



City of Carmel

Carmel Board of Zoning Appeals Hearing Officer Monday, July 22, 2019 Meeting

Time: 5:30 p.m.

Hearing Officer: Mr. James Hawkins

Location: Carmel City Hall Caucus Rooms, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call to Order
- B. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- C. Public Hearings

(V) 13250 Hazel Dell Ground Sign.

The applicant seeks the following development standards variance approval:

1. **Docket No. 19060004 V UDO Section 5.39.I.5.b.i Min. 5-ft setback from street right of way allowed; 0-ft requested.** The site is located at 13250 Hazel Dell Pkwy. It is zoned B3/Business and SFHA/Special Flood Hazard Area. It is Lot 5 of Hazel Dell Corner Subdivision. Filed by Doug Staley, Jr. of Staley Signs, Inc., on behalf of GA HC REIT II Hazel Dell MOB LLC, owners.

(V) Charles Pool.

The applicant seeks the following development standards variance approval:

2. **Docket No. 19060012 V UDO Section 2.10 Max. 35% lot coverage allowed; 44% requested.** The site is located at 75 Nappanee Dr. It is Newark Addition Lot 44 and is zoned R2/Residence. Filed by Daniel Majestic of Perma Pools on behalf of James Patrick and Phoebe Charles, owners.

(V) Morris Garage.

The applicant seeks the following development standards variance approval:

3. **Docket No. 19060020 V UDO Section 5.02.B.3 Ground floor area less than 24'x 30' allowed, 34' x 30' detached garage proposed.** The site is located at 147 Chadwick Ct. It is Lot 147 in The Woodlands subdivision and is zoned S2/Residence. Filed by Grant Morris, owner.

(V) Water Front of West Clay & Sanctuary at 116th Street, Front Setbacks.

The applicant seeks the following development standards variance approval for 80 lots:

4. **Docket No. 19060022 V UDO Section 2.04 (and ZO Section 26.02.07) Minimum 40-ft front yard setbacks required in S1 (Minimum front yard for dwelling with attached, side-loading garage is 15' and garage must be set back a minimum of 25' required in S1/ROSO III); 20' garage setbacks requested.** The sites are located at approximately 11865 West Rd. It is portions of the Waterfront of West Clay and the Sanctuary at 116th Street subdivisions, zoned S1/Residence – ROSO III. Filed by Paul Shoopman Home Building Corp, Inc.

~~TABLED INDEFINITELY - (V) 220 1st Ave NE – Balcius Residence.~~

~~The applicant seeks the following development standards variance approval:~~

5. ~~**Docket No. 19060011 V UDO Section 3.64.C.3.c.i Max. 45% lot coverage allowed; 54.7% requested.**~~ The site is located at 220 First Ave NE; it is lot 27 in D. Wilkinson's Addition. It is zoned

~~R3/Residence and Old Town Overlay District Character Subarea. Filed by Matt Huffman of Old Town Design Group on behalf of Minda & Amy Balcius owners.~~

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

Filename: 07.22.2019 hearing officer mtg.doc