



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Monday, July 27, 2020 Meeting

(Revised)

Time: **5:00 PM**

Hearing Officer: **Mr. James Hawkins**

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

PLEASE NOTE:

- There are two ways to view the meeting: In-person, or watching the live stream or recording through this weblink: <http://carmelin.new.swagit.com/views/1>.
- While this will be an in-person meeting, the number of people allowed in the Council Chambers will be limited in order to practice safe social distancing.
- Seats will be marked by tape where people may sit.
- Face masks are required to be worn.
- Due to limited seating availability in the Council Chambers, it is highly encouraged to watch the meeting from home.

Agenda:

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

(V) Phillips Residence, Lot Cover Variance.

The applicant seeks the following development standards variance approval:

1. **Docket No. PZ-2020-00083 V Silvara PUD Z-553-11, Section 6.1 Maximum 35% lot cover allowed, 38.7% requested.** The site is zoned PUD/Planned Unit Development. It is located at 508 Mendenhall Dr. (Lot 316 in Jackson's Grant at Williams Creek subdivision). Filed by Doug Kelly of Sigma Builders on behalf of Chris & Denika Phillips.

(SE) Kedanis Short Term Residential Rental.

The applicant seeks the following special exception approval for a STRR unit:

2. **Docket No. PZ-2020-00086 SE UDO Section 2.09 Permitted Uses, Residential Special Exception.** The site is located at 131 Beechmont Dr. (Lot 72 in Harrowgate Subdivision.) It is zoned R2/Residence. Filed by Karen (Lukovic) Kedanis, owner.

(V) Hassanein Residence, Lot Cover Variance.

The applicant seeks the following development standards variance approval for a new pool:

3. **Docket No. PZ-2020-00097 V UDO Section 3.64 Maximum 45% lot cover allowed, 52% requested.** The site is zoned R2/Residence and Old Town Overlay - Character Subarea. It is located at 255 1st St SW. Filed by Aladdin Hassanein and Kourtney Klepfer, owners.

(V) Flowing Well Park Upgrades.

The applicant seeks the following development standards variance approvals:

4. **Docket No. PZ-2020-00104 V UDO Section 5.10 and City Code Chptr. 10, Art. 5, Chptr. 5, Section A.10 Parking lots, driveways, and sidewalks within the SFHA shall be constructed with permeable material, Non-permeable pavement systems in SFHA requested.**

5. **Docket No. PZ-2020-00105 V UDO Section 5.10 and City Code Chptr. 10, Art. 5, Chtr. 5, Section B.7.e Variance to allow electrical panel to be lower than FPG (flood protective grade) but still above BFE (base flood elevation) requested.**

The site is located at 5100 E. 116th St. and is zoned P1/Parks & Recreation and SFHA/Special Flood Hazard Area. Filed by Allen Jacobsen of Schmidt Associates on behalf of the Carmel Clay Parks & Recreation Dept.

(V) Napleton Kia Variance.

The applicant seeks the following development standards variance approval:

6. **Docket No. PZ-2020-00107 V UDO Section 5.10 (Floodplain Standards) and City Code Chapter 10, Article 5, Chapter 5.A.11 (a) and (b) Floodplain compensatory storage required on site, Off site storage proposed at King of Glory church site, 2201 E. 106th St.**

The site is located at 9675 Randall Dr. (near 4600 E. 96th St.) in East 96th Street Auto Park Subdivision, Block A. The site is zoned B3/Business and SFHA/Special Flood Hazard Area. Filed by Jim Shinaver of Nelson & Frankenberger on behalf of Napleton of Carmel Imports, LLC dba Napleton Kia of Carmel.

(V) 949 W. 136th St. Garage.

The applicant seeks the following development standards variance approval for a 47' x 30' garage with covered porch:

7. **Docket No. PZ-2020-00109 V UDO Section 5.02.B Lots over 3 acres shall be exempt from the Maximum Ground Floor Area requirements for an accessory structure, 2.7 acres exists.** The site is zoned S1/Residence. It is located at 949 W. 136th Street. Filed by Yvelina Ivanova Cox, owner.

(V) Shahram's Kitchen & Eclectic Aesthetic Health Center Signage.

The applicant seeks the following development standards variance approval:

8. **Docket No. PZ-2020-00108 V Monon & Main PUD Section 2.12.A Maximum signage: only first floor tenants shall be allowed signage allowed, Signage for upper floor tenant requested.** The site is located at 246 W. Main St. (Monon & Main Subdivision, Block 2, Lot 2D). It is zoned Monon & Main PUD/Planned Unit Development Ordinance Z-462-04, as amended. Filed by Soori Ardalani, owner.

TABLED TO AUG. 24 - (V) Cake Bake Shop.

The applicant seeks the following development standards variance approvals:

9. ~~**Docket No. PZ-2020-00019 V UDO Section 5.39.D.4 Prohibited Signs, Signs with a Visible Light Source requested.**~~ The site is zoned C1/City Center District and is located at 799 Hanover Place (800 S. Rangeline Road, Ste 220). Filed by Angie Daniel of Cake Bake Shop Carmel, LLC.

TABLED TO SEPT. 28 - (SE) Larson Short Term Residential Rental.

The applicant seeks the following special exception approval for a STRR unit:

10. ~~**Docket No. PZ-2020-00088 SE UDO Section 2.07 Permitted Uses, Residential Special Exception.**~~ The site is located at 377 Patricia Court (Woodland Springs Subdivision, Lot 377). It is zoned R1/Residence. Filed by Christine and Kurt Larson, owners.

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

Filename: 7.27.2020 hearing officer mtg_revised.doc

Dated: July 17, 2020

Joe Shestak, Secretary

Carmel Board of Zoning Appeals

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317-571-2419