



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, March 23, 2026

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

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

Hearing Officer: Mr. Kevin Rider

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:

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

TABLED TO APRIL 27 - (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.

TABLED TO APRIL 27 - (V) Milender Privacy Fence Height Variance.

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

- ~~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.

(V) Vickers Pool Variances.

The applicant seeks the following development standards variance approvals for a pool and patio.

- ~~Docket No. PZ-2026-00017 V~~ ~~UDO Section 2.10~~ ~~Maximum 35% lot cover allowed; 49% requested.~~

- ~~Docket No. PZ-2026-00018 V~~ ~~UDO Section 5.02(C)(7)~~ ~~Minimum swimming pool, its decking or equipment setback must be 3-ft from easement; 2-ft requested.~~

The 0.32-acre site is located at 931 Auman Drive W. (Aumans Addition, Lot 47). It is zoned R2/Residence. Filed by Alisa Cox of C-Ray Pools on behalf of Robert Vickers, Owner.

(V) Eric Dick Privacy Fence Height Variance.

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

- ~~Docket No. PZ-2026-00019 V~~ ~~UDO Section 5.09(B)~~ ~~Maximum 42-inch fence allowed in front yard with at least 25% visibility; 6-ft privacy fence requested.~~ The 0.42-acre site is located at 11249 Woodcreek Drive (Wood Creek, Lot 125). It is zoned S1/Residence. Filed by Eric Dick, owner.

(V) Meijer Wall Sign Variance.

The applicant seeks the following development standards variance approval for an additional wall sign.

- ~~Docket No. PZ-2026-00021 V~~ ~~UDO Section 5.39(H)(2)~~ ~~One (1) sign per street frontage allowed; one (1) additional wall sign being requested.~~ *Previously granted Variances for Signage:* [Docket No. 041-93 V](#); [Docket No. 07100026-29 V](#); [Docket No. 15030020 V](#)

The 25.94-acre site is located at 1424 W. Carmel Drive. It is zoned B-2/Business. Filed by Lisa Rains of Sign Solutions on behalf of Meijer Stores LP, owner.

(V) Adams Fence Height Variance.

The applicant seeks the following variance approval for a 48-inch aluminum picket fence on a corner lot.

7. **Docket No. PZ-2026-00022 V UDO Section 5.09(B) Maximum 42-inch fence allowed in front yard with at least 25% visibility; 48-inch fence requested.**

The 0.54-acre site is located at 3241 Annally Drive (Annally Downs, Lot 11). It is zoned S2/Residence. Filed by Katie & Jack Adams, owners.

TABLED TO APRIL 27 - (V) Estabrook Attached Garage Variances.

The applicant seeks the following development standards variance approvals for an addition to an existing attached garage on a corner lot.

8. ~~Docket No. PZ-2026-00023 V UDO Section 2.04 Minimum 20-ft rear yard setback required; 11-ft requested.~~
9. ~~Docket No. PZ-2026-00025 V UDO Section 5.02(B)(3) The combined square footage of the Ground Floor Area of a Private Garage and/or Accessory Building shall not exceed seventy-five percent (75%) of the Ground Floor Area of the Principal Building; 104% requested.~~

~~The 0.28-acre site is located at 14458 Waverly Drive (Ashmore Trace, Lot 63). It is zoned S1/Residence. Filed by Neil & Nancy Estabrook, owners.~~

Larson Short Term Residential Rental, Renewal.

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

10. **Docket No. PZ-2026-00029 SE UDO Section 2.07 Residential Special Exception approval required for Short Term Residential Rental use.** The site is located at 377 Patricia Ct. (Woodland Springs Subdivision, Lot 377). It is zoned R1/Residence. Filed by Christine and Kurt Larson, owners.

(V) Browne Pool Variances.

The applicant seeks the following development standards variance approvals for a pool and patio on a corner lot.

11. **Docket No. PZ-2026-00031 V UDO Section 5.02(B) Pool set back behind front line of house required on corner lots; Pool in front yard requested.**
12. **Docket No. PZ-2026-00032 V UDO Section 5.02(C)(7) Minimum swimming pool, its decking or equipment setback must be 3-ft from easement; 1-ft requested.**
13. **Docket No. PZ-2026-00033 V Silvara PUD Section 6.1 Maximum 50% lot cover allowed; 53% requested.**

The 0.22-acre site is located at 533 Dickson Lane (Jackson's Grant on Williams Creek Subdivision, Lot 271). It is zoned Silvara PUD/Planned Unit Development (Ordinance Z-652-20). Filed by Amelia Zaharako of Plant Studio Landscape on behalf of Michael & Lisa Browne, Owners.

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

Dated: Friday, March 13, 2026 File: 03.23.26 hearing officer mtg.doc 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