrew & Laurel Schneider, owners.

(V) Carmel Medical Office Building at The Bridges, Sign Variance.

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

9. **Docket No. PZ-2024-00215 V UDO Section 5:39(I)(2)(b)(i) A building may have two signs per street frontage. 4 total signs allowed; 6 signs requested.**

The 3.68-acre site is located at 11380 Illinois Street. It is zoned PUD (The Bridges Z-550-11) and not in any overlay district. Filed by Jimmy Clark & Daniel Schelling of Cornerstone Companies, Inc., on behalf of Bridges MOB JV LLC., owners.

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

Dated: Friday, November 15, 2024 File:11.25.24 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov
