



# City of Carmel

## Carmel Board of Zoning Appeals

### Hearing Officer

Monday, February 22, 2021 Meeting

Time: **5:30 PM**

Hearing Officer: **Mr. James Hawkins**

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

#### PLEASE NOTE:

- This Zoom meeting will be livestreamed on [carmelspeaks.org](http://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](mailto: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 APRIL 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 MAY 24 - (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) Medina Pool Setback Variance.**

The applicant seeks the following development standards variance approval:

3. **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) Meadowlark Park Variance.**

The applicant seeks the following development standards variance approval:

4. **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.

**(V) Neurosurgery Foundation Sign Variance.**

The applicant seeks the following development standards variance approval:

5. **Docket No. PZ-2021-00016 V UDO Section 5.39.H.2.a 2 signs permitted, 3 requested.** The site is located at 13345 N. Illinois Street (Goodman Campbell Brain and Spine site). It is zoned MC/Meridian Corridor. Filed by Doug Staley Jr. of Staley Signs, Inc. on behalf of GCBS Real Estate Holdings LLC c/o Cornerstone Companies.

**(V) Cornell Home Variances.**

The applicant seeks the following development standards variance approvals:

6. **Docket No. PZ-2021-00017 V UDO Section 5.78.J Window wells cannot project more than 24” into a required yard, 42” proposed.**
7. **Docket No. PZ-2021-00019 V UDO Section 3.64.C.11 Max. 30’ building height allowed, 31’7” proposed.**
8. **Docket No. PZ-2021-00020 V UDO Section 3.64.C.1 Max. 55’ building width allowed, 56’ 7” proposed.**
9. **Docket No. PZ-2021-00024 V UDO Section 5.02.C.7.a Pool/Decking must be 3’ from easement, 0’ setback from easement requested.** The site is located at 130 3rd St NW (Mulberry Lane Subdivision Lot 3). It is zoned R3/Residence, Old Town Overlay Character Subarea, and Monon Overlay Natural Section. Filed John Hefton of Old Town Design Group.

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

Dated: February 12, 2021  
Joe Shestak - Carmel BZA Secretary  
317-571-2419 | [jshestak@carmel.in.gov](mailto:jshestak@carmel.in.gov)

Filename: 2.22.2021 hearing officer mtg.doc