



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting

Monday, August 25, 2025

Time: 5:15 P.M.

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

Hearing Officer: Leah York

Note:

- This in-person meeting will be on Carmel TV and livestreamed on <http://carmel.in.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) Wiley Garage Size Variance.

The applicant seeks the following development standards variance approval for a 24'x26' detached garage and 8'x27' porch:

1. **Docket No. PZ-2025-00151 V UDO Section 5.02(B) 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, 110% requested.**

The 0.48-acre site is located at 10832 Timber Lane (Jordan Woods, Lot 97). It is zoned S2/Residence. Filed by George & Jennifer Wiley, owners.

(SE) Bonilla Short Term Residential Rental Renewal.

The applicant seeks the following special exception *renewal* approval for a STRR in a portion of a dwelling:

2. **Docket No. PZ-2025-00153 SE UDO Section 2.07 Permitted Uses, Residential Special Exception.**
The 1.15-acre site is located at 2918 E. Smoky Row and is zoned R1/Residence (not in any Subdivision). Filed by Stephanie Maris of Cohen, Garelick & Glazier P.C., on behalf of DBM Group LLC, owner.

~~WITHDRAWN - (V) 640 1st Ave NE Lot Cover Variance.~~

~~The applicant seeks the following development standards variance approval for a new custom home:~~

3. ~~**Docket No. PZ-2025-00155 V UDO Section 3.64(C)(3) Maximum 45% lot cover allowed; 47% requested.**~~
~~The 0.22-acre site is located at 640 1st Ave NE (not located in any subdivision). It is zoned R3/Residence and is within the Old Town Overlay — Old Town Character Sub Area. Filed by Jon Dobosiewicz & Jim Shinaver of Nelson & Frankengerger, LLC. on behalf of Woodwind Custom Homes LLC., owners.~~

(V) Bolander Patio Setback Variance.

The applicant seeks the following development standards variance approval for a 20'x16' covered patio:

4. **Docket No. PZ-2025-00158 V UDO Section 2.04 Minimum 20-ft rear yard setback required; 13-ft requested.**
(There is also a 15-ft wide easement in the back yard.)
The 0.36-acre site is located at 14049 Honey Tree Drive (Saddle Creek, Lot 84). It is zoned S1/Residence. Filed by Brant Hile of BPI Outdoor Living on behalf of Brendan & Paige Bolander, owners.

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

Dated: Friday, August 15, 2025
File: 08.25.25 hearing officer mtg.doc
By: Bric Butler, PC/BZA Meeting Coordinator
317-571-2417, bbutler@carmel.in.gov

Carmel Board of Zoning Appeals Members:

- *Leah York* (President), Appointed by the Mayor to a 4-year term expiring 12/31/2026
- *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
- *Christine Zoccola*, Appointed by the Plan Commission to a 4-year term expiring 12/31/2026