



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, February 24, 2025

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

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

Hearing Officer: Mr. Dennis Lockwood

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

TABLED TO MAR. 24 - (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 MAR. 24 - (V) Dinges Garage Variances.

The applicant seeks the following 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.

(V) Engelking Residence Variances.

The applicant seeks the following development standards variance approvals for a 2-story addition and garage to an existing single-family dwelling:

4. **Docket No. PZ-2025-00001 V UDO Section 3.64(A)(1)(c) Maximum 45% lot cover allowed, 76% requested.**
5. **Docket No. PZ-2025-00002 V UDO Section 3.64(A)(5)(a) Garage Setback – The front face of the garage must be at least 15-ft further from the front lot line than the primary front line of the principal building, 1-ft further requested. (And 5-ft back from the proposed new front porch)**
6. **WITHDRAWN - Docket No. PZ-2025-00003 V UDO Section 3.64(A)(3)(a) Building shall be clad in wood, brick, stone, or lap, shake, or shingle style cement board; Hardie Board Architectural panel siding requested.**
The 0.10-acre site is located at 220 2nd Ave NW. It is zoned R4/Residence and Old Town Overlay District, Character Sub-Area. Filed by Scott Engelking, owner.

(V) Silas Pool Setbacks Variance.

The applicant seeks the following variance approval for a swimming pool and patio:

7. **Docket No. PZ-2025-00004 V Albany Village PUD Ordinance Z-666-21 Section 3, & UDO Section 5.02.C.7.a. Minimum Side and Rear Yard Setbacks: A swimming pool, or its deck or equipment shall be setback a minimum of the greater of the following: 10-ft from the side lot line; 6-ft requested, and be 3-ft from any easement; (There is a 15-ft easement in the backyard); 18-ft required; 15-ft requested.**

The 0.27-acre site is located at 14399 Kelso Court (Albany Village, Lot 37). It is zoned Albany Village PUD/Planned Unit Development, Ordinance Z-666-21. Filed by Amanda Brooks of Pools by Cory, on behalf of Eugene & Angela Silas, owners.

(V) Maher Pool Variances.

The applicant seeks the following development standards variance approvals for a pool & patio area:

8. **Docket No. PZ-2025-00005 V Silvara PUD Section 5.2 and UDO Section 5.02(C)(7) Sideyard Setback - a swimming pool, hot tub, or its deck or equipment shall be set back 10-ft from the side lot line and rear lot line; 9-ft requested.**
9. **Docket No. PZ-2025-00006 V Silvara PUD Section 6.1 Maximum 35% lot cover allowed; 55% requested.**

The 0.28-acre site is located at 12167 Frenzel Pkwy (Jackson's Grant on Williams Creek Subdivision, Lot 198). It is zoned Silvara PUD/Planned Unit Development Ordinance Z-652-20. Filed by Laurie Tinsley of Artisan Landscape, LLC., on behalf of Ira & Leslie Maher, owners.

~~TABLED TO MAR. 24 - (SE) Larson Short Term Residential Rental Renewal.~~

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

- ~~10. **Docket No. PZ-2025-00019 SE UDO Section 2. Residential Special Exception approval required for Short Term Residential Rental use.**~~

~~The site is located at 377 Patricia Court (Woodland Springs Subdivision, Lot 377). It is zoned R1/Residence. Filed by Christine and Kurt Larson, owners.~~

(V) Vien Residence, Additional Variance.

The applicant seeks the following development standards variance approval for an outdoor grilling station and seating area with a covered roof:

11. **Docket No. PZ-2025-00021 V UDO Section 5.02(B)(3)(a) 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, Previously approved 79% from [Docket No. PZ-2023-00172 V](#); 87% requested.**

The 1.33-acre site is located at 1571 Asherwood Ln. (Asherwood Subdivision Lot 33) and is zoned S1/Residence. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger, LLC., on behalf of Hon Vien and Trina Sherlitz-Vien, owners.

(SE) Thomas Short Term Residential Rental Renewal.

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

12. **Docket No. PZ-2025-00022 SE UDO Section 2.09 Permitted Uses, Residential Special Exception.** The 8.1-acre site is located at 1032 E. Main St. (not in any subdivision). It is zoned R2/Residence. Filed by Mark & Christina Thomas, owners.

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

Dated: Friday, February 14, 2025
File: 02.24.25 hearing officer mtg.doc
By: Bric Butler, PC/BZA Meeting Coordinator
317-571-2417, bbutler@carmel.in.gov