



City of Carmel

Carmel Board of Zoning Appeals
Special Hearing Officer Meeting
Tuesday, October 2, 2018

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

Hearing Officer: Mr. Brad Grabow

Staff Present: Angie Conn, Planning Administrator
Joe Shestak, Administrative Assistant

Legal Counsel: John Molitor

Time: 5:30 p.m.

(V) Johnson Addition, Lot 3.

The applicant seeks variance approval for an existing house & proposed garage addition:

1. **Docket No. 18090001 V UDO Section 2.10 Min. 35' front yard setback required, 25' proposed along York Dr.**
The site is located at 525 W. Main St. It is zoned R2/Residential. Filed by Jim Shinaver of Nelson & Frankenberger, Inc., on behalf of Wedgewood Real Estate Partners, LLC.

Petitioner: Matt Pleasant, Land Use Professional – Nelson & Frankenberger, Inc.:

- Present at the meeting are Gary McNutt - Wedgewood Real Estate Partners, and Jon Dobosiewicz - Nelson & Frankenberger
- Three variances were previously approved in July 2018 for this site
- *Passes out site plan* – it better outlines what we are proposing
- Same site plan as we had in the beginning

Public Comments: None

Department Report: Angie Conn

- We are happy to hear three windows will be added to the garage
- Staff recommends approval of this variance

Board Comments:

Brad Grabow: Has there been any changes with the site plan?

Matt Pleasant: This has been the exact site plan since the beginning of this project.

Brad Grabow: What are setbacks of the property to the south from York Drive?

Jon Dobosiewicz: Approximately 30'. The building line establishes 25', but the structure on the curb sits further back.

Brad Grabow: Do you know what the architecture will look like on the garage on Lot 3A.

Gary McNutt: *Shows elevation of home.* We are trying to preserve the ranch look that is seen throughout the neighborhood. *Shows site plan of the home.* The garage will be moved to the backside of the home and will include three windows. We are saving the existing tree by the garage.

Approved 1-0

Meeting adjourned at 5:38 p.m.

Joe Shestak – Recording Secretary

Brad Grabow – Hearing Officer