



City of Carmel

Board of Zoning Appeals **Regular Meeting** Monday, June 23, 2025

Time: **6:00 PM**

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

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
- Pledge of Allegiance
- Roll Call
- Declaration of Quorum
- Approval of Minutes and Findings of Facts of Previous Meetings
- Communications, Bills, and Expenditures
- Reports, Announcements, Legal Counsel Report, and Department Concerns
- Public Hearings

~~TABLED TO JULY 28 - (UV,V) 755 E. 104th St Triplex Use Variance and Variance~~

~~The applicant seeks the following use variance and development standards variance approvals:—~~

- ~~1. Docket No. PZ-2025-00048 UV UDO Section 2.07 Prohibited Uses; Triplex requested.~~
- ~~2. Docket No. PZ-2025-00051 V UDO Section 2.08 2.9 lots/acre Maximum Density allowed, 1.61 lots allowed for this site; 3 lots/units requested. The 0.51-acre site is located at 755 E. 104th St. (Homeplace, Lot 90). It is zoned R1/Residence. Filed by E. Davis Coots of Coots, Henke & Wheeler PC on behalf of W&Z Enterprises LLC, owners.~~

(UV) Smith-Thompson Accessory Dwelling Use Variance.

The applicant seeks the following Use Variance approval for an Accessory Dwelling Unit (ADU):

- 3. Docket No. PZ-2025-00092 UV UDO Section 2.11 Permitted Uses – Accessory Dwelling use not permitted, but requested.** The 3-acre site is located at 10680 Highland Dr. (not in any subdivision). It is zoned R1/Residence. Filed by Molly Smith, on behalf of Kay & Douglas Thompson, owners.

TRANSFERRED FROM HEARING OFFICER AGENDA - (SE) Cain Short Term Residential Rental.

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

- 4. Docket No. PZ-2025-00099 SE UDO Section 2.03 Permitted Uses, Residential Special Exception approval required for a Short Term Residential Rental use.** The 0.70-acre site is located at 10470 Roxley Bend (Windsor Grove II, Lot 9). It is zoned S1/Residence. Filed by Stephanie Gilbert of Zenwave on behalf of Vivian Cain, owner.

~~TABLED TO JULY 28 - (SE) Brewer Short Term Residential Rental. (TRANSFERRED FROM HEARING OFFICER AGENDA)~~

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

- ~~5. Docket No. PZ-2025-00111 SE Gramerey West PUD, Section 3 & 4.1 Special Exceptions shall be subject to the provisions of the UDO. (Permitted Uses, Residential Special Exception approval required for Short Term Residential Rental use.)~~
The 0.04-acre site is located at 1045 Valentine Lane (Gramerey West subdivision, Lot 74). It is zoned PUD/Planned Unit Development, Ordinance Z-630-18 (Gramerey West PUD). Filed by Melanie Brewer, owner.

- New Business
- Old Business
- Adjournment

Dated: Friday, June 13, 2025
File: 06.23.25 regular meeting.doc
By: Bric Butler, PC/BZA Meeting Coordinator
bbutler@carmel.in.gov, 317-571-2417