



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, June 22, 2026

Time: **5:15 P.M.**

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

Hearing Officer: 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:

- Call to Order
- Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- Public Hearings

WITHDRAWN - (SE) Chung Short Term Residential Rental Renewal.

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

- ~~1. Docket No. PZ-2025-00284 SE UDO Section 2.09 Residential Special Exception.~~

~~The site is located at 731 E. Main Street (Carmel Meadows, Lot 38). It is zoned R2/Residence. Filed by Hyunjin (Jay) Chung, owner.~~

WITHDRAWN - (SE) Gorden Short Term Residential Rental Renewal.

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

- ~~2. Docket No. PZ-2026-00034 SE UDO Section 2.03 Permitted Uses, Residential Special Exception approval required for a Short Term Residential Rental use.~~

~~The 5.77 acre site is located at 11100 Queens Way Circle (Queen's Manor, Lot 5). It is zoned S1/Residence. Filed by Jacob Gorden, owner.~~

WITHDRAWN - (SE) Kedanis Short Term Residential Rental Renewal.

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

- ~~3. Docket No. PZ-2026-00051 SE UDO Section 2.09 Permitted Uses, Residential Special Exception approval required for a Short Term Residential Rental use.~~

~~The site is located at 131 Beechmont Drive (Harrowgate, Lot 72). It is zoned R2/Residence. Filed by Karen Kedanis, owner.~~

TABLED TO JULY 27 - (V) Hale Accessory Structures Variances.

The applicant seeks the following development standards variance approval for a 112 SF shed and 196 SF pergola:

- ~~4. Docket No. PZ-2026-00110 V UDO Section 5.02(B)(1)(a) Accessory Building Minimum Front Yard Setback on Corner Lots (and Through Lots), no residential Accessory Building shall be erected forward of any Principal Building; forward of Principal Building requested.~~
- ~~5. Docket No. PZ-2026-001XX V UDO Section 5.02(B)(3) The combined square footage of the Ground Floor of a Private Garage and/or Accessory Buildings shall not exceed 75% of the Ground Floor Area of the Principal Building; 82% requested.~~

~~The 0.49 acre site is located at 9605 Greentree Drive (Green Tree Country Club Estates, Lot 4). It is zoned S-1/Cluster Platted Subdivision. Filed by Rodd Hale, Owner.~~

(V) Fiedler Patio Setback Variance.

The applicant seeks the following development standards variance approval for an attached 8'x14' enclosed patio.

6. **Docket No. PZ-2026-00114 V** **UDO Section 2.04** **Minimum 10-ft sideyard setback required; 4'4" requested.**

The 0.27-acre site is located at 12510 Brooknell Court (Lakes at Hazel Dell, Lot 133). It is zoned S-1/ROSO I. Filed by Derek Fiedler, owner.

(V) Still Building Addition Setback Variance.

The applicant seeks the following development standards variance approval for an attached 19'x20' rear building addition on through lot.

7. **Docket No. PZ-2026-00119 V** **UDO Section 2.08** **Minimum 35-ft front yard setback required; 19' 2" requested.** *(There is also a 35-ft platted B.L. for Smokey Ridge Subdivision.)*

The 0.48-acre site is located at 3243 Smokey Ridge Court (Smokey Ridge, Lot 22). It is zoned R-1/Residential. Filed by Michael Still, owner.

(V) Pete Ground Floor Area Variance.

The applicant seeks the following development standards variance approval for accessory buildings on site.

8. **Docket No. PZ-2026-00124 V** **UDO Section 5.02(B)(3)** **The combined square footage of the Ground Floor of a Private Garage and/or Accessory Building shall not exceed 75% of the Ground Floor Area of the Principal Building; 80.2% requested.**

The 0.73-acre site is located at 11107 Echo Crest Drive West (Echo Crest, Lot Pt 17 & Pt 18). It is zoned R-1/Residential. Filed by Randy Pete, owner.

(V) GradeX Sign Variance.

The applicant seeks the following development standards variance approval for an additional wall sign.

9. **Docket No. PZ-2026-00126 V** **UDO Section 5.39(H)(2)** **One (1) sign allowed per public street frontage; wall sign not facing public street frontage requested**

The 3-acre site is located at 11460 N. Meridian Street. It is zoned MC/Meridian Corridor. Filed by J.R. Knight of Eye 4 Group, LLC., on behalf of GradeX, owner.

(V) Pyle Pool Setback Variance.

The applicant seeks the following development standards variance approval for the pool decking.

10. **Docket No. PZ-2026-00127 V** **UDO Section 5.02(C)(7)** **Minimum swimming pool, its decking or equipment setback must be 3-ft from easement; 7' 10" encroachment requested.**

The 0.80-acre site is located at 13580 Brentwood Lane (Brentwood, Lot 2). It is zoned R-2/Residence. Filed by Caroline & Michael Pyle, owners.

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

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| Dated: Friday, June 12, 2026 File: 06.22.26 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
- *Vacant Position*, 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