



# City of Carmel

## Board of Zoning Appeals **Hearing Officer** Meeting Tuesday, May 26, 2026

Time: **5:30 P.M.**

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

Hearing Officer: Dennis Lockwood

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 JUNE 22 - (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 JUNE 22 - (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.

**TABLED TO JUNE 22 - (SE) Kedanis Short Term Residential Rental Renewal.**

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

- ~~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) Wang Pool Setback Variance.**

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

- ~~Docket No. PZ-2026-00087 V UDO Section 5.02(C)(7) Minimum swimming pool, its decking or equipment setback must be 3-ft from easement; 4-ft encroachment requested (7-ft variance requested).~~

The 0.44-acre site is located at 973 Deer Lake Drive (Buckhorn Estates, Lot 28). It is zoned S-1/ROSO I. Filed by Yang & Zaiyan Wang, Owners.

**(V) Flora PUD Window Well Setback Variances.**

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

5. **Docket No. PZ-2026-00096 V**                      **Flora PUD Section 4.2**                      **Minimum 5-ft side yard setback required; 3-ft encroachment requested** (*2-ft sideyard setback requested*).

The sites are located near 596 Greenery Drive (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 on behalf of OE Flora LLC, owner.

**(V) Bate Deck Setback Variance.**

The applicant seeks the following development standards variance approvals for a 20'x11' deck.

6. **Docket No. PZ-2026-00097 V**                      **UDO Section 2.12**                      **Minimum 20-ft rear yard setback required; 16-ft requested.**

The 0.16-acre site is located at 3044 Tiffany Court (Waterford, Lot 63). It is zoned R-3/Cluster Platted Subdivision. Filed by Caleb Peters of Decks on Point, on behalf of Charles & Karen Bate, Owners.

Dated: Friday, May 15, 2026 File: 05.26.26 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov
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- D. New Business
- E. Old Business
- F. Adjournment

**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
- *Christine Zoccola*, Appointed by the Plan Commission to a 4-year term expiring 12/31/2026
- *Need replacement*, Appointed by the City Council to a 4-year term expiring 12/31/202X