



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, September 28, 2020

Time: 6:00 PM

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

PLEASE NOTE:

- There are two ways to view the meeting: In-person, or watching the live stream or recording through this web link: <http://carmelin.new.swagit.com/views/1>.
- While this will be an in-person meeting, the number of people allowed in the Council Chambers will be limited in order to practice safe social distancing.
- Seats will be marked by tape where people may sit.
- Face masks are required to be worn.
- Due to limited seating in the Council Chambers, it's highly encouraged to watch the meeting from home.

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meetings
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
 1. BZA Rules of Procedure Amendment re: Time Limit for Re-Application of Special Exception applications for Short Term Residential Rentals.
- H. Public Hearings

(V) Schoeff Residence, Fence Variance.

The applicant seeks the following development standards variance approval:

1. **Docket No. PZ-2020-00114 V UDO Section 5.09.B Fences in front yard can only be 42" tall and must have at least 25% visibility through, 6' privacy fence requested.** The site is zoned R2/Residence. It is located at 14 Beechmont Dr. Filed by Donald D. Schoeff, Jr., owner.

(V) Evans Residence, Fence Variance.

The applicant seeks the following development standards variance approval:

2. **Docket No. PZ-2020-00115 V UDO Section 5.09.B Fences in front yard can only be 42" tall and must have at least 25% visibility through, 6' privacy fence requested.** The site is zoned R3/Residence (Home Place Subdivision Lots 15-16). It is located at 1105 E. 106th Street. Dr. Filed by Joe Evans, owner.

(V) Albany Place Porch Depth Variances, Part 2.

The applicant seeks the following development standards variance approval for 13 existing houses:

3. **Docket No. PZ-2020-00126 V PUD Ordinance Z-604-15, Exhibit C.1.F Minimum 6' deep porches required, 4' requested.** The sites are zoned Albany Place PUD/Planned Unit Development. They are located generally in the northeast quadrant of 141st St. and Shelborne Rd. (Lots 2, 8, 9, 25, 26, 27, 32, 34, 38, 39, 44, 46, 50 in Albany Place Subdivision.) Filed by Lee Phillips of Drees Homes, on behalf of Drees Homes and Albany Place Developer LLC.

TABLED TO OCT. 26 - (SE) Kedanis Short Term Residential Rental (Appeal).

The applicant seeks the following special exception approval for a STRR unit:

4. **Docket No. PZ-2020-00120 SE UDO Section 2.09 Permitted Uses, Residential Special Exception.** The site is located at 131 Beechmont Dr. (Lot 72 in Harrowgate Subdivision.) It is zoned R2/Residence. Filed by Karen (Lukovic) Kedanis, owner.

WITHDRAWN - (V) VOWC Family Express Gas Station.

The applicant seeks the following development standards variance approvals:

5. **Docket No. PZ-2020-00093 V VOWC PUD Section 8.11 Buildings in Peripheral Retail Area shall be designed in conformance with the Peripheral Retail Area Design Guidelines, Deviation from guidelines requested.**
6. **Docket No. PZ-2020-00094 V VOWC PUD Section 15.8.1.D Required 10' build to line unless otherwise indicated on an approved final plat or in another recorded instrument, 118' requested.**
7. **Docket No. PZ-2020-00095 V VOWC PUD Section 15.11 Accessory buildings may be located in the rear and side yards behind the rear facade of the principal structure, Accessory structure located in front of primary structure requested.**
8. **Docket No. PZ-2020-00096 V VOWC PUD Sections 16.17.A & 16.17.D.5 Stacking shall be confined to the sides and rear of the parcel, Stacking in front requested. Also the minimum number of vehicle stacking spaces required for drive thru lanes shall be 3 measured from the gas pump island, Request to include car parked at pump.** The site is located at 2425 Harleston St. (in Village of WestClay subdivision, Section 6003B, Block B.) It is zoned Village of WestClay PUD/Planned Unit Development Ordinance Z-465-04, as amended. Filed by Jim Shinaver of Nelson & Frankenberger, on behalf of Brenwick TND Communities, LLC.

- I. New Business
- J. Old Business
- K. Adjournment

Filename: 9.28.2020 regular meeting

Dated: Sept. 18, 2020
Joe Shestak, Secretary
Carmel Board of Zoning Appeals
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317-571-2419