



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, March 24, 2025

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

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

Hearing Officer: Ms. Leah York

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. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- C. Public Hearings

(V) Perma Pools Sign Variance.

The applicant seeks the following development standards variance approval:

1. **Docket No. PZ-2023-00114 V UDO Section 5.39(H)(2)(a) 1 sign allowed, 2 requested.**
The site is located at 10350 N. Michigan Rd. and is zoned I1/Industrial and US 421 – Michigan Road Overlay District. Filed by Daniel Majestic of Perma Pools.

(V) Dinges Garage Variances.

The applicant seeks the following variance approvals for the construction of a detached garage:

2. **Docket No. PZ-2024-00219 V UDO Section 5.02(B)(3) Maximum 24'x 30' detached garage allowed; 28' x 36' 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, 128% requested.)**
3. **~~WITHDRAWN - Docket No. PZ-2024-00220 V UDO Section 2.06 Maximum 18-ft accessory building height allowed; 21-ft requested.~~**
The site is located at 13654 Oak Ridge Road (Village of Mt Carmel, Lot 348). It is zoned S2/Residence. Filed by Nathan Dinges, owner.

(SE) Larson Short Term Residential Rental Renewal.

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

4. **Docket No. PZ-2025-00019 SE UDO Section 2.07 Residential Special Exception approval required for Short Term Residential Rental use.**
The site is located at 377 Patricia Court (Woodland Springs Subdivision, Lot 377). It is zoned R1/Residence. Filed by Christine and Kurt Larson, owners.

(V) Drucker Pool Setbacks Variance.

The applicant seeks the following variance approval for a swimming pool and patio:

5. **Docket No. PZ-2025-00023 V Silvara PUD Section 5.2 & UDO Section 5.02(C)(7) 5. Minimum Side and Rear Yard Setbacks: A swimming pool, or its deck or equipment shall be setback a minimum of the greater of the following: 10-ft from the side lot line; 5-ft requested, and be 3-ft from any easement; (a 20-ft Trail Easement plus a 20-ft regulated Drain Easement in the backyard exists); 43-ft rear setback required; 40-ft requested. (0-ft off rear easement).**

The 0.43-acre site is located at 1225 Skytag Drive (Jackson's Grant on Williams Creek Subdivision, Lot 99). It is zoned Silvara PUD/Planned Unit Development Ordinance Z-652-20. Filed by Rob Sherrard of Sherrard Pools & Custom Concrete, on behalf of Rob & Shantell Drucker, owners.

(V) Spring Mill Shops Sign Variance.

The applicant seeks the following development standards variance approval for wall signs:

6. **Docket No. PZ-2025-00038 V UDO Section 5.39(I)(2)(a)(3) One wall sign for the rear parking lot Public Access Entrance Facade is allowed IF the building is set back 15 feet or less from the street right-of-way; Parking Lot Facing Wall Signs requested for Buildings "B" and "C" since these buildings are set back 24'-28' from the street right-of-way.**

The 1.59-acre site is located approximately at 11675 Village Corner Court, the NW corner of 116th Street and Spring Mill Road, within Jackson's Grant Village and is zoned PUD/Planned Unit Development, under Jackson's Grant Village (Z-653-20). Filed by Shawn Curran of Curran Architecture, on behalf of Spring Mill Shops, LLC., owner.

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

Dated: Friday, March 14, 2025 File: 03.24.25 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov
