



City of Carmel

Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, November 22, 2021

Time: 5:15 P.M.

Hearing Officer: Mr. Leo Dierckman

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 JAN. 24, 2022 - (V) Teszler Fence Height Variance.

The applicant seeks the following development standards variance approval:

1. **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) Buck Fence Height Variance.

The applicant seeks the following development standards variance approval:

2. **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) Rust Lot Cover Variance.

The applicant seeks the following development standards variance approval:

3. **Docket No. PZ-2021-00188 V UDO Section 2.10 Maximum 35% lot cover allowed, 42% requested.** The site is located at 842 Auman Dr. W. (in Auman's Addition Lot 13). It is zoned R2/Residence. Filed by Brandon and Lindsay Rust, owners.

(V) McClain Pool Setback Variance.

The applicant seeks the following development standards variance approval:

4. **Docket No. PZ-2021-00189 V UDO Section 5.02.C.7 3' setback from easement required for a swimming pool, 16' encroachment requested.** The site is located at 2918 Gadsen Cir N. (in Village of WestClay Subdivision Lot 1020). It is zoned PUD/Planned Unit Development. Filed by Matthew McClain, owner.

(V) Glozman Fence Height Variance.

The applicant seeks the following development standards variance approval on a corner lot:

5. **Docket No. PZ-2021-00190 V UDO section 5.09.B Max. 42" front yard fence height allowed, 6' requested.** The site is located at 11352 Fieldstone Ct. (Wood Creek Subdivision Lot 57). It is

zoned S1/Residence. Filed by Michelle and Cooper Marsh Glzman, owners.

(V) Rudolph Fence Height Variance.

The applicant seeks the following development standards variance approval:

6. **Docket No. PZ-2021-00203 V UDO section 5.09.C Max. 6' side yard fence height allowed, 7' requested.** The site is located at 10748 Royal Dr. (Queen's Manor Subdivision Lot 13). It is zoned S1/Residence. Filed by John Rudolph, owner.

(V) Bowers Lot Cover Variance.

The applicant seeks the following development standards variance approval:

7. **Docket No. PZ-2021-00209 V Silvara PUD Section 6.1 Maximum 50% lot cover allowed, 55.9% requested.** The site is located at 517 Dickson Ln. (in Jackson's Grant on Williams Creeks Subdivision Lot 267). It is zoned PUD/Planned Unit Development (Z-652-20). Filed by Matt Huffman of Old Town Design Group on behalf of Scott & Jamie Bowers, owners.

(V) Doniela Fence Height Variance.

The applicant seeks the following development standards variance approval:

8. **Docket No. PZ-2021-00210 V UDO section 5.09.B Maximum 42" front yard fence height allowed, 60" requested.** The site is located at 11590 Ditch Road (Lot 60 in Crooked Stick Estates). It is zoned S1/Residence. Filed by Dave Coots of Coots, Henke & Wheeler on behalf of Andrius Doniela, owner.

(V) Somers Garage Floor Area Variance.

The applicant seeks the following development standards variance approval for an accessory structure:

9. **Docket No. PZ-2021-00211 V UDO section 5.02.B.3 The combined square footage of the Ground Floor Area of a Private Garage and/or Accessory Building shall not exceed 75% of the Ground Floor Area of the Principal Building, 81% requested.** The site is located at 1460 E. 111th Street. It is zoned R1/Residence. Filed by Mark Demerly, architect, on behalf of George Somers, owner.

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

Dated: Friday, November 12, 2021 Filename: 11.22.21 hearing officer mtg.doc By: Joe Shestak, BZA Secretary: 317-571-2419, jshestak@carmel.in.gov
