



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, April 22, 2024

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

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

Hearing Officer: Mr. Dennis Lockwood

Note:

- This in-person meeting will be on Carmel TV and livestreamed on <http://carmelin.new.swagit.com/views/1>
- The meeting will be video/audio recorded with minutes taken by the BZA Meeting Coordinator

Agenda:

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

(SE) Kedanis Short Term Residential Rental Renewal.

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

1. **Docket No. PZ-2024-00033 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 Kedanis, owner.

(V) 140 1st Ave NW Fence Variances.

The applicant seeks the following development standards variance approvals:

2. **Docket No. PZ-2024-00037 V UDO section 5.75 Vision Clearance Standards - Vision Clearance Triangle shall be maintained at 15-ft; 12-ft requested.**
The site is located at 140 1st Ave NW (Simeon Hawkins Addition, part Lot 15). It is zoned R4/Residence and Old Town Overlay, Character Sub-Area. Filed by Rebecca Brammer and Richard Sanders, owners.

(V) 3710 Brian Place, Alexander Pool Pergola Variance.

The applicant seeks the following development standards variance approval:

3. **Docket No. PZ-2024-00043 V UDO Section 5.02 (B) Minimum 35-ft front yard building setback required for this Corner Lot, 23-ft requested.**
The site is located at 3710 Brian Pl. (Woodland Springs subdivision, Lot 250). It is zoned S2/Residence. Filed by Dave Alexander, owner.

(V) Harper Fence Height Variance.

The applicant seeks the following development standards variance approval:

4. **Docket No. PZ-2024-00046 V UDO Section 5.09 (B) Maximum 42-inch fence/wall allowed in the front yard, 48-in. requested.**
The site is located at 14494 Smickle Ln. It is zoned S2/Residence – ROSO III (Cherry Tree Grove Subdivision, Lot 15). Filed by Roy & Sherry Harper, owners.

(V) Zisk Fence Height Variance.

The applicant seeks the following development standards variance approval:

5. **Docket No. PZ-2024-00050 V UDO Section 5.09 (Fence and Wall Standards)**
Maximum 6' tall fence along side/rear property line allowed, 8' requested. (Also, minimum 25% visibility required; 0% visibility requested.)

The site is located at 837 Bridle Ct. (Hunter's Creek Village, Lot 45.) It is zoned R1/Residence. Filed by Stephen & Abigail Zisk, owners.

(V) Oman Garage Variance.

The applicant seeks the following development standards variance approval:

6. **Docket No. PZ-2024-00051 V UDO section 5.02.B.3 Maximum 24'x30' detached garage allowed; 28'x 30' requested. (And, the combined square footage of the ground floor area of garages and/or accessory buildings shall not exceed 75% of the ground floor area of the principal building, 120% requested.)**

The site is located at 10835 Independence Way. (Park at Weston Place Subdivision, Lot 105). It is zoned S1/Residence - Cluster. Filed by Trent Oman, owner.

(SE) Ellis Short Term Residential Rental Renewal.

The applicant seeks the following special exception *renewal* approval for a STRR in half of a two-family dwelling:

7. **Docket No. PZ-2024-00052 SE UDO Section 2.11 Permitted Uses - Residential Special Exception.** The site is located at 10662 Broadway Ave. (Dixie Hi-Way Subdivision, part Lot 20). It is zoned R3/Residence and Home Place Overlay. Filed by James Dean Ellis, owner.

(SE) Dooley Short Term Residential Rental.

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

8. **Docket No. PZ-2024-00040 SE UDO Section 2.09 Residential Special Exception approval required for Short Term Residential Rental use.** The site is located at 412 Oak Dr. (Wilson Village Subdivision, Lot 52). It is zoned R2/Residence. Filed by Sarah Dooley, owner.

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

Dated: Friday, April 12, 2024 File: 4.22.24 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov
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