



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, October 26, 2026

Time: **5:30 P.M.**

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

Hearing Officer: **Leah York**

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

(V) Batler Building Addition Variances.

The applicant seeks the following additional development standards variance approval for a building addition:

1. **Docket No. PZ-2026-00189 V** **UDO Section 2.04** **Min. 10-ft side yard setback and 30-ft aggregate of side yards required; 9-ft and 20-ft requested.**
2. **Docket No. PZ-2026-00209 V** **UDO Section 2.04** **Max. 35% lot cover allowed; 46% requested.**

The 0.57-acre site is located at 10521 Bishop Circle (Windemere, Lot 22). It is zoned S1/Residential. Filed by Christine O'Hara of Coots, Henke, & Wheeler, PC on behalf of Robert & Jill Batler, owners.

(V) Buck Pool Setback Variance.

The applicant seeks the following development standards variance approval for a pool & patio on a through lot:

3. **Docket No. PZ-2026-00224 V** **UDO Section 5.02(B)** **Rear Setback - on Through Lots no residential accessory building or uses shall be erected forward of any principal building, or in any required minimum yard (Minimum 40-ft setback required); 20-ft setback requested.**

The 0.60-acre site is located at 4944 Limberlost Trace (Mohawk Crossing, Lot 118). It is zoned S1/Residential. Filed by Jonathan & Emily Buck, owners.

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

Dated: Friday, October 16, 2026 File: 10.26.26 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov
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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