

APPROVED

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