



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, September 29, 2025

Time: **5:00 P.M.**

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

Hearing Officer: **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:

(V) Pino Accessory Building Variance.

The applicant seeks the following development standards variance approval for a 330 sq. ft. pool pavilion/shed:

1. **Docket No. PZ-2025-00172 V UDO Section 5.02(B) The combined square footage of the ground floor area of garages and/or accessory buildings shall not exceed 75% of the ground floor area of the principal building, 106% requested.**

The 0.75-acre site is located at 11941 Westwood Drive (Northwood Hills, Lot 33). It is zoned S-1/Residence. Filed by Caleb Peters, Contractor, on behalf of Garrett Pino, owner.

(V) Melangton Building Addition Variance.

The applicant seeks the following development standards variance approval for a building addition:

2. **Docket No. PZ-2025-00174 V UDO Section 2.08 Maximum 35% lot cover allowed, 40% requested.**

The 0.34-acre site is located at 667 Ironwood Drive (Cool Creek North, Lot 60). It is zoned R-1/Residence. Filed by Andrew Wert of Church Church Hittle + Antrim, on behalf of Thomas & Allison Melangton, owner.

(V) Diasio Pool Lot Cover Variance.

The applicant seeks the following development standards variance approval for a pool & patio:

3. **Docket No. PZ-2025-00175 V UDO Section 3.64(C)(3) Maximum 45% lot cover allowed, 52% requested.**

The 0.25-acre site is located at 130 1st St NW (Simeon Hawkins, Lot Pt 15). It is zoned R-4/Residence and Old Town Character Sub-Area. Filed by Rob Shea of Oasis Outdoor Living & Landscapes, on behalf of Christopher & Kelly Diasio, owners.

(V) Krcmery Detached Garage Variances.

The applicant seeks the following development standards variance approval for a 25'x39' detached garage:

4. **Docket No. PZ-2025-00176 V UDO Section 2.08 Maximum 35% lot cover allowed, 45% requested.**

5. **Docket No. PZ-2025-00177 V UDO Section 5.02(B)(1) Minimum Side Yard Setback: When more than 10-feet away from a Principal Building, an Accessory Building shall be set back a minimum of the following: Easement (10-ft easement exists) plus 3-feet. (13-ft total); 3-ft encroachment requested.**

6. **Docket No. PZ-2025-00178 V** **UDO Section 5.02(B)(3)** **Maximum 24' x 30'**
accessory structure allowed, 25' x 39' requested.
7. **Docket No. PZ-2025-00181 V** **UDO Section 2.08** **Maximum 18' tall accessory**
structure allowed, 22' height requested.
The 0.45-acre site is located at 13727 Smokey Ridge Drive (Smokey Ridge, Lot 25). It is zoned R-1/Residence. Filed by Michelle Krcmery, owner.

(V) Jackson's Grant Carriage Garage Setback Variance.

The applicant seeks the following development standards variance approval for Carriage Garages in Block R of Jackson's Grant, Section 8 (Exmoor).

8. **Docket No. PZ-2025-00185 V** **Silvara PUD Sections 5.2 & 6.1 and UDO Section 5.02(B)**
Minimum 5-ft Rear Yard Setback required; 0-ft requested. Minimum 10-ft Front Yard Setback
required; 3-ft requested.
The five 0.04-acre blocks are located at 611 through 639 Exmoor Drive (Jackson's Grant on Williams Creek, Section 8, Blocks R-1 through R-5.). It is zoned Silvara PUD/Planned Unit Development, [Ordinance Z-652-20](#). Filed by Brian Robinson of Stoeppelwerth & Associates, on behalf of Jackson's Grant Real Estate Co. LLC., owner.

(V) 120 3rd St NW Variances.

The applicant seeks the following development standards variance approvals for a new custom home:

9. **Docket No. PZ-2025-00186 V** **UDO Section 3.64(C)(3)** **Maximum 45% lot cover**
allowed, 61% requested.
10. **Docket No. PZ-2025-00187 V** **UDO Section 3.64(C)(4)** **Garage Setback – The front**
face of the attached garage must be at least 15-ft further from the front lot line than the primary
front line of the Principal Building, 10-ft requested.
The 0.15-acre site is located at 120 3rd Street NW (not located in any subdivision). It is zoned R-2/Residence and Old Town Character Sub-Area. Filed by Greg Monsey of Monsey Homes on behalf of Esquivel Property LLC, owner.

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

Dated: Friday, September 19, 2025 File: 09.29.25 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov

BZA Members:

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