

# **Carmel Board of Zoning Appeals**

## **Regular Meeting**

Monday, September 27, 2021

Time: 6:00 PM

Location: Carmel City Hall Council Chambers, 2nd Flr., 1 Civic Sq., Carmel, IN 46032

### PLEASE NOTE:

- This In-Person meeting will be on Carmel TV and livestreamed on http://carmelin.new.swagit.com/views/1
- The meeting will be audio recorded and minutes taken by the BZA Secretary
- The recordings will be available via Laserfiche online

### Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes and Findings of Facts of Previous Meetings
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
  - 1. Lack of prosecution, Jacobs Fence Height Variance (Hearing Officer Docket No. PZ-2021-000123 V).
  - 2. Request to suspend BZA Rules of Procedure for Hearing Officer Docket No. PZ-2021-00144 SUA; Our Lady of Mt. Carmel Addition.
  - 3. BZA Rules of Procedure proposed amendment.

### H. Public Hearings

### (V) Thrift Residence Variances.

The applicant seeks the following development standards variance approvals for a new home:

- 1. Docket No. PZ-2021-00154 V UDO Section 3.64.C.3 Lot Cover Maximum 45% lot cover required, 53% requested.
- 2. Docket No. PZ-2021-00155 V UDO Section 3.64.C.4 Garage Setback The front face of the garage must be at least 15-ft further from the front lot line than the primary front line of the principal building, 0-ft further requested.
- 3. Docket No. PZ-2021-00156 V UDO Section 3.64.C.4 Garage Door Orientation 3 car garages shall only be permitted where the overhead doors are oriented away from a front yard or facing an alley, facing the street requested.
- 4. Docket No. PZ-2021-00157 V UDO Section 3.64.C.6 Driveway Width In the front yard driveway widths cannot exceed 18-ft, > 22-ft width requested.
- 5. Docket No. PZ-2021-00158 V UDO Section 5.78.J Window Wells cannot project more than 24" into a required yard, 42" requested.
- 6. Docket No. PZ-2021-00159 V UDO Section 3.64.C.11 Maximum 30' building height allowed, 31' 9-3/8" requested.

The site is located at 141 1<sup>st</sup> Ave NW (Henry Roberts Addition Lot 3). It is zoned R4/Residence and Old Town Overlay Character Subarea. Filed by John Hefton of the Old Town Design Group, on behalf of Paul M Thrift Trustee Angie H Thrift Rev Trust.

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

Dated: Friday, September 17, 2021 File: 9.27.21 regular meeting

By: Joe Shestak, Carmel BZA Secretary jshestak@carmel.in.gov or 317-571-2419