



City of Carmel

Board of Zoning Appeals **Regular Meeting** Monday, August 24, 2026

Time: 6:00 P.M.

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
- Public Hearings

(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:

- 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.**
- Docket No. PZ-2026-00041 V** **UDO Section 2.06** **Max. 35% lot cover allowed, 52% requested.**
- 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 subdivision, Lot 68). It is zoned S2/Residence. Filed by David Iler of Iler + Associates on behalf of Brett Thompson, owner.

TABLED TO SEPT. 28 - (SU) Blackwell Residential Barn Special Use.

~~The applicant seeks the following approval to host company retreats in an existing residential accessory structure:~~

- ~~**Docket No. PZ-2026-00100 SU** **UDO Section 2.07** **Recreational Special Use approval required for Private Recreational Facility.** The 1.45-acre site is located at 10698 & 10700 Valley Drive (Lincoln Highway Estates subdivision, Part Lot 3). It is zoned R1/Residence. Filed by Mike Blackwell, owner.~~

TABLED TO SEPT. 28 - (V) Brinegar Deck Setback Variance.

~~The applicant seeks the following development standards variance approval for a pool deck:~~

- ~~**Docket No. PZ-2026-00143 V** **UDO Section 5.02(B)(1)(b)(i)** **Minimum 5-ft side yard setback for accessory uses required; 1- to 3.75 ft requested.**~~

~~The 0.41-acre site is located at 1507 Cool Creek Drive (Cool Creek Estates, Lot 163). It is zoned R1/Residential. Filed by Kole & Emily Brinegar, owners.~~

- New Business
- Old Business
- Adjournment

Dated: Friday, August 14, 2026
File: 08.24.26 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
- *Vacant Position*, 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