



# City of Carmel

## Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, January 24, 2022

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

Hearing Officer: **Mr. Alan Potasnik**

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.

Agenda:

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

**(V) Lewis Pool Equipment Variance.**

The applicant seeks the following development standards variance approval:

1. **Docket No. PZ-2021-00214 V UDO Section 5.02.C.7 Pools, decking & equipment shall be at least 3-ft away from any easement; 2-ft encroachment requested.** The site is located at 3196 Driftwood Ct. (Lot 75 in Smokey Ridge subdivision). It is zoned R1/Residence. Filed by Matthew Harms of Modish Pools, LLC on behalf of Nathan & Mariel Lewis, owners.

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

The applicant seeks the following development standards variance approval:

2. **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) Guidepost Montessori Variances.**

The applicant seeks the following development standards variance approval:

3. **Docket No. PZ-2021-00208 V UDO Section 5.19.F Reduced number of plantings requested in north & west bufferyards requested.**
4. **Docket No. PZ-2021-00230 V UDO Section 3.88.C Minimum building height: 20' (mean height) required, 16' 4.25" requested.**
5. **Docket No. PZ-2021-00231 V UDO Section 3.88.D Building Offsets: 8' required, 0' requested along rear façade.**

The site is located at 10216 N. Michigan Rd. (West Carmel Commons Subdivision, Lot 3). It is zoned B2/Business and US 421 Overlay Zone. Filed by Chris Horney of Murphy Real Estate Services.

**(V) Thompson Pergola Setback Variance.**

The applicant seeks the following development standards variance approval:

6. **Docket No. PZ-2021-00232 V Silvara PUD Ordinance Z-652-20 5-ft side yard setback required, 0-ft requested.** The site is located at 12072 Sigillary Way (Lot 44 in Hamlet at Jackson's Grant subdivision). It is zoned PUD/Planned Unit Development. Filed by Ross Atteberry with The Smart Pergola, on behalf of Terry and Linda Thompson, owners.

**(V) Troy Estates Lot Cover Variances.**

The applicant seeks the following development standards variance approvals:

7. **Docket No. PZ-2021-00239 V UDO Section 2.06 Maximum 35% lot cover allowed, 45% requested.** The sites are located near 4100 W. 141<sup>st</sup> Street (Lots 1-40 in Troy Estates subdivision). They are zoned S2/Residence with variances. Filed by Tony Bagato with Lennar Homes of Indiana.

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

Dated: Friday, January 14, 2022 Filename: 1.24.22 hearing officer mtg.doc By: Joe Shestak, BZA Secretary: 317-571-2419, jshestak@carmel.in.gov
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