



City of Carmel

Board of Zoning Appeals **Regular Meeting**

Monday, October 28, 2024

Time: **6:00 PM**

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

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:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Declaration of Quorum
- Approval of Minutes and Findings of Facts of Previous Meetings
- Communications, Bills, and Expenditures
- Reports, Announcements, Legal Counsel Report, and Department Concerns
- Public Hearings

(V) Jarrett Pool, Additional Variances.

The applicant seeks the following development standards variance approvals:

- Docket No. PZ-2024-00152 V UDO Section 5.02(C)(7) Minimum Side and Rear Yard Setbacks - a swimming pool, hot tub, or its deck or equipment shall be set back the following: equipment 10-ft from the side lot line required, pool decking 18-ft (15-ft easement plus 3-ft) required for rear lot line; 8-ft side yard setback from lot line requested for pool equipment and 11-ft rear setback from lot line requested for pool decking.**
- Docket No. PZ-2024-00154 V PUD Ordinance Z-595-14, Section 4.2.F Maximum 35% lot coverage allowed, Previously approved 45% lot cover from Docket No. PZ-2022-00145 V; 55% requested.**
- Docket No. PZ-2024-00174 V UDO Section 5.02(B)(1) Minimum Side Yard Setback: When more than ten (10) feet away from a Principal Building, an Accessory Building shall be set back a minimum of the following: Easement (8.5-ft easement exists) plus three (3) feet. (11.5-ft total); 8-ft requested.**

The site is located at 3721 Aldrew Place (Grannan Grove Subdivision Lot 12) and is zoned Grannan Grove PUD/Planned Unit Development. Filed by Julie Jarrett, owner.

WITHDRAWN - (UV) McNamara Commercial Kennel Use Variance.

The applicant seeks the following use variance approval for allowing more than three (3) dogs onsite:

- Docket No. PZ-2024-00170 UV UDO Section 2.03 Permitted Uses – Commercial Kennel use not permitted but requested.**

The 0.45-acre site is located at 11410 Burkwood Drive (Sycamore Farms Subdivision, Lot 28). It is zoned S1/Residence. Filed by Pat Bulter on behalf of and Tara & Michael McNamara, owners.

- New Business
- Old Business
- Adjournment

Dated: Friday, October 18, 2024
File: 10.28.24 regular meeting.doc
By: Bric Butler, PC/BZA Meeting Coordinator
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