



# City of Carmel

## Carmel Board of Zoning Appeals **Hearing Officer Meeting** Monday, April 25, 2022

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

**Hearing Officer: Mr. Alan Potasnik**

**Location: Carmel City Hall Caucus Rooms, 2<sup>nd</sup> Floor, 1 Civic Square, Carmel, IN 46032**

NOTE: This in-person meeting will be audio recorded and with 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

#### **(SE) Renewal, Kedanis Short Term Residential Rental.**

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

1. **Docket No. PZ-2022-00039 SE UDO Section 2.09 Permitted Uses, Residential Special Exception.** The site is located at 131 Beechmont Dr. (Harrowgate Subdivision Lot 72). It is zoned R2/Residence. Filed by Karen (Lukovic) Kedanis, owner.

#### **(V) Murphy Pool Variances.**

The applicant seeks the following development standards variance approvals:

2. **Docket No. PZ-2022-00049 V UDO Section 5.02.C.7 Pool/decking setback must be 3-ft from any easement; 0-ft setback requested.**
3. **Docket No. PZ-2022-00050 V UDO Section 2.06 Maximum 35% lot cover allowed, 41% requested.** The site is located at 4958 Saint Charles Pl. (Kingswood Subdivision Lot 47) and is zoned S2/Residence. Filed by Jessica Murphy, owner.

#### **(V) Messmer Pool Variances.**

The applicant seeks the following development standards variance approval:

4. **Docket No. PZ-2022-00051 V UDO Section 5.02.C.7 Pool/decking setback must be 3-ft from any easement; 0-ft setback from easement requested.**
5. **Docket No. PZ-2022-00055 V UDO Section 2.04 Maximum 35% lot cover allowed, 45.7% requested.** The site is located at 14493 Twin Oaks Dr (Ponds West Subdivision Lot 65) and is zoned S1/Residence. Filed by Kevin Messmer, owner.

#### **(V) Teter Patio Setback Variance.**

The applicant seeks the following development standards variance approval for a covered patio:

6. **Docket No. PZ-2022-00057 V UDO Section 2.06 Minimum 10-ft side yard setback allowed, 0-ft requested.** The site is located at 10364 Orchard Park Dr W. (Orchard Park Subdivision Lot 134) and is zoned S2/Residence and Monon Overlay Natural Section South. Filed by Curtis Teter, owner.

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

Dated: Friday, April 15, 2022  
Filename: 4.25.22 hearing officer mtg.doc  
By: Joe Shestak, BZA Secretary  
317-571-2419, [jshestak@carmel.in.gov](mailto:jshestak@carmel.in.gov)