



City of Carmel

Board of Zoning Appeals **Regular Meeting** Tuesday, May 26, 2026

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:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes and Findings of Facts of Previous Meetings
- Communications, Bills, and Expenditures
- Reports, Announcements, Legal Counsel Report, and Department Concerns –
 - Pending lawsuit updates – Smith-Thompson ADU, Elliott STRR
 - STRR Ordinance Amendment update
- Public Hearings

(UV), (V) 755 E. 104th St Triplex Use Variance and Variances.

The applicant seeks the following use variance and development standards variance approvals for converting a duplex into a triplex:

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|--|------------------|--------------------------|
| 1. Docket No. PZ-2025-00048 UV requested. | UDO Section 2.07 | Prohibited Uses; Triplex |
| 2. Docket No. PZ-2025-00051 V Density allowed, 1.48 lots allowed for this site; 3 lots/units requested. | UDO Section 2.08 | 2.9 lots/acre Maximum |
| 3. Docket No. PZ-2026-00043 V compliance is required; No sidewalk or street right of way dedication requested. | UDO Section 1.07 | Transportation Plan |

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

TABLED TO JUNE 22 - (V) Thompson Pickleball Court & Pergola Variances.

The applicant seeks the following development standards variance approvals for a pickleball court, pergola, and patio area on a through lot.

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| 4. Docket No. PZ-2026-00039 V | UDO Section 5.02(B)(1)(a)(iii) | Rear (West) Setback— |
| ~~on Through Lots no residential accessory buildings and uses shall be erected forward of any principal building, or in any required minimum yard (Minimum 35-ft setback required; 6-ft 24-ft requested).~~ | | |
| 5. Docket No. PZ-2026-00041 V | UDO Section 2.06 | Maximum 35% lot |
| ~~cover allowed, 52% requested.~~ | | |
| 6. Docket No. PZ-2026-00052 V | UDO Section 5.02(C)(6) | Tennis and Pickleball |
| ~~Courts—Shall be located only within a Side or Rear Yard; front yard* requested (*through lot)~~ | | |

The 0.33-acre site is located at 11136 St Charles Place (Kingswood, Lot 68). It is zoned S2/Residence. Filed by David Iler of Iler + Associates on behalf of Brett Thompson, Owner.

(V) Catalyst Health Care Variance.

The applicant seeks the following development standards variance approval for the hours of operation of a new 42-bed/room rehabilitation and therapy facility.

7. **Docket No. PZ-2026-00062 V Highpointe on Meridian PUD Section 3.4 Hours of operation for a physical therapy/rehabilitation facility are restricted to 6 a.m. to 7 p.m. Monday thru Friday, and 8 a.m. to Noon on Saturdays; expanded hours requested.**

The 5.42-acre site is located at 13400 Illinois Street. It is zoned The Highpointe on Meridian PUD/Planned Unit Development, Ordinance Z-559-12. Filed by Jon Dobosiewicz of Nelson & Frankenberger, LLC. on behalf of CAH Developments, LLC., and Bethel Park Trust.

(UV), (V) Jessup Blvd Townhomes Use Variance and Variances.

The applicant seeks the following use variance and development standards variance approvals for 6 townhome units on 2 vacant parcels:

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| 8. Docket No. PZ-2026-00024 UV UDO Section 2.11 Residential Permitted Uses, two-family dwelling allowed; multi-family housing requested. | |
| 9. Docket No. PZ-2026-00090 V UDO Section 2.11 Maximum 35% lot cover allowed; 40% requested. | |
| 10. Docket No. PZ-2026-00091 V UDO Section 2.12 Minimum 15-ft aggregate of side yards allowed; 13-ft requested. | |
| 11. Docket No. PZ-2026-00092 V UDO Section 2.12 5.0 lots/acre Maximum Density allowed, 2.15 lots allowed for this site; 6 lots/units requested. | |
| 12. Docket No. PZ-2026-00093 V UDO Section 2.12 Minimum 800 sq. ft. ground floor area for multi-family housing required; 538 sq. ft. requested. | |
| 13. Docket No. PZ-2026-00094 V UDO Section 5.19(F) Perimeter Bufferyard/Landscape standards required per Bufferyard C; Bufferyard C standards not met. | |

The 0.42-acre site is located at 0 (10451) Jessup Blvd. (Homeplace, Lots 87, 88). It is zoned R3/Residential. Filed by Simon Gao on behalf of Xiaoli Zhang, owner.

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

Dated: Friday, May 15, 2026
File: 05.26.26 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
- *Christine Zoccola*, Appointed by the Plan Commission to a 4-year term expiring 12/31/2026
- *Replacement needed*, Appointed by the City Council to a 4-year term expiring 12/31/202X