



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Tuesday, May 28, 2019 Meeting

Time: **5:00 p.m.**

Hearing Officer: **Mr. Alan Potasnik**

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) WestClay Fine Wine & Spirits Signage.

The applicant seeks the following development standards variance approval:

1. **Docket No. 19040003 V PUD Ordinance Z-465-04, Section 18.3 Requesting a 43 sq. ft. wall sign to face east, not towards a street frontage.** The site is located at 12995 Petigru Drive, in the Village of WestClay Uptown. It is zoned PUD/Planned Unit Development. Filed by Doug Staley Jr. of Staley Signs, Inc. on behalf of Norma & John Reeder, owners.

(V) 761 1st Ave NW - Bain Residence.

The applicant seeks the following development standards variance approvals:

2. **Docket No. 19040010 V UDO Section 3.64.C.11 Dwelling height greater than 7' taller than nearest Character Building - 23' allowed, 28.2' requested.**
3. **Docket No. 19040011 V UDO Section 3.64.C.3 Max. 45% lot coverage allowed, 46.8% requested.** The site is located at 761 First Ave NW. It is zoned R2/Residence and Old Town Overlay District Character Subarea. Filed by Matt Huffman of The Old Town Design Group, on behalf of John & Amy Bain, owners.

(V) Giannini Pool.

The applicant seeks the following development standards variance approvals:

4. **Docket No. 19040012 V UDO Section 5.02.C.7 Min. swimming pool setbacks of easement width plus 3' at rear and min. 10'side required; 15' rear and 7'7" side requested.**
5. **Docket No. 19040013 V UDO Section 2.04 Max. 35% (50%) lot cover allowed; 54% requested.** The site is located at 5961 Heaton Pass, in Chapman's Claim at Prairie View Subdivision, Section 2A, Lot 87. It is zoned S1-Residence/ROSO I. Filed by Marge Mikels of Pools of Fun, on behalf of Gery & April Giannini, owners.

(V) Keller Pool.

The applicant seeks the following development standards variance approvals:

6. **Docket No. 19040014 V UDO Section 2.10 Max. 35% lot cover allowed, 49% requested.**
7. **Docket No. 19040015 V UDO Section 5.02.C.7 10' min. side pool/equipment setback required, 8' requested.** The site is located at 906 Auman Dr. W., on Lot 14 of Auman's Addition. It is zoned R2/Residence. Filed by Daniel Majestic of Perma Pools, on behalf of Michael and Kimberly Keller, owners.

(V) 248 2nd St SW – Cohen Residence.

The applicant seeks the following development standards variance approval:

8. **Docket No. 19040016 V UDO Section 3.64.C.3 Max. 45% lot cover allowed, 63% requested.** The site is located at 248 Second St SW. It is zoned R2/Residence and Old Town Overlay District, Character Subarea. Filed by Matt Huffman of Old Town Design Group on behalf of Alan & Nathan Cohen, owners.

(V) 1631 W. Main St. Fence.

The applicant seeks the following variance approval for a front yard fence with gated driveway:

9. **Docket No. 19040017 V UDO Section 5.09 6-ft tall fence in the front yard requested, Max. 42-inch allowed.** The site is located at 1631 W. Main St. It is zoned S1/Residence. Filed by Andrew & Laurie Schneider, owners.

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