



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, January 27, 2025

Time: **5:00 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:

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

TABLED TO FEB. 24 BZA HO MEETING - (V) Perma Pools Sign Variance.

The applicant seeks the following development standards variance approval:

1. ~~Docket No. PZ-2023-00114 V UDO Section 5.39(H)(2)(a) 1 sign allowed, 2 requested.~~

~~The site is located at 10350 N. Michigan Rd. and is zoned I1/Industrial and US 421 - Michigan Road Overlay District. Filed by Daniel Majestic of Perma Pools.~~

TABLED TO FEB. 24 BZA HO MEETING - (V) Dinges Garage Variances.

The applicant seeks the following development standards variance approvals for the construction of a detached garage:

2. ~~Docket No. PZ-2024-00219 V UDO Section 5.02(B)(3) Maximum 24'x30' detached garage allowed; 28' x 36' 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, 128% requested.)~~

3. ~~Docket No. PZ-2024-00220 V UDO Section 2.06 Maximum 18-ft accessory building height allowed; 21-ft requested.~~

~~The site is located at 13654 Oak Ridge Road (Village of Mt Carmel, Lot 348). It is zoned S2/Residence. Filed by Nathan Dinges, owner.~~

(SE) Chung Short Term Residential.

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

4. ~~Docket No. PZ-2024-00227 SE UDO Section 2.09 Residential Special Exception.~~

~~The site is located at 731 E. Main Street (Carmel Meadows, Lot 38). It is zoned R2/Residence. Filed by Hyunjin Chung, owner.~~

(V) Caccavallo Accessory Building Variance.

The applicant seeks the following development standards variance approval for an attached 2nd garage:

5. **Docket No. PZ-2024-00228 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; 97% requested.**

The 1.25-acre site is located at 2535 Durbin Drive (Crossfields subdivision, Lot 93). It is zoned S1/Residence. Filed by Jeremy Snyder of Artisan Outdoor Craftsman, on behalf of Peter Caccavallo, owner.

(V) Shultz Front Porch Setback Variance.

The applicant seeks the following development standards variance approval for a 7'x13' front porch addition:

6. **Docket No. PZ-2024-00231 V UDO Section 2.08 Minimum 35-ft minimum front yard setback required; 24-ft requested.**

(There is also a 30-ft platted front yard setback for Cool Creek North Subdivision.)

The 0.33-acre site is located at 1531 White Ash Drive (Cool Creek North, Lot 75). It is zoned R1/Residence. Filed by Jeremy Snyder of Artisan Outdoor Craftsman, on behalf of Mike Shultz, owner.

(V) Thiel Fence Height Variance.

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

7. **Docket No. PZ-2024-00232 V UDO Section 5.09(B) Maximum 42-inch fence allowed in front yard with at least 25% visibility; 48-in (4-ft) aluminum fence requested.**

The 0.49-acre site is located at 12443 Pebblepointe Pass (Bayhill subdivision, Lot 17). It is zoned S2/Residence. Filed by Wendy Thiel, owner.

(V) Parkwood Crossing East Parking Variance.

The applicant seeks the following development standards variance approval to remove some parking lot area and add greenspace:

8. **Docket No. PZ-2024-00240 V PUD Ordinance Z-362-01, Section 4.5 Parking Ratio: 3.5 parking spaces / 1,000 SF of gross floor area required; 2.90 spaces / 1,000 SF requested.**

The 19.6 acre site is located at 900 and 800 E. 96th Street (not in any subdivision). It is zoned College Hills PUD/Planned Unit Development. Filed by Bryan Sheward of Kimley-Horn.

(V) Connection Pointe Church Sign Variance.

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

9. **Docket No. PZ-2024-00243 V UDO Section 5.39.3(h)(i) Sign height (109" height allowed, 117.6" requested).** The site is located at 2599 E. 98th St. and is zoned S2/Residence and Keystone Parkway Overlay District. Filed by Sarah Zimmerman with Connection Pointe Church.

TRANSFERRED TO FEB. 24 REGULAR BZA MTG.- (V) Pagryzinski Room Addition Variances.

The applicant seeks the following development standards variance approval for a 17'x19' rear sunroom addition:

10. **Docket No. PZ-2024-00244 V UDO Section 2.08 Maximum 35% lot coverage allowed, 42 % requested.**

11. **Docket No. PZ-2024-00245 V UDO Section 2.08 Minimum 20-ft rear yard setback required; 4-ft requested.**

(There is also a 15-ft wide easement in the back yard.) The 0.28-acre site is located at 1416 Jeffrey Ct. (Cedar Lake Subdivision, Lot 27). It is zoned R1/Residence. Filed by Jeremy Place of West Design Build, on behalf of William & Michele Pagryzinski, owners.

(V) White Residence Addition Rear Setback Variance.

The applicant seeks the following development standards variance approval for a rear building addition and deck:

12. **Docket No. PZ-2024-00246 V UDO Section 2.08 Minimum 20-ft rear yard setback required; 16.5-ft requested.**

(There is also an easement in the back yard.) The 0.25-acre site is located at 13695 Autumn Lake Ovlk. (Autumn Lake Subdivision, Lot 11). It is zoned R1/Residence. Filed by Kevin Schluchter of Cutting Edge Hardscapes, on behalf of Adam & Shelly White, owners.

(SE) Story Cottage Senior Group Home Westfield Blvd.

The applicant seeks the following special exception approval for a 12-bed group home for older adults:

13. **Docket No. PZ-2024-00247 SE UDO Section 2.07 Residential Special Exception required for Group Homes.** The 1.2 acre site is located at 11180 Westfield Blvd. (not in any subdivision). It is zoned R1/Residence. Filed by Jim Shinaver of Nelson & Frankenberger, LLC.

(V) LeMay Pool Lot Cover Variance.

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

14. **Docket No. PZ-2024-00248 V Silvara PUD Section 6 Maximum 35% lot cover allowed; 45-55% requested.**

(There is also an easement in the backyard.) The 0.27-acre site is located at 12173 Frenzel Pkwy (Jackson's Grant on Williams Creek Subdivision, Lot 197). It is zoned Silvara PUD/Planned Unit Development Ordinance Z-652-20. Filed by Rick Lawrence of Nelson & Frankenberger, LLC, on behalf of Barbara LeMay, owner.

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

Dated: Friday, January 17, 2025
File: 01.27.25 hearing officer mtg.doc
By: Bric Butler, PC/BZA Meeting Coordinator
317-571-2417, bbutler@carmel.in.gov