



City of Carmel

Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, October 25, 2021

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

Hearing Officer: **Mr. James Hawkins**

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. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- C. Public Hearings

WITHDRAWN - (V) Jacobs Fence Height Variance.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.

(V) Thompson Lot Cover Variance.

The applicant seeks the following development standards variance approval:

2. **Docket No. PZ-2021-00165 V UDO Section 3.64.C.3 Maximum 45% lot cover allowed, 49% requested.** The site is located at 669 1st Ave NE (CW Weidler's Addition Lot 20). It is zoned R3/Residence and Old Town Overlay, Character Subarea. Filed by Joe Stilwell of Stilwell Design & Remodeling LLC, on behalf of Samuel and Frances Thompson, owners.

TABLED TO NOV. 22 - (V) Teszler Fence Height Variance.

The applicant seeks the following development standards variance approval:

3. ~~Docket No. PZ-2021-00166 V UDO section 5.09.B.4 Max. 42" front yard fence height allowed, 54"-60" requested.~~ The site is located at 117 Rolling Hill Dr (Rolling Meadows Subdivision Lot 13). It is zoned R1/Residence. Filed by Natali Teszler, owner.

(V) Poer Garage Height Variance.

The applicant seeks the following development standards variance approval:

4. **Docket No. PZ-2021-00171 V UDO section 2.10 Max. 18-ft detached garage height allowed, 21-ft requested.** The site is located at 340 1st Ave NW. It is zoned R2/Residence and Old Town Overlay, Character Subarea. Filed by Bart and Tonya Poer, owners.

(V) Artistic Composite Pallets Height Variance.

The applicant seeks the following development standards variance approval:

5. **Docket No. PZ-2021-00181 V UDO section 2.42 Max. 18-ft accessory structure allowed, 31-ft to 40-ft requested for silos.** The site is located at 4518 W. 99th St. It is zoned I1/Industrial (Mayflower Park Subdivision Block 3 Lot 4B). Filed by Rick Lawrence of Nelson & Frankenberger,

LLC.

TABLED TO NOV. 22 - (V) Buck Fence Height Variance.

The applicant seeks the following development standards variance approval:

6. ~~Docket No. PZ-2021-00182 V UDO section 5.09.B.4 Max. 42" front yard fence height allowed, 60" requested.~~ The site is located at 14223 Avian Way (Avian Glen Subdivision Lot 108). It is zoned S1/Residence. Filed by Daryl Buck, owner.

(V) LeVert Accessory Structure Variance.

The applicant seeks the following development standards variance approval:

7. **Docket No. PZ-2021-00184 V UDO section 2.04 Maximum 18-ft accessory structure height allowed, 22-ft tall requested.** The 6.82-acre site is located at 13120 Six Points Rd. It is zoned S1/Residence. Filed by Zachary Pinkowski, on behalf of 13120 Six Points Road LLC.

(V) Reed Lot Cover Variance.

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

8. **Docket No. PZ-2021-00185 V UDO Section 2.04 Maximum 35% lot cover allowed, 39% requested.** The site is located at 10408 Windemere Blvd (Windemere Subdivision Lot 78). It is zoned S1/Residence. Filed by Craig & Deirdre Reed, owners.

(V) Nelson Lot Cover Variance.

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

9. **Docket No. PZ-2021-00186 V UDO Section 2.04 Maximum 35% lot cover allowed, 40% requested.** The site is located at 10422 Windemere Blvd (Windemere Subdivision Lot 77). It is zoned S1/Residence. Filed by Wayne & Gina Nelson, owners.

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

Dated: Friday, October 15, 2021 Filename: 10.25.21 hearing officer mtg.doc By: Joe Shestak, BZA Secretary: 317-571-2419, jshestak@carmel.in.gov
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