



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers

DATE: 4/23/2025 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. BZA Minutes 3-36-25 DRAFT
 - b. BZA Minutes 11-20-24 - DRAFT
4. **Public Hearings**
 - a. **Fishers Baptist Church Sign Variance**
Parcels: 15-11-30-00-00-023.201
Address: 9587 E 131st St
Case: VA-25-3
Request: Consideration of a development standard variance from Section 6.17.9 Other Sign Types of the City's Unified Development Ordinance (UDO) to allow permanent light pole banner signs on a property with an institutional use, where signage will only focus on community or institutional content and not sales advertising.
Petitioner: Todd Falk (fishersbaptist@gmail.com)

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

b. 10618 Haven Cove Pt Rashid Residence Variances

Parcels: 13-15-02-00-25-024.000

Address: 10618 Haven Cove Pt

Case: VA-25-6

Request: Consideration of Development Standard Variances from Sections 3.2.3 and 6.3.4.B.3.d of the City's Unified Development Ordinance (UDO) and the Marina PUD Ordinance #: 041210 to increase the maximum permitted impervious surface area from 35% to 55%, to permit a 0/12 roof pitch instead of the minimum 5/12 roof pitch required and to increase the maximum permitted height from 35 feet to 43 feet for a new single family home.

Petitioner: Dave Hatcher (dave@hbdbuilder.com)

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

5. Old Business

6. New Business

7. Staff Communication

8. Board Signatures – Findings of Fact

9. Adjournment

[MEET_FOOT]

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
FISHERS Municipal Center Theater
March 26, 2025**

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

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson, Greg Lannan, via Teams, Jeffrey Silvey. Others in attendance: Rodney Retzner, Ross Hilleary, Kay Prange, Kevin Martin, Larry Lannan, Jay Christman, Jennifer Puckett, Eric Puckett, Larry and Vickie Helmes, Eric Swanson, Michael Piganelli, Patrick Jendrazok, Kim Logan, Nate Nocton, Casey Couch, Alyson Piganelli, Debbie Thomas.

A Roll Call was taken.

Elections, Appointments and Designations:

Mr. Ferrucci opened the meeting to nominations.

President:

Howard Stevenson nominated Steve Ferrucci as President, Greg Lannan seconded. The nomination was approved, 5-0.

Vice-President:

Steve Ferrucci Nominated Howard Stevenson as Vice-President, Jeffrey Silvey seconded. The nomination was approved, 5-0.

The Board voted in favor of nominations for Secretary, Recording Secretary, and Designations for Legal Counsel and Legal Publications, 5-0.

Mr. Stevenson made a Motion to approve the Minutes from the 1-22-25 meeting, seconded by Tom Grinslade. The Motion was approved, 5-0.

Public Hearings:

13202 Nottingham Road Special Exception

Parcels: 14-11-30-01-03-018.000

Address: 13202 Nottingham Road

Case: SE-25-1

Request: Consideration of a Special Exception to allow for a short-term rental use (e.g., Airbnb, VRBO) on a single-family property zoned R2.

Petitioner: Biao Chen (benbiaochen@gmail.com)

Planner: Grace Wiley (wileyg@fishers.in.us)

The Petitioner's son-in law, Eric Swanson spoke on behalf of his family. He noted that he was not familiar with any details of this situation.

Petitioners use the Property for personal use only when visiting family in the area. Petitioners are missionaries and have permanent residency elsewhere and temporary residency depending on missionary work. The Property is managed by a third party, HomeBase, and is currently listed on Airbnb as an "entire home" rental. The fact that the Petitioner does not reside at the Property requires the Petitioner to seek this Special Exception Approval. In July 2024, a neighbor filed a complaint reporting that the property was being used as a short-term rental, which led to a code enforcement file being opened. Airbnb lists 43 past-experience reviews by customers. Staff noted code enforcement complaint from June 2024 for lack of lawn maintenance, trash, strangers coming and going, noise, and parking. Staff sends no recommendation to the Board.

Mr. Ferrucci opened the Public Hearing.

Michael Piganelli (13201 Nottingham)- many vehicles coming and going. There are no streetlights or sidewalks in their neighborhood so there are worries about safety. Opposed.

Kim Logan (203 Buckingham Court)- Ms. Logan brought pictures of the property. Trash is left out all week. Street drains are not cleaned out. This is not appropriate for the neighborhood. Opposed.



SE-25-1 Kim Logan # 1.pdf



SE-25-1 Kim Logan # 2.pdf

Vicki Helms (108 Chippenham)- There were guns and drugs last summer. The owner didn't let the neighbors know this was happening. Party central. Opposed.

Jennifer Puckett (13424 Nottingham)- concern with bus stop safety of kids, which is right by this house. Opposed.

Debbie Thomas (13203 Nottingham)- Grass was cut with a week eater. Owners haven't tried to find out how the rules work. How does VRBO vet guests? Opposed.

The following didn't sign in, so we don't have full information:

Ms Sargent- Opposed.

Mary Ann (107 Chippenham) – their HOA has covenant # 20 prohibiting this. Opposed.

Kevin Smith – concerned about bus stop as previously mentioned. Opposed.

Mr. Ferrucci closed the Public Hearing.

Mr. Swanson - After public comment, the Petitioner apologized to the neighborhood residents and attempted to remove the Petition from the docket; however, the matter already being heard, the Board accepted that attempt as additional reasoning to deny the Petition.

Mr. Ferrucci asked for a Motion. Mr. Lannan made a Motion to DENY, which was seconded by Mr. Stevenson. The Motion to Deny was approved by a 5-0 vote.

Additional information from the Findings of Fact:

1. The neighborhood has no street lighting and the increased traffic comes and goes at all hours of the night, causing a potential hazard for residents.
2. Not knowing the individuals utilizing the Property increases anxiety among the neighbors.
3. The Property has been rented as a short-term rental for years without approval and the rental activity is possibly in violation of the homeowner's association rules.
4. The garbage cans stay on the street for many days depending on when one rental starts, and one ends, and when the next garbage pickup date will be.
5. Maintenance on the property falls to the neighbors as the rental agency does not properly maintain the property.
6. The neighbor sharing the back yard to the Property made allegations of firearms use, drug use and large and noisy parties at the Property.
7. There was concern about the Property owner and users having no vested interest in the neighborhood, cleanliness and maintenance.
8. Rentals to large utility companies over the years have resulted in multiple, large utility company trucks being parked in the residential neighborhood.
9. The Property is on the corner of the bus stops for the neighborhood children, increasing the anxiety of neighbors with respect to not knowing the renters of the Property.

The Department offered no recommendation on the application but recommended Board consideration of the following conditions if the Board is inclined to approve the application: 1) The special exception is tied to the user and specific use. If the current property owner was to sell or vacate the property, the special exception would be void; and 2) The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder's Office.

A Special Exception may be approved by the Board only upon a determination in writing that the Special Exception at the proposed location meets all seven (7) criteria under UDO Section 10.2.19.D. (presented below).

After public hearing, the Board of Zoning Appeals hereby issues the follow decision and related findings of fact. (The Special Exception application must be determined to satisfy all of the following criteria.)

1. The establishment, maintenance, or operation of the Special Exception will be detrimental to or endanger the public health, safety, morals, or general welfare, for all the reasons stated at public hearing.
2. The Special Exception, as designed, constructed, operated, and maintained,: (i) will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, because of all the reasons stated at public hearing; (ii) likely already substantially diminishes and impairs property values in the neighborhood; (iii) will not be harmonious and appropriate in appearance with the existing or intended character of the immediate vicinity, because of all the reasons stated at public hearing; and (iv) already changes the essential character of the area.
3. The establishment of the Special Exception may or may not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning District.
4. Adequate public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools are being provided but the Special Exception would result in excessive additional requirements at public expense for such public facilities and services.
5. Adequate measures have not been taken or proposed to provide ingress and egress designed to minimize traffic congestion and have vehicular approaches that are designed to not create an interference with traffic on surrounding rights-of-way.
6. The Special Exception will not be harmonious with and in accordance with the objectives of the Comprehensive Plan, because of all the reasons stated at public hearing.
7. The Special Exception is in a Zoning District where such use is permitted with special exception, and all other requirements of the Zoning District and the UDO, and as may be applicable to such use would be met.

The denial of the Special Exception is based on the above findings, as well as the Petitioner withdrawing its request.

John Swofford Accessory Building

Parcels: 13-16-06-00-02-010.000

Address: 15014 Geist Ridge Dr

Case: VA-25-1

Request: Consideration of a Development Standards Variance from the Unified Development Ordinance Section 6.2.2 to allow an increase in the maximum height of a proposed accessory structure from 18 feet to 24 feet.

Petitioner: Jay Christman (jaychristman@christmanbrobuilders.com)

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

Kevin Martin presented the Staff Report. The request is for a Pole barn, with a 24ft tall roof, The maximum height is 18 feet. The property owner will use this for equipment and trailer storage. The rear of the property fronts Fall Creek and is in a flood zone. The owner also owns the adjacent property to the East.

There have been no public comments and Staff recommends approval, given the setbacks, the lot size which is Estate Residential, and the natural screening.

Mr. Ferrucci opened the meeting to a Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve with the recording of the approval letter with the County, seconded by Mr. Silvey. The Motion was approved, 4-0.

Staff Communication: Updated Rules and Procedures for 2025

An additional sentence was added to page 13B, clarifying meeting order of business.

Mr. Ferrucci asked for a Motion. The second was unanimous and the Motion passed, 5-0.

Adjournment As there was no other business, the meeting was adjourned at 6:40 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
FISHERS Municipal Center - Nickel Plate Conference Room
November 20, 2024**

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

A roll call was taken. Members present: Jeffrey Silvey, Greg Lannan, Tom Grinslade, Howard Stevenson. Steve Ferrucci was not present.

Others present: Ross Hilleary, Rachel Conner from Kreig DeVault, Kay Prange, Gabrielle Herin, Jonathan Hudson, Matt and Danessa Zirkelbach.

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

Mr. Stevenson asked for a Motion for the approval of the previous minutes. Mr. Grinslade made a Motion to approve, seconded by Mr. Silvey. The Minutes were approved, 4-0.

a. Public Hearings:

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)

Jonathan Hudson presented the Variance request to increase impervious surface coverage from 35% to 45%. The HOA states that they are in compliance with Springs of Cambridge standards.

Ross Hilleary presented the Staff Report. Fishers Storm Water has approved- drainage goes to Geist. There have been no comments from the neighbors. Staff has no recommendation for the Board.

Mr. Stevenson opened the Public Hearing. As there was no one from the Public to speak on the matter, he closed the Public Hearing. He confirmed that the adjacent property owners were in agreement, and that was confirmed.

Mr. Stevenson asked for any further Committee discussion. Seeing none, he asked for a Motion. **Mr. Grinslade made a Motion to approve, seconded by Mr. Silvey. The Motion to approve, with the letter of approval recorded with the County, was approved, 4-0.**

Staff Communication: 2025 Meeting Schedule was presented.

Adjournment As there was no other business, the meeting was adjourned at 6:08 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary



Board of Zoning Appeals Staff Report

Meeting Date: April 23, 2025

DEPARTMENT CONTACT: Christy Cashin (cashinc@fishers.in.us)	CASE NUMBER: VA-25-3
PETITIONER: Todd Falk (fishersbaptist@gmail.com)	PROPERTY ADDRESS/LOCATION: 9587 E 131st St, Fishers, IN

REQUEST: Consideration of a development standard variance from Section 6.17.9 Other Sign Types of the City's Unified Development Ordinance (UDO) to allow permanent light pole banner signs on a property with an institutional use, where signage will only focus on community or institutional content and not sales advertising.

APPLICABLE REGULATIONS: Parkside PUD & Unified Development Ordinance (UDO)	EXISTING ZONING: PUDC-Parkside PUD & I-69 Overlay District	FISHERS 2040: Flex Employment Center/R+D
--	--	--

LOT SIZE: 4.2 Acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve, with Condition ☐ Continue ☐ Deny ☐ No Recommendation

Meeting Date: April 23, 2025

Case Number: VA-25-3

ZONING HISTORY:

This property is zoned PUDC-Parkside PUD (Ord. No. 030294C).

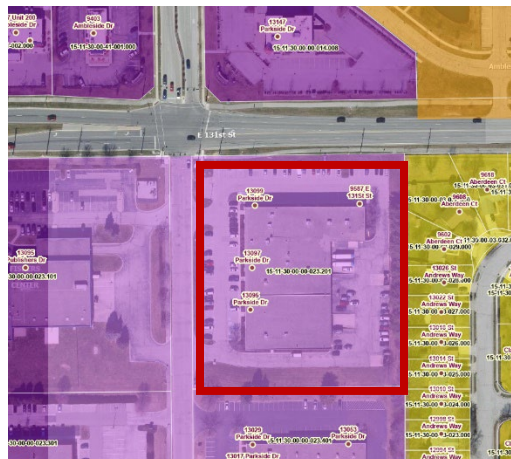
SURROUNDING LAND USE & ZONING:

North: PUDM – Fishers Marketplace PUD (retail)
East: R5 – Residential (single-family)
South: PUDC – Parkside PUD (commercial)
West: PUDC – Parkside PUD (school)



FISHERS 2040 COMPREHENSIVE PLAN

The Fishers 2040 Plan identifies this area as Flex Employment Center/R+D. The variance request aligns with this vision.



Meeting Date: April 23, 2025

Case Number: VA-25-3

SUMMARY OF PUBLIC COMMENTS:

At the time of writing this Staff Report there has not been public comments.

PETITION OVERVIEW:

The petitioner is requesting a development standard variance to install permanent light pole banner signs on a property with an institutional use. They are requesting to install 2ft x 5ft light pole banner signs made of high-quality vinyl on four 25 ft tall light poles on the north side of the property, along E. 131st Street. The content of the signs will be along the lines of Welcome signs, Easter celebrations, Christmas celebrations, etc.



Site Plan



Parking lot view

(317)595-3111

FishersIN.gov

facebook.com/Fishers.Indiana

@FishersIN

1 Municipal Drive

Fishers, Indiana 46038



Sign examples

STAFF RECOMMENDATION:

A variance from Chapter 6.17 Signage Standards may be approved by the Board upon the determination that the Findings demonstrate the following:

1. That the location and placement of the sign will not endanger or distract motorists or pedestrians; and,
2. That the sign will not cover or blanket any prominent view of a structure or facade of historical or architectural significance; and,
3. That the sign will not obstruct views of users of adjacent buildings; and,
4. That the sign will not interfere with the visual quality of public open space ; and,
5. That the sign is compatible with building heights of the existing skyline; and
6. That the sign does not impose a foreign element to an existing skyline; and,
7. That the sign's illumination, lighting or digital character will not distract motorists or pedestrians nor contribute to hazardous or unsafe driving conditions for motorists; and,
8. That the sign size (e.g. height, width, distance between grade and sign, copy size), composition (e.g. materials, posts, poles), lighting or location conditions are consistent with the time, place and manner conditions imposed by the Unified Development Ordinance.

Staff recommends APPROVAL of the variance request, with the following conditions:

1. Signs shall not be used for sales and/or advertising.
2. Signs shall only be used for community of institutional content.
3. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder's Office.

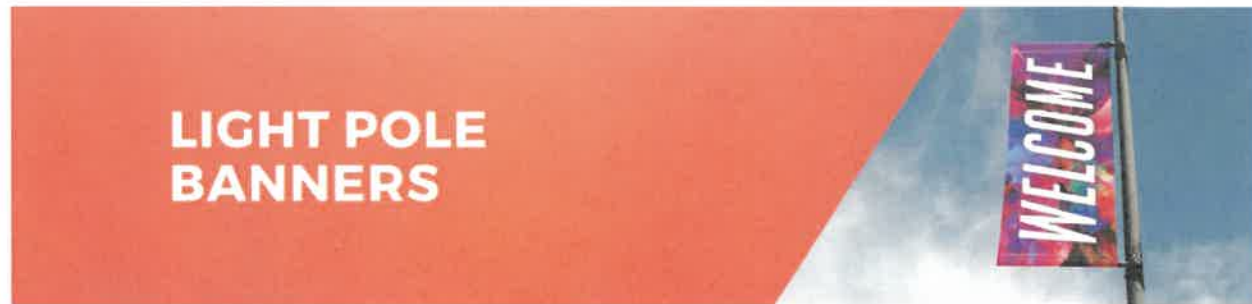
STAFF RECOMMENDATION

☒ Approve, with Condition ☐ Continue ☐ Deny ☐ No Recommendation









Church Light Pole Banners. These 2' x 5' double-sided light pole banners are printed on sturdy, fade and rip resistant vinyl. Choose from a variety of designs: Welcome Light Pole Banners, Easter Light pole banners, Christmas Light Pole Banners and more. The light pole banners provide a welcoming and pleasing space on the church parking light.

Material of the banners:

13 oz. Scrim Reinforced Vinyl Material

Best Application: Outdoor Church Banners

- High quality banner material for outside durability and graphic clarity
- Printed with vivid, waterproof, fade resistant inks
- Smooth printing surface with best color and visibility of designs and letters
- Strong outdoor 13 oz. durable vinyl with nylon cord embedded every eighth of an inch preventing tears and rips.
(Even if the banner is ripped or sliced, the cord will prevent the banner from continuing to rip or tear)
- Flexible use, well built and durable for outdoor environments, quality printing surface for indoor viewing and use
- Printed with vivid, UV Cured, fade resistant inks
- These church light pole banners are UV-resistant and waterproof to protect your design during any outdoor season.



To provide an aesthetically pleasing space in front of the Church property/parking lot located at 9587 East 131st Street. The purpose is to provide a vibrant space by promoting holidays, seasons, events or themes. Light Pole Banner Kit and 2' x 5' banners will be placed on the existing 25 foot light poles.

The Light Pole kit hardware is designed to withstand the elements. The unique base is made of rust-free cast aluminum that fits square, round or multi-sided poles using 40" long bands (fits a 34" circumference). The fiberglass "arm" fits in a standard Outreach banner pole pocket and will flex in strong winds, transferring some of the wind "load" off the banner.

At Outreach.com they have 2' x 5' outdoor vinyl banners that are 2-sided stock designs to decorate the parking and outdoor area.

Church Light Pole Banners are great for:

- Establishing a Beautified Parking Area
- Welcoming People
- Promoting a Special Series
- Decorating for Christmas and Easter

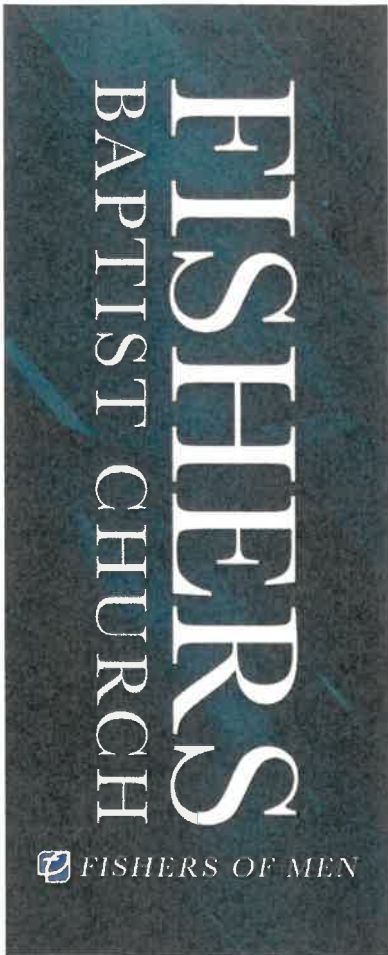


2' x 5' Banner











Board of Zoning Appeals Staff Report

Meeting Date: April 23, 2025

DEPARTMENT CONTACT:

Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:

VA-25-6

PETITIONER:

Dave Hatcher, (dave@hbdbuilder.com)

PROPERTY ADDRESS/LOCATION:

10618 Haven Cove Pt

REQUEST: Consideration of Development Standard Variances from Sections 3.2.3 and 6.3.4.B.3.d of the City's Unified Development Ordinance (UDO) and the Marina PUD Ordinance #: 041210 to increase the maximum permitted impervious surface area from 35% to 55%, to permit a 0/12 roof pitch instead of the minimum 5/12 roof pitch required and to increase the maximum permitted height from 35 feet to 43 feet for a new single family home.

APPLICABLE REGULATIONS:

UDO Sections 3.2.3 &
6.3.4.B.3.d and
Marina PUD Ord No. 041210

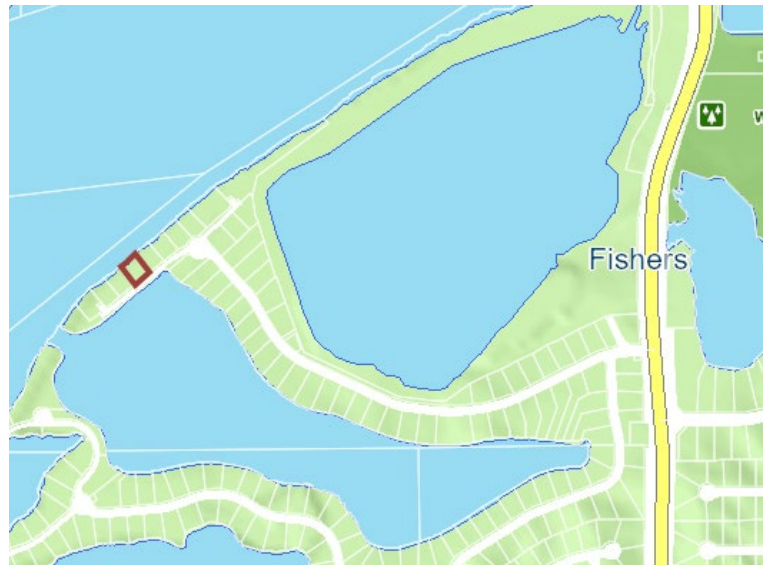
EXISTING ZONING:

Marina PUD (Ord. No.
041210)

FISHERS 2040:

Suburban Residential

LOT SIZE: Approx. 0.51 acres

LOCATION MAP

STAFF RECOMMENDATION

☐ Approve

☐ Continue

☐ Deny

☒ No Recommendation

ZONING HISTORY:

The area known as the Marina PUD (Ordinance #: 041210) was rezoned to PUD-M in 2010. The PUD refers to the Unified Development Ordinance (UDO) R2 development standards for the maximum permitted impervious surface area and height. The minimum permitted roof pitch is based on architectural standards in the UDO.

SURROUNDING LAND USE & ZONING:

North: PUD-M, OS (Traditional Single Family, Geist Reservoir)

East: PUD-M (Traditional Single Family)

South: PUD-M, R2 (Geist Reservoir, Traditional Single Family)

West: PUD-M, OS (Traditional Single Family, Geist Reservoir)

Zoning Map



SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Summary of Request

Dave Hatcher, on behalf of the Rashids, is requesting three Development Standards Variances for a custom-built home:

- To increase the lot's maximum impervious surface coverage from 35% to 55%
- To permit a 0/12 roof pitch instead of the minimum required 5/12
- To increase the maximum permitted height of the home from 35 feet to 43 feet

The impervious surface area maximum is exceeded because of the footprint of the house and pool deck. Staff confirmed the impervious surface would have to be increased to 55% and that the increase would not cause any concern from the Stormwater department.

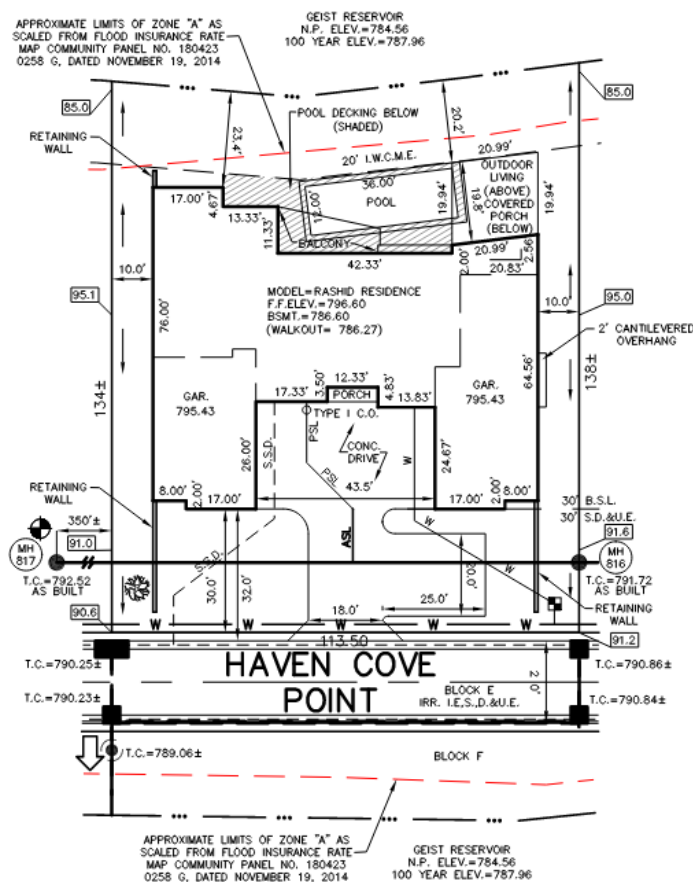


Figure 1. Layout of the house on the lot.



Figure 2. Front and rear elevations of the proposed custom-built home.

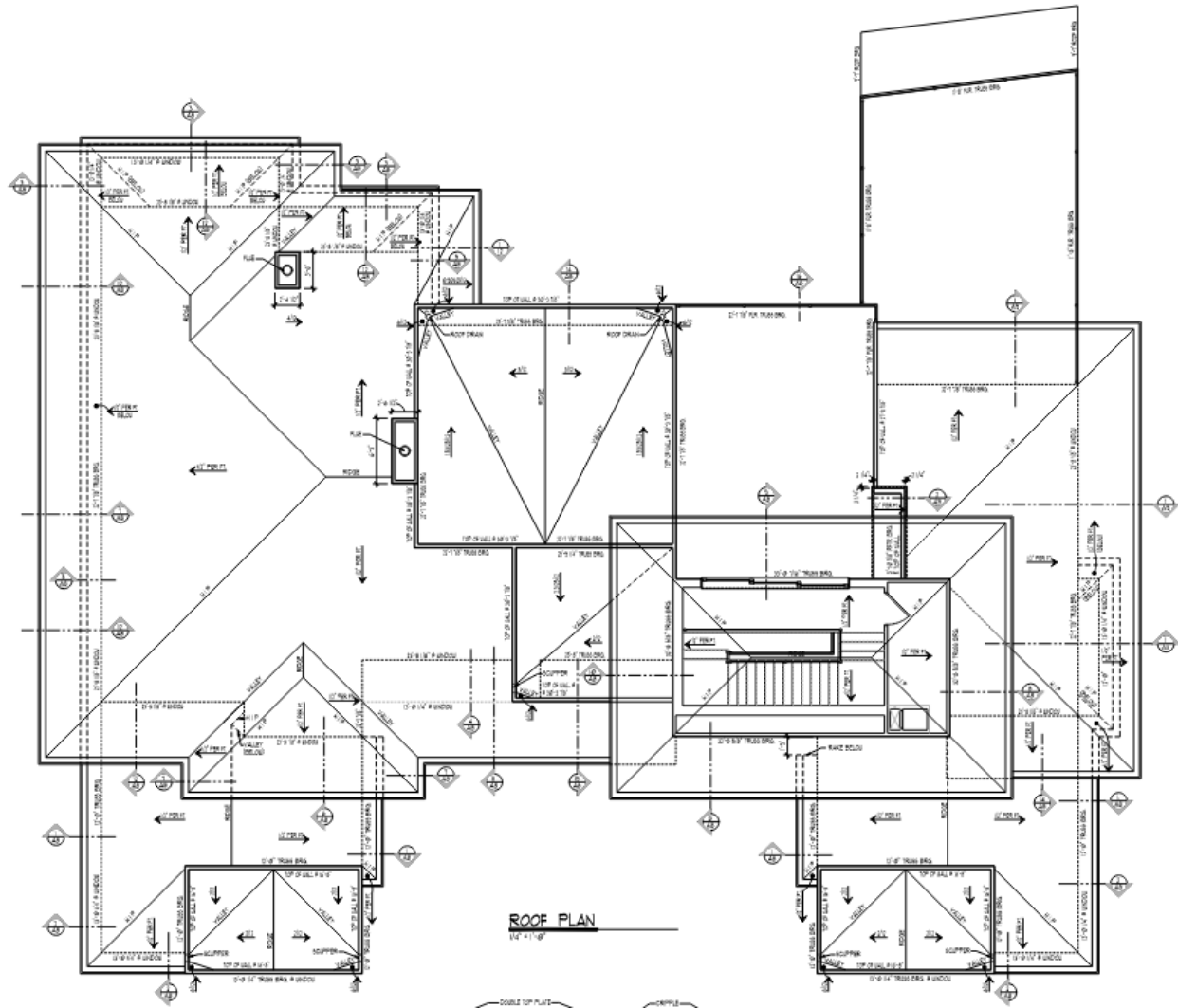
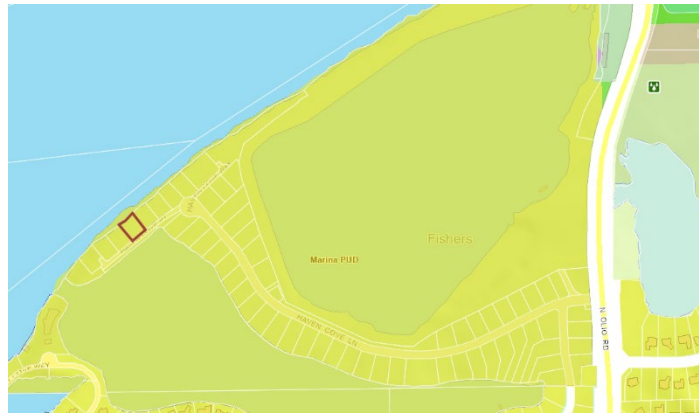


Figure 3. Roof Plan

Fishers 2040

The Fishers 2040 Plan identifies this area as Suburban Residential. The variance request aligns with this vision.



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.

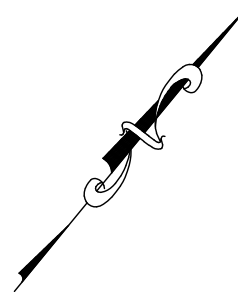
STAFF RECOMMENDATION

☐ Approve ☐ Continue ☐ Deny ☒ No Recommendation

10618 HAVEN COVE POINT
FISHERS, IN 46055

(PIN)

NOTE: THIS PROPOSED HOUSE HAS LITTLE TO NO TOLERANCE RELATED TO SETBACK REQUIREMENTS. THE POURED FOUNDATION MUST BE PINNED BY STOEPELWERTH & ASSOCIATES (S&A) PRIOR TO INSTALLATION AND/OR CONSTRUCTION OF ANY CONCRETE OR FRAMED WALLS IN ORDER TO ASSURE ITS PROPER LOCATION. S&A WILL ASSUME NO LIABILITY SHOULD THE BUILDER FAIL TO SCHEDULE SUCH A PINNING WITHIN OUR STANDARD AND AGREED UPON LEAD TIMES.

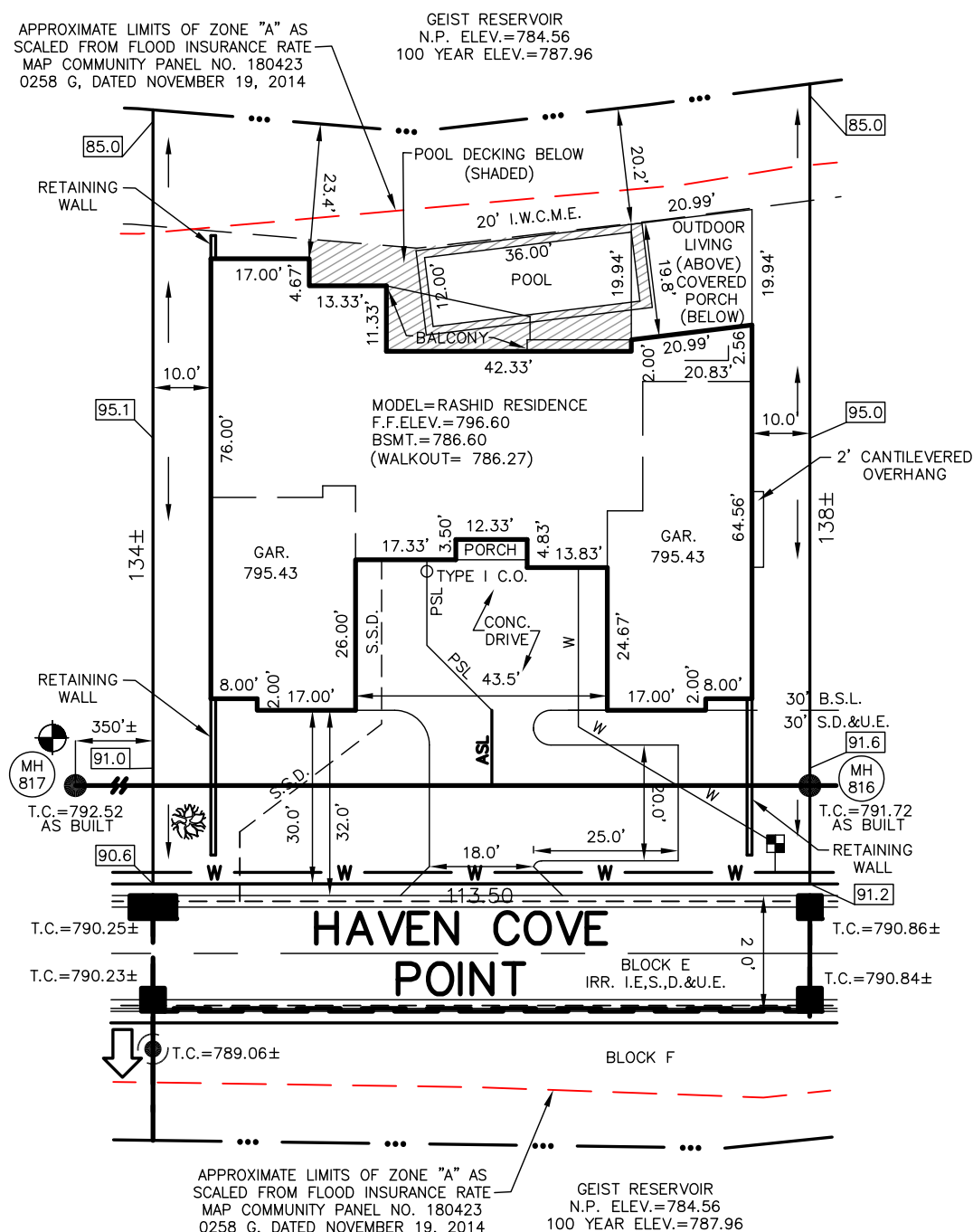

$$1'' = 30'$$

LOT AREA: 15,107 Sq. Ft.

B.F.E.=787.96
M.F.L.G.=792.57
F.F.E.=795.00
M.L.A.G.=790.46
IMPERVIOUS AREA=8,285
LOT COVERAGE=54.8%

IMPERVIOUS AREAS:

HOUSE:	5,101 ±	Sq. Ft.
FRONT PORCH:	43 ±	Sq. Ft.
REAR COV. PORCH:	375 ±	Sq. Ft.
DRIVE TO R/W:	2,174 ±	Sq. Ft.
POOL DECKING:	544 ±	Sq. Ft.
RETAINING WALL:	48 ±	Sq. Ft.
TOTAL:	8,285 ±	Sq. Ft.



LEGEND:

XX.X	PROPOSED GRADE PER PLAN
XX.XAB	AS BUILT GRADE
 S.S.D. 	SUB-SURFACE DRAIN
	SANITARY SEWER
 ASL	6" AS BUILT SANITARY LATERAL
 PSL	6" PROPOSED SANITARY LATERAL
	STORM SEWER
 W	3/4" WATER CONNECTION
 W	WATER MAIN
	SWALE
	EMERGENCY FLOOD ROUTE
	SANITARY MANHOLE
	STORM MANHOLE
	CURB INLET
	FIRE HYDRANT
	WATER METER
	STREET TREE
S.D.&U.E.	SEWER, DRAINAGE & UTILITY EASEMENT
C.O.	CLEAN OUT
S.D.&U.E.	SEWER, DRAINAGE & UTILITY EASEMENT
I.E.	INGRESS/EGRESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
M.F.L.G.	MINIMUM FLOOR GRADE
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE
B.F.E.	BASE FLOOD ELEVATION
F.P.G.	FLOOD PROTECTION GRADE
F.F.E.	FINISHED FLOOR ELEVATION
I.W.C.M.E.	INDIANAPOLIS WATER COMPANY MAINTENANCE EASEMENT
IRR.	IRREGULAR

NOTE:

- THE L SERVICE LOWEST UPSTRE SEWER (NOTE) MAINT. INSTAL HSEU DISCH BUILD FROM UNLES ELEVAT EXCEE TENTH UNLES FLOOR DEVEL MINIMU BY MO A 10' LATER

THIS COMMUNITY REQUIRES THERE TO BE (1) CANOPY TREE (A DECIDUOUS TREE THAT GROWS AT LEAST 40' AND HAS A ROUND OR OVAL CANOPY), (1) SHRUB AND/OR ORNAMENTAL TREE (WHICH IS A DECIDUOUS TREE THAT DOES NOT GROW OVER 30' TALL) AND (4) MINIMUM SHRUBS FACING THE STREET.

NOTE: ELEVATIONS MUST BE SET TO ENSURE DRAINAGE AWAY FROM SANITARY MANHOLES AND TOP OF CASTING ELEVATIONS SET AT TWO TENTHS (0.20) FEET ABOVE FINISH GRADE

LOT 465
THE SPRINGS OF CAMBRIDGE
SECTION 12
INST. #2021069526
P.C. #6, SLD. #159
10' MINIMUM SIDE YARD
20' MINIMUM REAR YARD

NOTE:

- THE LOWEST ELEVATION TO HAVE GRAVITY SANITARY SEWER SERVICE MUST BE MORE THAN ONE (1) FOOT ABOVE THE LOWEST TOP OF CASTING ELEVATION OF EITHER THE FIRST UPSTREAM OR DOWNSTREAM MANHOLE ON THE MAIN LINE SEWER TO WHICH THE CONNECTION IS TO BE MADE. (NOTE: IF THE VERTICAL SEPARATION CAN NOT BE MAINTAINED, THEN THE HOME OR BUILDER OWNER MUST INSTALL A GRINDER/EFFLUENT PUMP.)
- HSEU DOES NOT PERMIT CLEAR WATER SOURCES TO DISCHARGE INTO SANITARY SEWERS.
- BUILDER/DEVELOPER MUST MAINTAIN POSITIVE FLOW AWAY FROM THE SANITARY STRUCTURE.
- UNLESS APPROVED OTHERWISE BY HSEU, FINAL PAD ELEVATIONS FOR LOTS IN THIS DEVELOPMENT CANNOT EXCEED THOSE SHOWN HEREON BY MORE THAN FIVE TENTHS (0.50) OF A FOOT.
- UNLESS APPROVED OTHERWISE BY HSEU, THE FINISHED FLOOR ELEVATION ON A PLOT PLAN FOR A LOT IN THIS DEVELOPMENT CANNOT EXCEED THE CORRESPONDING MINIMUM FINISH FLOOR ELEVATION(MFFE) SHOWN HEREON BY MORE THAN FIVE TENTHS (0.50) FOOT.
- A 10' SEPARATION BETWEEN SANITARY AND WATER LATERALS AND MAINS MUST BE MAINTAINED.

BENCHMARK

TOP OF CASTING=792.52

ALL UNDERGROUND SEWERS AND UTILITIES
SHOWN ARE PLOTTED BY SCALE FROM
DESIGN PLANS FURNISHED BY ENGINEER
THE ACTUAL FIELD LOCATION MAY VARY.

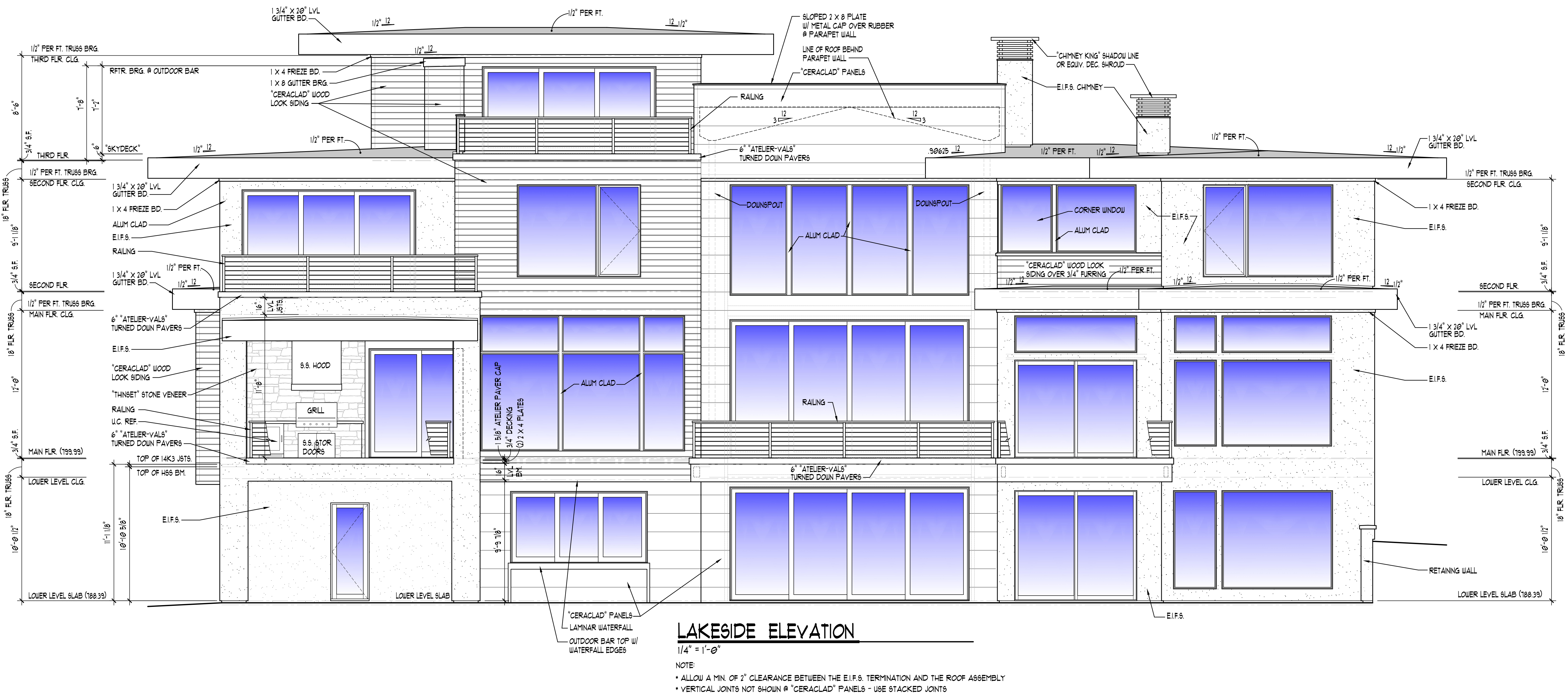
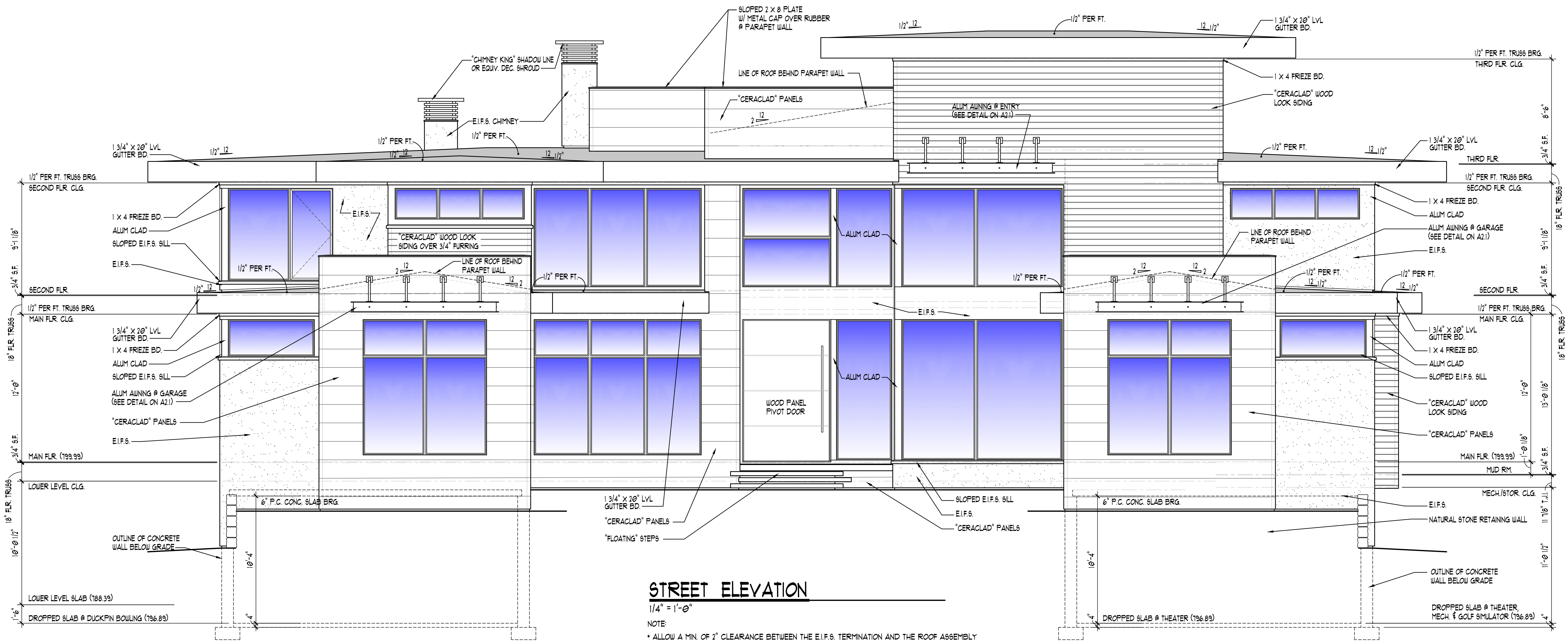


David J. Stoesselwerth

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT SURVEY, ORIGINAL SURVEY, ROUTE SURVEY, LOT SURVEY OR A SURVEYOR LOCATION REPORT OR ANY OTHER TYPE OF PROPERTY BOUNDARY ASSESSMENT. NO BOUNDARY CORNERS HAVE BEEN SET AND THEREFORE NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS INCLUDING FENCES.

2ND REV ADD BACKOUT TO DRIVE
02/25/25 HRW
1ST REV ADJ DRIVE & IMPV AREAS
02/12/25 HRW
09/23/24 JDA





© COPYRIGHT 2023 BY GOLDBERG DESIGN GROUP, INC. ALL RIGHTS RESERVED.
 NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING OR BY ANY INFORMATION RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM GOLDBERG DESIGN GROUP, INC. UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS PUBLICATION WITHOUT THE WRITTEN PERMISSION OF GOLDBERG DESIGN GROUP, INC. INCLUDING ANY LEGAL FEES INCURRED BY THE COPYRIGHT OWNER.

THESE DOCUMENTS WERE FORMULATED IN THE BEST PROFESSIONAL MANNER POSSIBLE DUE TO THE IMPOSSIBILITY OF THE DESIGNER BEING PRESENT AT THE CONSTRUCTION OF THE PROJECT. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY OMISSIONS OR ERRORS THAT MAY OCCUR DURING THE ACTUAL CONSTRUCTION. THE DESIGNER SHALL ASSUME NO RESPONSIBILITY FOR ANY OMISSIONS OR ERRORS THAT MAY OCCUR DURING THE ACTUAL CONSTRUCTION.

RASHID RESIDENCE

LOT 465 CAMBRIDGE

IG
 GOLDBERG DESIGN GROUP
 custom home design

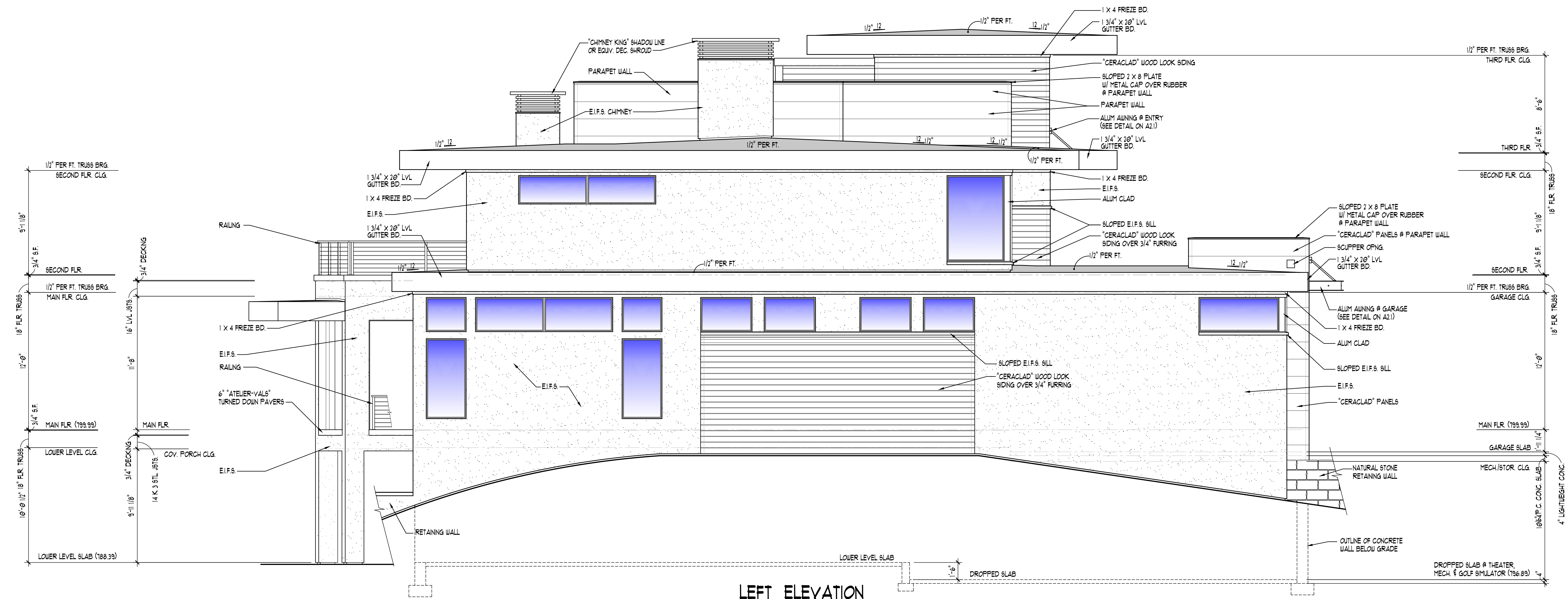
317.582.1430
 40 1st STREET N.W.
 CARMEL, IN 46032
 FAX 317.582.1487
 steve@goldbergdsgroup.com
 www.goldbergdsgroup.com
 AWARD WINNING HOME DESIGNS

DATE: 09-01-23
 05-22-24
 02-27-25

SAVE NAME: RASHID 465 CAM-2

SHEET NUMBER

A1

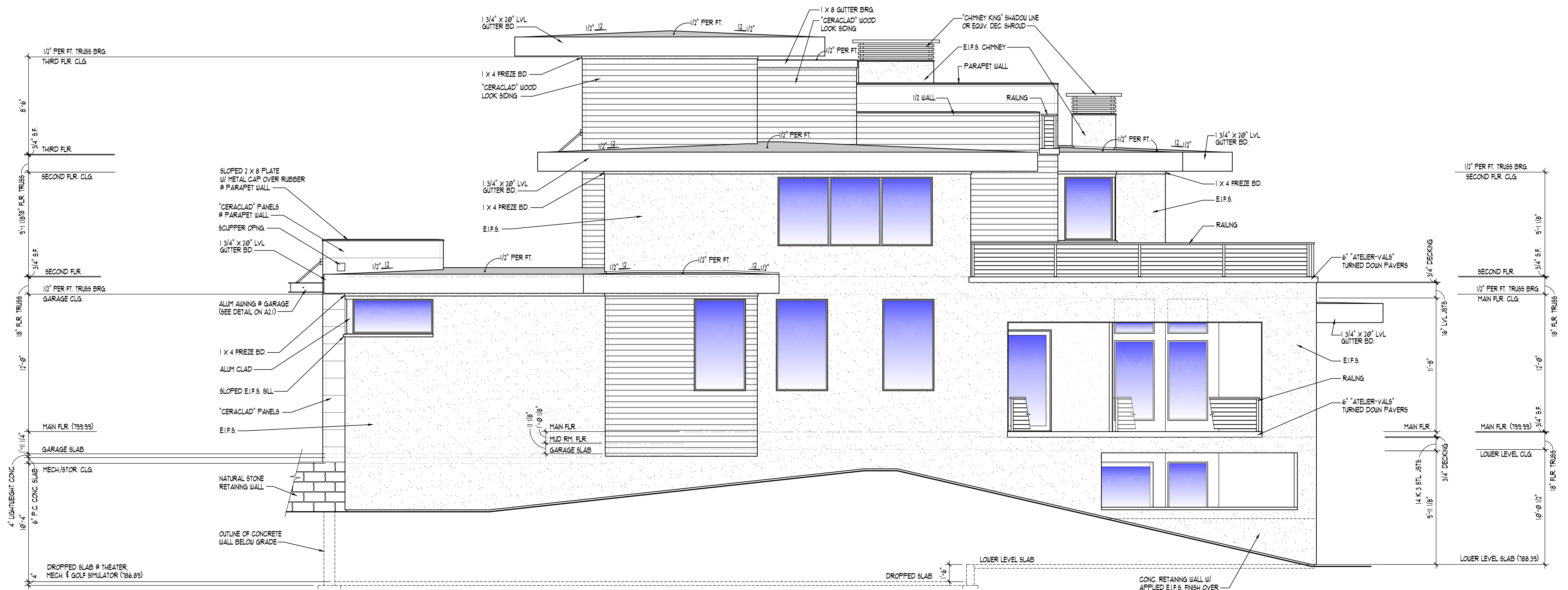


LEFT ELEVATION

1/4" = 1'-0"

NOTE:

- ALLOW A MIN. OF 2" CLEARANCE BETWEEN THE EIFS TERMINATION AND THE ROOF ASSEMBLY
- VERTICAL JOINTS NOT SHOWN @ "CERACLAD" PANELS - USE STACKED JOINTS



RIGHT ELEVATION

1/4" = 1'-0"

NOTE:

- ALLOW A MIN. OF 2" CLEARANCE BETWEEN THE EIFS TERMINATION AND THE ROOF ASSEMBLY
- VERTICAL JOINTS NOT SHOWN @ "CERACLAD" PANELS - USE STACKED JOINTS

© COPYRIGHT 2023 BY GOLDBERG DESIGN GROUP, INC. ALL RIGHTS RESERVED.
NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING OR BY ANY INFORMATION RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM GOLDBERG DESIGN GROUP, INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS PUBLICATION WITHOUT THE WRITTEN PERMISSION OF GOLDBERG DESIGN GROUP, INC. WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
THESE DOCUMENTS WERE FORMULATED IN THE BEST PROFESSIONAL MANNER POSSIBLE DUE TO THE IMPOSSIBILITY OF THE DESIGNER BEING PRESENT AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL ASSUME NO RESPONSIBILITY FOR ANY OMISSIONS OR ERRORS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL ASSUME NO RESPONSIBILITY FOR ANY OMISSIONS OR ERRORS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT.

RASHID RESIDENCE

LOT 465 CAMBRIDGE



317.582.1430

40 1st STREET N.W.
CARMEL, IN 46032
FAX 317.582.1487

steve@goldbergdsgroup.com

www.goldbergdsgroup.com

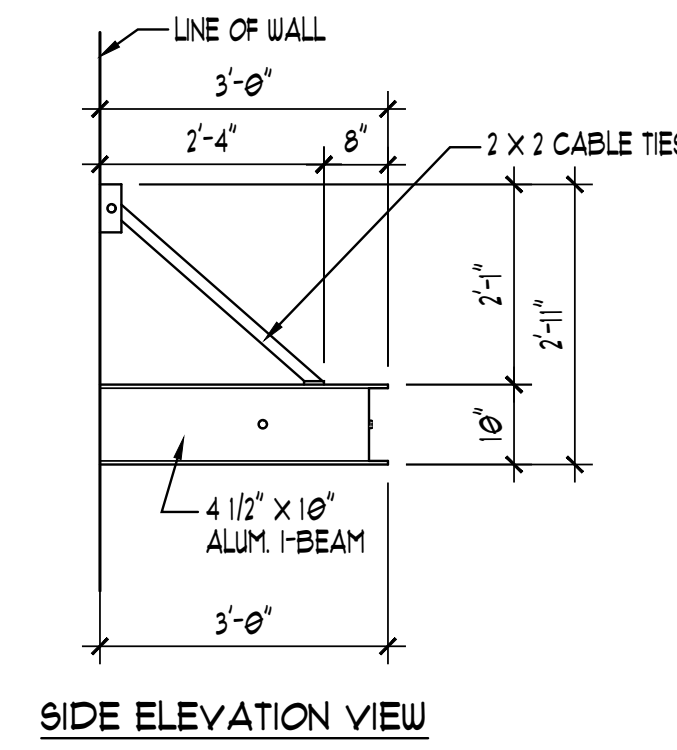
AWARD WINNING HOME DESIGNS

DATE: 09-01-23
05-22-24
02-27-25

SAVE NAME: RASHID 465 CAM-2

SHEET NUMBER

A2

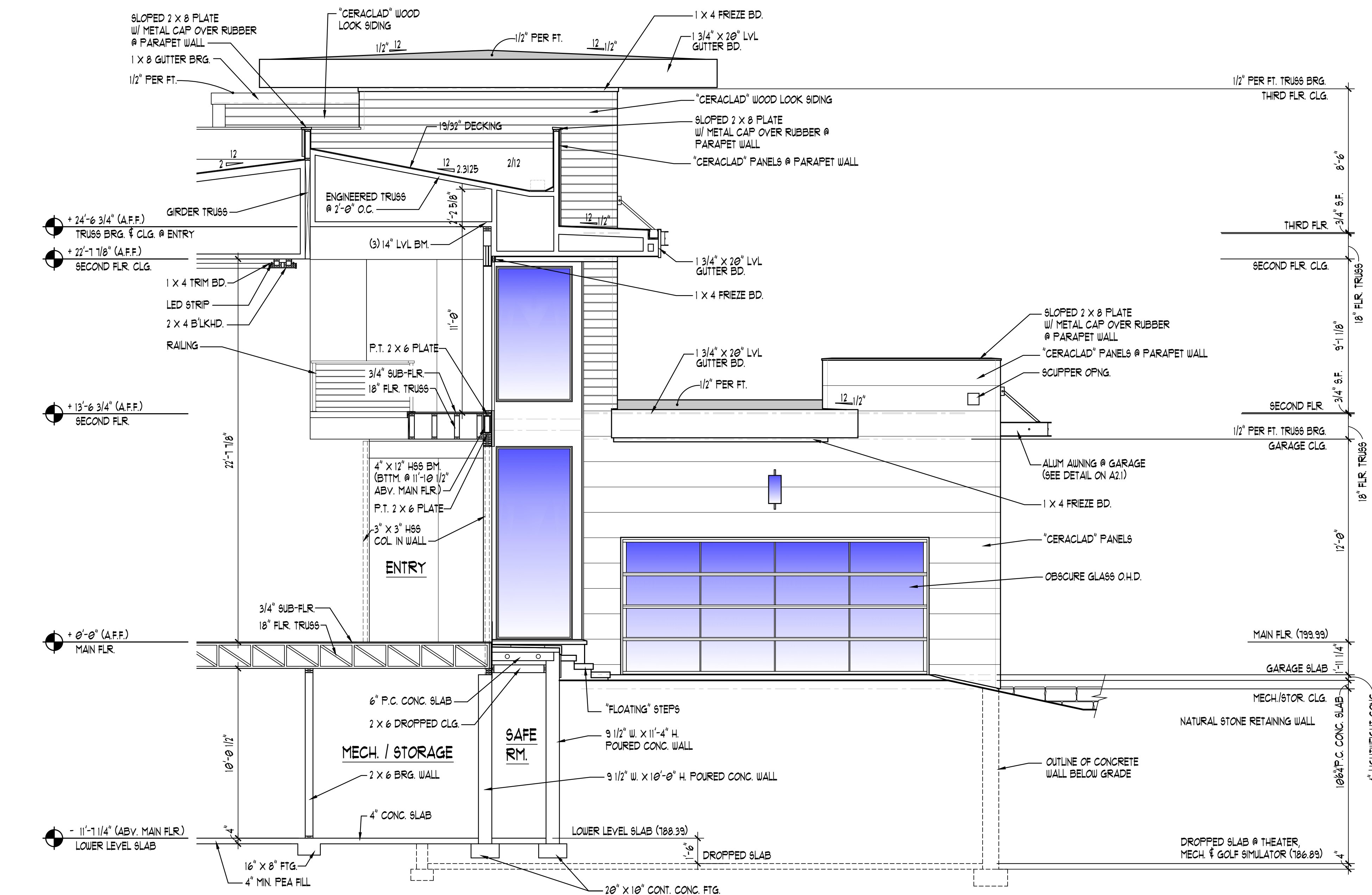
[illegible]

LEFT COURTYARD ELEVATION

$$1/4'' = 1' - 0''$$

NOTE

- ALLOW A MIN. OF 2" CLEARANCE BETWEEN THE E.I.F.S. TERMINATION AND THE ROOF ASSEMBLY
- VERTICAL JOINTS NOT SHOWN @ "CERACLAD" PANELS - USE STACKED JOINTS



RIGHT COURTYARD ELEVATION

$$1/4'' = 1' - \theta''$$

NOTE

- ALLOW A MIN. OF 2" CLEARANCE BETWEEN THE E.I.F.S. TERMINATION AND THE ROOF ASSEMBLY
- VERTICAL JOINTS NOT SHOWN @ "CERACLAD" PANELS - USE STACKED JOINTS

© COPYRIGHT, 2023 BY CO. DUREG DESIGN GROUP, INC. ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING OR BY ANY INFORMATION RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM CO. DUREG DESIGN GROUP, INC. UNAUTHORIZED USERS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW, INCLUDING ANY LEGAL FEES INCURRED BY THE COPYRIGHT OWNER.

THESE DOCUMENTS WERE FORMULATED IN THE BEST PROFESSIONAL MANNER POSSIBLE, DUE TO THE IMPOSSIBILITY OF THE DESIGN FIRM TO PROVIDE "ON SITE" SUPERVISION AND CONTROL OVER THE CONSTRUCTION OF THE PROJECT. THE DESIGN FIRM ASSUMES NO LIABILITY RESULTING FROM ERRORS, OMISSIONS OR STANDARDS THAT ARE NOT ACCESSIBLE TO THE INDUSTRY.

**RASHID RESIDENCE
LOT 465 CAMBRIDGE**



GOLDBERG DESIGN GROUP
custom home design

317.582.1430

40 1st STREET N.W.
CARMEL, IN 46032

FAX 317.582.1487

steve@goldberghdesigngroup.com

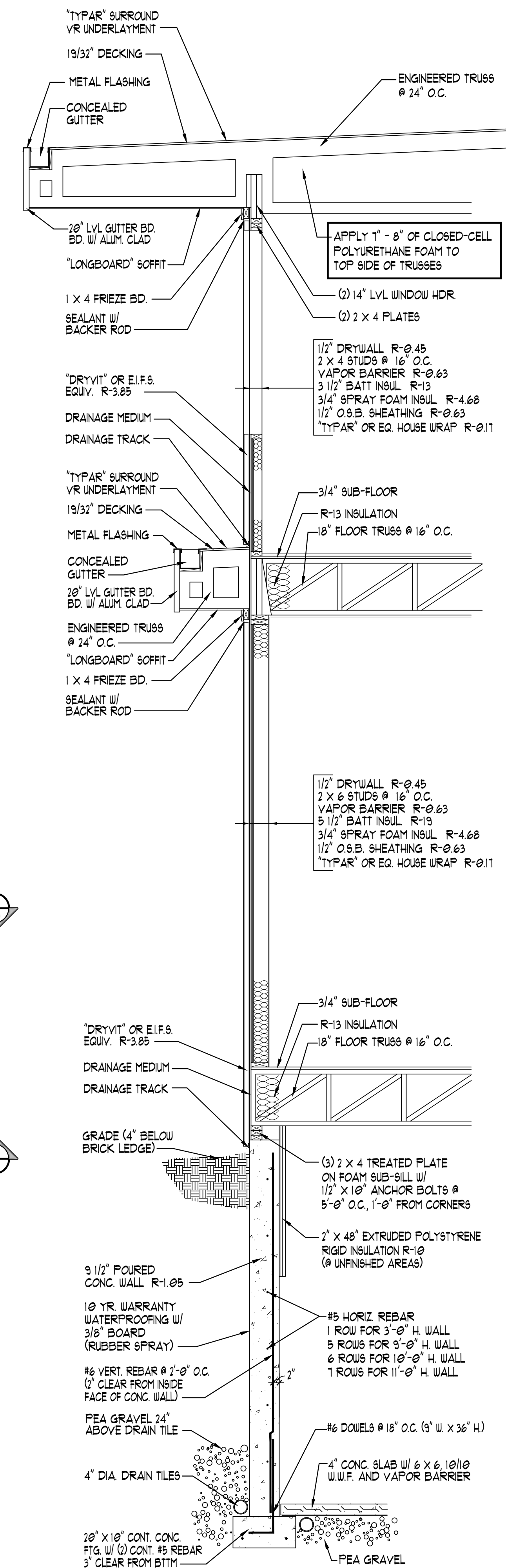
www.goldberadesiengroup.com

DATE: 09-01-23
05-22-24
02-27-25

SAVE NAME: RASHID 465 CAM

SHEET NUMBER

A2.1



R-VALUE @ E.I.F.S.	
1/2" DRYWALL	R = 0.45
VAPOR BARRIER	R = 0.63
BATT INSULATION	R = 13
3/4" SPRAY FOAM INSULATION	R = 4.68
1/2" POLYSTYRENE INSUL. BD.	R = .63
HOUSE WRAP	R = 0.11
1" OUTSULATION (EPS)	R = 3.85
TOTAL	R = 23.41

**RASHID RESIDENCE
LOT 465 CAMBRIDGE**



GOLDBERG DESIGN GROUP
custom home design

317.582.1430

40 1st STREET N.W.

CARMEL, IN 46032

FAX 317.582.1487

steve@goldbergdesigngroup.com

www.goldbergdesigngroup.com

AWARD WINNING HOME DESIGNS

DATE: 09-01-23

05-22-24

03-06-25

SAVE NAME: RASHID 465 CAM-2

SHEET NUMBER

A7

