



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Monday, June 24, 2019 Meeting

Time: **5:15 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) Henderson Accessory Buildings.

The applicant seeks the following development standards variance approvals:

1. **Docket No. 19050001 V UDO Section 2.04 Max. 18' tall accessory building allowed; 24.5' barn requested.**
2. **Docket No. 19050002 V UDO Section 5.02.b.3 Maximum ground floor area (60' x 72' barn, two 20' x 25' attached garages, and 20' x 30' shed requested.)** The 2.8-acre site is located at 12011 Hoover Rd. It is zoned S1/Residence. Filed by Alan Henderson, owner.

(V) KAR Headquarters Ground Sign.

The applicant seeks the following development standards variance approvals:

3. **Docket No. 19050009 V UDO Sections 5.39.D.3 & 5.39.H.5.b.i Minimum 5' setback from street right of way allowed; 24.54' into ROW requested.**
4. **Docket No. 19050010 V UDO Section 5.39.H.3.b Maximum 6' tall sign allowed, 11'2" sign requested.** The site is located at 11299 N. Illinois St. It is zoned MC/Meridian Corridor. Filed by Doug Staley Jr. of Staley Signs Inc.

(V) Juniper on Main Sign.

The applicant seeks the following development standards variance approval:

5. **Docket No. 19050024 V UDO Section 5.39.H.5.d Projecting sign on building only allowed; sign on accessory structure requested.** The site is located at 110 E. Main St. It is zoned B2/Business and Old Town Overlay, Character Subarea. Filed by Jim Streeter of Innovative Planning, LLC, on behalf of Ken Keltner and K& E Properties.

(V) Fung Residence, Side Yard Setback.

The applicant seeks the following development standards variance approval:

6. **Docket No. 19050025 V PUD Z-553-11 Exhibit L, Section 5 Min. 10' side yard building setback required; 4.8' requested.** The site is located at 1236 Skytag Dr, in Jackson's Grant on Williams Creek Subdivision, Section 1A, Lot 94. It is zoned Silvara PUD/Planned Unit Development. Filed by Brett Huff of Stoepelwerth & Assoc. on behalf of Homes by John McKenzie, builder.

(V) 5501 E. Main St. Guest House.

The applicant seeks the following development standards variance approval to move an existing historic house from 241 1st Ave SE to this site:

7. **Docket No. 19050031 V UDO Section 5.02 Guest house on \geq 1acre allowed; 0.80 acre requested.** (With existing building height & footprint.) The site is located at 5501 E. Main St. It is zoned S1/Residence. Filed by Sam Burgess of the Carmel Historic Preservation Commission, on behalf of Joseph & Kristi Bishop, owners.

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

Filename: 06.24.2019 hearing officer mtg.doc