



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers

DATE: 11/20/2024 at 6:00 PM

DIRECTIONS: FMC Nickel Plate Conference Room ,
1 Municipal Drive, Fishers, IN 46038

Members of the public may [submit comments online](#) before 12pm on the day of the meeting.

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. 10-23-24 Minutes

4. Public Hearings

a. **13599 Lake Ridge Ln – Zirkelbach Pool**

Parcel: 13-15-11-00-18-045.000

Address: 13599 Lake Ridge Ln

Case: VA-24-21

Request: Consideration of a Development Standards Variance from the Unified Development Ordinance Section 3.2.3.B to increase the maximum allowed impervious surface area from 35% to 45% for a proposed pool deck.

Petitioner: Jonathan Hudson (jonathan@hudson-collc.com)

Planner: Gabrielle Herin (hering@fishers.in.us)

5. Old Business

6. New Business

7. Staff Communication

**a. Board of Zoning Appeals
6:00 PM**

- January 22, 2025
- February 26, 2025
- March 26, 2025
- April 23, 2025
- May 28, 2025
- June 25, 2025
- July 23, 2025
- August 27, 2025
- September 24, 2025
- October 22, 2025
- November 19, 2025
- December 17, 2025

8. Board Signatures – Findings of Fact

9. Adjournment

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
Fishers Municipal Center
October 23, 2024**

The Board of Zoning Appeals convened at 6:00 p.m.

A roll call was taken. Members present: Steve Ferrucci, Jeffrey Silvey, Greg Lannan via Teams, Tom Grinslade, Howard Stevenson.

Others present: Ross Hilleary, Rodney Retzner, Kay Prange, Paul Walters, Sue Follmer, Denise Retzner.

Mr. Ferrucci confirmed quorum and called the meeting to order.

Mr. Ferrucci asked for a Motion for the approval of the previous minutes. Mr. Lannan made a Motion to approve, seconded by Mr. Silvey. The Minutes were approved, 5-0.

Public Hearings:

- a. 13599 Lake Ridge Ln- Zirkelbach Pool VA-24-21 CONTINUED**

Has been CONTINUED due to partial noticing.

- b. Macs Convenience Stores LLC VA-24-26 CONTINUED**

Staff has asked for Continuance from July and August.

Adjournment As there was no other business, the meeting was adjourned at 6:05 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary

REED ALEXANDER DESIGN
LANDSCAPE ARCHITECTURE
Info@reedalexanderdesign.com
Phone : (812)-455-8191

PROJECT

PRIVATE PROPERTY
Zirkelbach Residence
13599 Lake Ridge Ln.
Fishers, IN 46055

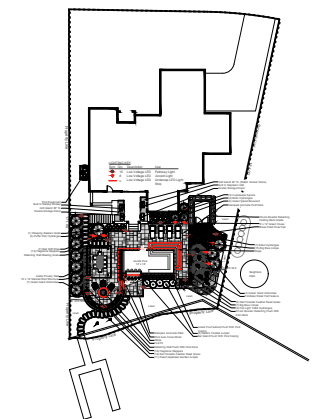
DATE _____

October 16, 2024

TEAM

REED ALEXANDER DESIGN
LANDSCAPE ARCHITECTURE
Info@reedalexanderdesign.com
Phone : (812)-455-8191

SITE PLAN



1:100'



Graphic Scale 1"=10'-0"
Sheet Size 18"x24"

DRAWN	AG
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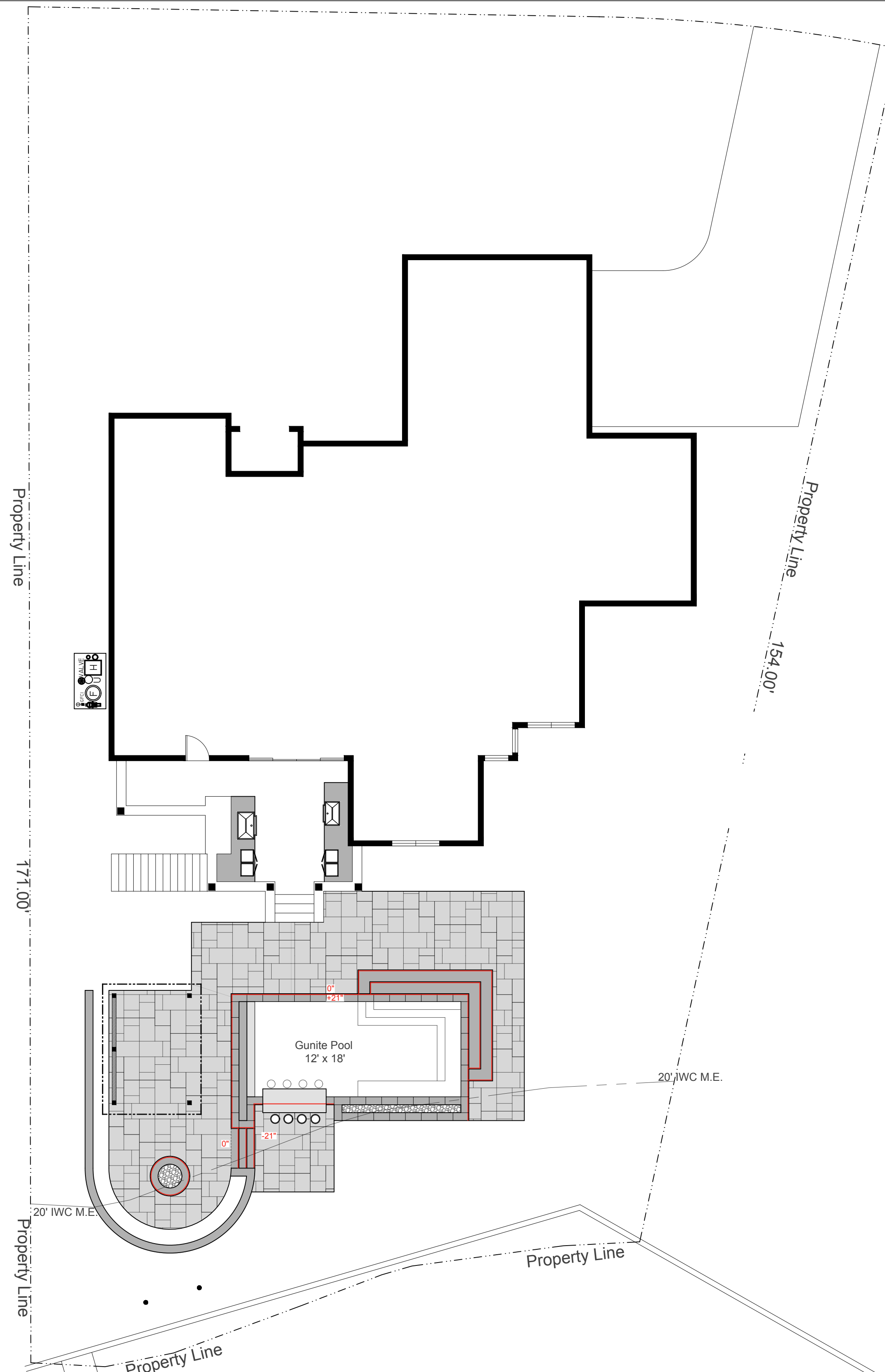
REVISION DATES

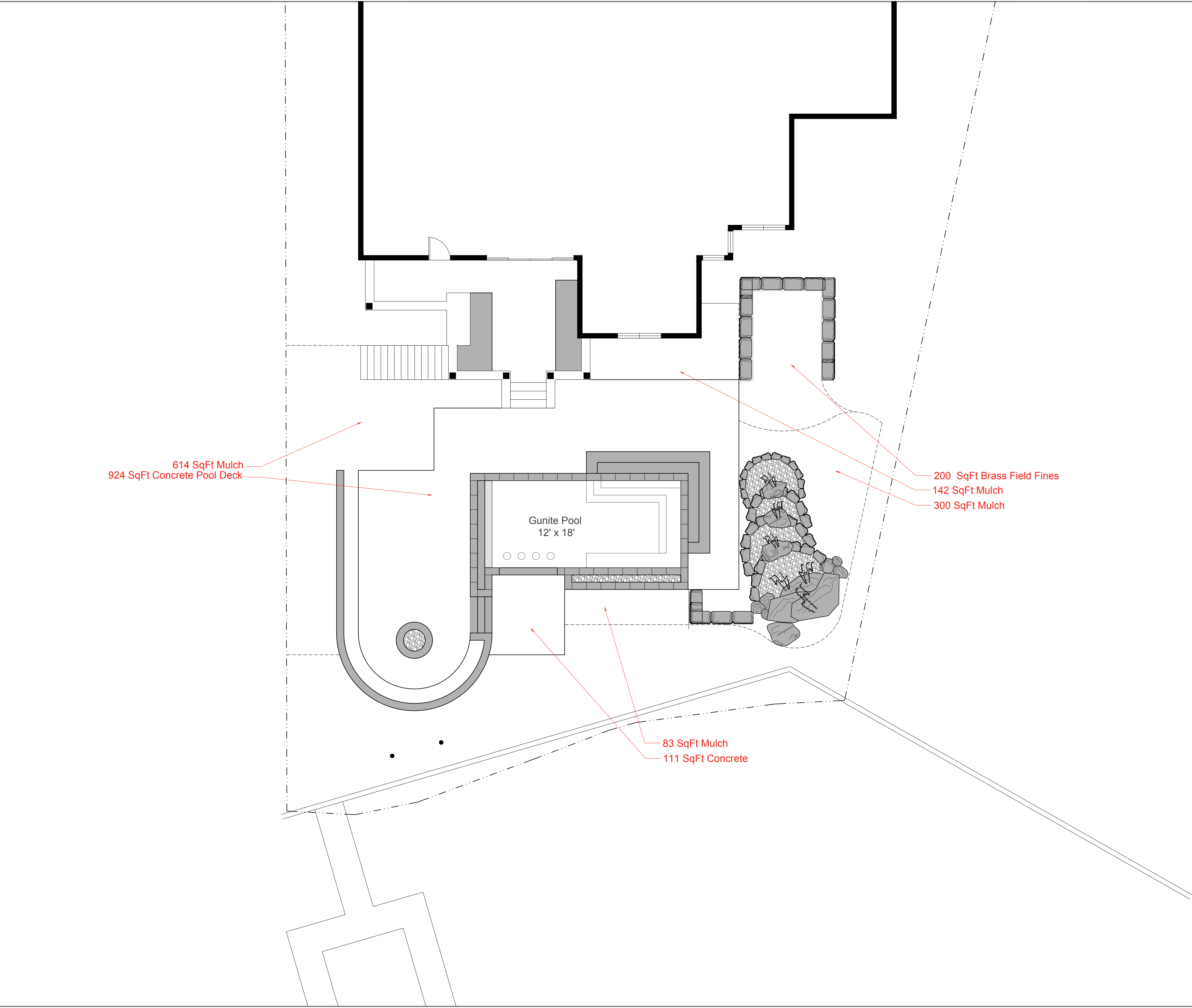
1	8.27.24

HARDSCAPE PLAN

DISCLAIMER: This plan is a visual representation of the potential of this site. If built structures, walls, columns etc. are supporting a large amount of weight this plan is to be check by a Licensed Architect or Structural Engineer before starting construction. This plan can not guarantee that all items will be built properly if subcontracted to another contractor. All plans should be reviewed and check by the contractor before beginning construction. Approval by HOA or any other needed approvals are required for this project.

SHEET 1.01





614 SqFt Mulch
924 SqFt Concrete Pool Deck

Gunite Pool
12' x 18'

200 SqFt Brass Field Fines
142 SqFt Mulch
300 SqFt Mulch

83 SqFt Mulch
111 SqFt Concrete

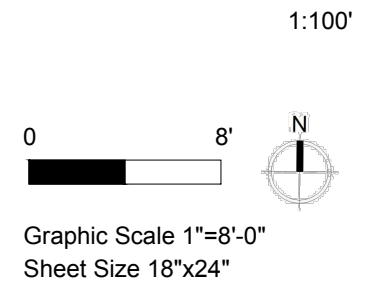
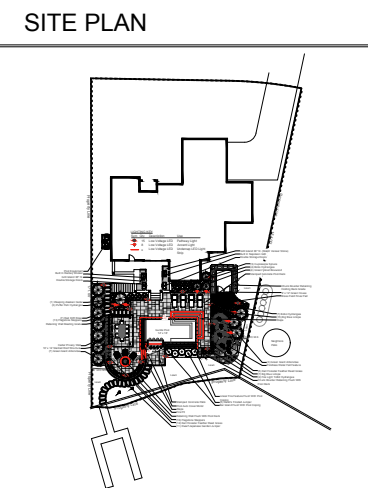
REED ALEXANDER DESIGN
LANDSCAPE ARCHITECTURE
Info@reedalexanderdesign.com
Phone : (812)-455-8191

PROJECT
PRIVATE PROPERTY
Zirkelbach Residence
13599 Lake Ridge Ln.
Fishers, IN 46055

DATE
August 27, 2024

TEAM

REED ALEXANDER DESIGN
LANDSCAPE ARCHITECTURE
Info@reedalexanderdesign.com
Phone : (812)-455-8191



REVISION DATES	
1	8.27.24

SQFT TAKEOFF PLAN

DISCLAIMER: This plan is a visual representation of the potential of this site. If built structures, walls, columns etc. are supporting a large amount of weight this plan is to be checked by a Licensed Architect or Structural Engineer before starting construction. This plan can not guarantee that all items will be built properly if subcontracted to another contractor. All plans should be reviewed and checked by the contractor before beginning construction. Approval by MOA or any other needed approvals are required for this project.

SHEET 1.02
Copyright 2024



Board of Zoning Appeals Staff Report

Meeting Date: November 20, 2024

DEPARTMENT CONTACT:

Gabrielle Herin, Senior Planner

hering@fishers.in.us

CASE NUMBER:

VA-24-21

PETITIONER:

Jonathan Hudson, jonathan@hudson-collc.com

PROPERTY ADDRESS/LOCATION:

13599 Lake Ridge Ln

REQUEST: Consideration of a Development Standards Variance from the Unified Development Ordinance Section 3.2.3.B to increase the maximum allowed impervious surface area from 35% to 45% for a proposed pool deck.

APPLICABLE REGULATIONS:

UDO Section 3.2.3

EXISTING ZONING:

R-2, Unified Development Ordinance (Ord. #071618F)

FISHERS 2040:

Suburban Residential

LOT SIZE: 0.35 acres

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☐ Continue

☐ Deny

☒ No Recommendation

ZONING HISTORY:

The zoning is based on the Unified Development Ordinance (UDO), which was approved in 2018 (Ordinance #: 071618F).

SURROUNDING LAND USE & ZONING:

North: PUD-M (Geist Reservoir)

South: R2, OS (Traditional Single Family, Geist Reservoir)

East: R2 (Traditional Single Family)

West: R2, OS (Traditional Single Family, Geist Reservoir)

Zoning Map



SUMMARY OF PUBLIC COMMENTS:

No public comments regarding this variance were received.

PETITION OVERVIEW:

Summary of Request

Jonathan Hudson, on behalf of the Zirkelbachs, is requesting a Development Standards Variance to increase the lot's maximum impervious surface area from 35% to 45% for hardscaping

associated with a pool. Staff confirmed the impervious surface coverage would have to be increased to 45% and that the increase would not cause any concern from the Stormwater department.

Fishers 2040

Fishers 2040 identifies the future land use of this lot to be suburban residential.

Fishers 2040 Future Land Use Map



STAFF RECOMMENDATION:

Staff has no recommendation for this request.

If the Board approves this Variance Staff requests the following conditions, and any others sought by the Board:

1. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder's Office.

STAFF RECOMMENDATION

☐ Approve ☐ Continue ☐ Deny ☒ No Recommendation