

**CITY OF FISHERS
BOARD OF ZONING APPEALS- Fall Creek
MINUTES
Fishers Municipal Center - Nickel Plate Conference Room
October 10, 2024**

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

A roll call was taken. Members present: Rich Bassett, Joel Fenske, Chris Huck and Steve Richards.

Others present: Ross Hilleary, Kelly Lewark, Paul Walters, Gabrielle Herin, Rodney Retzner, Jeremiah Latta and Surmukh Singh.

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

Mr. Richards asked for a Motion for the approval of the previous minutes for 8/22/24. The Minutes were approved, 3-0-1, with Mr. Richards abstaining due to his absence from that meeting.

Public Hearings:

a. 15892 Connecticut Ave Flat Roof Variance

Parcel: 13-16-08-00-00-002.000

Address: 15892 Connecticut Ave.

Case: VA-24-20

Request: Consideration of a Development Standards Variance from Section 6.3.4.B of the City's Unified Development Ordinance (UDO) to allow a flat roof on a proposed single family home.

Petitioner: Jeremiah Latta (Jeremiah.latta@yahoo.com)

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

Jeremiah Latta, on behalf of the property presented the variance request for a custom-built home to have a 0/12 roof pitch instead of the minimum required 5/12. The current home on the site will be demolished once the new home is built.

Gabrielle Herin presented the staff report for the variance request. Staff recommends approval with the condition the approval letter is recorded on the property.

Mr. Bassett noted he remembers a variance was granted in the past on this property for a mother-in-law's quarter to be built. Mr. Latta said it is still on the property but will not be used or rented out.

Mr. Richards opened the Public Hearing, seeing no one closed the Public Hearing.

Mr. Richards made a Motion to approve, with the approval letter to be recorded with the County, seconded by Mr. Fenske. The Motion was approved, 4-0.

New Business- none

Old Business -

Ross Hilleary, Director of Planning and Zoning, presented the FCBZA Rules and Procedures update.

Mr. Bassett made a Motion to approve the Rules and Procedures, seconded by Mr. Richards. The Motion was approved, 4-0.

Adjournment As there was no other business, the meeting was adjourned at 6:16 p.m.

Respectfully Submitted by:



Kelly Lewark, Recording Secretary