



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, June 24, 2024

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

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

Hearing Officer: Mr. Salim Najjar

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

TABLED TO JULY 22 - (V) Oden Garage Variances.

The applicant seeks the following development standards variance approvals:

- ~~1. Docket No. PZ 2024-00047 V UDO Section 2.10 Maximum 35% lot cover allowed, 41% requested.~~
- ~~2. Docket No. PZ 2024-00048 V UDO Section 5.02.B.3 Maximum 24'x30' (720 sq. ft.) detached accessory structure allowed, 26'x36' (936 sq. ft.) requested. (And, combined square footage of the Ground Floor of a Private Garage and/or Accessory Building shall not exceed 75% of the Ground Floor Area of the Principal Building; 76%/115% requested.)~~

~~The site is located at 145 Lantern Lane (Johnson Addition, Lot 80). It is zoned R2/Residence. Filed by Carsen Oden, owner.~~

(V) Krouse Garage Size Variance.

The applicant seeks the following development standards variance approval for a detached garage:

- ~~3. Docket No. PZ-2024-00079 V UDO Section 5.02 (B)(3) Combined square footage of the Ground Floor Area of a Private Garage and/or Accessory Buildings shall not exceed 75% of the Ground Floor Area of the Principal Building, 92% requested.)~~

~~The site is located at 10611 Jordan Road (Jordan Woods, Lot 47). It is zoned S2/Residence. Filed by Scott Krouse, owner.~~

(V) 140 1st Ave NW Roof Material Variance.

The applicant seeks the following development standards variance approval for an accent metal roof over an existing deck:

- ~~4. Docket No. PZ-2024-00080 V UDO Section 3.64(B)(1)(f) Roofs shall be asphalt, wood, or slate shingles. Metal requested.~~

~~The site is located at 140 1st Ave NW. (Henry Roberts, Lot 12A). It is zoned R4/Residence and Old Town Overlay, Character Subarea. Filed by Angela T. Johnson of Gibraltar Asset, Inc., on behalf of Jay & Becky Brammer, owners.~~

(SU) Lucas Private Baseball Field, Special Use.

The applicant seeks the following special use approval for a private baseball field:

5. **Docket No. PZ-2024-00082 SU UDO Section 2.03 Special Use, Private Recreational Facility.**

The site is located at 11303 Ditch Rd. and is zoned S-1/Residence and the West 116th Street Overlay Zone. Filed by Michael A. Lang of Paganelli Law Group, on behalf of the Lucas Living Trust.

(SE) 4423 E. 116th St. Group Home.

The applicant seeks the following special exception approval for a 10-person group home:

6. **Docket No. PZ-2024-00083 SE UDO Section 2.09 Residential Special Exception.**

The site is located at 4423 E. 116th Street. (Woodland Green, Lot 2). It is zoned R2/Residence. Filed by Dave Berman of Sigma Builders, LLC., on behalf of Andrew Hein, owner.

(V) Felts Residence, Rear Yard Setback Variance.

The applicant seeks the following development standards variance approval to construct a new 2-story house on a vacant lot:

7. **Docket No. PZ-2024-00084 V UDO Section 2.18 Minimum 25' rear yard building setback allowed, 36.17' requested.** *(previously approved [Docket No. 19100022 V](#): Rear Setbacks, Single-Family Dwellings. 20' max. allowed; 25' granted.)*

The site is located at 865 Rosemary Gardens. It is zoned UR/Urban Residential. Filed by Casey Shinaver of Old Town Companies on behalf of North End Land Development LLC.

(V) Singh Minor Subdivision Variance.

The applicant seeks the following development standards variance approval:

8. **Docket No. PZ-2024-00087 V UDO Section 1.07 Transportation Plan Compliance.** *(Reduced ROW dedication requested.)*

The site is located at 4281 W. 106th Street. It is zoned S1/Residential. Filed by Pat Rooney, Attorney on behalf of Gurpreet Singh, Lakhwant Singh, Rupinder Multani, & Kamaljit Kaur, owners.

(V) Hauser Accessory Building Variance.

The applicant seeks the following development standards variance approval for a detached garage/storage shed on a corner lot:

9. **Docket No. PZ-2024-00091 V UDO Section 2.10 Minimum 20-ft rear yard setback allowed, 3.6-ft requested.**

The site is located at 730 Altam Ave. (Carmel Meadows, Lot 26). It is zoned R2/Residence. Filed by Jerry Hauser, owner.

(V) Coleman Pool Setback Variance.

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

10. **Docket No. PZ-2024-00093 V VOWC PUD Section 6.1 & UDO Section 5.02.C(7) Minimum 10-ft setback from the side lot line required; 3.6-ft requested.**

The site is located at 12737 Parsons Gate. (Village of WestClay Subdivision, Section VO2-B, Lot 303). It is zoned Village of WestClay PUD/Planned Unit Development (Ordinance Z-465-04 as amended). Filed by Samantha Schutt of PJE Lawn Care & Landscaping on behalf of Markel & Jamie Coleman, owners.

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

Dated: Friday, June 14, 2024
File:6.24.24 hearing officer mtg.doc
By: Bric Butler, PC/BZA Meeting Coordinator
317-571-2417, bbutler@carmel.in.gov