



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting *Tuesday, May 27, 2025*

REVISED

Time: **5:30 P.M.**

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

Hearing Officer: Mr. Kevin Rider

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) Rector Accessory Building Variance.

The applicant seeks the following development standards variance approval for a mini barn:

1. **Docket No. PZ-2025-00085 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, 87% requested**

The 1.11-acre site is located at 11120 Echo Crest Dr. W. (Echo Crest, Lot 16). It is zoned R-1/Residence. Filed by Andrew Wert of Church, Church, Hittle + Antrim on behalf of Patrick Rector, owner.

TRANSFERRED TO THE 6:00 P.M. BZA - (SE) Shaffer Short Term Residential Rental.

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

2. ~~**Docket No. PZ-2025-00071 SE UDO Section 2.03 Permitted Uses, Residential Special Exception approval required for Short Term Residential Rental use.**~~

~~The 1-acre site is located at 14180 Cherry Tree Road (not located in any subdivision). It is zoned S1/Residence. Filed by Michelle Shaffer, owner.~~

(V) Slapfish at Market District, Sign Variances.

The applicant seeks the following development standards variance approvals for additional signage:

3. **Docket No. PZ-2025-00086 V UDO Section 5.39(I)(2)(a)(i) Two (2) signs allowed; Three (3) requested.**
4. **Docket No. PZ-2024-00088 V UDO Section 5.39(I)(3)(b)(i) 70% of spandrel panel height allowed; 100% requested.**

The 13.30-acre site is located at 11505 Illinois Street. It is zoned PUD/Planned Unit Development (The Bridges, Ordinance Z-550-11) and is not within any overlay district. Filed by Mark Weghorst & Jeremy Frodge of Slapfish, on behalf of Echo Bridges LLC, owner.

(V) Heisey Garage Bay Addition Variance.

The applicant seeks the following development standards variance approval for a garage addition:

5. **Docket No. PZ-2025-00089 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, 124% 95% requested.**

The 0.46-acre site is located at 13885 Adios Pass (Village of Mt. Carmel, Lot Pt 324). It is zoned S2/Residence. Filed by Geoffrey Heisey, owner.

(V) Pilcher Patio Setback Variance.

The applicant seeks the following development standards variance approval for an open-air covered porch addition:

6. **Docket No. PZ-2025-00090 V UDO Section 2.06 Minimum 10-ft side yard setback required; 7-ft requested.**

The 0.33-acre site is located at 1492 Springmill Ponds Blvd. (Springmill Ponds, Lot 116). It is zoned S-2/Residence. Filed by Todd & Corrine Pilcher, owners.

(SE) Orono Short Term Residential Rental Renewal.

The applicant seeks the following Special Exception approval for a STRR unit renewal:

7. **Docket No. PZ-2025-00091 SE UDO Section 2.09 Permitted Uses, Residential Special Exception approval required for Short Term Residential Rental use.**

The site is located at 11407 Green Street. (Woodland Green, Lot 68). It is zoned R2/Residence. Filed by Ruth Orono, owner.

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

Dated: Friday, May 16, 2025
File: 05.27.25 hearing officer mtg.doc
By: Bric Butler, PC/BZA Meeting Coordinator
317-571-2417, bbutler@carmel.in.gov