

Board of Zoning Appeals **Hearing Officer** Meeting Monday, April 27, 2026

Time: **5:15 P.M.**

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

Hearing Officer: Christine Zoccola

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 TUES. MAY 26 - (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) 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) 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.

- Docket No. PZ-2026-00023 V UDO Section 2.04 Minimum 20-ft rear yard setback required; 11-ft requested.**
- 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.

TABLED TO TUES. MAY 26 - (SE) Gorden Short Term Residential Rental Renewal.

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

- ~~Docket No. PZ-2026-00034 SE UDO Section 2.03 Permitted Uses, Residential Special Exception approval required for a Short Term Residential Rental use.~~

~~The 5.77-acre site is located at 11100 Queens Way Circle (Queen's Manor, Lot 5). It is zoned S1/Residence. Filed by Jacob Gorden, owner.~~

(V) Topoll Patio Variances.

The applicant seeks the following development standards variance approvals for a 23'x14' patio/deck area.

6. **Docket No. PZ-2026-00035 V** **UDO Section 2.04** **Maximum 35% lot cover allowed; 38% requested.**
7. **Docket No. PZ-2026-00036 V** **UDO Section 5.02(B)(1)** **Minimum Side and Rear Yard Setback: Easement plus 3-feet, but not within any Easement; 11-ft encroachment requested.**
The 0.56-acre site is located at 10469 Roxley Bend (Windsor Grove II, Lot 10). It is zoned S1/Residence. Filed by Stan Charles of Indy Grills on behalf of Chris & Alicia Topoll, owners.

(V) McCann Pool House Variance.

The applicant seeks the following development standards variance approvals for an accessory building.

8. **Docket No. PZ-2026-00045 V** **UDO Section 5.02(B)(1)** **Minimum 25-ft setback of an accessory building behind front line of a principal building required; 28-ft in front of principal building requested.**
The 3.90-acre site is located at 2731 W. 146th Street (not located in any subdivision). It is zoned S1/Residence. Filed by Jonathan Blake of Landmark Design Group on behalf of Darlene & Daniel McCann, owners.

TABLED TO TUES. MAY 26 - (SE) Kedanis Short Term Residential Rental Renewal.

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

- ~~9. **Docket No. PZ-2026-00051 SE** **UDO Section 2.09** **Permitted Uses, Residential Special Exception approval required for a Short Term Residential Rental use.**
The site is located at 131 Beechmont Drive (Harrowgate, Lot 72). It is zoned R2/Residence. Filed by Karen Kedanis, owner.~~

(V) 10405 Hussey Ln Accessory Buildings Variances.

The applicant seeks the following development standards variance approvals for two accessory buildings.

10. **Docket No. PZ-2026-00054 V** **UDO Section 2.06** **Maximum 18-ft accessory building height allowed; 24-ft requested.**
11. **Docket No. PZ-2026-00055 V** **UDO Section 5.02(B)(1)** **Minimum 25-ft setback of an accessory building behind front line of a principal building required; 50-ft in front of principal building requested.**
The 13.19-acre site is located at 10405 Hussey Lane (*not located in any subdivision*). It is zoned S2/Residence. Filed by David Gilman of Land Development Services on behalf of Vine Property Group, LLC., owner.

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

Dated: Friday, April 17, 2026 File: 04.27.26 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