



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, August 24, 2026

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

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

Hearing Officer: Dennis Lockwood

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

(SU) Amazon Now Delivery Facility Special Use.

The applicant seeks the following special use approval for an *Amazon Now* facility:

1. **Docket No. PZ-2026-00149 SU** **UDO Section 2.43** **Industrial Special Use approval required for Storage/Distribution Facility.** The 5.73-acre site is located at 12202 Hancock Street (Carmel Science & Technology Park, part Block 3). It is zoned M3/Manufacturing Park District. Filed by Gretchen Kmetz of SGA Design Group on behalf of Nathan Eady of Amazon.

WITHDRAWN - (V) Silas Pergola Setback Variance.

The applicant seeks the following development standards variance approval for a pergola.

2. ~~Docket No. PZ-2026-00150 V~~ ~~Albany Village PUD Ordinance Z-666-21 Section 4.2(A)(6)~~
~~Minimum 20 ft rear yard setback required; 18 inches requested.~~ The 0.27-acre site is located at 14399 Kelso Court (Albany Village, Lot 37). It is zoned Albany Village PUD/Planned Unit Development, Ordinance Z-666-21. Filed by Claudio Bertolini of The Smart Pergola on behalf of Eugene & Angela Silas, owners.

WITHDRAWN - (V) Polan Room Addition Variance.

The applicant seeks the following additional development standards variance approval for a room addition.

3. ~~Docket No. PZ-2026-00151 V~~ ~~Hadley Grove PUD Ordinance Z-572-13 Section 4.2(H)~~
~~Minimum 20 ft rear yard setback required; 14' 7" requested.~~ The 0.27-acre site is located at 2550 Hadley Grove South Drive (Hadley Grove, Lot 1). It is zoned Hadley Grove PUD/Planned Unit Development, Ordinance Z-572-13. Filed by Ken Bennett of Home Experts on behalf of TD & Roberta Polan, owners.

(V) GradeX Sign Variance, Additional.

The applicant seeks the following development standards variance approval for a ground sign.

4. **Docket No. PZ-2026-00161 V** **UDO Section 5.39(I)(6)(c)(iv)** **Ground Sign shall include a delineated cornice designed to relate to the architecture features of the main Building(s) upon the site; no delineated cornice 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) Fenley Detached Garage Variance.

The applicant seeks the following additional variance approval for a 1120 sq. ft. detached garage:

5. **Docket No. PZ-2026-00162 V UDO Section 5.02(B)(3) Maximum 24'x30' detached garage allowed; 28' x 40' requested. (And 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, 117.5% requested.)** The 0.90-acre site is located at 1830 E. 109th Street (Woodland Subdivision, Lot 4). It is zoned S-2/Residential. Filed by Sherry & Michael Fenley, owners.

(V) Novo Office Building at Proscenium I Lot Cover Variance.

The applicant seeks the following development standards variance approval for an office building.

6. **Docket No. PZ-2026-00164 V UDO Section 2.34 Maximum 80% lot cover allowed; 86% requested.** The 0.23-acre site is located at 22 Proscenium Parkway. It is zoned C-1/City Center. Filed by Ben Bemis of CEC Inc., on behalf of Novo Development Group.

(V) Surak Residence Variances.

The applicant seeks the following variance approvals for a new custom home on a vacant through lot.

7. **Docket No. PZ-2026-00166 V UDO Section 2.10 Minimum 35-ft front and rear yard setback required; 25-ft and 20-ft requested.**
8. **Docket No. PZ-2026-00167 V UDO Section 2.10 Maximum 35% lot cover allowed, 50% requested.** The 0.31-acre site is located at 413 Emerson Roads (Johnson Addition, Lot 26). It is zoned R2/ Residence. Filed by Andrea Merz of Custom Living Inc., on behalf of Mike Surak, owner.

(V) Adams Pool Lot Cover Variance.

The applicant seeks the following development standards variance approval for a pool and patio.

9. **Docket No. PZ-2026-00169 V UDO Section 2.08 Maximum 35% lot cover allowed; 42% requested.** The 0.43-acre site is located at 13482 Dallas Lane (Foster Manor, Lot 37). It is zoned R1/ Residential. Filed by Rob Shea of Oasis Outdoor Living & Landscapes, on behalf of Angela & John Adams, owners.

(V) Vandergrift Pool Variances.

The applicant seeks the following development standards variance approvals for a pool and patio decking.

10. **Docket No. PZ-2026-00170 V UDO Section 2.04 Maximum 35% lot cover allowed; 42% requested.**
11. **Docket No. PZ-2026-00171 V UDO Section 5.02(C)(7) Minimum swimming pool, its decking or equipment setback must be 3-ft from easement; 0-ft from easement requested.** The 0.59-acre site is located at 10410 Charter Oaks (Windemere, Lot 65). It is zoned S1/Residence. Filed by Kaitlen & Nick Vandergrift, owners.

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

Dated: Friday, August 14, 2026
File: 08.24.26 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
- *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