



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, April 28, 2025

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

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

Hearing Officer: Mr. Salim Najjar

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:

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

(SE) Gorden Short Term Residential Rental.

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

1. **Docket No. PZ-2025-00050 SE** **UDO Section 2.03** **Permitted Uses, Residential Special Exception approval required for 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 Stephanie Maris of Cohen, Garelick & Glazier P.C., on behalf of Jacob Gorden, owner.

(SE) Kedanis Short Term Residential Rental Renewal.

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

2. **Docket No. PZ-2025-00057 SE** **UDO Section 2.09** **Permitted Uses, Residential Special Exception approval required for 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) Reeder Pool House Variance.

The applicant seeks the following development standards variance approval for the height of a pool house:

3. **Docket No. PZ-2025-00058 V** **UDO Section 2.04** **Maximum 18-ft accessory building height allowed; 21-ft requested.**

The 6.69-acre site is located at 10819 Ditch Road (is not located in any subdivision). It is zoned S-1/Residence. Filed by John & Norma Reeder, owners.

(SE) Dooley Short Term Residential Rental Renewal.

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

4. **Docket No. PZ-2025-00059 SE** **UDO Section 2.09** **Permitted Uses, Residential Special Exception approval required for Short Term Residential Rental use.**

The site is located at 412 Oak Drive (Wilson Village, Lot 52). It is zoned R2/Residence. Filed by Sarah Dooley, owner.

(V) 1st Source Bank Sign Variance.

The applicant seeks the following development standards variance approval for a ground sign:

5. **Docket No. PZ-2025-00060 V UDO Section 5.39(H)(2)(a) One (1) sign allowed per street frontage; Two (2) signs requested. 1 existing wall sign, 1 proposed ground sign.**

The 1.27-acre site is located at 10570 N. Michigan Road (Weston Park, Lot 3). It is zoned I-1/Industrial and US 421 – Michigan Road Overlay District. Filed by Lensie Adams and Steve Depositar of Art Works Sign Co., on behalf of Steven Bush, 1st Source Bank, owner.

(V) Lambert Lot Cover Variance.

The applicant seeks the following development standards variance approval for pool, concrete patio, and pergola:

6. **Docket No. PZ-2025-00061 V Ashmoor PUD Section 4.2.H: Maximum 45% lot coverage allowed; 58% requested.**

The 0.30-acre site is located at 13062 Moorland Lane (Ashmoor, Lot 24). It is zoned PUD/Planned Unit Development, Ordinance Z-585-14. Filed by Amanda Brooks of Pools by Cory, on behalf of Paul & Carol Lambert, owners.

(V) Jacquie's Catering Parking Variance.

The applicant seeks the following development standards variance approval for the amount of required parking spaces:

7. **Docket No. PZ-2025-00062 V UDO Section 5.30 Catering Establishment requires One (1) space per 200 sq. ft. of floor area, 36 spaces required for this site (7,105 GFA); 16 parking spaces requested.**

The 0.78-acre site is located at 4306 W. 96th Street (is not located in any subdivision). It is zoned I-1/Industrial and US 421 – Michigan Road Overlay District. Filed by Bill Terry of Weihe Engineering, Inc., on behalf of Bill Estes Realty LLC., owner.

(SE) Ellis Short Term Residential Rental Renewal.

The applicant seeks the following special exception *renewal* approval for a STRR in half of a duplex (two-family dwelling):

8. **Docket No. PZ-2025-00067 SE UDO Section 2.09 Permitted Uses; Residential Special Exception approval required for a Short Term Residential Rental use.**

The site is located at 10662 Broadway Ave (Dixie Hi-Way Subdivision, Lot Pt 20). It is zoned R3/Residence. Filed by James Dean Ellis, owner.

(V) Smith Garage Addition Setback Variance.

The applicant seeks the following development standards variance approval for a garage addition on a corner lot:

9. **Docket No. PZ-2025-00068 V UDO Section 2.08 Minimum 20-ft rear yard setback required; 15-ft requested.**

The 0.48-acre site is located at 863 Carey Rd (Cool Creek North, Lot 160). It is zoned R-1/Residence. Filed by Brianna Cushman and Lance Cleland, Rise Builders LLC., on behalf of Zechariah & Kristyn Smith, owners.

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

Dated: Friday, April 18, 2025
File: 04.28.25 hearing officer mtg.doc
By: Bric Butler, PC/BZA Meeting Coordinator
317-571-2417, bbutler@carmel.in.gov