



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, June 23, 2025

Time: 5:15 P.M.

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

Hearing Officer: Ms. Christine Zoccola

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

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

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

1. **Docket No. PZ-2025-00099 SE** **UDO Section 2.03** **Permitted Uses, Residential Special Exception approval required for a Short Term Residential Rental use.**
The 0.70-acre site is located at 10470 Roxley Bend (Windsor Grove II, Lot 9). It is zoned S-1/Residence. Filed by Stephanie Gilbert of Zenwave on behalf of Vivian Cain, owner.

(V) Trivedi Pergola Lot Cover Variance.

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

2. **Docket No. PZ-2025-00105 V** **UDO Section 2.03** **Maximum 35% lot cover allowed; 43% requested.**
The 0.32-acre site is located at 2721 Towne Meadow Drive. (Estates at Towne Meadow, Lot 11). It is zoned S-1/Residence and is within the W. 116th St. Overlay. Filed by Lisa & Nishant Trivedi, owners.

(V) Fruchte Shed Setback Variance.

The applicant seeks the following development standards variance approval for the location of a 16'x10' shed on a corner lot:

3. **Docket No. PZ-2025-00109 V** **UDO Section 5.02(B)** **Accessory Buildings shall be set back 25-ft behind the front line of Principal Building; 56-ft in front of Principal Building requested.**
The 1.18-acre site is located at 9610 Deerfield Mall. (Deerfield subdivision, Lot 1). It is zoned S-1/Residence. Filed by Jonathon & Megan Fruchte, owner.

TRANSFERRED TO 6:00 P.M. BZA MTG.- (SE) Brewer Short Term Residential Rental.
(TABLED to July 28)

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

4. **Docket No. PZ-2025-00111 SE** **Gramerey West PUD, Section 3 & 4.1** **Special Exceptions shall be subject to the provisions of the UDO. (Permitted Uses, Residential Special Exception approval required for Short Term Residential Rental use.)**
The 0.04-acre site is located at 1045 Valentine Lane (Gramerey West subdivision, Lot 74). It is zoned PUD/Planned Unit Development, Ordinance Z-630-18 (Gramerey West PUD). Filed by Melanie Brewer, owner.

WITHDRAWN - (V) Huntington Bank at Proscenium II, Sign Variance.

~~The applicant seeks the following development standards variance approval for the size of a blade sign:~~

- ~~5. **Docket No. PZ-2024-00112 V UDO Section 5.39(I)(3)(b)(iii) 75 sq. ft. allowed for a blade sign; 131 sq. ft. requested.**~~

~~The 1.88-acre site is located at 1155 S Rangeline Road (Carmel Centerpointe subdivision, Lot 1). It is zoned C-2/ Mixed Use). Filed by Damiane Handa of Expedite The Diehl, on behalf of Carmel Development V LLC, owner.~~

(V) Chapman Lot Cover Variance.

The applicant seeks the following development standards variance approval for a 3-seasons room:

6. **Docket No. PZ-2025-00113 V UDO Section 2.10 Maximum 35% lot cover allowed; 41% requested.**

The 0.27-acre site is located at 525 W. Main Street. (Johnson Addition subdivision, Lot 3A). It is zoned R-2/Residence. Filed by Samantha Alberts of KD Landscaping Inc., on behalf of David & Traci Chapman, owners.

(V) Fehsenfeld Accessory Building Setback Variance.

The applicant seeks the following development standards variance approval for a small outbuilding at the entrance to their driveway:

7. **Docket No. PZ-2025-00114 V UDO Section 5.02(B)(1) Minimum 25-ft front setback behind front line of principal building allowed; 830-ft in front of principal building requested.**

The 63.99-acre site is located at 4415 W. 116th Street. (not located in any subdivision). It is zoned S-1/Residence and is located within the W. 116th Overlay. Filed by Jennifer Milliken of Ice Miller on behalf of Fred & Suzanne Fehsenfeld, owners.

(V) Avant Townhomes Setback Variance.

The applicant seeks the following development standards variance approval for townhomes:

8. **Docket No. PZ-2025-00115 V The District PUD, Section 5.1(B) Maximum 20-ft front setback required; 33.1-ft requested.**

The 0.68-acre site is located at 1260 Fairfax Manor Drive (Grand & Main subdivision, Block 3A). It is zoned PUD/Planned Unit Development (The District PUD Ordinance Z-587-14). Filed by Gehan Mendis of American Structurepoint, Inc., on behalf of McKenzie Homes, owner.

(V) Rothberger Pool Setback Variance.

The applicant seeks the following development standards variance approval for a pool & patio:

9. **Docket No. PZ-2025-00118 V UDO Section 5.02(C)(7) Minimum swimming pool & decking setback must be 3-ft from easement, 4-ft encroachment into easement requested.**

The 0.38-acre site is located at 2557 Turning Leaf Lane (Camden Walk, Lot 12). It is zoned S-1/Residence – ROSO I. Filed by Josh Richey of Timber Ridge Pools on behalf of Raymond & Julie Rothberger, owners.

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

Dated: Friday, June 13, 2025 File: 06.23.25 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov
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