



City of Carmel

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

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:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call, Declaration of Quorum, and **Swearing-in of New Member – Ryan Cadwell**
- D. Approval of Minutes and Findings of Facts of Previous Meetings
- E. Communications, Bills, and Expenditures
 1. **Request to hear Proscenium I variance items G.3 & G.4 together**
- F. Reports, Announcements, Legal Counsel Report, and Department Concerns
 1. **Lawsuit updates**
- G. Public Hearings

WITHDRAWN - (SU) Blackwell Residential Barn Special Use.

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

- ~~1. **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.~~

(V) Brinegar Deck Setback Variance.

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

2. **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.

(V) Novo Office Building at Proscenium I Lot Cover Variance.

The applicant seeks the following development standards variance approval for an office building.

3. **Docket No. PZ-2026-00164 V** **UDO Section 2.34** **Maximum 80% lot cover allowed; 86% requested.**

The 0.23-acre site is located at 22 Proscenium Parkway. It is zoned C-1/City Center. Filed by Ben Bemis of CEC Inc., on behalf of Novo Development Group.

(V) Proscenium I Lot Cover Variance.

The applicant seeks the following development standards variance approval for the entire project:

4. **Docket No. PZ-2026-00198 V** **UDO Section 2.34** **Maximum 80% lot cover allowed; 86% requested.**

The 6± acre site is located generally at 20 W. Carmel Dr. It is zoned C1/City Center. Filed by the Carmel Dept. of Community Services.

(SE) Lai Short Term Residential Rental.

The applicant seeks the following Special Exception approval for a non-owner occupied STRR:

5. **Docket No. PZ-2026-00174 SE UDO Section 2.03 Permitted Uses, Residential Special Exception approval required for Short-Term Residential Rental use.**

The 0.34-acre site is located at 9649 Sycamore Road (Green Tree Country Club Estates, Lot 30). It is zoned R-1/Residence. Filed by Hieu Le on behalf of Mai Ngan Lai, owner.

(UV) Recovery Auto Use Variance Renewal.

The applicant seeks the following use variance *renewal* approval:

6. **Docket No. PZ-2026-00176 UV UDO Section 3.01 Prohibited Uses in Overlay, Automobile Sales & Display requested.**

The site is located at 10601 College Ave., at the northeast corner of 106th St. and College Ave. It is zoned B2/Business and is within the Home Place Overlay District, Business Sub-Area. Filed by E. Davis Coots of Coots, Henke & Wheeler, PC on behalf of Dianwei Wang and Meili He, owners.

(SE) Gorden Short Term Residential Rental.

The applicant seeks the following Special Exception approval for a non-owner occupied STRR:

7. **Docket No. PZ-2026-00181 SE UDO Section 2.03 Permitted Uses, Residential Special Exception approval required for Short-Term Residential Rental use.**

The 0.43-acre site is located at 10558 School Parkway (Orchard Park, Lot 145). It is zoned S-2/Residence. Filed by Jacob Gorden, owner.

TRANSFERRED FROM 9/28 BZA HO MEETING AGENDA - (V) 10480 McPherson St. Building Width Variance.

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

8. **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 FROM 9/28 BZA HO MEETING AGENDA - (V) 10464 McPherson St. Building Width Variance.

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

9. **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.

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

Dated: Friday, September 22, 2026
File: 09.28.26 regular meeting_ **revised**.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
- *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