



City of Carmel

Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, July 26, 2021

Time: **5:15 P.M.**

Hearing Officer: **Mr. Alan Potasnik**

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

NOTE: This in-person meeting will be audio recorded and minutes taken by the BZA Secretary; the recordings will be available via Laserfiche online.

Agenda:

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

~~TABLED TO AUG. 23 - (SE) Larson Short Term Residential Rental.~~

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

- ~~1. **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.~~

~~WITHDRAWN - (V) Strong Pool Variance.~~

~~The applicant seeks the following development standards variance approval:~~

- ~~2. **Docket No. PZ-2021-00111 V UDO Section 5.02.C.7 3' setback off easement required, 10' encroachment requested.** The site is located at 1011 Oswego Rd. (Newark Subdivision Lot 121). It is zoned R2/Residence. Filed by David Strong, owner.~~

(V) Asherwood Temporary Sign Location Variance.

The applicant seeks the following development standards variance approval:

- 3. Docket No. PZ-2021-00119 V UDO Section 5.39.N Minimum 5' setback from street right of way required, Encroachment into ROW requested.** The site is located at 9696 Ditch Rd. and is zoned S1/Residence. Filed by Casey Shinaver of Old Town Companies for Asherwood Carmel LLC.

(V) Arick Deck Setback Variance.

The applicant seeks the following development standards variance approval:

- 4. Docket No. PZ-2021-00120 V UDO Section 5.02.B.1 Minimum 3' setback from easement required, 21'4" encroachment into Drainage & Utility Easement requested.** The site is located at 4919 Essex Dr. (Brookshire Lakes Subdivision Lot 42) and is zoned S1/Residence. Filed by Bruce Arick, owner.

(V) Magnolia Building Height Variance.

The applicant seeks the following development standards variance approval:

- 5. Docket No. PZ-2021-00121 V UDO Section 2.36 Maximum 35' building height when adjacent to single family residences allowed, 36'- to 42' requested for condominiums.** The site is located at approximately 731 S. Rangeline Rd. and 726 Pawnee Rd. It is zoned C2/Mixed Use District. Filed by Rebecca McGuckin of Old Town Companies.

(V) Vance Residence Variances.

The applicant seeks the following development standards variance approvals:

6. **Docket No. PZ-2021-00122 V UDO Section 2.10 Minimum 35' front yard setback required, 31.5' requested.**
7. **Docket No. PZ-2021-00124V UDO Section 2.10 Minimum 15' aggregate of side yard setbacks required, 10' requested.**
8. **Docket No. PZ-2021-00125 V UDO Section 2.10 Minimum 80' lot width at building setback required, 72' requested.** The site is located at 100 Park Ln. (Johnson Addition Subdivision Lot 15). It is zoned R2/Residence. Filed by Jarreth and Kelsey Vance, owners.

TABLED TO AUG. 23 - (V) Jacobs Fence Height Variance.

~~The applicant seeks the following development standards variance approval:~~

9. ~~**Docket No. PZ-2021-00123 V UDO section 5.09.B.4 Max. 42" front yard fence height allowed, 48" requested.**~~ The site is located at 5374 Randolph Crescent Dr. (Grandin Hall Subdivision Section 1 Lot 35). It is zoned S1/Residence ROSO-III. Filed by Tracy Jacobs, owner.

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

Dated: July 16, 2021 Filename: 7.26.21 hearing officer mtg.doc By: Joe Shestak, BZA Secretary: 317-571-2419, jshestak@carmel.in.gov
