



City of Carmel

Board of Zoning Appeals **Regular Meeting**

Monday August 25, 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
 - Rules of Procedure suspension request: *Gravelie Pole Barn Variances* legal ad printed less than 20 days prior.
- Public Hearings

~~TABLED INDEFINITELY - (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.~~

(SU, V) 695 1st Ave SE Triplex Special Use and Variances.

The applicant seeks the following special use and development standards variance approvals for a new 3-unit multi-family dwelling:

3. Docket No. PZ-2025-00127 SU UDO Section 2.13 Permitted Uses – Residential
Special Use is required for multiple family dwelling.
4. Docket No. PZ-2024-00128 V UDO Section 2.14 Maximum 35% lot cover allowed;
75% requested.
5. Docket No. PZ-2024-00129 V UDO Section 5.28(G) 25-ft wide minimum two-way aisle
width required (for 90-degree parking spaces); 18- to 24-ft widths requested.
The 0.25-acre site is located at 695 1st Ave SE (DW Kinzer, Lot 8). It is zoned R4/Residence. Filed by Jim Shinaver of Nelson & Frankenberger, LLC., on behalf of SCI Carmel LLC, owner.

(V) Gravelie Pole Barn Variances.

The applicant seeks the following development standards variance approvals for a 3rd pole barn:

6. Docket No. PZ-2025-00150 V UDO Section 5.02.B.3 Maximum 24' x 30' accessory structure
allowed, 32' x 48' requested.
7. Docket No. PZ-2025-00152 V UDO Section 2.08 Maximum 18' tall accessory structure
allowed, 19' height requested.

The site is located at 945 E. 101st St. It is zoned R1/Residence. Filed by Lisa Hensler on behalf of James (Jim) Gravelie, owner. (Related prior docket nos.: [Gravelie Pole Barn Variances](#) – PZ-2022-00132 V; -00134 V; -00135 V)

TABLED TO SEPT. 29 - (SE) Paradise Short Term Residential Rental.

The applicant seeks the following special exception approval for a STRR for a guest bedroom in home:

8. ~~Docket No. PZ-2025-00165 SE~~ ~~UDO Section 2.09~~ ~~Permitted Uses, Residential~~
~~Special Exception, Renewal required for a short term residential rental.~~

~~The 0.14-acre site is located at 4586 Aldersgate Drive (Brookshire Village, Lot 120)). It is zoned R-2/Residence. Filed by Naomi Paradise, owner.~~

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

Dated: Friday, August 15, 2025 File: 08.25.25 regular meeting.doc By: Bric Butler, PC/BZA Meeting Coordinator bbutler@carmel.in.gov, 317-571-2417
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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