



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Monday, January 25, 2021 Meeting

REVISED

Time: **5:30 PM**

Hearing Officer: **Mr. Alan Potasnik**

Location: *A virtual meeting as authorized by executive orders issued by the Governor of the State of Indiana.*

PLEASE NOTE:

- This Zoom meeting will be livestreamed on www.carmelspeaks.org
- The meeting will be audio recorded and minutes taken by the BZA Secretary
- The recordings will be available via LaserFiche
- All interested persons desiring to present their views on the below petitions are encouraged to submit written comments up to 2 PM the day of the meeting via email to Joe Shestak administrative assistant: jshestak@carmel.in.gov

Agenda:

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

TABLED TO APR. 26 - (SE) Davis Short Term Residential Rental.

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

1. ~~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 MAR. 22 - (SE) Larson Short Term Residential Rental.

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

2. ~~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.

(V) Post Residence Setback Variance.

The applicant seeks the following development standards variance approval:

3. **Docket No. PZ-2020-00213 V UDO Section 2.06 Minimum 10-ft side yard building setback required, Crossing 40-ft over side property line requested.** The site is located at 1752 and 1730 E. 106th Street (partially in Miller's Acres Subdivision). It is zoned S2/Residence and partially located in the Special Flood Hazard Area. Filed by David and Lisa Post, owners.

(V) Lapel Home Variances.

The applicant seeks the following development standards variance approvals:

4. **Docket No. PZ-2020-00217 V UDO Section 3.64.C.3: Max. 45% lot cover allowed, 49% proposed.**
5. **Docket No. PZ-2020-00218 V UDO Section 5.78.J: Window wells cannot project more than 24” into a required yard, 46” projection proposed.** The site is located at 130 First Ave NW and is zoned R4/Residence and Old Town Overlay Character Subarea. Filed by John Hefton of Old Town Design Group.

TABLED TO FEB. 22 - (V) Medina Pool Setback Variance.

The applicant seeks the following development standards variance approval:

6. ~~**Docket No. PZ-2020-00224 V UDO Section 5.02.C.7.a: Swimming pools and their decking and equipment need to be located at least 3-ft from an easement, 3-ft encroachment into Tree Preservation Easement requested.**~~ The site is located at 14385 Arnett Dr. (Lot 75 of The Ridge at The Legacy Subdivision). It is zoned Legacy PUD/Planned Unit Development Ordinance Z-465-04. Filed by Joe Woolwine of Indy Landscape Concepts on behalf of Miguel A. Medina De La Cruz, owner.

(V) Lakeside Apartments Phase II Variance.

The applicant seeks the following development standards variance approval:

7. **Docket No. PZ-2020-00226 V Atapco PUD Exhibit F, Part 4, Section E Public entrances required to be provided on the street side of all residential buildings located within 50’ of the street ROW, Private entrances to units proposed.** The site is located at 645 W. Carmel Dr. (east of Braunability R&D building) and is zoned Atapco PUD/Planned Unit Development (Ordinance Z-581-13). Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger LLC on behalf of JC Hart Company, Inc.

TABLED TO FEB. 22 - (V) Meadowlark Park Variance.

The applicant seeks the following development standards variance approval:

8. ~~**Docket No. PZ-2020-00228 V UDO Section 5.10 and City Code Chptr. 10, Art. 5, Chptr. 5, Section A.10 Parking lots, driveways, and sidewalks within the Special Flood Hazard Area shall be constructed with permeable material, Non-permeable pavement systems in SFHA requested.**~~ The site is located at 450 Meadow Ln. It is zoned P1/Parks and Recreation. Filed by Michael Krosschell of Weihe Engineers, Inc., on behalf of Michael Klitzing and the Carmel Clay Parks and Recreation Dept.

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

Dated: January 20, 2021
Joe Shestak, Carmel BZA Secretary
317-571-2419 or jshestak@carmel.in.gov