

Board of Zoning Appeals
Special Hearing Officer Meeting
Thursday, February 26, 2026

Time: **10:00 A.M.**

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

Hearing Officer: **Ms. Christine Zoccola**

Note:

- This in-person meeting will be on Carmel TV and livestreamed on YouTube and Facebook.
- 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) Heron Club Variances.

The applicant seeks the following development standards variance approvals for a luxury 55-and-older apartments project with parking garage, open space amenities, and more:

1. **Docket No. PZ-2025-00280 V** **UDO Section 5.21 & 5.19** **Reduction in required bufferyards & plantings requested.**
2. **Docket No. PZ-2025-00281 V** **UDO Section 2.36** **Exceeding maximum allowed 80% lot cover requested.**

The 2.9-acre site is located at 12985 Old Meridian St. It is zoned C2/Mixed Use. Filed by Tessa Huettl of Kimley-Horn on behalf of Rebar Development.

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

Dated: Monday, February 16, 2026 File: 02.26.26 special BZA HO mtg By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov

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