



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Monday, October 22, 2018 Meeting

Time: **5:30 p.m.**

Hearing Officer: **Mr. Jim 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) Miller Pool Setback.

The applicant seeks variance approval for a swimming pool in the rear setback:

- 1. **Docket No. 18090002 V PUD Ordinance Z-598-14, Section 7.2.E: Min. 10' rear yard setback required, 6' proposed.** The site is located at 1490 Daylight Dr., on Sunrise on the Monon, Lot 24. It is zoned PUD/Planned Unit Development. Filed by Joe & Kris Miller, owners.

(V) Reasner Garage.

The applicant seeks variance approvals for size and setback of a proposed detached garage:

- 2. **Docket No. 18090003 V UDO Section 5.02.B.1: Garage Location. Garage setback 25-ft behind house face required, 52-ft in front of house proposed. And, garage to straddle side lot line.**
- 3. **Docket No. 18090004 V UDO Section 5.02.B.3: Garage Floor Area. Max. 24' x 30' size required, 26' x 32' proposed.** The site is located at 1966 E. 110th Street, on Lots 1 & 2 in Woodland Golf Club Subdivision. It is zoned S2/Residence. Filed by David Reasner, owner.

(V) Barbour Garage Setback.

The applicant seeks variance approval for an existing detached garage front yard building setback:

- 4. **Docket No. 18090006 V UDO Section 5.03.B: 25-ft setback required behind principal building, 50-ft in front of house proposed.** The site is located at 2028 E. 106th Street. It is zoned S2/Residence. Filed by Gradison Design Build on behalf of John & Gloria Barbour, owners.

(V) Ney Fence.

The applicant seeks variance approval for a wooden privacy fence in the front yard:

- 5. **Docket No. 18090007 V UDO Section 5.09.B Max. 42" fence with at least 25% visibility required in the front yard, 6'3" tall wooden privacy fence proposed.** The site is located at 12067 Eden Glen Dr., in Eden Estates, Section 2, Lot 53. It is zoned R-1/Residence. Filed by Chyrise Ney.

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