



# City of Carmel

## Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, September 27, 2021

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

Hearing Officer: **Mr. Leo Dierckman**

Location: **Carmel City Hall Caucus Rooms, 2<sup>nd</sup> 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
- E.

**~~TABLED TO OCT. 25 - (V) Jacobs Fence Height Variance.~~**

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

- ~~1. **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.~~

**(SUA) Our Lady of Mt. Carmel Parish Life Center Addition.**

The applicant seeks the following special use amendment approval for a building addition and site modifications:

2. **Docket No. PZ-2021-00144 SUA UDO Section 2.05 (and 9.09.E) Institutional Special Use amendment (expansion).** The site is located at 14598 Oak Ridge Rd. It is zoned S2/Residence. Filed by Andy McNeilly of CSO Architects on behalf of Our Lady of Mt. Carmel Catholic Church.

**(V) Dransfield Fence Height Variance.**

The applicant seeks the following development standards variance approval:

3. **Docket No. PZ-2021-00153 V UDO section 5.09.C Max. 6' rear yard fence height allowed, 8' requested.** The site is located at 1051 Arrowwood Dr. (Copperwood Subdivision Lot 72). It is zoned R1/Residence. Filed by Michael Dransfield, owner.

**(V) McDermott Pool Variance.**

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

4. **Docket No. PZ-2021-00161 V UDO section 5.02.C.7 3' setback from easement required, 20' encroachment requested.** The site is located at 10375 Windemere Blvd. (Windemere Subdivision Lot 89). It is zoned S1/Residence. Filed by Kevin Buchheit of Krieg DeVault LLP on behalf of Jeffrey McDermott, owner.

**(SE) Humphress Short Term Residential Rental Renewal.**

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

5. **Docket No. PZ-2021-00163 SE UDO Section 2.09 Permitted Uses, Residential Special Exception.** The site is located at 4423 E. 116th St. (Woodland Green Subdivision Lot 2). It is zoned R2/Residence. Filed by Corey Danielle Humphress, owner.

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

Dated: Friday, September 17, 2021  
 Filename: 9.27.21 hearing officer mtg.doc  
 By: Joe Shestak, BZA Secretary -  
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