



City of Carmel

Board of Zoning Appeals **Regular Meeting**

Monday, November 24, 2025

Time: **6:00 PM**

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

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. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes and Findings of Facts of Previous Meetings
- F. Communications, Bills, and Expenditures
 1. Rules of Procedure suspension requests for items 9, 10, and 11 - public notice legal ad was printed late, but still within the State Statute 10-day prior requirement
 2. BZA Rules of Procedure Amendment
 3. 2026 BZA Calendar
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearings

~~TABLED TO JAN. 26 - (UV,V) 755 E. 104th St Triplex Use Variance and Variance.~~

~~The applicant seeks the following use variance and development standards variance approvals:—~~

- ~~1. Docket No. PZ-2025-00048 UV UDO Section 2.07 Prohibited Uses; Triplex requested.~~
- ~~2. Docket No. PZ-2025-00051 V UDO Section 2.08 2.9 lots/acre Maximum Density allowed, 1.61 lots allowed for this site; 3 lots/units requested.~~

~~The 0.51-acre site is located at 755 E. 104th St. (Homeplace, Lot 90). It is zoned R1/Residence. Filed by E. Davis Coots of Coots, Henke & Wheeler PC on behalf of W&Z Enterprises LLC, owners.~~

TRANSFERRED FROM NOV. 24 BZA HO AGENDA - (SE) Elliott Short Term Residential Rental Renewal.

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

3. **Docket No. PZ-2025-00189 SE UDO Section 2.09 Permitted Uses, Residential Special Exception, Renewal required for a short-term residential rental.**

The site is located at 10828 Timber Ln. (Jordan Woods Subdivision Lot 95). It is zoned S2/Residence. Filed by Thomas & Karyn Elliott, owners.

(UV,V) Baek Bakery & Kitchen Use Variance and Variances.

The applicant seeks the following use variance and development standards variance approvals for a bakery and artisan kitchen:

4. **Docket No. PZ-2025-00195 UV UDO Section 2.11 Prohibited Uses; Bakery and Kitchen requested in a residential district.**
5. **Docket No. PZ-2025-00223 V UDO Section 2.12 Maximum 35% lot cover allowed, 41% requested.**
6. **Docket No. PZ-2025-00227 V UDO Section 3.14(B) Connectivity Standards – Adjacent / adjoining lots shall be interconnected either by alleys or internal driveways, no connectivity**

requested.

The 0.24-acre site is located at 625 E. 106th St. (College Plaza, Lot 37). It is zoned R3/Residential and is within the Homeplace Business District. Filed by Euna Baek, owner.

(V) Irsay Private Ice Rink Special Use and Variance.

The applicant seeks the following special use and development standards variance approval for an existing private ice rink:

7. **Docket No. PZ-2025-00218 SU** **UDO Section 2.03** **Permitted Uses – Private Recreational Facility Special Use is required for an ice rink in a residential zoned area.**
8. **Docket No. PZ-2025-00219 V** **UDO Section 2.03** **Maximum 35% lot cover allowed; 60% requested.**

The 1.10-acre site is located at 1705 W. 116th St. (*not located in any subdivision*). It is zoned S1/Residence and is within the W. 116th St. Overlay District. Filed by Joe Calderon of Barnes & Thornburg, LLP., on behalf of James Irsay Arena, LLC., owner.

(V) Cooper Guest House Variances.

The applicant seeks the following development standards variance approvals for a 50'x100' guest house.

9. **Docket No. PZ-2025-00220 V** **UDO Section 5.02(B)(3)** **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; 364% requested. (Also, the footprint of a detached accessory structure cannot exceed 24'x30', and 50'x100' is requested.)**
10. **Docket No. PZ-2025-00221 V** **UDO Section 5.02(B)(1)** **Minimum 25-ft front setback behind front line of principal building allowed; approximately 60-ft in front of principal building requested. On Corner Lots no residential Accessory Building shall be erected: [1] forward of any Principal Building, or [2] in any required Minimum Front Yard.**

The 1.21-acre site is located at 4370 W. 126th Street (*not located in any subdivision*). It is zoned S1/Residence. Filed by Rob Cooper, owner & builder.

(V) Zee-Cheng Guest House Variance.

The applicant seeks the following development standards variance approval for a 44'x99' guest house.

11. **Docket No. PZ-2025-00222 V** **UDO Section 5.02(B)(1)** **Minimum 25-ft front setback behind front line of principal building allowed; approximately 60-ft in front of principal building requested.**

The 4.70-acre site is located at 4444 W. 126th Street (*not located in any subdivision*). It is zoned S1/Residence. Filed by Rob Cooper of Bespoke Construction LLC, on behalf of Janine Zee-Cheng, owner.

- I. New Business
- J. Old Business
- K. Adjournment

Dated: Friday, November 14, 2025
File: 10.27.25 regular meeting.doc
By: Bric Butler, PC/BZA Meeting Coordinator
bbutler@carmel.in.gov, 317-571-2417

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
- *Salim Najjar*, 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