



City of Carmel

Board of Zoning Appeals **Regular Meeting** Monday, June 22, 2026

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
- Approval of Minutes and Findings of Facts of Previous Meetings
- Communications, Bills, and Expenditures
 - BZA Rules of Procedure suspension request for Items 4-9, 10415 Cornell Ave.
- Reports, Announcements, Legal Counsel Report, and Department Concerns
- Public Hearings

TABLED TO JULY 27 - (V) Thompson Pickleball Court & Pergola Variances.

The applicant seeks the following development standards variance approvals for a pickleball court, pergola, and patio area on a through lot.

- ~~Docket No. PZ-2026-00039 V~~ ~~UDO Section 5.02(B)(1)(a)(iii)~~ ~~Rear (West) Setback—on Through Lots no residential accessory buildings and uses shall be erected forward of any principal building, or in any required minimum yard (Minimum 35-ft setback required); 6-ft—24-ft requested.~~
- ~~Docket No. PZ-2026-00041 V~~ ~~UDO Section 2.06~~ ~~Maximum 35% lot cover allowed, 52% requested.~~
- ~~Docket No. PZ-2026-00052 V~~ ~~UDO Section 5.02(C)(6)~~ ~~Tennis and Pickleball Courts—Shall be located only within a Side or Rear Yard; front yard* requested (*through lot)~~
The 0.33-acre site is located at 11136 St Charles Place (Kingswood subdivision, Lot 68). It is zoned S2/Residence. Filed by David Iler of Iler + Associates on behalf of Brett Thompson, Owner.

WITHDRAWN – (UV), (V) 10415 Cornell Ave 4-Unit Use Variance and Variances.

The applicant seeks the following use variance and development standards variance approvals for a new 4-Unit Dwelling on a vacant lot:

- ~~Docket No. PZ-2026-00046 UV~~ ~~UDO Section 2.11~~ ~~Residential Permitted Uses, two-family dwelling allowed; 4-unit requested.~~
- ~~Docket No. PZ-2026-00105 V~~ ~~UDO Section 2.11~~ ~~Maximum 35% lot cover allowed; 63-65% requested.~~
- ~~Docket No. PZ-2026-00106 V~~ ~~UDO Section 2.12~~ ~~5.0 lots/acre Maximum Density allowed, 1.15 lots allowed for this site; 4 lots/units requested.~~
- ~~Docket No. PZ-2026-00107 V~~ ~~UDO Section 5.28(G)~~ ~~25-ft required for minimum two-way aisle width for a 90-degree angled parking space; 12-ft and 23-ft requested.~~
- ~~Docket No. PZ-2026-00108 V~~ ~~UDO Section 2.12~~ ~~Minimum 30-ft front yard setback required; 16-ft requested.~~
- ~~Docket No. PZ-2026-00109 V~~ ~~UDO Section 5.19~~ ~~Perimeter Bufferyard/ Landscape standards required per Bufferyard C; standards not met.~~
The 0.23-acre site is located at 10415 Cornell Avenue (Homeplace Subdivision, Lot 35). It is zoned R3/Residential. Filed by David Gilman of Land Development Services on behalf of KBSM Capitol, LLC., owner.

TABLED TO JULY 27 - (SU) Blackwell Residential Barn Special Use.

~~The applicant seeks the following special use approval to host company retreats in an existing residential accessory structure:—~~

- ~~10. Docket No. PZ-2026-00100 SU UDO Section 2.07 Recreational Special Use
approval required for Private Recreational Facility.~~

~~The 1.45-acre site is located at 10698 & 10700 Valley Drive (Lincoln Highway Estates subdivision, Part Lot 3). It is zoned R-1/Residence. Filed by Mike Blackwell, owner.~~

(V) Leppert Mortuaries Expansion Variances.

The applicant seeks the following development standards variance approvals for the expansion of an existing building and landscaped area:

11. Docket No. PZ-2026-00101 V UDO Section 3.72(C)(2) Buildings along Range Line Road shall have a building that occupies a minimum of 70% of that frontage; 36% requested.
12. Docket No. PZ-2026-00102 V UDO Section 3.72(C)(4) All Principal Buildings (along Range Line Road) shall face a public street, with a primary entrance from a public street; not facing or primary entrance from public street requested.
13. Docket No. PZ-2026-00103 V UDO Section 3.74 Principal Buildings (along Range Line Road) shall have at least 2 floors and a minimum height of 26-ft; one-story building addition and 25'6" building height requested.
14. Docket No. PZ-2026-00104 V UDO Section 3.80(A) Maximum 10-ft Build-to Line required in the Range Line Road Overlay; 77-ft front yard building setback requested.

The 2.03-acre site is located at 900 N. Rangeline Road. It is zoned B3/Business and is within the Range Line Road Overlay (not in any subdivision). Filed by Brian Tuohy of Tuohy Bailey & Moore LLP on behalf of Leppert Mortuary & Crematory Services LLC, owner.

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

Dated: Friday, June 12, 2026
File: 06.22.26 regular meeting.doc
By: Bric Butler, PC/BZA Meeting Coordinator
bbutler@carmel.in.gov, 317-571-2417

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