

**Board of Zoning Appeals**  
**Special Hearing Officer Meeting**  
**Thursday, December 18, 2025**

Time: **10:00 A.M.**

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

Hearing Officer: **Ms. Leah York**

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) 3rd Avenue Residences Variances.**

The applicant seeks approval for the following development standards variances for a 3-story tall condominium building with 8 units and associated parking:

1. **Docket No. PZ-2025-00247 V UDO Section 5.21(C) Minimum bufferyard width shall be equal to the building height of the nearest building to each side or rear lot line, not to exceed 35-ft; 0-ft requested.**
2. **Docket No. PZ-2025-00248 V UDO Section 2.36 Maximum 35-ft building height allowed when adjacent to single family residences; 38'8" to 42'4" requested.**
3. **Docket No. PZ-2025-00250 V UDO Sections 1.07 & 5.21(B) Shade trees shall be planted along all streets within the rights-of-ways, parallel to the street; relief from the street tree requirement requested.**

The 0.57-acre site is located at 360 3<sup>rd</sup> Ave SW (Carmel Midtown, Lot D) and is zoned C2/Mixed Use. Filed by Alex Stephens of Kimley-Horn on behalf of MBI Midtown West III LLC, owners.

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

Dated: Monday, December 8, 2025 File: 12.18.25 special BZA HO .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