



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, September 28, 2026 (REVISED)

Time: 5:00 P.M.

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

Hearing Officer: Christine Zoccola

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
- Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- Public Hearings

(V) Ascension St. Vincent Heart Center Sign Variances.

The applicant seeks the following additional development standards variance approval for signage.

- Docket No. PZ-2026-00168 V UDO Section 5.39(I)(2)(b) 7 additional wall signs requested from previous approvals.** (Previously approved Docket Nos. [075-02 ADLS Amend](#), [06100003 V](#), [16100011-13 V](#))
- Docket No. PZ-2026-00194 V UDO Section 5.39(C)(4) Traffic Directional Signs shall not exceed 3 sq. ft. in size and not higher than 3-ft in height; 5 sq. ft. in size and 4-ft in height requested for all Traffic Directional Signage on site.** The 12.57-acre site is located at 10580 N. Meridian Street. It is zoned MC/Meridian Corridor. Filed by Erin Maher of BSA Design, on behalf of CIHS Newco LLC., owner.

(V) Craft Detached Garage Variance.

The applicant seeks the following development standards variance approval for a 15'x24' detached garage:

- Docket No. PZ-2026-00180 V UDO Section 5.02(B) Minimum 25-ft front setback behind front line of principal building allowed; approximately 25-ft in front of principal building requested.** The 1.20-acre site is located at 12006 Eden Glen Drive (Eden Glen, Lot 35). It is zoned R-1/Residential. Filed by Jonathan & Jessica Craft, owners.

(V) O'Donnell Patio Lot Cover Variance.

The applicant seeks the following development standards variance approval for an existing patio area:

- Docket No. PZ-2026-00182 V Grannan Grove PUD Section 4.2(F) Maximum 35% lot cover allowed; 40% requested.** The 0.39-acre site is located at 14009 Grannan Lane (Grannan Grove, Lot 4). It is zoned Grannan Grove PUD/Planned Unit Development, Ordinance Z-595-14. Filed by John & Robyn O'Donnell, owners.

TRANSFERRED TO 9/28 REGULAR MEETING AGENDA - (V) 10480 McPherson St. Building Width Variance.

The applicant seeks the following development standards variance approval for a duplex:

- ~~**Docket No. PZ-2026-00186 V UDO Section 5.04 Min. 23-ft building width required; 19-ft requested.** The 0.23-acre site is located at 10480 McPherson Street (Homeplace, Lot 25). It is zoned R-3/Residential. Filed by Mason Klain of Sedgemoor Construction, LLC., on behalf of Jacob Gorden, owner.~~

TRANSFERRED TO 9/28 REGULAR MEETING AGENDA - (V) 10464 McPherson St. Building Width Variance.

The applicant seeks the following development standards variance approval for a duplex:

- ~~**Docket No. PZ-2026-00188 V UDO Section 5.04 Min. 23-ft building width required, 19-ft requested.** The 0.23-acre site is located at 10464 McPherson Street (Homeplace, Lot 26). It is zoned R-3/Residential. Filed by Mason Klain of Sedgemoor Construction, LLC., on behalf of Jacob Gorden, owner.~~

(V) Titus Pool Variances.

The applicant seeks the following development standards variance approvals for a pool & patio:

- Docket No. PZ-2026-00191 V UDO Section 5.02(C)(7) Min. swimming pool, its decking, or equipment setback must be 3-ft from easement (25-ft easement exists); 10-ft encroachment into the easement requested. (12-ft variance requested)**

8. **Docket No. PZ-2026-00201 V** **UDO Section 2.04** **Max. 35% lot cover allowed; 42% requested.** The 0.32-acre site is located at 5039 Huntington Drive (Kingswood, Lot 129). It is zoned S-2/Residential. Filed by Alisa Cox of C-Ray Pools on behalf of Benjamin & Katherine Titus, owners.

(V) Lippe Garage & Porch Setback Variance.

The applicant seeks the following development standards variance approval for a garage and screen porch addition:

9. **Docket No. PZ-2026-00192 V** **UDO Section 2.04** **Min. 10-ft side yard building setback required; 5-ft requested.** The 0.25-acre site is located at 12562 Gladecrest Drive (Lakes at Hazel Dell, Lot 29). It is zoned S-1/ROSO 1. Filed by Kim Lippe, owner.

(V) Johnson Garage Addition Variance.

The applicant seeks the following additional development standards variance approval for a garage addition.

10. **Docket No. PZ-2026-00193 V** **UDO Section 2.08** **Min. 35-ft front yard building setback required; 32-ft. requested.** The 0.67-acre site is located at 873 High Drive (Eden Estates, Lot 234). It is zoned R-1/Residential. Filed by James Johnson, owner.

(V) Vickers Pavilion Variance.

The applicant seeks the following additional variance approval for a private residential outdoor pavilion:

11. **Docket No. PZ-2026-00196 V** **UDO Section 2.04** **Min. 5-ft side yard accessory building setback required; 3-ft requested.** The 0.32-acre site is located at 931 Auman Dr. W. (Aumans Addition, Lot 47). It is zoned R-2/Residence. Filed by Benjamin Dennett of Vibrant Outdoors on behalf of Robert & Bethany Vickers, owners.

(V) 1506 W 106th St Accessory Building Height Variance.

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

12. **Docket No. PZ-2026-00199 V** **UDO Section 2.04** **Max. 18-ft accessory building height allowed; 24-ft requested.** The 25-acre site is located at 1506 W. 106th Street (not located in any subdivision). It is zoned S-1/Residence. Filed by Scott Bates of Scott Bates Custom Homes on behalf of Beam Reach LLC., owner.

(V) 936 Auman Dr W Lot Cover Variance.

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

13. **Docket No. PZ-2026-00202 V** **UDO Section 2.10** **Max. 35% lot cover allowed; 38.3 % requested.** The 0.32-acre site is located at 936 Auman Drive West (Aumans Addition, Lot 19). It is zoned R-2/Residence. Filed by Allen Phelps of Indy Houses LLC, owner.

(V) 510 N Rangeline Rd Office Building Setback Variance.

The applicant seeks the following development standards variance approval for a new office building:

14. **Docket No. PZ-2026-00203 V** **UDO Section 3.62** **New buildings to match the dominant or average front yard setback of existing buildings on the same block and same side of the street, with no more than a 3-foot variation, 19-ft front yard building setback required; 10-ft requested.** The 0.28-acre site is located at 510 N. Rangeline Road (520 N Rangeline Subdivision, Lot 2). It is zoned B-5/Business and is within the Old Town Historical Rangeline Sub-Area. Filed by Cole Walters of Studio View Architecture on behalf of Abner Properties Rangeline LLC., owner.

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

Dated: Friday, September 22, 2026
File: 09.28.26 hearing officer mtg **revised**.doc
By: Bric Butler, PC/BZA Meeting Coordinator
317-571-2417, bbutler@carmel.in.gov

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
- *Ryan Cadwell*, 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