



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, July 28, 2025

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

(V) Martin Pole Barn Height Variance.

The applicant seeks the following development standards variance approval for accessory building height:

1. **Docket No. PZ-2025-00116 V UDO Section 2.04 Maximum 18-ft accessory building height allowed; 23-ft requested.**

The 27.68-acre site is located at 3927 W. 141st Street (not located in any subdivision). It is zoned S-1/Residence. Filed by Ryan Jones of Precision Post Frame LLC on behalf of Duke Property LLC, owner.

(V) Bedford Falls Front Porch Variance.

The applicant seeks the following development standards variance approval to allow a front porch to be located on the side elevation on five (5) lots:

2. **Docket No. PZ-2025-00121 V Bedford Falls PUD Section 1(F)(1) All dwellings shall include a front porch; front porch on side elevation requested.**

The five (5) requested lots are located within Bedford Falls of Carmel subdivision: 14572 Bedford Falls Drive, Lot 1; 14548 Bedford Falls Drive, Lot 4; 14524 Bedford Falls Drive, Lot 7; 14499 Mitchel Lane, Lot 10; 14575 Mitchel Lane, Lot 18.

These lots are zoned Bedford Falls PUD/Planned Unit Development (Ordinance Z-667-21). Filed by Steve Schutz Builder Inc., on behalf of Bedford Falls of Carmel LLC, owner.

(V) Espe Patio Variances.

The applicant seeks the following development standards variance approvals for a patio and deck area:

3. **Docket No. PZ-2025-00124 V UDO Section 3.64(C)(3) Maximum 45% lot cover allowed, previously approved 49% from [Docket No. PZ-2023-00002 V](#); 58% requested.**
4. **Docket No. PZ-2025-00146 V UDO Section 5.09 Maximum 6-ft fence height allowed in a side yard, 8-to 10-ft requested.**

The site is located at 530 2nd Ave NE (CW Weidler's Addition, Lot 31). The site is zoned R3/Residence and Old Town Overlay District, Character Subarea. Filed by Dylan Coles of Artisan Outdoor Craftsman on behalf of Rick Espe, owner.

(V) Citizens White River North Water Treatment Plant Silo Height Variance.

The applicant seeks the following development standards variance approval for accessory building height:

5. **Docket No. PZ-2025-00133 V UDO Section 2.04 Maximum 18-ft accessory building height allowed; 75-ft requested.**

The 87.90-acre site is located at 11825 River Road. It is zoned S-1/Residence (with prior BZA Special Use approval – [Docket No. 055-88 SU](#)). Filed by Coryn Hendrix of Powers Engineering on behalf of Citizens Energy Group.

(V) Chen Pool Variance.

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

6. **Docket No. PZ-2025-00134 V UDO Section 5.02(C)(7) Minimum swimming pool, its decking or equipment setback must be 3-ft from easement, 0-ft requested.**

The 0.20-acre site is located at 14211 Beaumont Blvd (Ambleside, Lot 80). It is zoned Ambleside PUD/Planned Unit Development (Ordinance Z-659-20). Filed by Xiaowei (Vikey) Chen & Chi Ming Kwok, owners.

~~WITHDRAWN - (V) Swinney Pool Equipment Variance.~~

~~The applicant seeks the following development standards variance approval for the location of pool equipment/pump.~~

- ~~7. **Docket No. PZ-2025-00137 V UDO Section 5.02(C)(7) Minimum swimming pool, its decking or equipment setback must be 3-ft from easement, 3-ft encroachment into the easement requested.**~~

~~The 0.30-acre site is located at 4319 Stone Lake Drive (Waterfront of West Clay, Lot 184A). It is zoned S-1/Residence – ROSO III and W. 116th St. Overlay. Filed by Daniel Majestic of Perma Pools on behalf of Stephen & Michelle Swinney, owners.~~

(V) Barlow Pool Variances.

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

8. **Docket No. PZ-2025-00142 V UDO Section 5.02(C)(7) Minimum swimming pool, its decking or equipment setback must be 3-ft from easement, 4-ft encroachment requested.**
9. **Docket No. PZ-2025-00143 V UDO Section 2.04 Maximum 35% lot cover allowed; 42% requested.**

The 0.40-acre site is located at 5284 Longstone Roundabout (Woodfield, Lot 62). It is zoned S-1/Residence. Filed by James & Debra Barlow, owners.

(V) Hood Fence Height Variance.

The applicant seeks the following development standards variance approval for a fence on a corner lot.

10. **Docket No. PZ-2025-00144 V UDO Section 5.09(B) Maximum 42-inch fence allowed in front yard with at least 25% visibility; 48-in (4-ft) metal fence requested.**

The 0.21-acre site is located at 441 2nd Ave NE (CW Weidlers, Lot 46). It is zoned R-3/Residence and Old Town Character Sub-Area. Filed by David & Cheryl Hood, owners.

(V) Proscenium Directional Sign Variance.

The applicant seeks the following development standards variance approval for two (2) directional signs on the plaza level of the Proscenium:

11. **Docket No. PZ-2025-00147 V UDO Section 5.39(C) Directional Signs not exceeding three (3) sq. ft. in sign area and not higher than three (3) ft. above ground level; 12 sq. ft and 6.5-ft in height requested**

The 5.97-acre site is located at 1215 Veterans Way (Carmel Development II Subdivision, Lots 6 & 1A, 1B). It is zoned C-1/City Center, Ordinance Z-571-13). Filed by Stephen Kunkel of The Sterling Group, on behalf of VER at Proscenium, LLC.

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

Dated: Friday, July 18, 2025
File: 07.28.25 hearing officer mtg.doc
By: Bric Butler, PC/BZA Meeting Coordinator
317-571-2417, bbutler@carmel.in.gov

Carmel Board of Zoning Appeals Members:

- *Dennis Lockwood*, Appointed by the Mayor to a 4-year term expiring 12/31/2027
- *Salim Najjar*, Appointed by the City Council to a 4-year term expiring 12/31/2027
- *Kevin Rider* (Vice President), Appointed by the Mayor to a 4-year term expiring 12/31/2028
- *Leah York* (President), Appointed by the Mayor to a 4-year term expiring 12/31/2026
- *Christine Zoccola*, Appointed by the Plan Commission to a 4-year term expiring 12/31/2026