

Board of Zoning Appeals **Hearing Officer** Meeting Monday, November 24, 2025

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

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

Hearing Officer: Christine Zoccola

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) Custer Short Term Residential Rental Renewal.

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

1. **Docket No. PZ-2025-00188 SE UDO Section 2.09 Permitted Uses, Residential Special Exception, Renewal required for a short-term residential rental.**

The 2.07-acre site is located at 2525 E Smoky Row. (not part of any subdivision). It is zoned R2/Residence. Filed by Mark Nathaniel Custer, owner.

TRANSFERRED TO NOV. 24, 6 P.M. BZA MEETING - (SE) Elliott Short Term Residential Rental Renewal.

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

- ~~2. **Docket No. PZ-2025-00189 SE UDO Section 2.09 Permitted Uses, Residential Special Exception, Renewal required for a short-term residential rental.**~~

~~The site is located at 10828 Timber Ln. (Jordan Woods Subdivision Lot 95). It is zoned S2/Residence. Filed by Thomas & Karyn Elliott, owners.~~

(V) Pauker Garage Addition Variances.

The applicant seeks the following development standards variance approvals for an attached garage addition.

3. **Docket No. PZ-2025-00192 V UDO Section 2.08 Minimum 10-ft side yard setback required; 5-ft requested.**
4. **Docket No. PZ-2025-00193 V UDO Section 5.02(B)(3)(a) 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; 107% requested.**

The 0.49-acre site is located at 3765 E. Carmel Drive (Brookshire, Lot 321). It is zoned R-1/Residence. Filed by Joshua Pfendler of Space Craft – Architecture/Design/Planning on behalf of Max Pauker & Kristi Kingsbury Fowler, owners.

(V) McDonough Building Addition Variances.

The applicant seeks the following development standards variance approvals for a building addition.

5. **Docket No. PZ-2025-00212 V UDO Section 2.06 Minimum 10-ft side yard setback required; 6-ft requested.**
6. **Docket No. PZ-2025-00213 V UDO Section 2.06 Maximum 35% lot coverage allowed; 45% requested.**

The 0.34-acre site is located at 10414 White Oak Drive (Glenwood, Lot 11). It is zoned S-2/Residence. Filed by Joshua Pfendler of Space Craft – Architecture/Design/Planning on behalf of Mark & Lori McDonough, owners.

(V) White Residence Guest House Variance.

The applicant seeks the following development standards variance approvals for an attached addition/guest house with a 1,620 sq. ft. 3-bay garage.

7. **Docket No. PZ-2025-00209 V UDO Section 5.02(B)(3)(a) 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, 88% requested.**

The 1.55-acre site is located at 10613 Winterwood Drive (Winterwood, Lot 4). It is zoned S-1/Residence. Filed by Steven B. Zintel of Summit Design Group, Inc. on behalf of Stephen & Lori White, owners.

(V) Villanueva Pool Variance.

The applicant seeks the following development standards variance approval for an existing 14'x32' pool & patio.

8. **Docket No. PZ-2025-00228 V UDO Section 5.02(C)(7) Minimum swimming pool, its decking or equipment setback must be 3-ft from easement, 2-ft encroachment requested.**

The .32-acre site is located at 11433 Montoya Drive (Cass Estates, Lot 40). It is zoned S-1/Residence, ROSO III. Filed by Daniel Majestic of Perma Pools on behalf of Justin & Jamie Villanueva, owners.

(V) Chen Pergola Variances.

The applicant seeks the following development standards variance approvals for an existing 16'x17' pergola.

9. **Docket No. PZ-2025-00229 V UDO Section 2.08 Minimum 10-ft side yard setback required; 5-ft, 2-in requested.**

10. **Docket No. PZ-2025-00230 V UDO Section 5.02(B)(1) Minimum 25-ft setback of an accessory building behind front line of a principal building required; 1-ft in front of principal building requested.**

The .66-acre site is located at 13516 Dallas Court (Foster Manor, Lot 20). It is zoned R-1/Residence. Filed by Jason Donoho on behalf of Yueling Chen & Qin Fu, owners.

Noguera Short Term Residential Rental Renewal.

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

11. **Docket No. PZ-2025-00231 SE UDO Section 2.05 Permitted Uses, Residential Special Exception, Renewal required for a short-term residential rental.**

The site is located at 226 Pam Road (Meridian Meadows Subdivision, Lot 25). It is zoned R1/Residence. Filed by Ysmarcklin Noguera, owner.

(V) Kolodziej Pool Variance.

The applicant seeks the following development standards variance approval for an existing 11'x20' fiberglass pool and it's decking.

12. **Docket No. PZ-2025-00232 V UDO Section 5.02(C)(7) Minimum swimming pool, its decking or equipment setback must be 3-ft from easement, 2-ft encroachment requested.**

The .51-acre site is located at 13120 Broad Street (VOWC, Lot 144). It is zoned S-1/Residence, ROSO III. Filed by Rob Sherrard of Sherrard Pools on behalf of Erik & Mary Kolodziej, owners.

(V) McIntyre Garage Addition.

The applicant seeks the following development standards variance approval for a 24'x30' garage addition.

- 13. Docket No. PZ-2025-00233 V UDO Section 5.02(B)(3)(a) 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, 118% requested.**

The .44-acre site is located at 10592 Lakeshore Drive East (Briar Creek, Lot 72). It is zoned S-2/Residence. Filed by Wes McIntyre, owner.

(V) Brenner Pavilion Variance.

The applicant seeks the following development standards variance approval for a 12'x12' outdoor pavilion.

- 14. Docket No. PZ-2025-00235 V UDO Section 5.02(B)(3)(a) 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, 130% requested.**

The 1.0-acre site is located at 11581 Larkspur Lane (Larkspur, Lot 17). It is zoned S-1/Residence. Filed by Kevin Schluchter of Cutting Edge Hardscapes, on behalf of Daniel Brenner, owner.

(V) Wine & Rind Temporary Tent Variance.

The applicant seeks the following development standards variance approval for a holiday seasonal tent:

- 15. Docket No. PZ-2025-00236 V UDO Section 5.44(D) Duration of Special Events shall not exceed five (5) days per event; request to leave tent up for the holiday season.**

The site is located at 254 Veterans Way. It is zoned C2/Mixed Use. Filed by Charles Lazzara of Wine & Rind.

(V) Provost Pool Variance.

The applicant seeks the following development standards variance approval for a 16'x34' pool & patio.

- 16. Docket No. PZ-2025-00238 V VOWC PUD Section 6.1 & UDO Section 5.02.C(7) Minimum 10-ft setback from the side lot line required; 8-ft requested.**

The .51-acre site is located at 1905 Hourglass Drive (Village of West Clay, Section VO2-A, Lot 274). It is zoned Village of WestClay PUD/Planned Unit Development (Ordinance Z-465-04 as amended). Filed by Samantha Schutt of PJE Lawn Care & Landscaping LLC on behalf of Adam & Meredith Provost, owners.

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

Dated: Friday, November 14, 2025 File: 11.24.25 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov
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BZA Members:

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