



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers

DATE: 7/23/2025 at 6:00 PM

**ADDRESS: Fishers Municipal Center Theater, Nickel Plate Conference Room,
1 Municipal Drive, Fishers, IN 46038**

Members of the public are encouraged to [submit comments to the board via this form](#) before 12 p.m. on the day of the meeting.

See the list of board members at FishersIN.gov/BZA.

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. 6-30-25 Minutes - DRAFT

4. Public Hearings

a. **Wilson Garage (Rehearing)**

Parcel: 13-16-08-00-03-001.002

Address: 16465 E. 101st St

Case: VA-25-9

Request: Consideration of a Development Standards Variance from Section 2.3.4 and 3.2.3 of the City's Unified Development Ordinance (UDO) to allow an increase in the size of a legal non-conforming structure from 240 square feet to 576 square feet which is a 140% increase in the size of the structure, a decrease in the minimum size of the lot from 15,000 square feet to 4,950 square feet, and a decrease in the front setback from 11 feet to 7 feet.

Petitioner: Amandia Jeschke (amandia@amandiadesigns.com)

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

b. **Geist Point Plat Variance**

Parcel: 13-15-10-00-01-002.000

Address: 11690 Fall Creek Rd

Case: VA-25-11

Request: Consideration of a development standard variance from Section 3.2.3.B. of the City's Unified Development Ordinance (UDO) to allow Lot 2A on the Geist Point Plat to have a front yard setback of 10 ft, from the required 55 ft.

Petitioner: Kyra Miller (kmiller@msinc.us)

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

5. **Old Business**

6. **New Business**

7. **Staff Communication**

8. **Board Signatures – Findings of Fact and 2025 Rules & Procedures**

9. **Adjournment**

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
FISHERS Municipal Center Theater
June 30, 2025**

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

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson, Greg Lannan, Jeffrey Silvey. Others in attendance: Rodney Retzner, Ross Hilleary, Gabrielle Herin, Kevin Martin, Kay Prange, Larry Lannan, Michele Vajo, Mark Blankenship, Greg Lara, Fred Scheal, Amandia Jeschke, Michael Finnegan, Andrea and John Jones, Mark and Chris Moschell, Aaron Prazune(?), Emmett Hall, Matt Clark, Joe Nixon, Emilie Rains

Mr. Silvey made a Motion to approve the Minutes from the 5-28-25 meeting, seconded by all members. The Motion was approved, 5-0.

Public Hearings:

Wilson Garage

Parcel: 13-16-08-00-03-001.002

Address: 16465 E. 101st St

Case: VA-25-9

Request: Consideration of a Development Standards Variance from Section 2.3.4 and 3.2.3 of the City's Unified Development Ordinance (UDO) to allow an increase in the size of a legal non-conforming structure from 240 square feet to 576 square feet which is a 140% increase in the size of the structure, a decrease in the minimum size of the lot from 15,000 square feet to 4,950 square feet, and a decrease in the front setback from 40 feet to 7 feet.

Petitioner: Amandia Jeschke (amandia@amandiadesigns.com)

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

Gabrielle Herin presented the Staff Report. The Variance request includes:

To allow an increase in the size of a legal non-conforming structure from 240 square feet to 576 square feet which is a 140% increase in the size of the structure

- To decrease the minimum size of the lot from 15,000 square feet to 4,950 square feet
- To decrease the front setback from 11 feet to 7 feet

Amandia Jeschke, speaking for the Petitioner, stated that the only current access to the property is 10' wide. They want to buy a 30' x 203" piece of adjacent property to use as a driveway. They would tear down the 2 car garage and rebuild the one car garage. Staff has no recommendation for the Board.

Mr. Ferrucci asked if the City has answered the questions for the stormwater runoff. Ross Hilleary answered that the new house and driveway hasn't been designed yet. That will be addressed down the road if this moves forward. The aerial views of the site were discussed – the existing accessory structures and lot are legal non-conforming. The variance requests do not align with the Fishers 2040 vision. There was discussion about the shape of the property and the driveway which would increase the legal non-conforming status.

Mr. Ferrucci opened the Public Hearing.

Seeing no one from the Public to speak on this item, he closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Lannan made a motion to approve the Variance, seconded by Mr. Ferrucci. The Motion was DENIED, 3-2.

King Jugg Outdoor Seating

Parcel: 15-14-01-02-04-008.000

Address: 11110 Lantern Road

Case: VA-25-10

Request: Consideration of a Development Standard Variance from Section 1; Figure 1.3. Development Standards of the Nickel Plate District Code (NPDC) to allow for outdoor dining.

Petitioner: Mike Finnegan (cheers@kingjuggbrewing.com)

Planner: Kevin Martin (martinke@fishers.in.us)

The petitioner, Mike Finnegan on behalf of King Jugg Brewing Company, is requesting a Variance of Development Standard from Section 1; Figure 1.3 - Development Standards of the Nickel Plate District Code (NPDC) to allow for outdoor dining. The establishment previously requested a variance to allow for outdoor dining in March 2023, known as V-23-11. The original request was approved and granted by the Fishers Board of Zoning Appeals on March 22, 2023.

Kevin Martin presented the Staff Report. As the space and configuration of the outdoor seating has been altered since the approval of V-23-11, the applicant is required to seek approval of a new variance to permit the new configuration of the outdoor dining area.

Outdoor Dining is not allowed by-right in the Village Center as the district focuses on residential uses and therefore requires BZA consideration of any specific site that may propose outdoor seating. Given the neighbors' concerns with noise and parking, the owners have reached an understanding with the City in which details need to be agreed upon.

Mr. Ferrucci opened the Public Hearing.

Michele Vejo (11203 Meadows Dr.)- stated that there is not enough parking. There is overflow on Meadows Drive and many are disrespectful. The business expanded without City Approval.

Two other neighbors spoke (Sue? and Christina)- did not give their full names or addresses. Concerns are parking and noise.

Fred Scheel (8488 Pioneer Trail) – Many are using the parking lot on Fishers Pointe Blvd.

John Jones (8508 Pioneer Trail) – The board is not getting the whole truth. Problems with parking, U-turns, noise.

Joe Nixon (7611 Saint George Blvd) – King Jugg is a bright spot in the Lantern Road neighborhood. There will be structured on-street parking on Lantern Road in the future.

Seeing no one else to speak, Mr. Ferrucci closed the Public Hearing.

Mr. Ferrucci has reservations about approving anything before Council on 7/21. Rodney Retzner stated that they can ask for a continuance by right. The Petitioners are agreeable to asking for a continuance. Ross Hilleary indicated that it would be in August.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to continue, seconded by Mr. Silvey.

As there was no other business, the meeting was adjourned at 6:55 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary



Board of Zoning Appeals Staff Report

Meeting Date: July 24, 2025

DEPARTMENT CONTACT:
Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:
VA-25-9

PETITIONER:
Amandia Jeschke,
(amandia@amandiadesigns.com)

PROPERTY ADDRESS/LOCATION:
16465 E. 101st St

REQUEST: Rehearing request for a consideration of a Development Standards Variance from Section 2.3.4 and 3.2.3 of the City's Unified Development Ordinance (UDO) to allow an increase in the size of a legal non-conforming structure from 240 square feet to 576 square feet which is a 140% increase in the size of the structure, a decrease in the minimum size of the lot from 15,000 square feet to 4,950 square feet, and a decrease in the front setback from 11 feet to 7 feet.

<p>APPLICABLE REGULATIONS: UDO Sections 2.3.4 & 3.2.3</p>	<p>EXISTING ZONING: R-2, Unified Development Ordinance (Ord. #071618F, 022425F, 031725C)</p>	<p>FISHERS 2040: Estate Residential</p>
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LOT SIZE: Approx. 0.26 acres



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). In the last year, the UDO was recently amended through Ordinance #s 022425F and 031725C. The new updates are applicable because the front setback was just reduced from 40 feet to 25 feet off local streets in the R2 zoning district.

SURROUNDING LAND USE & ZONING:

North: PUD-R, R2 (Traditional Single Family)

East: R2 (Traditional Single Family)

South: R2 (Traditional Single Family)

West: R2 (Traditional Single Family)



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

Staff received two emails inquiring about more information:

Danielle and Matt Clark, 16455 E. 101st St

- Asked whether there would be changes made to their property

Cynthia Hogwood, 16391 E. 101st St

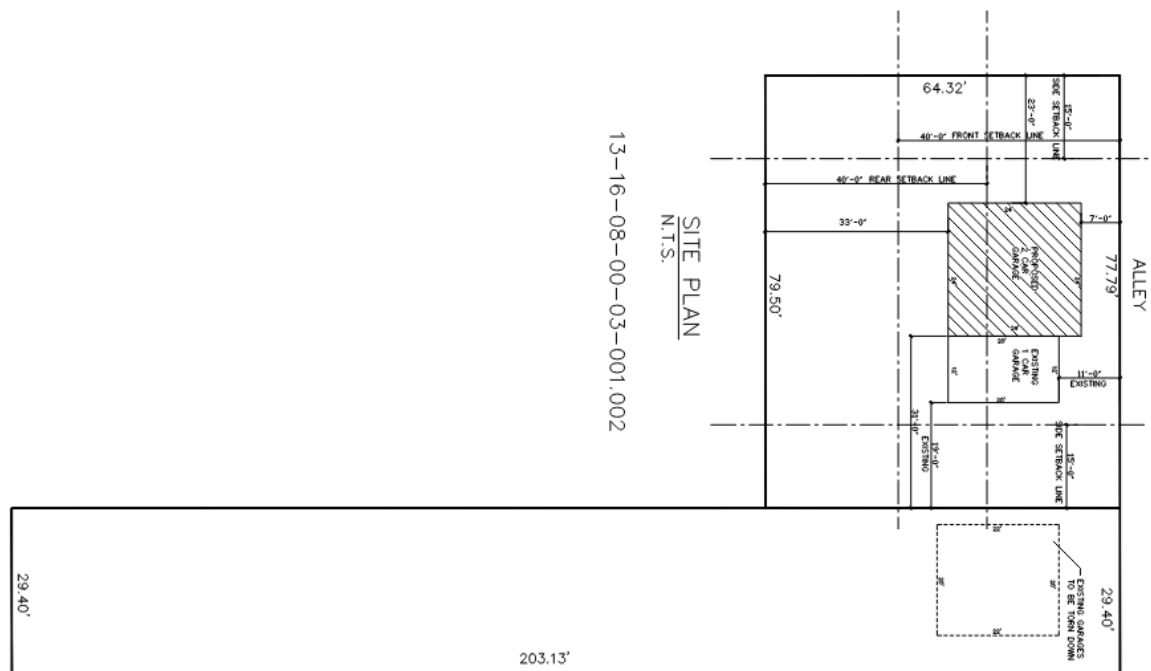
- Asked for details on the request and the day and time of the meeting

PETITION OVERVIEW:

Summary of Request

Amandia Jeschke, on behalf of Mr. Wilson, is requesting several Development Standards Variances for a legal non-conforming accessory structure and lot:

- To allow an increase in the size of a legal non-conforming structure from 240 square feet to 576 square feet which is a 140% increase in the size of the structure
- To decrease the minimum size of the lot from 15,000 square feet to 4,950 square feet
- To decrease the front setback from 11 feet to 7 feet



Site Plan

The site plan shows the rectangular portion of the lot that will be split off and the location of the proposed addition in relation to the existing accessory structure.

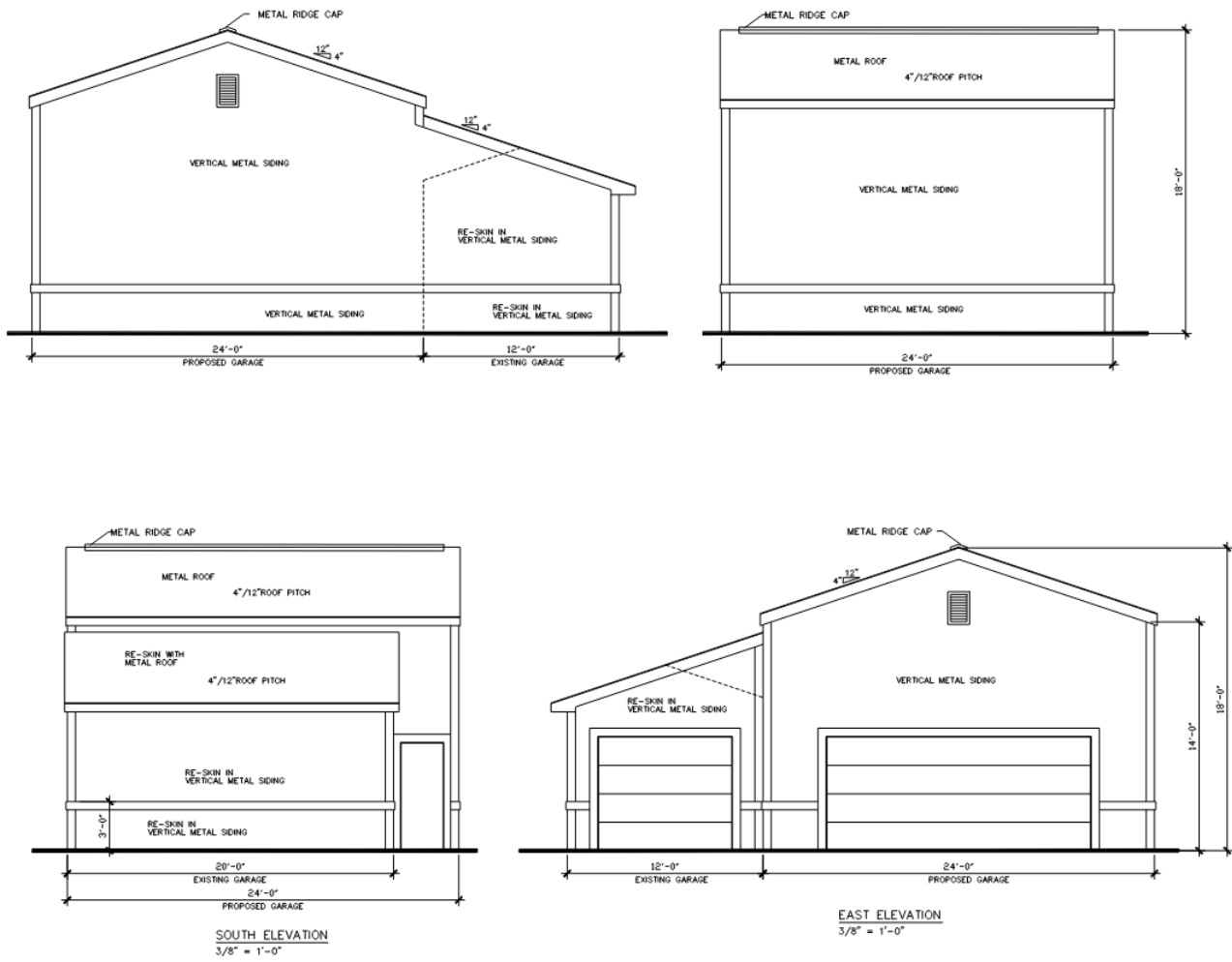
The existing accessory structures and lot are legal non-conforming because they were established prior to the effective date of the Unified Development Ordinance in 2018. What that means is both accessory structures are permitted in their current location and can be located on a smaller lot without an associated house.

The purpose of the variance requests is to split off a portion of the existing lot to add a second drive to 16423 E. 101st St and expand the existing legal non-conforming accessory structure in the purple shaded region. The accessory structure in the blue region will be demolished once the area is split off and combined with 16423 E. 101st St. See the picture below.

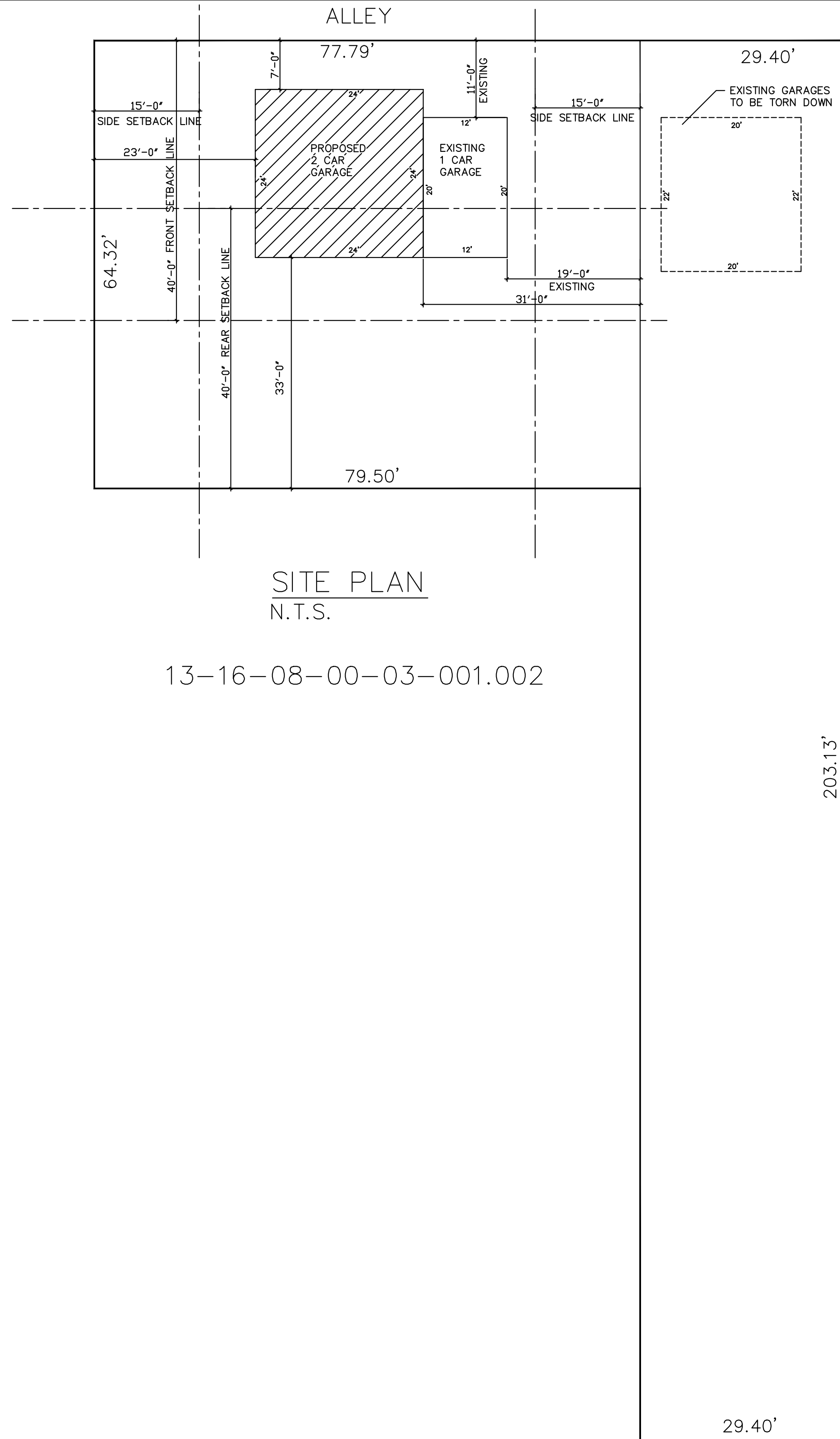


Aerial Map

The accessory structure in the purple shaded region will continue to be used as storage for a vehicle and miscellaneous personal items.



Elevations. Front, side and rear elevations of the proposed accessory structure addition.



SITE PLAN
N.T.S.

13-16-08-00-03-001.002

203.13'

AMANDIA JESCHKE
ARCHITECTURAL DESIGNS
765-621-622

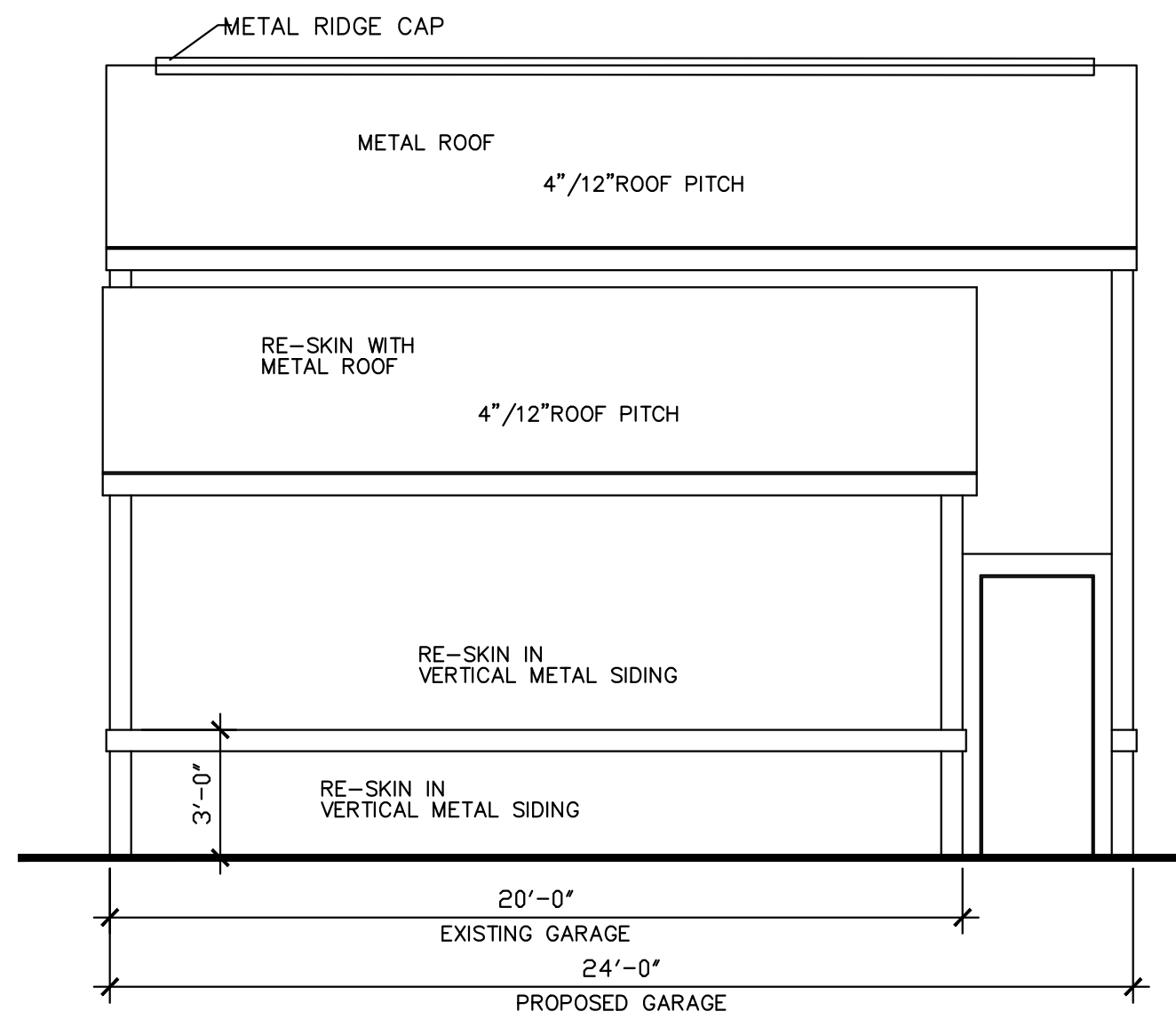
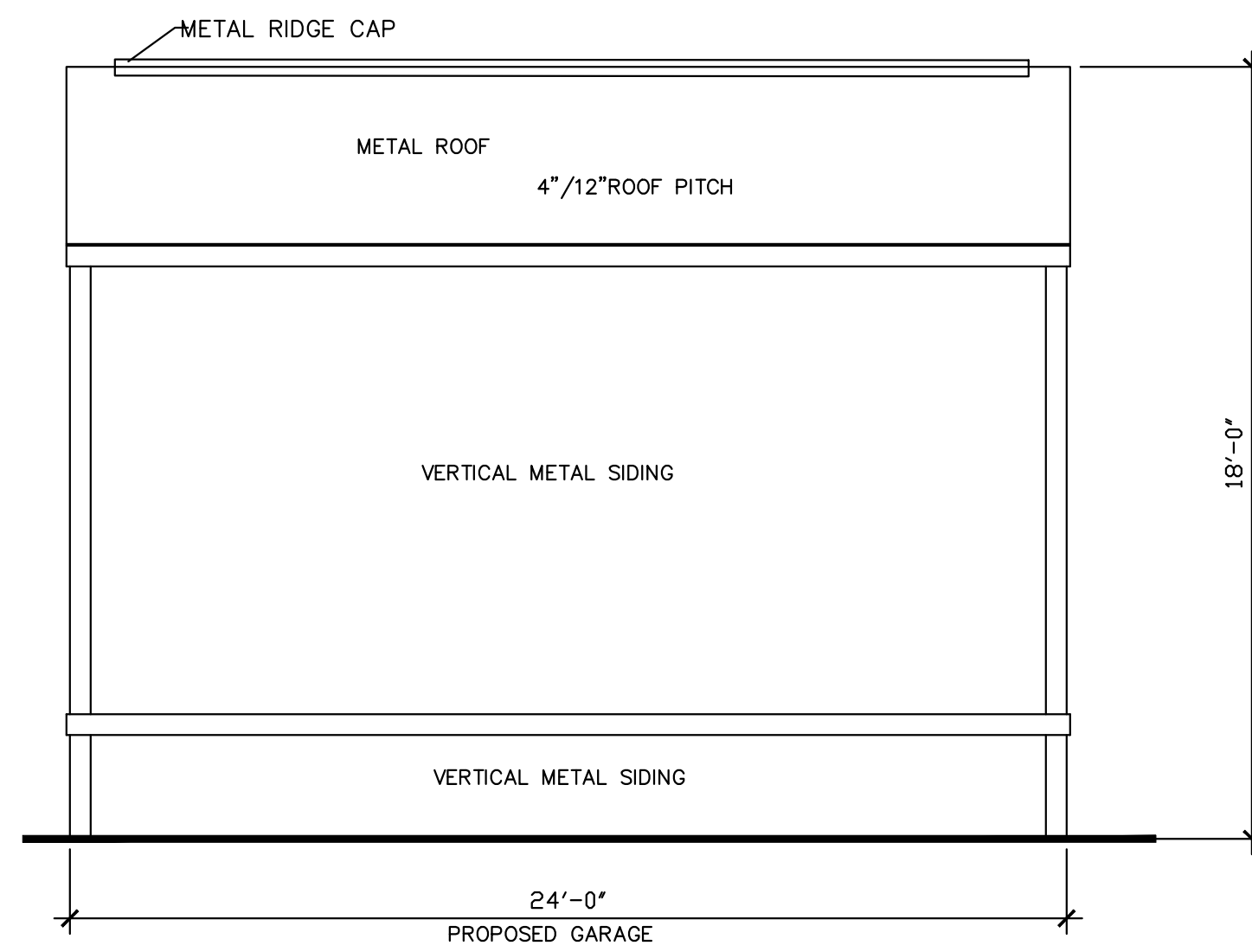
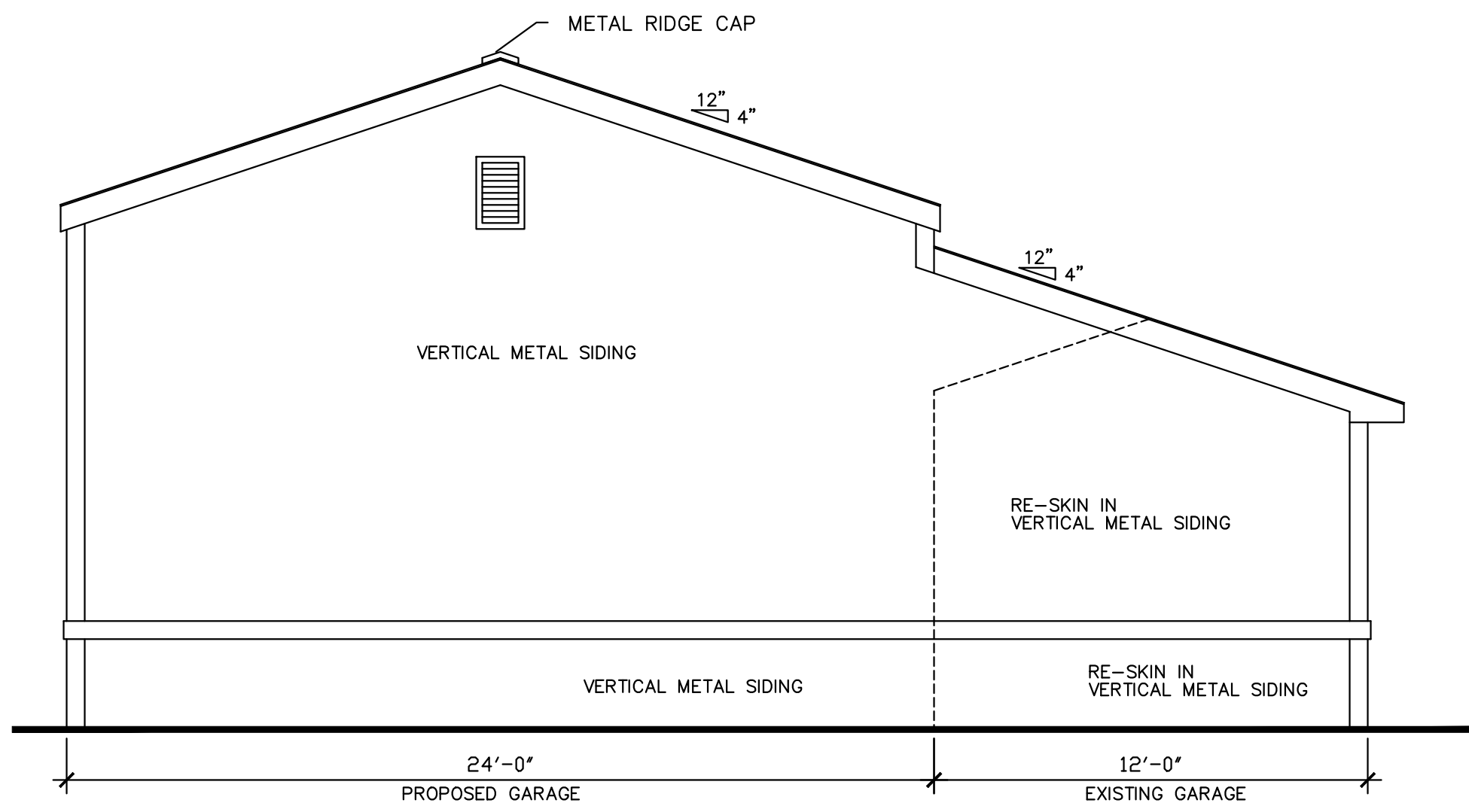
Site Plan

WILSON GARAGE

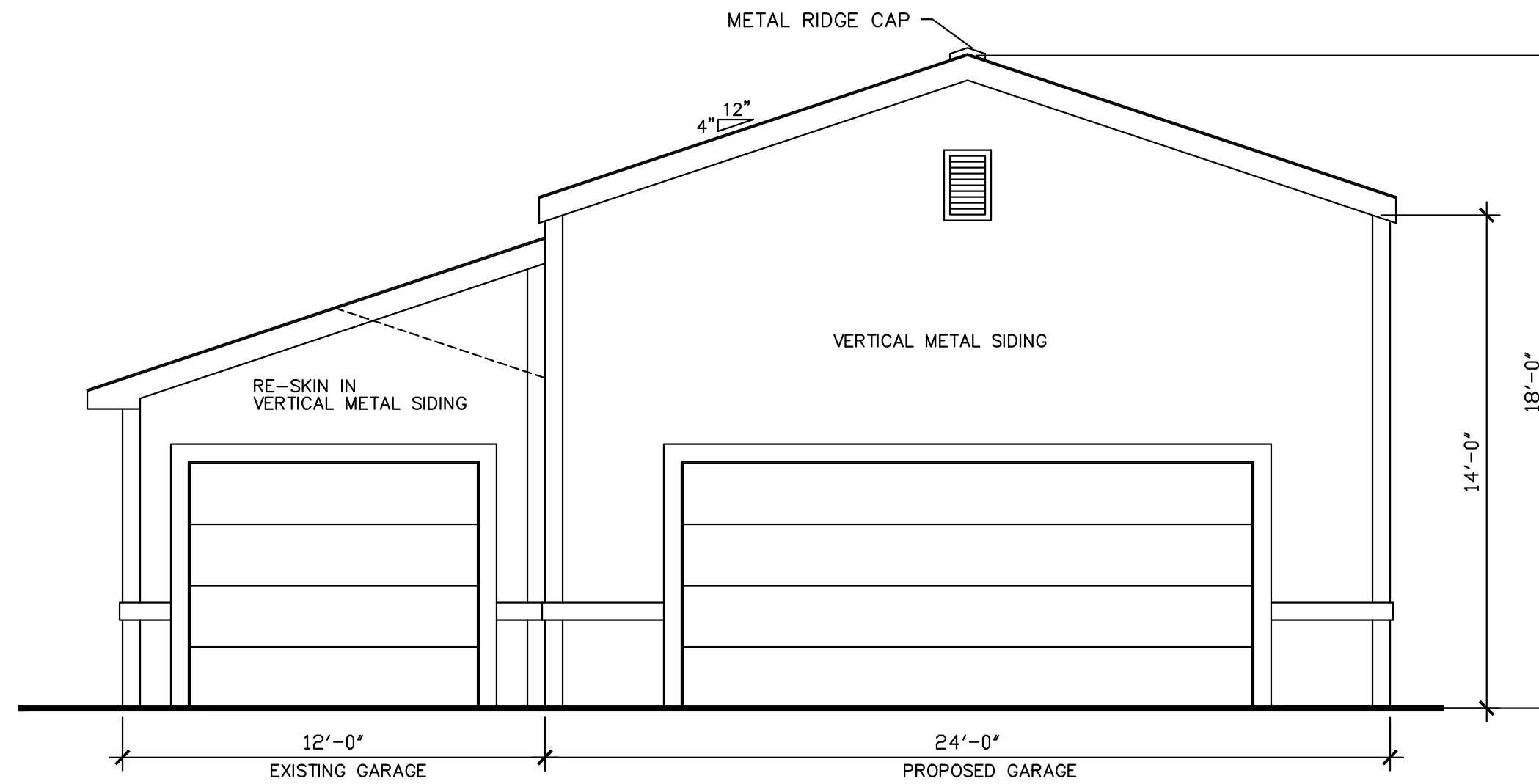
16465 E 101st Street
FORTVILLE, IN 46040

S

4-25-2025



SOUTH ELEVATION
3/8" = 1'-0"



EAST ELEVATION
3/8" = 1'-0"

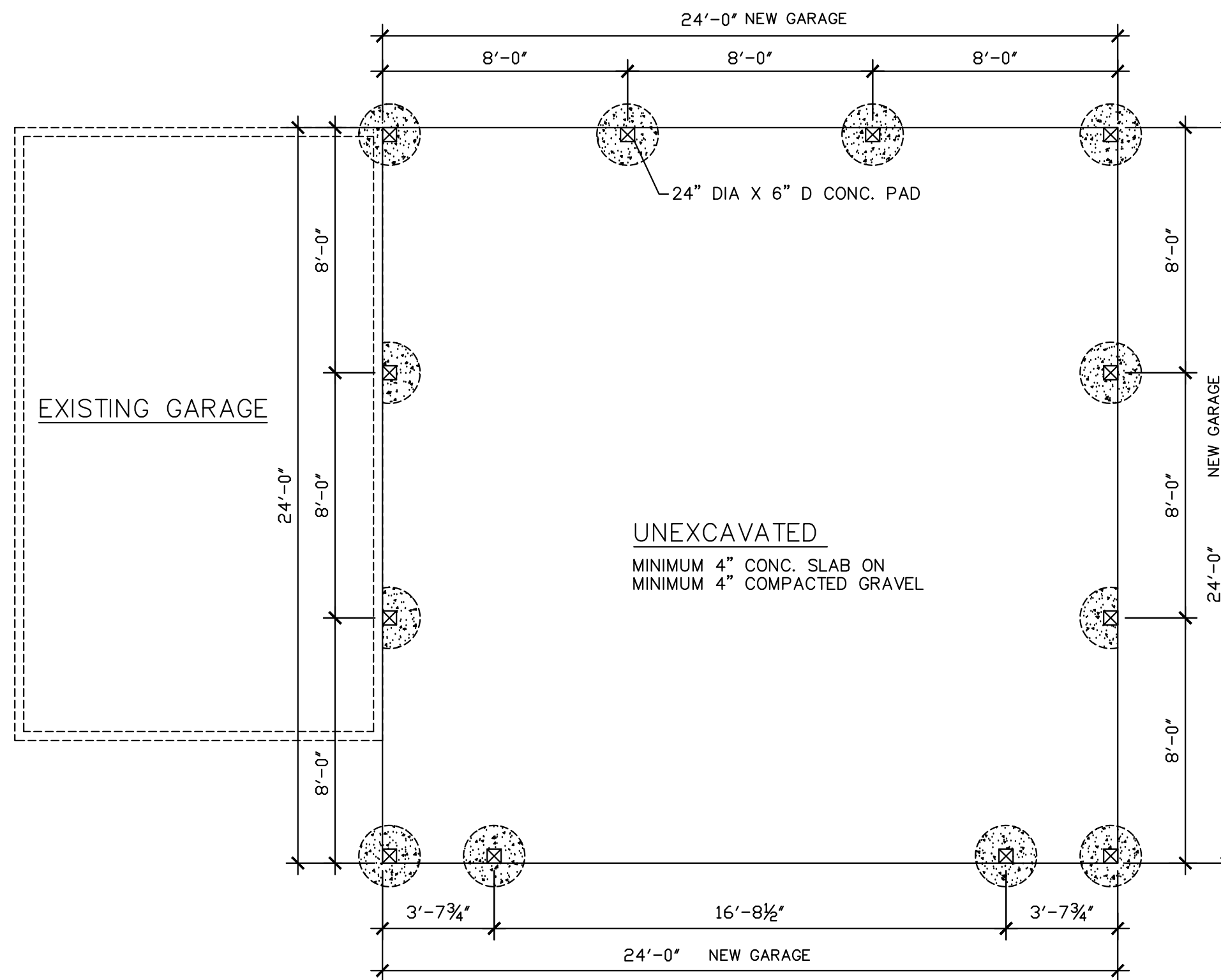
AMANDIA JESCHKE
ARCHITECTURAL DESIGNS
765-621-622

ELEVATIONS

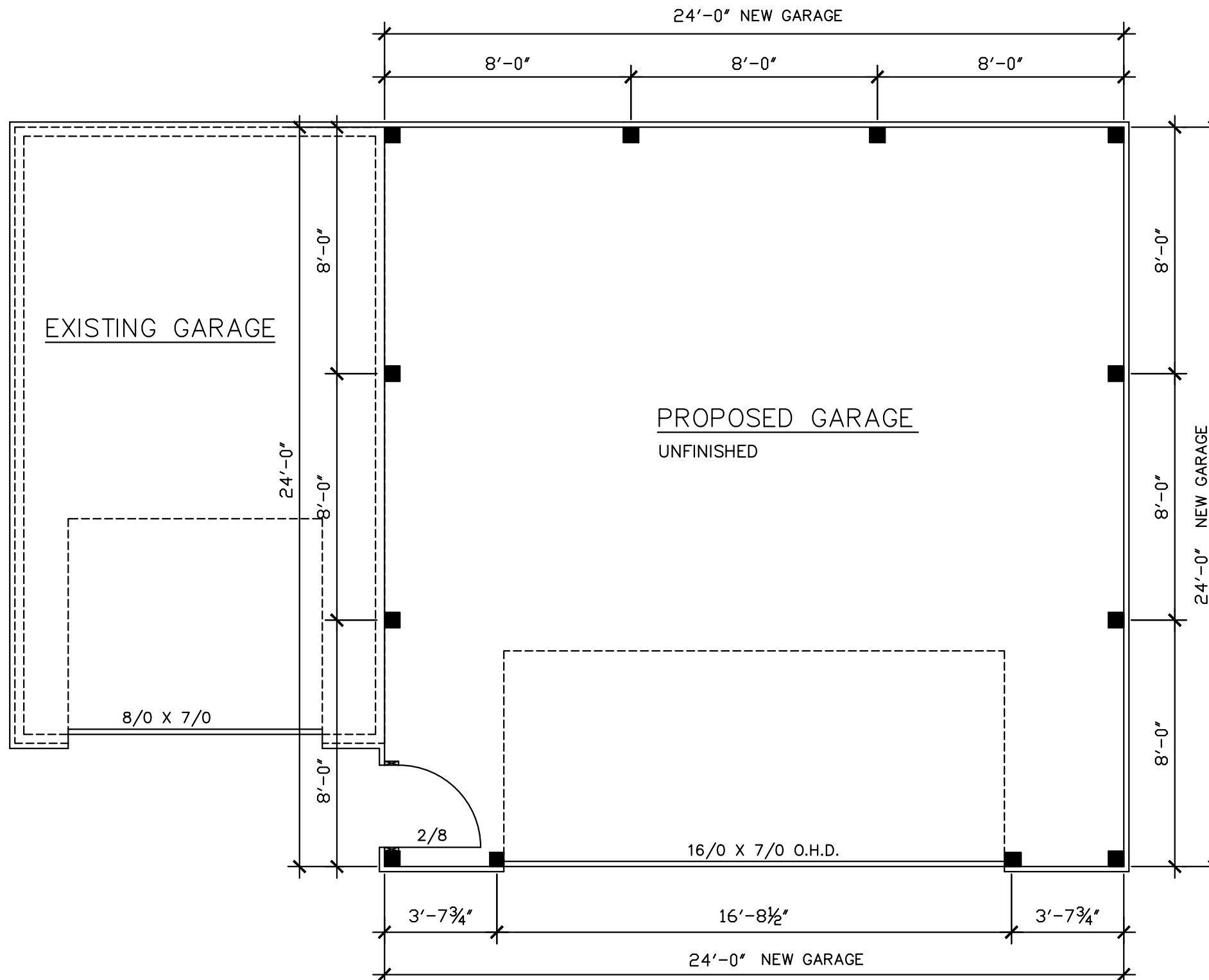
WILSON GARAGE
16465 E 101st Street
FORTVILLE, IN 46040



4-25-2025



FOUNDATION PLAN
1/4" = 1'-0"



FLOOR PLAN 576 S.F.
1/4" = 1'-0"

AMANDIA JESCHKE
ARCHITECTURAL DESIGNS
765-621-622

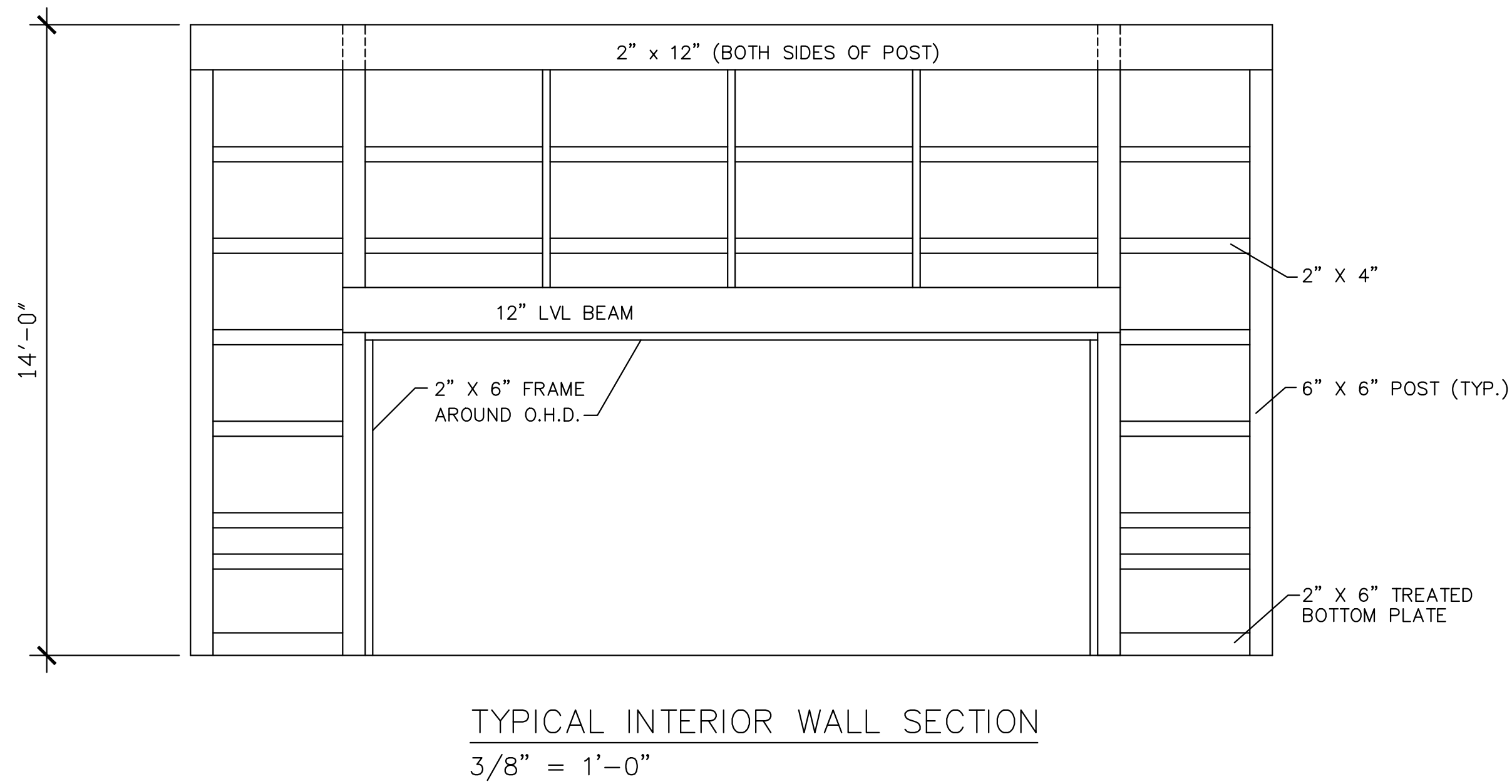
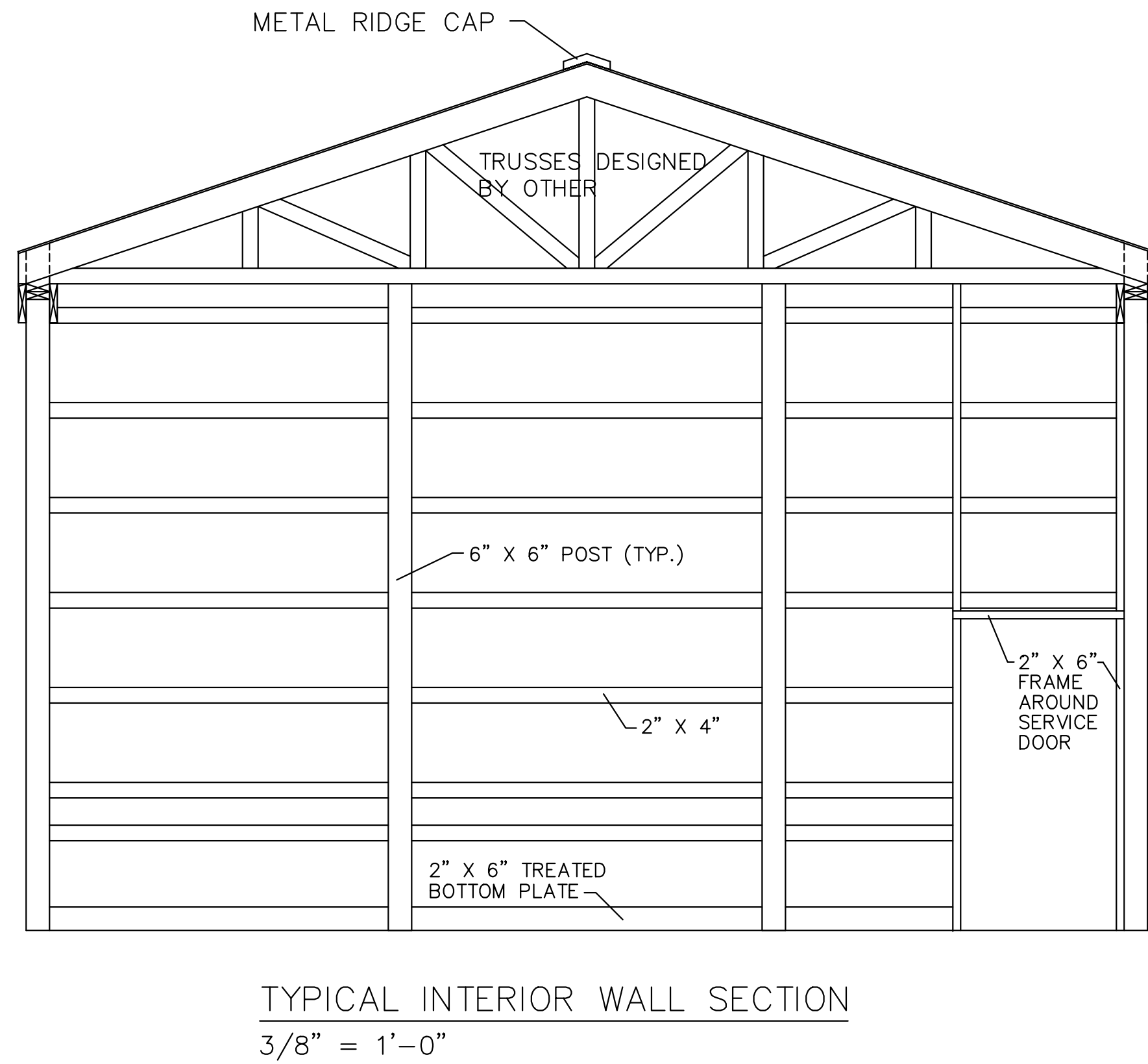
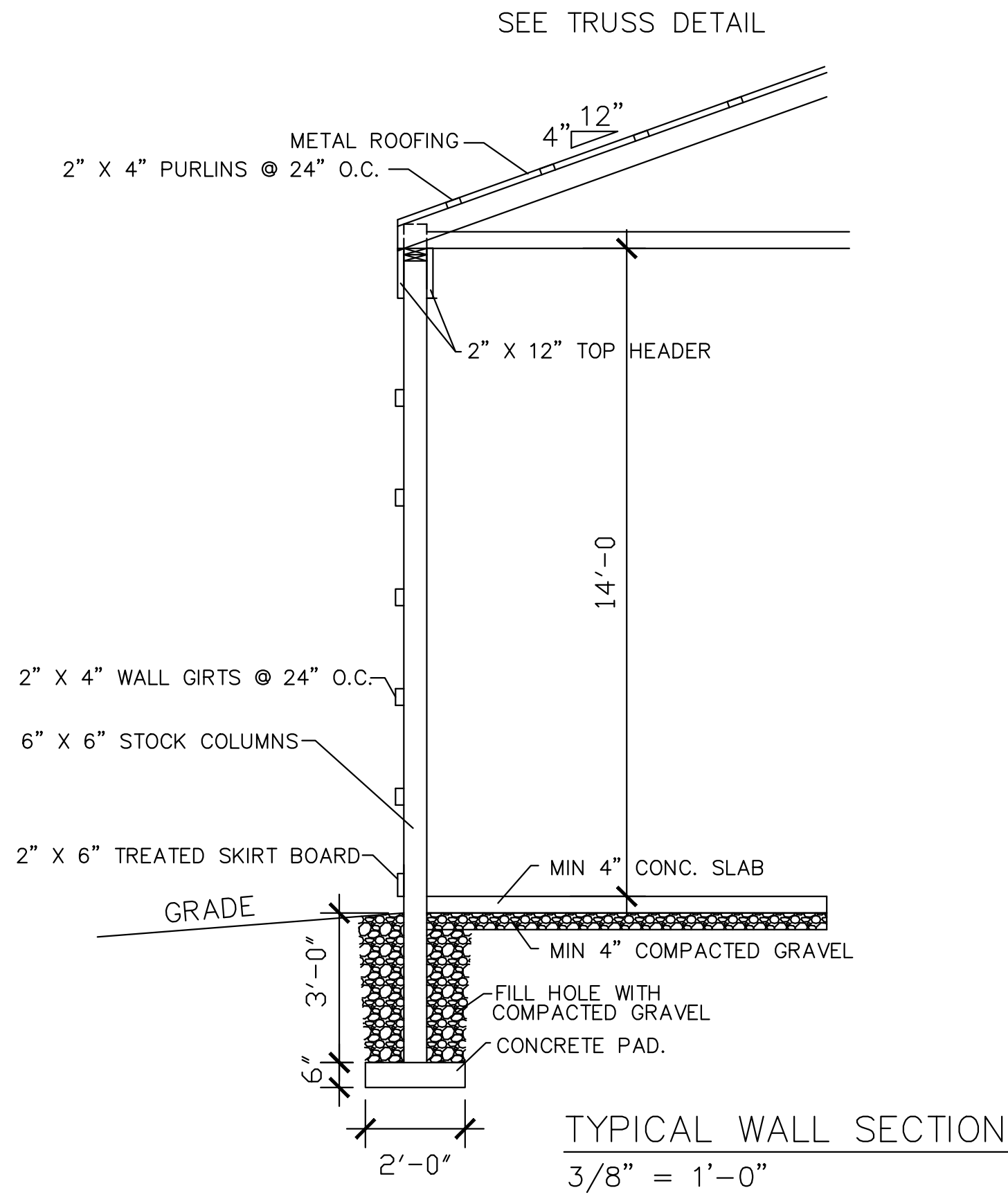
FOUNDATION and FLOOR PLAN

WILSON GARAGE

16465 E 101st Street
FORTVILLE, IN 46040

2

4-25-2025



AMANDIA JESCHKE
ARCHITECTURAL DESIGNS
765-621-622

INTERIOR ELEVATIONS and WALL SECTION

WILSON GARAGE
16465 E 101st Street
FORTVILLE, IN 46040

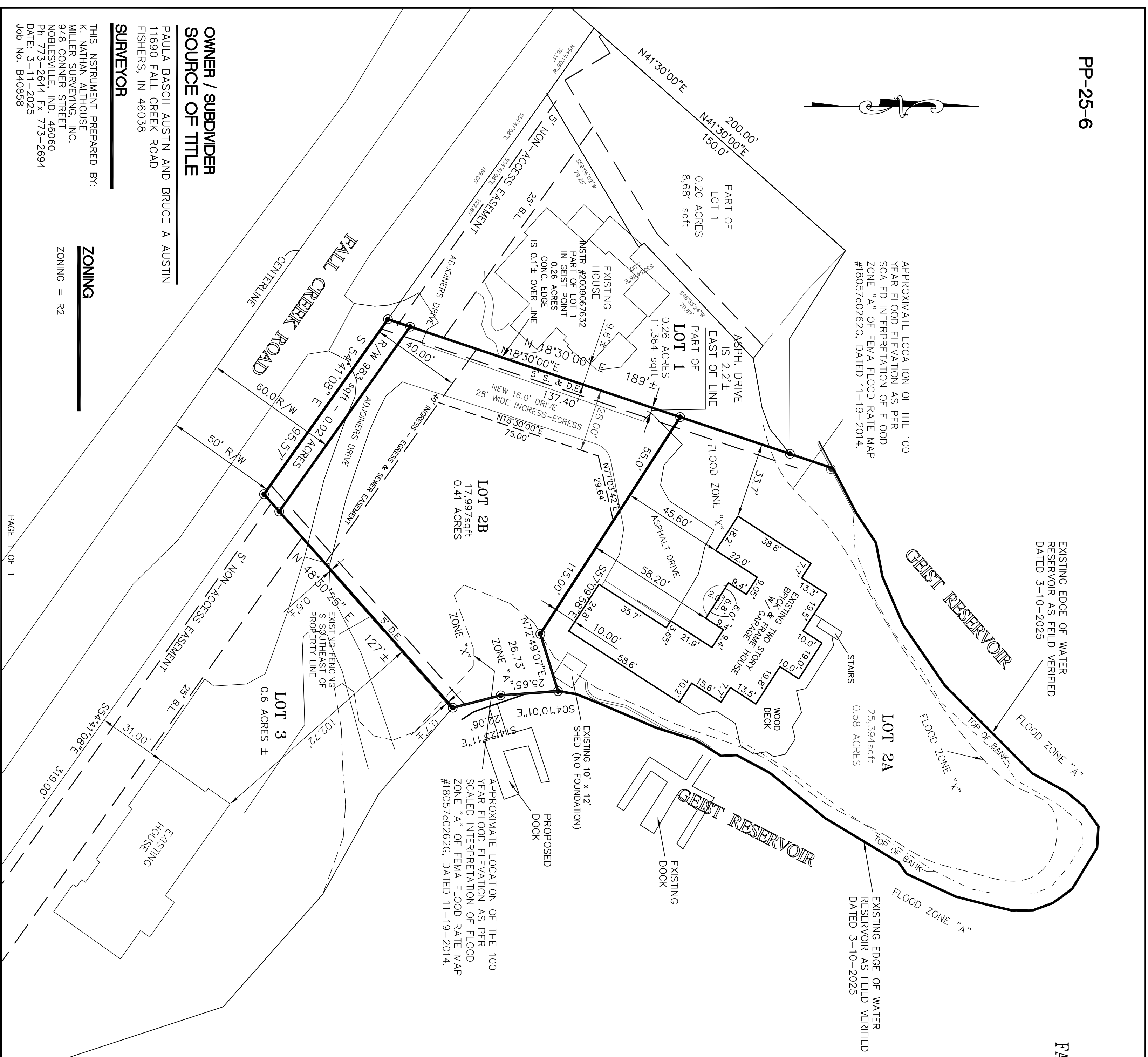
3

4-25-2025

EXISTING EDGE OF WATER
RESERVOIR AS FIELD VERIFIED
DATED 3-10-2025

EXISTING EDGE OF WATER
RESERVOIR AS FIELD VERIFIED
DATED 3-10-2025

EXISTING EDGE OF WATER
RESERVOIR AS FIELD VERIFIED
DATED 3-10-2025



OWNER / SUBDIVIDER
PAUL A BASCH AUSTIN AND BRUCE A AUSTIN
11690 FALL CREEK ROAD
FISHERS, IN 46038

SOURCE OF TITLE

SURVEYOR

THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE,
MILLER SURVEYING, INC.
2408 CONNER RD
NOSHAVILLE, TN 37060
PH: 773-2644 FX: 773-2694
DATE: 3-11-2025
JOB NO. B40858

ZONING
= R2

PRIMARY PLAT

RE-PLAT LOT 2, GEIST POINTE

FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA

LAND DESCRIPTION

LOT #2 IN GEIST POINTE, AS PER PLAT OF SAID ADDITION, RECORDED AS INSTRUMENT #8608143 IN PLAT BOOK 12 PAGE 158-160, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

CERTIFICATE OF SURVEY

THIS SUBDIVISION CONSISTS OF TWO LOTS, NUMBERS LOT 2A AND 2B. THE SIZE OF LOTS AND WIDTH OF STREET ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

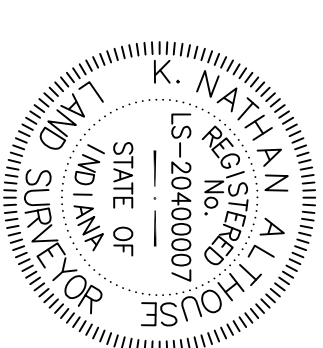
CROSS-REFERENCE IS HEREBY MADE TO A PLAT RECORDED IN INSTRUMENT #8608143, AS RECORDED BY THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

I, K. NATHAN ALTHOUSE, THE UNDERSIGNED CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT THE CROSS-REFERENCED SURVEY PLAT, AND UP TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF THE SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY AND ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

WITNESS MY SIGNATURE THIS 6TH DAY OF JUNE, 2025.
MILLER SURVEYING, INC.

K. Nathan Althouse

K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR No. LS 20400007
STATE OF INDIANA

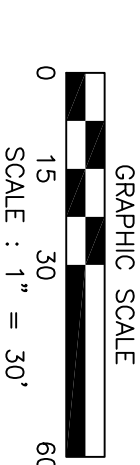


FLOOD ZONE DEFINITION

ZONE "A" EXPLANATION
AREAS OF 100-YEAR FLOOD;
BASE FLOOD ELEVATIONS AND
HAZARD FACTORS NOT DETERMINED

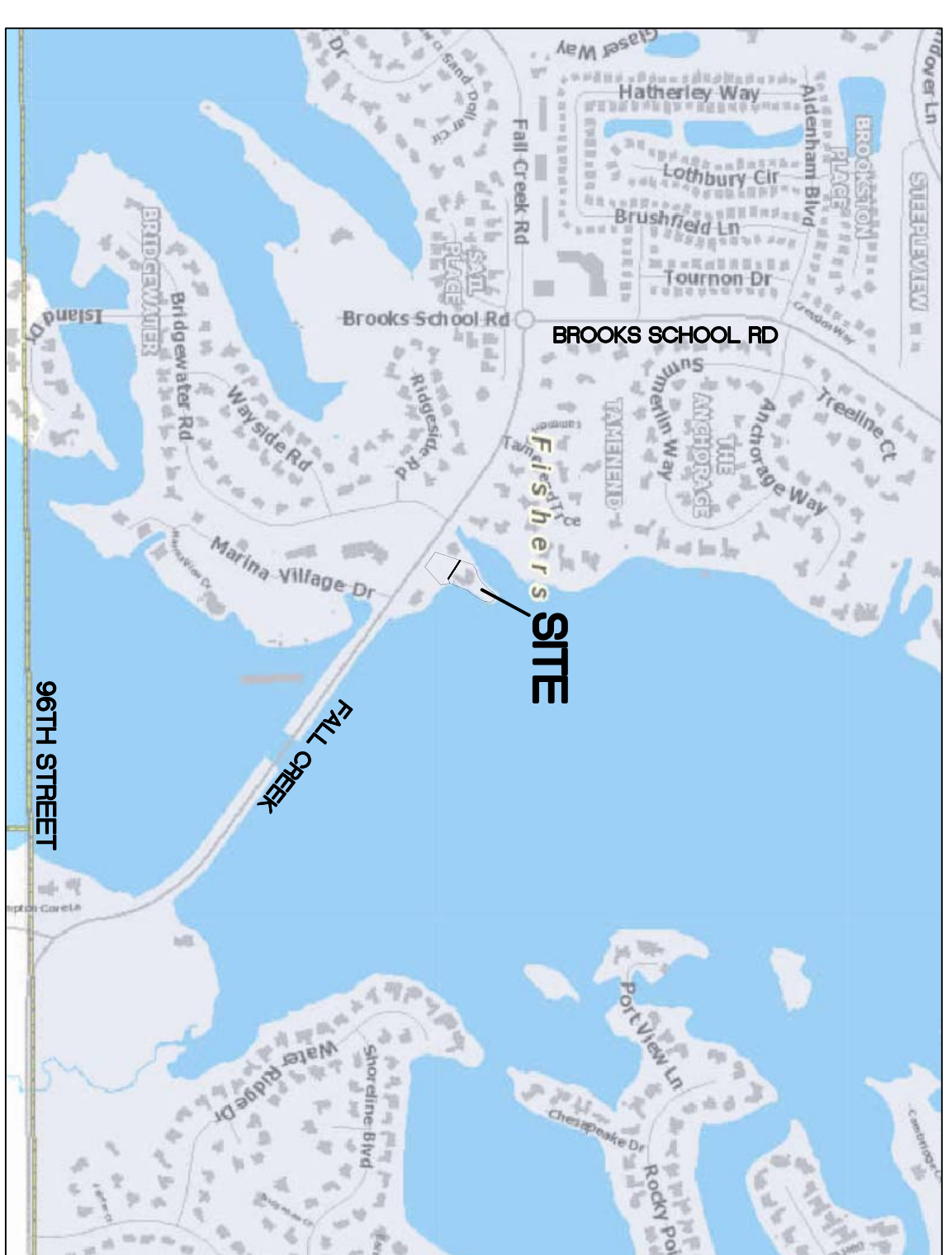
ZONE "X"
AREAS DETERMINED TO BE OUTSIDE
500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0282G, AREA IN ZONE "X" & "A" MAP DATED 11-19-2014.



I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT, UNLESS REQUIRED BY LAW. (K. NATHAN ALTHOUSE)

MICINITY MAP
NOT TO SCALE



UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DECORATIVE SIGNS, SPRINKLER, TREES, LANDSCAPING MOUNDS, FENCES, LIGHT POLES, SEPTIC SYSTEMS OR OTHER SUCH AMENITIES AND PERMANENT STRUCTURES ARE NOT PERMITTED WITHIN THE RIGHT OF WAY.

LEGEND

- R/W RIGHT OF WAY
- POB POINT OF BEGINNING
- MONUMENT SET OR FOUND
- BL = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- S. & D.E. = SEWER & DRAINAGE EASEMENT
- R/W = RIGHT OF WAY



Fall Creek Board of Zoning Appeals Staff Report

Meeting Date: July 23, 2025

DEPARTMENT CONTACT:
Christy Cashin (cashinc@fishers.in.us)

CASE NUMBER:
VA-25-11

PETITIONER:
Kyra Miller (kmiller@msinc.us)

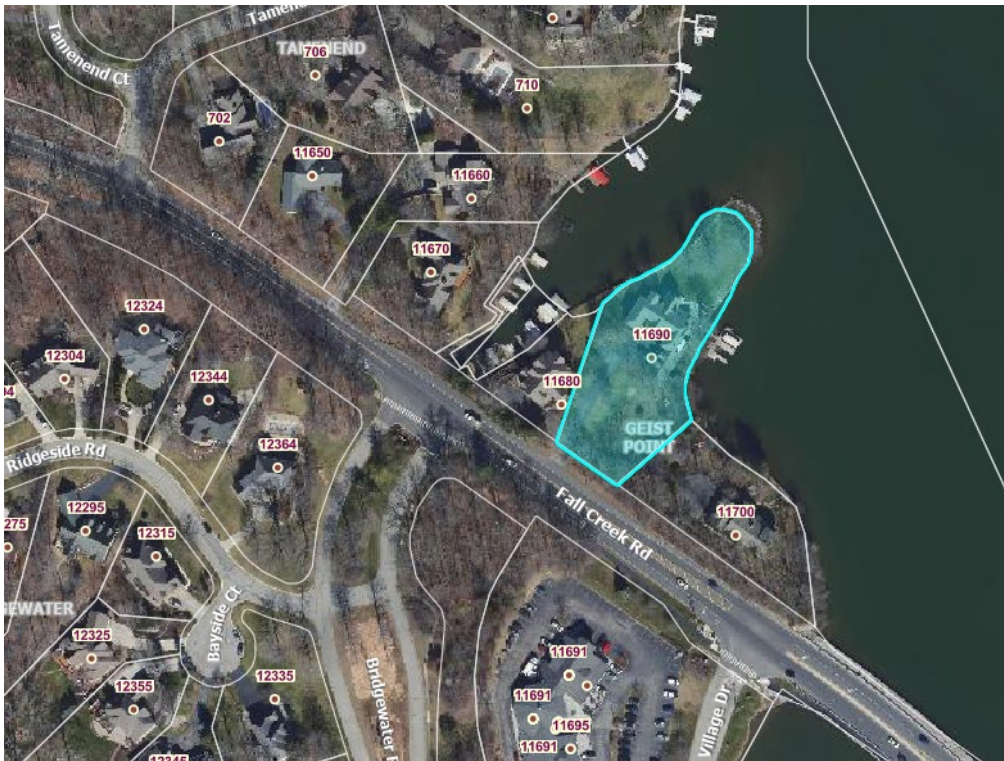
PROPERTY ADDRESS/LOCATION:
11690 Fall Creek Rd, Indianapolis, IN

REQUEST: Consideration of a development standard variance from Section 3.2.3.B. of the City's Unified Development Ordinance (UDO) to allow Lot 2A on the Geist Point Plat to have a front yard setback of 10 ft, from the required 40 ft.

APPLICABLE REGULATIONS: Unified Development Ordinance (UDO)	EXISTING ZONING: R2-Residential	FISHERS 2040: Low Density Suburban Residential
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LOT SIZE: 0.9 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve, with Condition
 Continue
 Deny
 No Recommendation

Meeting Date: July 23, 2025

Case Number: VA-25-11

ZONING HISTORY:

This property is zoned R2-Residential, regulated by the City of Fishers UDO.

SURROUNDING LAND USE & ZONING:

- North: OS – Open Space (Geist Reservoir)
- East: R2 – Residential (single-family)
- South: PUDC – Marina Village PUD (marina & commercial)
- West: R2 – Residential (single-family)



Sec. 3.2.3. R2 Residential District

A. District Intent

The R2 District is intended to be provide for single-family homes in a lower density range of approximately 1.0 to 1.7 dwelling units per acre. See [CHAPTER 5. USE REGULATIONS](#) for permitted uses within the District.

B. Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	15,000 sf
1b. Lot width at building line – standard	100'
1c. Lot width at building line – corner	120'
1d. Lot frontage	50'
2. Minimum Building Setbacks	
2a. Front - local street / other street type	25' / 40'
I. If a lot is located in a recorded subdivision, the required setback stated on the recorded secondary plat shall apply. II. In the absence of a setback on a recorded plat or if the lot is not in a recorded subdivision, the greatest of the following options apply: the average of the setbacks established by the nearest primary buildings on either side of the proposed structure on the subject site OR the setback listed in this table.	
2b. Side, primary structure / Dwelling with attached side-load or rear-load garage	15' / 10'
2b. Side, Aggregate	30'
2c. Rear, primary structure	40'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,600 sf
4b. Living unit area, 2-story (min)	1,800 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)*	35%*
5c. Alternative standards	Sec. 8.4.7. Conservation Development
5d. Accessory structures	Article 6.2. Accessory Structure Standards
5e. Total structures per lot	Sec. 6.8.1G. Structures Per Lot
* If the lot abuts Geist Reservoir, then the maximum impervious area may be up to 50%.	

FISHERS 2040 COMPREHENSIVE PLAN

The Fishers 2040 Plan identifies this area as Low Density Suburban Residential. This variance request does align with the comprehensive plan. The purpose of Low Density Suburban Residential is single family residential at one or two dwelling units per acre. This variance request is in conjunction with a plat that would subdivide a 0.9 acre property into two parcels for two single family homes.



Low Density Suburban Residential

PURPOSE

Single-family, detached residential at low densities ranging from one to two dwelling units per acre. For larger development, a variety of densities within the permitted range is encouraged to allow for more diversity in housing type.

LAND USES

- Single-family detached residential

DENSITY/INTENSITY

- Residential development between one and two dwelling units per acre.

DEVELOPMENT FEATURES

- A mix of housing types and architectural styles is desired.
- Development shall protect and enhance natural environment.
- Integrate with existing environmental features.
- Internal and external pedestrian and vehicular connectivity is required.
- Typically curvilinear streets.

EXAMPLES: Hamilton Proper, Hawthorn Ridge



This aerial image of residential lots in Hamilton Proper neighborhood is typical of low density suburban residential lots.



The photo above of a home in Hawthorn Ridge is an example of the typical setbacks and architecture found in low density suburban residential neighborhoods.

SUMMARY OF PUBLIC COMMENTS:

At the time of writing this Staff Report four public comments were received.

1) *Thomas Maurath (11670 Fall Creek Road)*

The people at 11690 Fall Creek rd are attempting to split their property into two parcels. Clearly, the split is inappropriate as it makes the new parcel far too small for another house to fit on the new parcel. Further, the lot lines come very close to the adjacent properties. The owners tried to do this 6 years ago and were turned down by the zoning committee. We still oppose this change and ask the zoning committee to refuse to allow the proposed changes to the property.

2) *Curtiss Quirin (725 Tamenend Trace)*

As a Geist neighbor, I do not support this variance. Geist Pointe was developed to have 3 lots, not 4. The requested 10' setback variance is not consistent with the residential area and would place a large new home too close to Fall Creek and the existing houses.

3) *Lisa Buck (11650 Fall Creek Road)*

Commented on behalf of her father, as his power of attorney, and mentioned her concern of reduced property value. See the attachment for more details.

4) *Carolyn Moore (11700 Fall Creek Road)*

Concerns about the way the deed is written. She also has several comments about the viability of the buildable land on proposed lot 2B, and traffic concerns. See the attachment for more details.



Meeting Date: July 23, 2025

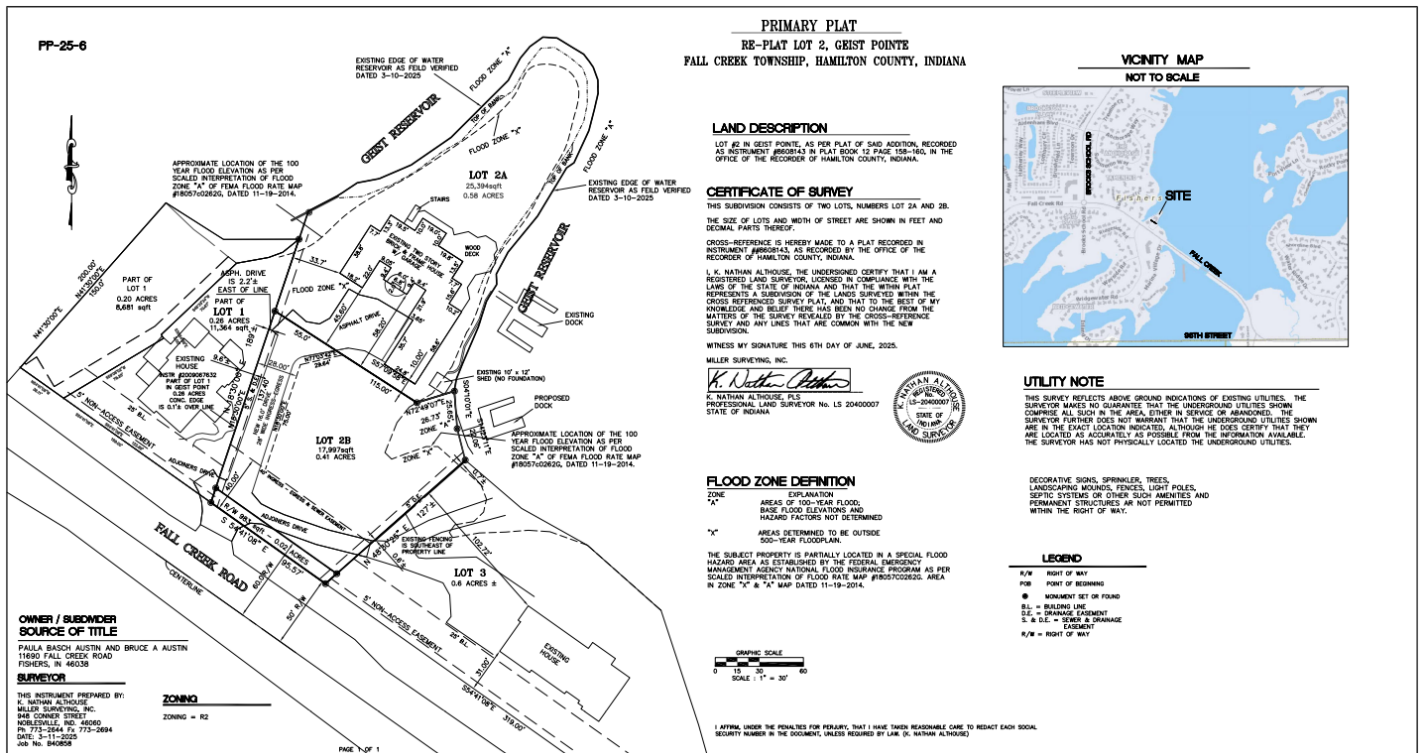
Case Number: VA-25-11

PETITION OVERVIEW:

The petitioner is requesting a development standard variance from Section 3.2.3.B. of the City's Unified Development Ordinance (UDO) to allow Lot 2A on the Geist Point Plat to have a front yard setback of 10 ft, from the required 40 ft. Please note, the public notice for this project stated that the front yard setback requirement was 55 ft, when in fact, it requires a 40 ft.

In 2019, The petitioner requested a similar lot split and variance. However, the petitioner withdrew their plat and variance application at that time, due to a civil suit among neighbors. Those previous case numbers are: PP-19-1, SP-19-4, and VA-19-5.

Below is the proposed plat that subdivides Lot 2 into Lot 2A & Lot2B. Lot 2A & 2B both meet R2 Residential zoning size requirements. However, the new lot line will create a 10 ft front yard setback for the existing home, where a 40 ft setback is required. No variances are being requested for Lot 2B at this time.



Proposed Primary Plat

From: noreply@formstack.com
To: [Planning Dept](#); [Prange, Kay](#); [Lewark, Kelly](#); [Hilleary, Ross](#); [Cashin, Christy](#); [Herin, Gabrielle](#); [Martin, Kevin](#); [Wiley, Grace](#)
Subject: Public Meeting Comment Form
Date: Tuesday, July 15, 2025 4:03:38 PM

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.



Formstack Submission For: **Public Meeting Comment Form**

Submitted at 07/15/25 4:01 PM

Name:	Thomas Maurath
Address:	11670 Fall Creek Road Indianapolis Indiana 46256 Fishers, IN 46256
Email:	thomasfmaurath@gmail.com
Subdivision or business name:	Geist point plat
Please select the meeting to which you would like to submit a public comment:	Board of Zoning Appeals - Fall Creek
Meeting Date:	Jul 23, 2025
Project Name/Resolution Number:	Geist Point Plat
Comment:	The people at 11690 Fall Creek rd are attempting to to split their property into two parcels. Clearly, the split is inappropriate as it makes the new parcel far too small for anther house to fit on the new parcel. Further, the lot lines come very close to the adjacent properties. The owners tried to do this 6 years ago and were turned down by the zoning committee. We still oppose this change and ask the zoning committee to refuse to allow the proposed changes to the property.
Would you like to receive email communications and updates from the City of Fishers?:	Yes

From: [Curtiss Quirin](#)
To: [Cashin, Christy](#); [Peterson, Pete](#)
Subject: VA - 25 -11 / 11690 FALL CREEK RD,
Date: Wednesday, July 16, 2025 9:00:01 AM

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Hi Christy,

As a Geist neighbor, I do not support this variance. Geist Pointe was developed to have 3 lots, not 4. The requested 10' setback variance is not consistent with the residential area and would place a large new home too close to Fall Creek and the existing houses.

Thank you

Curtiss Quirin
725 Tamenend Trace
317 694 1499

From: noreply@formstack.com
To: [Planning Dept](#); [Prange, Kay](#); [Lewark, Kelly](#); [Hilleary, Ross](#); [Cashin, Christy](#); [Herin, Gabrielle](#); [Martin, Kevin](#); [Wiley, Grace](#)
Subject: Public Meeting Comment Form
Date: Friday, July 18, 2025 2:19:15 PM

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Formstack Submission For: **Public Meeting Comment Form**

Submitted at 07/18/25 2:19 PM

Name:	Lisa Buck
Address:	4410 E 100 N Kokomo, IN 46901
Email:	manfreds_6@sbcglobal.net
Subdivision or business name:	Geist Point Plat.
Please select the meeting to which you would like to submit a public comment:	Plat Committee
Meeting Date:	Jul 23, 2025
Project Name/Resolution Number:	Geist Point Plat.
Comment:	<p>I am the POA for Ross Deardorff, owner of 11650 Fall Creek Road. I want to express my concern for the splitting on 11690 Fall Creek Rd. into smaller parcels. My Dad was against this several years ago so I feel confident saying that it is still the case.</p> <p>He believed this will lessen the property values of all the houses nearby .</p> <p>I am asking the Zoning committee not to allow the property to be divided.</p>
Would you like to receive email communications and updates from the City of Fishers?:	Yes

From: [Carolyn Moore](#)
To: [Cashin, Christy](#)
Subject: Objections for Hearing on Geist Pointe 7/23/2026
Date: Tuesday, July 22, 2025 4:35:15 PM

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Objections for zoning commission hearing set for July 23 concerning Geist Pointe
--Carolyn Moore
11700 Fall Creek Rd.
Geist Pointe

To: Christy Cashin, Fishers Planning and Zoning Commission. For Geist Pointe Hearing, July 23, 2025, 6:00 pm.

Ms. Cashin,

As one of the three owners of the Geist Pointe properties, I am upset that I will be out of state at the time of the Hearing; nevertheless, it is important to voice my objections to the requests being considered.

1. DEED.

The lawfully recorded deed to all three properties at Geist Pointe states that there can be only one house on each property, for a total of three homes on Geist Pointe. The only conceivable purpose for asking the commission to do a replat and/or change the area setbacks is to attempt to build another structure, which is forbidden by the deed. If the commission allows this request, it will be acting as an enabler for the neighbor to flaunt the law and disregard the signed and recorded deed.

Further, the deed states that any changes to the deed must be agreed to by two of the three owners. In this case, two owners, Moore and Abdallah, vehemently, oppose the changes, and are resolute in that.

2. VISUALIZE THE LAND.

One enters Geist point from the level of Fall Creek Road; then the land dips way down to the right to a creek bed running across the neighbors property toward the lake. Previous owner, Tom Fitch, had a bridge built near his house to cross over the creek bed. The easement to my house, guaranteed in the deed, is built up over the creek bed as a causeway. The easement drive dips low, following the contour of the land across the dry creek bed to end at my gate, where my driveway rises up 30 feet or more to my house, built on land augmented by fill dirt. The creek used to run swiftly through the property after a rainfall, until, as I was told, the creek was relocated beneath the surface

Now, in a heavy rain, water collects in great pools in the lower area of my land where it remains soggy for a few days. At least five trees have fallen down on their own, level with the ground. From my front door, I can see across the fence that maybe 10 trees on the hill down to fall Creek have fallen and are now resting in oblique lines among the dense thicket on the hillside. My property has a ramp. And in a heavy rain, the water rises far into the lower part of my land, bringing with it a jumble of floating wood, limbs and refuse. I have to hire someone to come haul the tangled mess away. It seems like days until the water finally recedes, leaving water-soaked areas around the lake area.

3. EROSION.

The incoming water to my property near the ramp has substantially eroded the lakefront area shared by the neighbor's property and mine. Once there was a sandy beachfront there, but no more. The erosion is so bad that after a few of these more violent rains--storms that seem to be all too normal today--the sprinkler tubes in the area were fully exposed, and had to be removed as there was no land under them to water.

4. SINK HOLE.

Since the relocation of the creek, my home now suffers excessive water retention, following a rain the ground and other areas of Geist Pointe seem spongy and soft. I have inadvertently stepped into a sink hole at the Fall Creek entrance to Geist Pointe, a sink hole large enough to turn my ankle. The land along Fall Creek as it borders the neighbor's property is soft and spongy, not normal to walk on.

5. LAND UNSTABLE.

In the past few years, my property has seen dramatic changes: great pools of water at low points near the driveway and easement, the afore-mentioned sinkhole at the entrance to Geist pointe land, trees blown over at ground level.

The neighbor himself has had water-related foundation issues, which he has had to solve in the last few years. My house, which is built on fill, cannot chance the neighbor digging around near the easement and near my house and further destabilizing the ground situation. Any attempt to move dirt onto or raise the level of the creek bed will cause water to move closer to my home and collect further on my property. I don't want to incur the cost of defending my property from that scenario and the unforeseen damage it could cause to my house.

The ground should be thoroughly studied by the Department of Natural Resources and Geist Lake land management to determine whether the moving of dirt in any area of the neighbor's property will destabilize or in any way be a detriment to the land my house sits on.

6. SMALLER STRUCTURE.

If the Neighbor were to defy the deed and begin to build a house, it would have to be substantially smaller than the three current houses, as his limited land would have to satisfy the ratio of house-to-land, again set out in the deed. That would affect the value of the other two properties, particularly mine, as the backyard of his smaller home would abut the entrance to my home. This would greatly affect the overall look of Geist Pointe and would substantially affect the value of my house to the downside. In addition, any structure at the top of the hill, even with Fall Creek, will block Mr. Abdallah's view of the lake.

7. EASEMENT.

Any movement of land from the top of the hill, down the hillside, and into the creek bed would affect the easement to my house. The easement is raised and would likely deteriorate even faster than it does now, with more use. The Neighbor does not keep it in good condition already.

8. CONGESTION.

Allowing the neighbor to split his property and reduce setback, may mean more traffic at the entrance to Geist pointe, from which it is already difficult to enter onto Fall Creek Road, particularly during morning and evening heavy drive-time hours. Sometimes we have to wait several minutes to find an opening to dash out and into the traffic in the morning. The entrance is already dangerous. My husband's car was rear ended as he was waiting for an opening in traffic so he could enter our driveway from Fall Creek.

9. WHO BENEFITS?

The proposed waivers for setback requirements and approval for lot-splitting now requested by the Neighbor would benefit only him and his attempts to build another structure in defiance of the deed, all to the detriment of the other two owners, who may suffer a great loss of value to their homes, including increased congestion, reduction of Lake view, increased erosion of land, easement deterioration, increased water retention, and overall de-stabilization of the Geist Pointe land. Why should the neighbor be given a special gift--a waiver that benefits only him?

If the committee acquiesces to the neighbors request, it would be contributing to his years-long efforts to unlawfully upend the covenants and restrictions laid out clearly in the deed we three homes share on Geist pointe. Again, the deed states that two of the three owners have to agree to any deed changes. And we two owners do not agree to changes in setbacks, nor in property replats, nor in the building of additional homes on Geist Pointe. Helping him move forward with his plan will only benefit him and do major harm to his neighbors. Please deny this unfair and, in the end, punitive request.

--Carolyn Moore, owner
11700 Fall Creek Road
Geist Pointe

Sent from my iPhone
Sent from my iPhone