



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Monday, November 23, 2020 Meeting

Time: **5:15 PM**

Hearing Officer: **Mr. Leo Dierckman**

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

PLEASE NOTE:

- While this will be an in-person meeting, the number of people allowed in the Caucus Rooms will be limited in order to practice safe social distancing.
- Face masks are required to be worn.
- Temperature will be taken in lobby at front door entrance.

Agenda:

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

TABLED TO NOON, DEC. 14 SPECIAL MTG. - (V) Hinkebein Home Lot Cover Variance.

The applicant seeks the following development standards variance approval:

1. ~~Docket No. PZ-2020-00183 V UDO Section 3.64.C.3: Max. 45% lot cover allowed, 49.9% proposed.~~
The site is located at 510 2nd Ave NE (CW Weidler's Addition Lot 34). It is zoned R3/Residence and Old Town Overlay, Character Subarea. Filed by John Hefton of Old Town Design Group.

(V) Howell Home Variances.

The applicant seeks the following development standards variance approvals:

2. **Docket No. PZ-2020-00184 V UDO Section 3.64.C.3: Max. 45% lot cover allowed, 49.9% proposed.**
Docket No. PZ-2020-00188 V UDO Section 5.78.J: Window wells cannot project more than 24" into a required yard, 42" projection proposed. The site is located at 641 1st Ave NE (CW Weidler's Addition Lot 15). It is zoned R3/Residence and Old Town Overlay, Character Subarea. Filed by John Hefton of Old Town Design Group on behalf of Mark and Kimberly Howell.

(V) Imhoff Pool Variances.

The applicant seeks the following development standards variance approvals:

3. **Docket No. PZ-2020-00185 V UDO Section 2.10 Max. 35% lot cover allowed, 42.5% proposed.**
4. **Docket No. PZ-2020-00186 V UDO Section 5.02.C.7 Pool must be located 3-ft from easement, encroaching 3-ft into rear easement proposed.** The site is located at 1034 Oswego Rd. (Coombs Minor Replat, Lot 35B). It is zoned R2/Residence. Filed by Scott Meyer of North Shore Landscape, on behalf of Todd & Nancy Imhoff, owners.

TABLED TO JAN. 25 - (SE) Davis Short Term Residential Rental.

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

5. ~~Docket No. PZ-2020-00181 SE — UDO Section 2.07 — Permitted Uses, Residential Special Exception.~~ The site is located at 3870 Coventry Way (Brookshire Subdivision, Lots 316 & Part 317). It is zoned R1/Residence. Filed by Suzan Davis, owner.

TABLED TO JAN. 25 - (SE) Larson Short Term Residential Rental.

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

6. ~~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.

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

Filename: 11.23.2020 hearing officer mtg.doc

Dated: Nov. 13, 2020
Joe Shestak
Carmel BZA Secretary
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