



# City of Carmel

## Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, February 28, 2022

**Time: 5:30 P.M.**

**Hearing Officer: Mr. James Hawkins**

**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 & minutes taken by the BZA Secretary; 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

**(V) Newkirk Front Setback Variance.**

The applicant seeks the following development standards variance approval for a building addition:

1. **Docket No. PZ-2022-00007 V UDO Section 2.06 Minimum 35-ft front yard building setback required, 34-ft requested.** The site is located at 111 Bennett Rd. (Village of Mt. Carmel Subdivision Lot 49) and is zoned S2/Residence. Filed by Jeffery & Sandra Newkirk, owners.

**(V) Shrewsbury Residence Variances.**

The applicant seeks the following development standards variance approvals:

2. **Docket No. PZ-2022-00011 V UDO Section 2.10 Min. 35% lot cover required, 51% requested.**
3. **Docket No. PZ-2022-00012 V UDO Section 2.10 Minimum 35-ft front yard building setbacks required, 11-ft and 25-ft requested.** The site is located at 401 Emerson Rd. (Johnson Addition, Lot 25) and is zoned R2/Residence. Filed by Tommy Lazzara of Custom Living Inc. on behalf of Ronda Weybright Shrewsbury, owner.

**(V) Eaton Residence Lot Cover Variance.**

The applicant seeks the following development standards variance approval:

4. **Docket No. PZ-2022-00016 V UDO Section 2.12 Maximum 35% lot cover allowed, 56% requested.** The site is located at 436 1st Ave SE (Foster's Addition Replat Lot 2A) and is zoned R3/Residence. Filed by Joe Logan of Timothy Homes, LLC, for Mark Eaton, owner.

**(V) Carmel Library Sign Variances.**

The applicant seeks the following development standards variance approvals:

5. **Docket No. PZ-2022-00019 V UDO Section 5.39.H.6.c.iv Ground sign design - no delineated cornice requested.**
6. **Docket No. PZ-2022-00020 V UDO Section 5.39.H.2 2 signs allowed, 3 signs requested.** The site is located at 55 4th Ave SE (now 425 E. Main St.) and is zoned R2/Residence. Filed by Antone Sgro of Ratio Design on behalf of the Carmel Clay Public Library.

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

Dated: Friday, February 18, 2022  
 Filename: 2.28.22 hearing officer mtg.doc  
 By: Joe Shestak, BZA Secretary,  
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