

## Board of Zoning Appeals **Hearing Officer** Meeting Monday, February 23, 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: Salim Najjar

Note:

- This in-person meeting will be on Carmel TV and livestreamed on Carmel City [Facebook](#) and [YouTube](#).
- The meeting will be video/audio recorded with minutes taken by the BZA Meeting Coordinator

Agenda:

- Call to Order
- Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- Public Hearings

### **TABLED TO MARCH 23 - (SE) Chung Short Term Residential Rental Renewal.**

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

- ~~Docket No. PZ-2025-00284 SE UDO Section 2.09 Residential Special Exception.~~  
The site is located at 731 E. Main Street (Carmel Meadows, Lot 38). It is zoned R2/Residence. Filed by Hyunjin (Jay) Chung, owner.

### **(V) Ventura Pool Variances.**

The applicant seeks the following development standards variance approvals for 16'x21' pool and decking.

- Docket No. PZ-2025-00285 V Silvara PUD Section 5.2 & UDO Section 5.02(C)(7)**  
**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; 6-ft requested, and be 3-ft from any easement; (a 10-ft Drainage & Utility Easement exists); 13-ft rear setback required; 12-ft requested. (2-ft off rear easement).**
- Docket No. PZ-2025-00286 V Silvara PUD Section 6.1 Maximum 35% lot cover allowed; 42% requested.**  
The 0.31-acre site is located at 1176 Frenzel Parkway (Jackson's Grant on Williams Creek Subdivision, Lot 83). It is zoned Silvara PUD/Planned Unit Development Ordinance Z-652-20. Filed by Sammi Schutt of PJE Lawn Care & Landscaping LLC on behalf of Robert & Karen Ventura, owners.

### **(V) Engelking Residence Additional Variance.**

The applicant seeks the following development standards variance approval for a 2-story addition and garage to an existing single-family dwelling (*received prior variance approvals for PZ-2025-00001-00002 V*):

- Docket No. PZ-2026-00005 V UDO Sections 3.64(A)(3)(b) and 3.64(C)(7)(g) Materials of additions and alterations shall be consistent with the materials in the Principal Building and Roofs shall be asphalt, wood, or slate shingles; metal roof requested.**  
The 0.10-acre site is located at 220 2<sup>nd</sup> Ave NW. It is zoned R4/Residence and Old Town Overlay District, Character Sub-Area. Filed by Scott Engelking, owner.

### **(V) Moe Residence Variances.**

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

- Docket No. PZ-2026-00002 V UDO Section 3.64(C)(1) Maximum 45-ft house width allowed; 54-ft requested.**

6. **Docket No. PZ-2026-00003 V**                      **UDO Section 3.64(C)(7)**                      **All sides of the Principal Building shall be clad in wood, brick, stone or lap, shake, or shingle style cement board.; 75% vertical type siding requested.**
7. **Docket No. PZ-2026-00004 V**                      **UDO Section 3.64(C)(11)**                      **Buildings shall not exceed the height of the tallest dimension of the nearest two (2) Character Buildings by more than seven (7) feet; 29.75-ft requested.**
8. **Docket No. PZ-2026-00010 V**                      **UDO Section 3.64(C)(3)**                      **Maximum 45% lot cover allowed; 52% - 58% requested.**  
The 0.26-acre site is located at 721 1<sup>st</sup> Ave NE. It is zoned R-2/Residence and is within the Old Town Character Sub-Area. Filed by Steve Moed of SLM Homes on behalf of Cassandra & Michael Moe, owners.

**(V) Paris Baguette Sign Variances.**

The applicant seeks the following development standards variance approvals for signage.

9. **Docket No. PZ-2026-00012 V**                      **UDO Section 5.39(E)(5)**                      **Signs are not allowed to obscure architectural details; obscuring architectural details requested.**
10. **Docket No. PZ-2026-00013 V**                      **UDO Section 5.39(I)(3)(c)**                      **Maximum 70% of canopy length allowed if tenant’s canopy length is greater than 14-ft; 89% requested.**  
The 0.45-acre site is located at 1685 E. 116<sup>th</sup> Street, Suite 150. It is zoned C-1/City Center. Filed by Tony Halsey of Kite Realty on behalf of Carmel Corner Project Company LLC, owner.

**TABLED TO MARCH 23 - (V) Milender Privacy Fence Height Variance.**

The applicant seeks the following development standards variance approval for a privacy fence on a corner lot.

- ~~11. **Docket No. PZ-2026-00014 V**                      **UDO Section 5.09(B)**                      **Maximum 42-inch fence allowed in front yard with at least 25% visibility; 8-ft privacy fence requested.**  
The 0.41-acre site is located at 1207 Orchard Park Dr. N. (Orchard Park, Lot 71). It is zoned S2/Residence. Filed by Clayton & Allyson Milender, owners.~~

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

Dated: Friday, February 13, 2026 File: 02.23.26 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 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