



City of Carmel

Board of Zoning Appeals **Regular Meeting**

Monday July 28, 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:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes and Findings of Facts of Previous Meetings
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearings

~~TABLED TO AUG. 25 - (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.~~

~~WITHDRAWN - (UV) Andrews Accessory Dwelling Use Variance and Variances.~~

~~The applicant seeks the following Use Variance and Development Standards Variance approvals for an Accessory Dwelling Unit (ADU):~~

- ~~3. Docket No. PZ-2025-00106 V — UDO Section 2.04 — Maximum 18-ft accessory building height allowed; 30-35 ft requested.~~
- ~~4. Docket No. PZ-2025-00107 V — UDO Section 5.02(B)(1) — Minimum 25-ft front setback behind front line of principal building allowed; 80 ft in front of principal building requested.~~
- ~~5. Docket No. PZ-2025-00108 UV — UDO Section 2.03 — Permitted Uses — Accessory Dwelling use not permitted but requested.~~

~~The 5.85-acre site is located at 14350 Shelborne Road (not located in any subdivision). It is zoned S1/Residence. Filed by Leigh Anne Ferrell of Stoepelwerth & Associates, Inc., on behalf of William & Christina Andrews, owners.~~

(SE) Brewer Short Term Residential Rental.

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

- 6. Docket No. PZ-2025-00111 SE Gramercy 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 (Gramercy West subdivision, Lot 74). It is zoned PUD/Planned Unit Development, Ordinance Z-630-18 (Gramercy West PUD). Filed by Melanie Brewer, owner.

(V) Merchants Bank HQ2 Roof Sign Variance.

The applicant seeks the following development standards variance approvals for one (1) roof signs:

7. **Docket No. PZ-2025-00123 V UDO Section 5.39(D) Roof Sign type prohibited, one (1) requested.**

The site is located at 420 3rd Ave SW (Carmel Midtown Redevelopment subdivision, Lot B). It is zoned C2/Mixed Use District. Filed by Krissy Roberts of Studio M Architecture on behalf of Merchants Bank Indiana.

- I. New Business
- J. Old Business
- K. Adjournment

Carmel Board of Zoning Appeals Members:

- *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
- *Kevin Rider* (Vice President), Appointed by the Mayor to a 4-year term expiring 12/31/2028
- *Leah York* (President), Appointed by the Mayor to a 4-year term expiring 12/31/2026
- *Christine Zoccola*, Appointed by the Plan Commission to a 4-year term expiring 12/31/2026

Dated: Friday, July 18, 2025
File: 07.28.25 regular meeting_.doc
By: Bric Butler, PC/BZA Meeting Coordinator
bbutler@carmel.in.gov, 317-571-2417