



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers

DATE: 1/22/2025 at 6:00 PM

DIRECTIONS: Fishers Municipal Center Theater, 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. 12-18-24 Minutes

4. Public Hearings

- a. **Bent Grass Marketplace CONTINUED**

Parcels: 15-11-19-00-67-001.000

Address: 13682 Bent Grass Ln

Case: VA-24-26

Request: Consideration of a Development Standard Variance from Section 5.4.8.D.2.b of the City's Unified Development Ordinance (UDO) to allow a drive-up window, exterior menu board, and speakers, associated with a restaurant or coffee house, within 400 feet of any building zoned or used for residential purposes.

Petitioner: Mark Leach (mark.leach@faegredrinker.com)

Planner: Christy Cashin (cashinc@fishers.in.us)

b. NJS Gas Station Sign Variance

Parcels: 15-11-31-00-15-003.000

Address: 12571 Reynolds Dr

Case: VA-24-22

Request: Consideration of a Development Standards Variance from Section 6.17.6. E. Ground Signs Located on Lots with Non-Residential Uses to allow digital changeable copy on one (1) ground sign.

Petitioner: Brian Dyke (brian.dyke@giant eagle.com)

Planner: Christy Cashin (cashinc@fishers.in.us)

c. Vermeer Gravel Lot Variance

Parcels: 15-11-30-00-00-001.008

Address: 13402 Britton Park Rd

Case: VA-24-27

Request: Consideration of a Development Standard Variance from Article 6.11.3.A.1 Parking Lot Design of the City's Unified Development Ordinance (UDO) to allow for a temporary gravel parking lot for equipment storage.

Petitioner: Eric Carter (cartere@weihe.net)

Planner: Christy Cashin (cashinc@fishers.in.us)

d. Walmart Fuel Station Sign Variance

Parcels: 15-11-30-00-41-006.000

Address: 9354 Ambleside Dr

Case: VA-24-28

Request: Consideration of a Development Standards Variance from Section 6.17.7.C. Wall Signs of the City of Fishers Unified Development Ordinance to allow five (5) wall signs, where three (3) wall signs are allowed. Signs will be placed on the primary frontage of the building and on the fuel canopy.

Petitioner: Lisa Collins (lisa.collins@brrarch.com)

Planner: Christy Cashin (cashinc@fishers.in.us)

5. Old Business

6. New Business

7. Staff Communication

8. Board Signatures – Findings of Fact

9. Adjournment