

## Board of Zoning Appeals **Hearing Officer** Meeting Thursday, January 29<sup>th</sup>, 2026

*Rescheduled from: Monday, January 26, 2026*

Time: **5:00 P.M.**

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

Hearing Officer: 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) Stoebig Pool Variances.**

The applicant seeks the following development standards variance approval for a pool & patio.

1. **Docket No. PZ-2025-00251 V UDO Section 2.04: Maximum 35% lot cover allowed; 42% requested.**
2. **Docket No. PZ-2025-00252 V UDO Section 5.02(C)(7): Minimum swimming pool, its decking or equipment setback must be 3-ft from easement (20-ft easement exists); 3-ft 8-ft encroachment into the easement requested. (6-ft 11-ft variance requested)**

The .35-acre site is located at 1853 Braeburn Drive (High Grove, Lot 26). It is zoned S-1/Residence. Filed by Alisa Cox of C-Ray Pools on behalf of Danielle & Scott Stoebig, owners.

**(V) Conway Detached Garage Variance.**

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

3. **Docket No. PZ-2025-00254 V UDO Section 5.02(B)(3): Maximum 24' x 30' detached garage allowed; 31' x 39' requested.**

The 2.3-acre site is located at 2070 St Andrews Circle (Crooked Stick Estates, Lot 33). It is zoned S-1/Residence. Filed by David Gilman of Land Development Services, on behalf of Brian & Katherine Conway, owners.

**(V) 12 W. Main St. Sign Variance.**

The applicant seeks the following development standards variance approval for two (2) upper floor tenants signage installed at ground level.

4. **Docket No. PZ-2025-00255 V UDO Section 5.39(I)(2)(d)(iii) Upper-Level Tenants not allowed signage at ground level; Two (2) ground level projecting signs requested. (for two upper-level tenants)**

The site is located at 12 W. Main Street (Carmel Original, Lot Pt 11). It is zoned B-2/Business and is within the Old Town Main Street Sub-Area Overlay. Filed by Adam McNeil, owner.

**(SUA) Christ Community Church Special Use Amendment.**

The applicant seeks the following Special Use Amendment approval for an 8,000 sq. ft. building addition.

5. **Docket No. PZ-2025-00256 SUA UDO Section 9.09(E) Greater than 10% special use amendment expansion requested.**

The 5.6-acre site is located at 4770 E. Main Street. It is zoned R-1/Residence. Filed by Lian Bawitlung of Crossroad Engineers, PC on behalf of Christ Community Church PCA Inc., owners.

**(V) 425 1st Ave NE Variances.**

The applicant seeks the following development standards variance approval for a new custom home.

6. **Docket No. PZ-2025-00257 V UDO Section 3.64(C)(3): Maximum 45% lot cover allowed; 58% requested.**
7. **Docket No. PZ-2025-00259 V UDO Section 3.64(C)(11): Buildings shall not exceed the height of the tallest dimension of the nearest two Character Buildings by more than 7-ft, 27-ft building height would be permitted; 31-ft requested.**

The .17-acre site is located at 425 1<sup>st</sup> Ave NE (CW Weidlers, Lot 4). It is zoned R-3/Residence and is within the Old Town Character Sub-Area. Filed by Rick Lawrence of Nelson & Frankenberger, LLC., on behalf of Wedgewood Building Co., LLC., owner.

**(V) 431 1st Ave NE Variances.**

The applicant seeks the following development standards variance approval for a new custom home.

8. **Docket No. PZ-2025-00260 V UDO Section 3.64(C)(3): Maximum 45% lot cover allowed; 58% requested.**
9. **Docket No. PZ-2025-00261 V UDO Section 3.64(C)(11): Buildings shall not exceed the height of the tallest dimension of the nearest two Character Buildings by more than 7-ft, 27-ft building height would be permitted; 33-ft requested.**

The .17-acre site is located at 431 1<sup>st</sup> Ave NE (CW Weidlers, Lot 5). It is zoned R-3/Residence and is within the Old Town Character Sub-Area. Filed by Rick Lawrence of Nelson & Frankenberger, LLC., on behalf of Wedgewood Building Co., LLC., owner.

**(V) Klootwyk Residence Variances.**

The applicant seeks the following development standards variance approval for a new custom home and accessory building.

10. **Docket No. PZ-2025-00262 V UDO Section 2.10: Maximum 35% lot cover allowed; 37% requested.**
11. **Docket No. PZ-2025-00264 V UDO Section 5.02(B)(1): Minimum 25-ft setback of an accessory building behind principal building required; Located 5-ft in front of principal building requested.**

The .52-acre site is located at 751 Oswego Road (Newark, Lot 107). It is zoned R-2/Residence. Filed by Merilee & Thomas Klootwyk, owners.

**Haston Short Term Residential Rental Renewal.**

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

12. **Docket No. PZ-2025-00269 SE UDO Section 2.07 Residential Special Exception.**  
The .48-acre site is located at 11617 Rosemeade Drive (not located in any subdivision). It is zoned R1/Residence. Filed by Sharry Haston, owner.

**(V) Dapp Detached Garage Variances.**

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

13. **Docket No. PZ-2025-00270 V UDO Section 5.02(B)(1): Minimum 25-ft setback of an accessory building behind front line of a principal building required; 0-ft in front of principal building requested.**
14. **Docket No. PZ-2025-00271 V UDO Section 2.04: Maximum 18-ft accessory building height allowed; 20-ft requested.**

The 7.49-acre site is located at 13856 West Road (not located in any subdivision). It is zoned S-1/Residence. Filed by Adam Mears of Gradison Design Build on behalf of Elizabeth Dapp, owner.

**(V) 110 Ute Dr. Front Yard Setback Variance.**

The applicant seeks the following variance approval for a new home on a corner lot.

15. **Docket No. PZ-2025-00272 V UDO Section 2.10: Minimum 35-ft Front Yard Setback; 10-ft requested.**

The .46-acre site is located at 110 Ute Drive (Newark, Lot 82). It is zoned R-2/Residence. Filed by Adam Mears of Gradison Design Build on behalf of Michael & Tabatha Weishaar, owners.

16. **(V) Flora PUD Garage Setback Variances.**

The applicant seeks the following development standards variance approval for 10 lots:

**Docket No. PZ-2025-00274 V Flora PUD Exhibit H, Subsection IV (C.) (1) Garages shall be set back a minimum of 8' from main building front façade; 4'6" requested.**

The sites are located near 496 Flora Pl. (Flora on Spring Mill subdivision, Lots 88-90 and 116-121). It is zoned Flora Planned Unit Development Ordinance Z-676-22. Filed by Nick Vojvodich of Onyx + East.

**(V) Reynolds Pool Variance.**

The applicant seeks the following development standards variance approval for a pool & patio.

17. **Docket No. PZ-2025-00282 V UDO Section 5.02(C)(7): Minimum swimming pool, its decking or equipment setback must be 3-ft from easement (30-ft drainage easement exists); ~~3-ft~~ 4-ft encroachment into the easement requested. (~~6-ft~~ 7-ft variance requested)**

The .30-acre site is located at 2628 Milano Drive (Lakes at Towne Road, Lot 8). It is zoned S-1/Residence. Filed by Alisa Cox of C-Ray Pools on behalf of William & Jenny Reynolds, owners.

**(V) Crispin Pool Variance.**

The applicant seeks the following development standards variance approval for a pool & patio.

18. **Docket No. PZ-2025-00283 V UDO Section 5.02(C)(7): Minimum swimming pool, its decking or equipment setback must be 3-ft from easement (10-ft drainage & utility easement exists); 0-ft encroachment into the easement requested. (3-ft variance requested)**

The .59-acre site is located at 13722 Smokey Ridge Overlook (Smokey Ridge, Lot 59). It is zoned R-1/Residence. Filed by Alisa Cox of C-Ray Pools on behalf of Matthew & Amy Crispin, owners.

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

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| Dated: Tuesday, January 27, 2026<br>File: 01.26.26 hearing officer mtg.doc<br>By: Bric Butler, PC/BZA Meeting Coordinator<br>317-571-2417, bbutler@carmel.in.gov |
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**BZA Members:**

- Leah York (President), Appointed by the Mayor to a 4-year term expiring 12/31/2026
- Kevin Rider (Vice President), Appointed by the Mayor to a 4-year term expiring 12/31/2028
- Dennis Lockwood, Appointed by the Mayor to a 4-year term expiring 12/31/2027
- Salim Najjar, Appointed by the City Council to a 4-year term expiring 12/31/2027
- Christine Zoccola, Appointed by the Plan Commission to a 4-year term expiring 12/31/2026