

CITY OF CARMEL

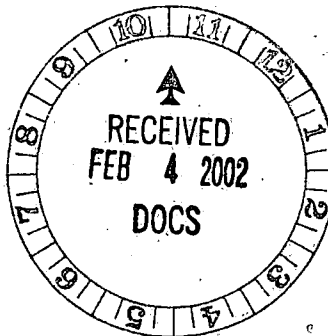
DEPARTMENT OF COMMUNITY SERVICES
Division of Planning & Zoning

SUMMARY of GRANT

Prepared:
1 February 2002

Prepared for:
Division of Building & Code Enforcement
Department of Community Services

Prepared by:
Laurence M. Lillig, Jr.
Planning & Zoning Administrator
Division of Planning & Zoning
Department of Community Services



Re: *The Enclave of Carmel Subdivision
Secondary Plat (74-90 SP)*

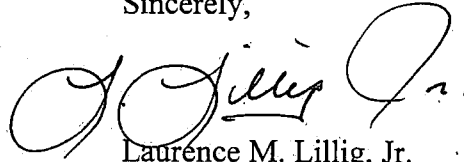
At the meeting held Tuesday, October 2, 1990, the Carmel/Clay Plan Commission's Subdivision Committee took the following action regarding the petition filed by Sheila A. Marshall of Coots of Coots Henke & Wheeler on behalf of Eaton & Lauth, Inc.:

APPROVED: Docket No. 74-90 SP, a Secondary Plat application to plat forty-nine (49) Lots on 10.89± acres to be known as The Enclave of Carmel Subdivision. The Committee voted three (3) in favor, zero (0) opposed, thereby approving the petition.

Cross Reference:
23-90 PP
V-14-90
V-20-93

If I can be of any further assistance, please do not hesitate to contact me at 317.571.2417.

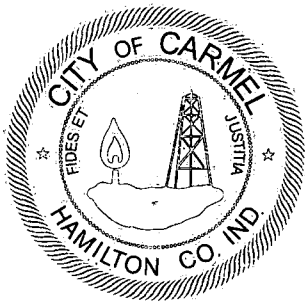
Sincerely,



Laurence M. Lillig, Jr.
Planning & Zoning Administrator
Department of Community Services

Cc: James Ochs, DOCS, Building Inspector
Jeff Kendall, DOCS, Building Commissioner

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CITY OF CARMEL

DEPARTMENT OF COMMUNITY SERVICES
Division of Planning & Zoning

S U M M A R Y of G R A N T

Prepared:

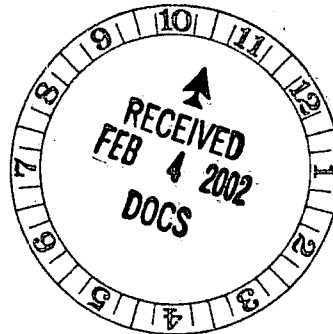
1 February 2002

Prepared for:

Division of Building & Code Enforcement
Department of Community Services

Prepared by:

Laurence M. Lillig, Jr.
Planning & Zoning Administrator
Division of Planning & Zoning
Department of Community Services



Re: *The Enclave of Carmel Subdivision
Primary Plat & Subdivision Waivers (23-90 PP¹)*

At the meeting held Tuesday, August 21, 1990, the Carmel/Clay Plan Commission took the following action regarding petitions filed by E. Davis Coots of Coots Henke & Wheeler on behalf of Eaton & Lauth, Inc.:

APPROVED: Docket No. 23-90 PP, a Primary Plat petition to plat fifty (50) Lots on 10.89± acres to be known as The Enclave of Carmel Subdivision. The Commission voted twelve (12) in favor, zero (0) opposed, thereby approving the petition.

APPROVED: Docket No. 23-90a SW, a Subdivision Waiver petition to vary *Section 6.3.1* of the Subdivision Control Ordinance, in order to permit less than one hundred fifty (<150) feet between the intersections of East 126th Street & Melark Drive and Enclave Circle & Melark Drive. The Commission voted twelve (12) in favor, zero (0) opposed, thereby approving the petition.

APPROVED: Docket No. 23-90b SW, a Subdivision Waiver petition to vary *Section 6.3.15* of the Subdivision Control Ordinance, in order to permit a residential street (Melark Drive) to be constructed with curves having radii less than 150 (<150). The Commission voted twelve (12) in favor, zero (0) opposed, thereby approving the petition.

¹ Note: The seven Subdivision Waivers outlined in this Summary were not originally assigned Docket Nos. The assigning of separate Docket Nos. for each Ordinance Section was done in January 2002 to aid electronic record keeping.

APPROVED: Docket No. 23-90c SW, a Subdivision Waiver petition to vary *Section 6.3.16* of the Subdivision Control Ordinance, in order to permit less than fifty (<50) feet between reversed curves on Enclave Court. The Commission voted twelve (12) in favor, zero (0) opposed, thereby approving the petition.

APPROVED: Docket No. 23-90d SW, a Subdivision Waiver petition to vary *Section 6.5.1* of the Subdivision Control Ordinance, in order to permit Lots² 10, 14-21, 23-26, 30-39, 42-43, & 46-49 to be platted with less than fifty (<50) feet of frontage at the right-of-way line. The Commission voted twelve (12) in favor, zero (0) opposed, thereby approving the petition.

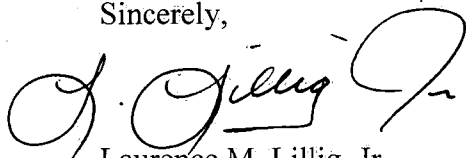
APPROVED: Docket No. 23-90e SW, a Subdivision Waiver petition to vary *Section 6.5.2* of the Subdivision Control Ordinance, in order to permit several irregular lots to be platted. The Commission voted twelve (12) in favor, zero (0) opposed, thereby approving the petition.

APPROVED: Docket No. 23-90f SW, a Subdivision Waiver petition to vary *Section 6.5.3* of the Subdivision Control Ordinance, in order to permit the twenty-foot (20') planting strip parallel to State Road 431 to coincide with a ten-foot (10') drainage and utility easement along the backs of Lots 35-40 & 46-49. The Commission voted eleven (11) in favor, one (1) opposed, thereby approving the petition.

APPROVED: Docket No. 23-90g SW, a Subdivision Waiver petition to vary *Section 8.9: Sidewalks* of the Subdivision Control Ordinance, in order to eliminate sidewalks on the north side of Melark Drive east of Lot 12, and to eliminate the sidewalk on the south side of Enclave Circle west of Lot 49. The Commission voted twelve (12) in favor, zero (0) opposed, thereby approving the petition.

If I can be of any further assistance, please do not hesitate to contact me at 317.571.2417.

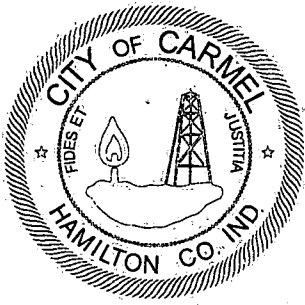
Sincerely,



Laurence M. Lillig, Jr.
Planning & Zoning Administrator
Department of Community Services

Cc: James Ochs, DOCS, Building Inspector
Jeff Kendall, DOCS, Building Commissioner

² Lot Nos. cited in this Summary are the numbers assigned per the Secondary Plat of *The Enclave of Carmel Subdivision* (Docket No. 74-90 SP).



CITY OF CARMEL

DEPARTMENT OF COMMUNITY SERVICES
Division of Planning & Zoning

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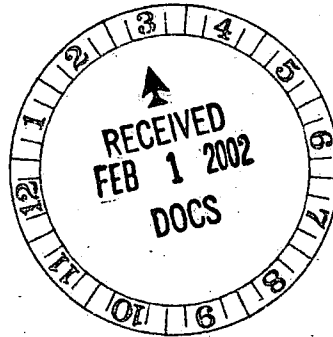
1 February 2002

Prepared for:

Division of Building & Code Enforcement
Department of Community Services

Prepared by:

Laurence M. Lillig, Jr.
Planning & Zoning Administrator
Division of Planning & Zoning
Department of Community Services



Re: *The Enclave of Carmel Subdivision
Developmental Standards Variances (V-20-93¹)*

At the meeting held Monday, May 24, 1993, the Carmel/Clay Board of Zoning Appeals took the following action regarding petitions filed by Richard K. DeRose on behalf of the J.C. Hart Co.:

APPROVED: Docket No. V-20a-93, a petition to vary *Section 8.4.5: Minimum Rear Yard* of the R-2/Residence District Ordinance on **Lots 24-27, 30-33, and 47-49** in order to allow five (5) feet of encroachment into the required twenty-foot (20') Minimum Rear Yard, yielding a **fifteen-foot (15') Minimum Rear Yard for the aforementioned Lots** within The Enclave of Carmel Subdivision. The Board voted four (4) in favor, zero (0) opposed, thereby approving the petition.

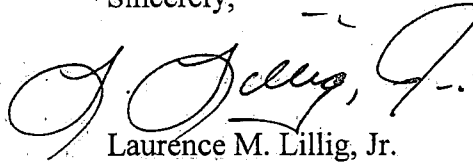
APPROVED: Docket No. V-20b-93, a petition to vary *Section 8.4.2: Minimum Front Yard* of the R-2/Residence District Ordinance on **Lots 30-33, 45, and 47-49** in order to allow twenty (20) feet of encroachment into the required thirty-five-foot (35') Minimum Front Yard, yielding a **fifteen-foot (15') Minimum Front Yard for the aforementioned Lots** within The Enclave of Carmel Subdivision. The Board voted four (4) in favor, zero (0) opposed, thereby approving the petition.

¹ Note: The three Developmental Standards Variances outlined in this Summary were originally approved under a single Docket No. The assigning of separate Docket Nos. for each Ordinance Section was done in January 2002 to aid electronic record keeping.

APPROVED: Docket No. V-20c-93, a petition to vary *Section 8.4.6: Minimum Lot Width* of the R-2/Residence District Ordinance, which requires an eighty-foot (80') Minimum Lot Width, in order to allow the Lot Width as measured at a minimum fifteen-foot (15') Building Setback Line on **Lots 30-33, 47-49** within The Enclave of Carmel Subdivision. The Board voted four (4) in favor, zero (0) opposed, thereby approving the petition.

If I can be of any further assistance, please do not hesitate to contact me at 317.571.2417.

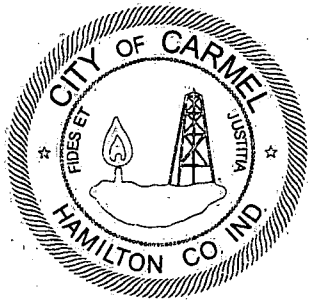
Sincerely,



Laurence M. Lillig, Jr.
Planning & Zoning Administrator
Department of Community Services

2
COMMUNITY
SERVICES
2007

Cc: James Ochs, DOCS, Building Inspector
Jeff Kendall, DOCS, Building Commissioner



CITY OF CARMEL

DEPARTMENT OF COMMUNITY SERVICES
Division of Planning & Zoning

SUMMARY of GRANT

Prepared:

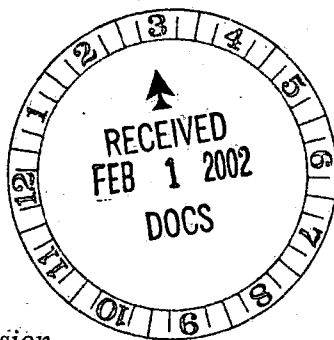
1 February 2002

Prepared for:

Division of Building & Code Enforcement
Department of Community Services

Prepared by:

Laurence M. Lillig, Jr.
Planning & Zoning Administrator
Division of Planning & Zoning
Department of Community Services



Re: *The Enclave of Carmel Subdivision
Developmental Standards Variances (V-14-90¹)*

At the meeting held Monday, February 26, 1990, the Carmel/Clay Board of Zoning Appeals took the following action regarding petitions filed by John C. Hart, Jr., on behalf of Eaton & Lauth, Inc.:

APPROVED with Conditions: Docket No. V-14a-90, a petition to vary *Section 8.4.2: Minimum Front Yard* of the R-2/Residence District Ordinance in order to allow all lots to encroach fifteen (15) feet into the thirty-five-foot (35') Minimum Front Yard, yielding a twenty-foot (20') **Minimum Front Yard** within The Enclave of Carmel Subdivision. The Board voted four (4) in favor, zero (0) opposed, thereby approving the petition.

APPROVED with Conditions: Docket No. V-14b-90, a petition to vary *Section 8.4.3: Minimum Side Yard* of the R-2/Residence District Ordinance, which requires a five-foot (5') Minimum Side Yard, in order to permit a **zero-foot (0') Minimum Side Yard** within The Enclave of Carmel Subdivision. The Board voted four (4) in favor, zero (0) opposed, thereby approving the petition.

¹ Note: The seven Developmental Standards Variances outlined in this Summary were originally approved under a single Docket No. The assigning of separate Docket Nos. for each Ordinance Section was done in January 2002 to aid electronic record keeping.

APPROVED with Conditions: Docket No. V-14c-90, a petition to vary *Section 8.4.4: Minimum Aggregate of Side Yard* of the R-2/Residence District Ordinance, which requires a fifteen-foot (15') Minimum Aggregate of Side Yard, in order to permit a **ten-foot (10') Minimum Aggregate Side Yard** within The Enclave of Carmel Subdivision. The Board voted four (4) in favor, zero (0) opposed, thereby approving the petition.

APPROVED with Conditions: Docket No. V-14d-90, a petition to vary *Section 8.4.6: Minimum Lot Width* of the R-2/Residence District Ordinance, which requires an eighty-foot (80') Minimum Lot Width, in order to permit a **forty-eight-foot (48') Minimum Lot Width** within The Enclave of Carmel Subdivision. The Board voted four (4) in favor, zero (0) opposed, thereby approving the petition.

APPROVED with Conditions: Docket No. V-14e-90, a petition to vary *Section 8.4.7: Minimum Lot Area* of the R-2/Residence District Ordinance, which requires a ten thousand-square-foot Minimum Lot Area, in order to permit a **four thousand three hundred fifty-six-square-foot (4356) Minimum Lot Area** within The Enclave of Carmel Subdivision. The Board voted four (4) in favor, zero (0) opposed, thereby approving the petition.

APPROVED with Conditions: Docket No. V-14f-90, a petition to vary *Section 8.4.9: Maximum Lot Coverage* of the R-2/Residence District Ordinance, which requires a thirty-five percent (35%) Maximum Lot Coverage, in order to permit a **forty-five percent (45%) Maximum Lot Coverage** within The Enclave of Carmel Subdivision. The Board voted four (4) in favor, zero (0) opposed, thereby approving the petition.

APPROVED with Conditions: Docket No. V-14g-90, a petition to vary *Section 23A.2: Minimum Front Yard* of the SR 431/Keystone Avenue Corridor Overlay Zone Ordinance, which requires a one hundred twenty-foot (120') Minimum Front Yard along SR 431, in order to permit a **twenty-foot (20') Minimum Front Yard along SR 431** within The Enclave of Carmel Subdivision. The Board voted four (4) in favor, zero (0) opposed, thereby approving the petition.

The aforementioned Developmental Standards Variances were approved with the following Conditions and Commitments as submitted by the petitioner:

Statement Supporting Variance

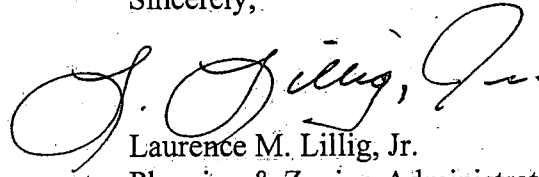
The requested variances permit the construction of a high quality residential subdivision utilizing a waterscape theme throughout the development. To assure the adjacent residents of the quality of the subdivision, that the development will be built by the applicant in conjunction with Hansen & Horn Group, Inc. and that the property would not be rezoned R-4, the developer has agreed with the adjacent residents to proceed on a variance application. The variance, if granted, would be personal to the project and would self-extinguish if Eaton & Lauth Community Development Company or its successor or other entity owned by the principals of Eaton & Lauth terminated their interest in the development by sale or otherwise other than to the end buyer.

To that extent, petitioner has met with adjacent homeowners to display the project and seek their input and support.

Commitments to the adjacent property owners regarding financing, landscaping and area drainage improvements are a part of this application.

If I can be of any further assistance, please do not hesitate to contact me at 317.571.2417.

Sincerely,



Laurence M. Lillig, Jr.
Planning & Zoning Administrator
Department of Community Services

Cc: James Ochs, DOCS, Building Inspector
Jeff Kendall, DOCS, Building Commissioner