



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers

DATE: 8/27/2025 at 6:00 PM

ADDRESS: Fishers Municipal Center - Nickel Plate Conference Room - 3rd Floor ,
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](https://fishersin.gov/BZA).

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. BZA Minutes 7-23-25

4. Approval of new Board Secretary

- a. Lucas Smith - Zoning Administrator

5. Public Hearings

- a. **Pennington Park Church Portable Classrooms**

Parcel: 13-11-26-00-00-018.002

Address: 13222 E 126th St

Case: VA-25-12

Request: Consideration of a Development Standards Variance from Section 5.8.2.B.3. of the City's Unified Development Ordinance (UDO) to allow for portable classrooms for three (3) years for the use of counseling ministry with the Pennington Park Church.

Petitioner: Dave Brown (dbrown@penningtonpark.com)

Planner: Grace Wiley (wileyg@fishersin.gov)

b. 13283 Haven Cove Ln Roof Pitch Variance

Parcel: 13-15-02-00-25-031.000

Address: 13283 Haven Cove Ln

Case: VA-25-13

Request: Consideration of a Development Standards Variance from Section 6.3.4.B.3 of the City's Unified Development Ordinance (UDO) to allow a decrease in the minimum roof pitch from 5/12 to 4/12 for a proposed single-family home.

Petitioner: Stacy Hicks (shicks@arhomes.com)

Planner: Grace Wiley (wileyg@fishersin.gov)

6. Old Business

7. New Business

8. Staff Communication

9. Board Signatures – Findings of Fact

10. Adjournment

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
FISHERS Municipal Center Theater
July 23, 2025**

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

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson, Greg Lannan. Jeffrey Silvey did not attend. Others in attendance: Rodney Retzner, Ross Hilleary, Gabrielle Herin, Christy Cashin, Paul Walters, Kay Prange, Larry Lannan, Thomas Perkins, Jenna Austin, Paula and Bruce Austin, Danielle Allmand-Clark, Greg Lara, Jordan Austin, Mark Moschell, Amandia Jeschke, Sue Follmar, Tom and Barb Maurath

Mr. Grinslade made a Motion to approve the Minutes from the 6-30-25 meeting, seconded by all members. The Motion was approved, 4-0. Mr. Ferrucci spoke to the attendees that there are only 4 members on the BZA tonight. Mrs. Jeschke wants to proceed.

Public Hearings:

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 40 feet to 7 feet.

Petitioner: Amandia Jeschke (amandia@amandiadesigns.com)

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

Amandia Jeschke, 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. She wants to buy the strip of land from Jim Wilson in order to get better access.

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

Staff has no recommendation for the Board. The Motion to approve was denied by a 3-2 vote at the 6-30-25 BZA meeting. The Petitioner is asking for clarity why the Motion was denied.

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.

Matt Clark (16455 E. 101st St)- Does not like the driveway, concerned about water drainage, esthetic, alley in private property.

Mr. and Mrs. Moschell (16475 E. 101st St)- They are landlocked with a shared driveway. Difficult to get all the owners on the same page. Construction will be a mess. Rainwater comes from Flat Fork Creek. 5 people own a portion of Park Dr.

Jim Wilson (16465 E. 101st St)- introduced himself as the current owner of the garage in question

Greg Lara (855 Park Dr.)- Construction trucks will have trouble at 101st. and Park. Looking at clarity on landlocked status.

Ross Hilleary, Director of Planning and Zoning, stated that all property owners need to come together with Engineering.

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

In Board discussion, Mr. Stevenson asked now will the alley change. Confirmed that the city would not do improvements on Park Drive (the alley) and that the City stormwater team has responsibility for sewer projects.

Mr. Ferrucci asked for a Motion. Mr. Lannan made a motion to approve the Variance, seconded by Mr. Ferrucci. The Motion did not pass, with a 2-2 vote.

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)

Paula Austin, Petitioner, presented history on this Plat. The Geist Point was originally platted as 3 lots. The original variance was withdrawn due to a property line controversy. They would like to have a 4th lot created. The property is unique- prompting the setback request.

Christy Cashin presented the Staff Report to allow lot 2A to have a 10-ft setback. This would go to the Plat Committee on 8/6. 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.

Mr. Ferrucci opened the Public Hearing.

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. This would also block their view of the lake.

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

Tom Perkins, Paganelli Law Group, representing the other homeowners, said that this density is not consistent with R@ Zoning. There would be a 25% increase in traffic on the shared drive. Look at deeds- each parcel has its own covenant. If there is no replat, this saves the owners and litigation. He is asking for a No. If yes, it must be subject to the covenants and restrictions in the neighboring homes.

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

Greg Lannan asked Mr. Perkins if there had been a traffic study. No.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to DENY, seconded by Mr. Stevenson. The Motion to DENY passed, 3-1.

As there was no other business, the meeting was adjourned at 7:10 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary

DRAFT



Board of Zoning Appeals Staff Report

Meeting Date: August 27, 2025

DEPARTMENT CONTACT:
Grace Wiley (wileyg@fishersin.gov)

CASE NUMBER:
VA-25-12

PETITIONER:
Dave Brown (dbrown@penningtonpark.com)

PROPERTY ADDRESS/LOCATION:
13222 E 126th St

REQUEST: Consideration of a Development Standards Variance from Section 5.8.2.B.3. of the City's Unified Development Ordinance (UDO) to allow for portable classrooms for three (3) years for the use of counseling ministry with the Pennington Park Church.

APPLICABLE REGULATIONS:
Unified Development
Ordinance (UDO)

EXISTING ZONING:
R2-Residential

FISHERS 2040:
Low Density Suburban
Residential

LOT SIZE: 19.81 Acres

LOCATION MAP



STAFF RECOMMENDATION

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

Meeting Date: August 27, 2025

Case Number: VA-25-12

ZONING HISTORY:

This property is zoned R2-Residential, regulated by the City of Fishers UDO. The property has a Special Exemption allowing a place of worship.

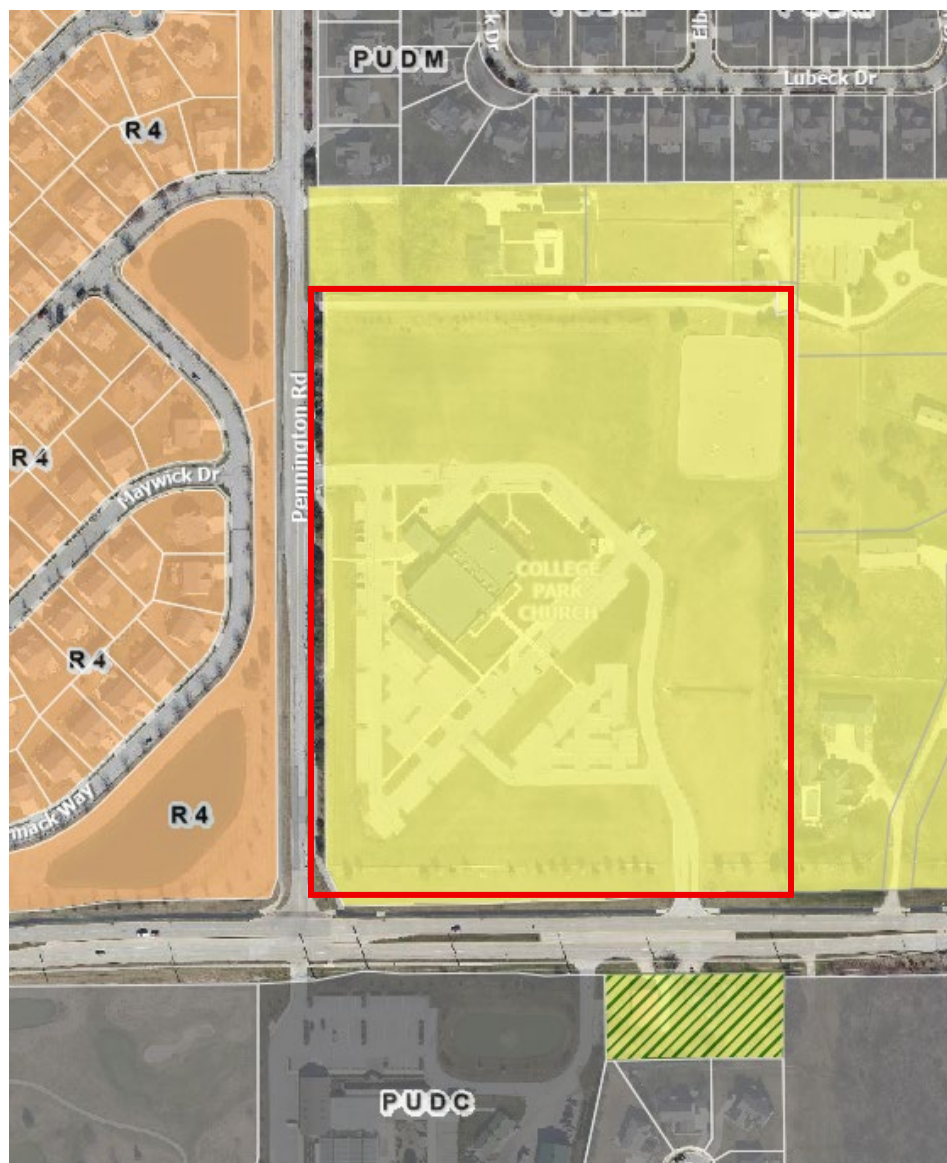
SURROUNDING LAND USE & ZONING:

North: PUDM – Saxony PUD (mixed-use)

East: R2 – Residential (single-family)

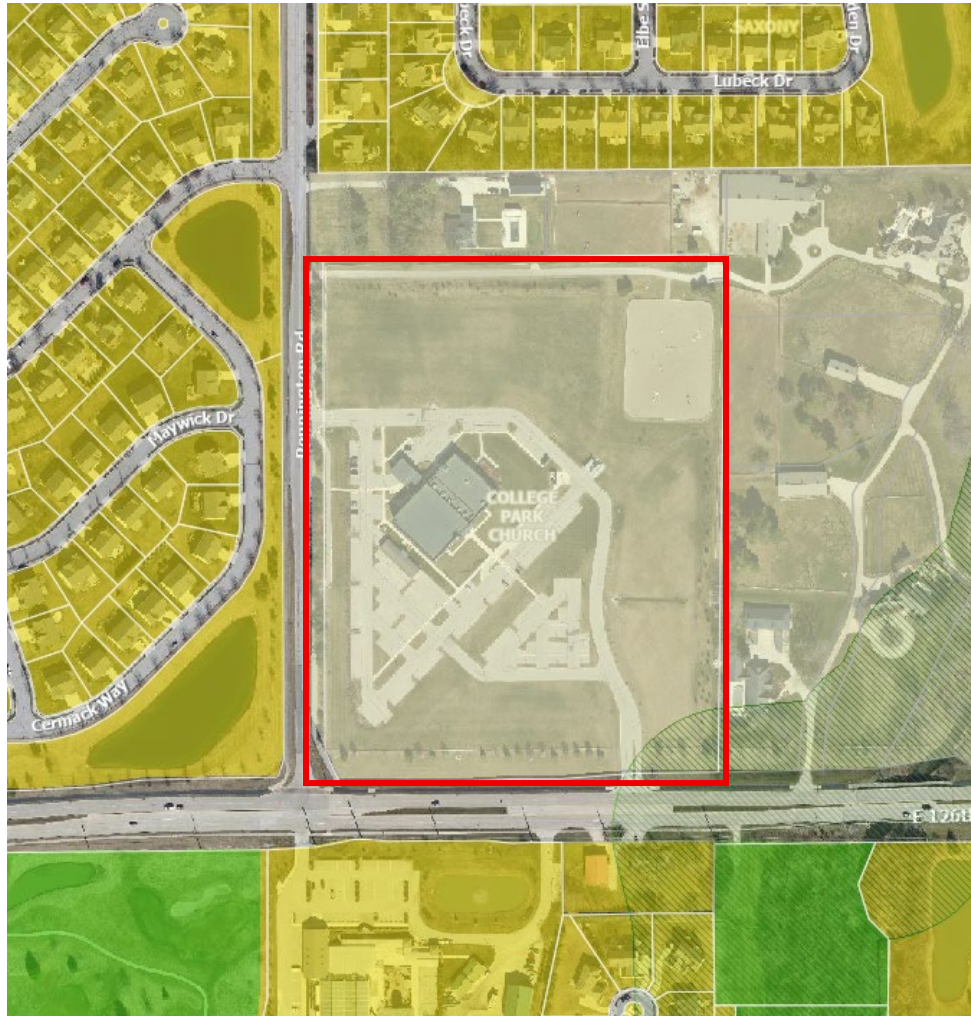
South: PUDC – Wasson Nursery PUD (commercial); R2- Residential (single-family) with C-Low overlay

West: R4 – Residential (single-family)



FISHERS 2040 COMPREHENSIVE PLAN

The Fishers 2040 Plan identifies this area as Low Density Suburban Residential. This variance request aligns with the comprehensive plan.



SUMMARY OF PUBLIC COMMENTS:

At the time of writing this Staff Report, no public comments were received.

PETITION OVERVIEW:

The petitioner is requesting a development standards variance from Section 5.8.2.B.3. of the City's Unified Development Ordinance (UDO) to allow portable classrooms for three (3) years for the use of a counseling ministry with Pennington Park Church.

Meeting Date: August 27, 2025

Case Number: VA-25-12

Section 5.8.2.B.3. states that “Portable Classrooms are permitted for no more than two (2) years.”

The petitioner sought and received a variance to allow the same portable classrooms in September 2022. That variance allowed two (2) temporary classrooms for a maximum of three (3) years. In 2022, the petitioner made the following commitments for the duration of the temporary use:

- Paint or replace the metal on the buildings to match the current color scheme of the permanent buildings.
- Purchase large planters and install trees and/or shrubs around the modulars.
- Replace the skirting around the modulars as needed.
- Install two new security cameras on the Northeast and Southeast corners to give added security to the modulars, the church property, and also to Pennington Road.
- Maintain the tree line along Pennington Road with a commitment to replace any trees that die or are damaged by storms.
- Maintain the fence line around property.

Staff inspected the property on August 15, 2025, and found that the above commitments appeared to have been met. Photos of the trailers and the property are included in the Petitioner Packet.

The petitioner states that they will find a permanent home for the counseling ministry within the next three years, not to include the trailers.

STAFF RECOMMENDATION:

Staff has NO RECOMMENDATION to the BZA for this variance 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, with Condition

☐ Continue

☐ Deny

☒ No Recommendation

August 1, 2025

To our neighbors:

Beginning almost three years ago, we have appreciated your support for us installing modular trailer classrooms in our parking lot on the west side of our property. Our growing church and limited building capacity at the time led us to pursue this temporary space. The City of Fishers granted us a three-year permit for the trailers, recognizing we were planning for and have now recently completed an expansion of our church building.

From the start, we invested significant funds to ensure the trailers' appearance is pleasing to our community, they are well maintained, and blend in with our building's color and landscaping. We remain committed to this, and have received feedback from other organizations that our trailers represent "the right way to do it".

With growing church attendance and a larger building comes more demand for the expanded permanent space, from both within and outside our congregation. In addition, we are growing our ministry offerings to include a new counseling ministry. An essential part of this ministry will be to offer counseling services to the community, in conjunction with Fishers Mayor Fadness's initiative for improving the care of Fishers' residents who are challenged with mental health issues.

We have requested a three-year extension to our permit to use these trailers temporarily during the start-up phase of this counseling ministry. During this time, we will also identify a permanent home for the ministry, not to include the trailers after the potential permit extension expires. We appreciate Fishers' receptiveness to our proposed plans, and hope this letter conveys the reasons and temporary nature of this permit extension request.

We would love to have you join us on Sunday mornings and/or during any of our community events including blood drives, as a voting station, and our annual Fall Festival. Our desire is to show God's love by being good neighbors as we live life together here in NE Fishers. Thank you for taking the time to read this letter and please don't hesitate to let me know if you have any questions or comments.

Sincerely,



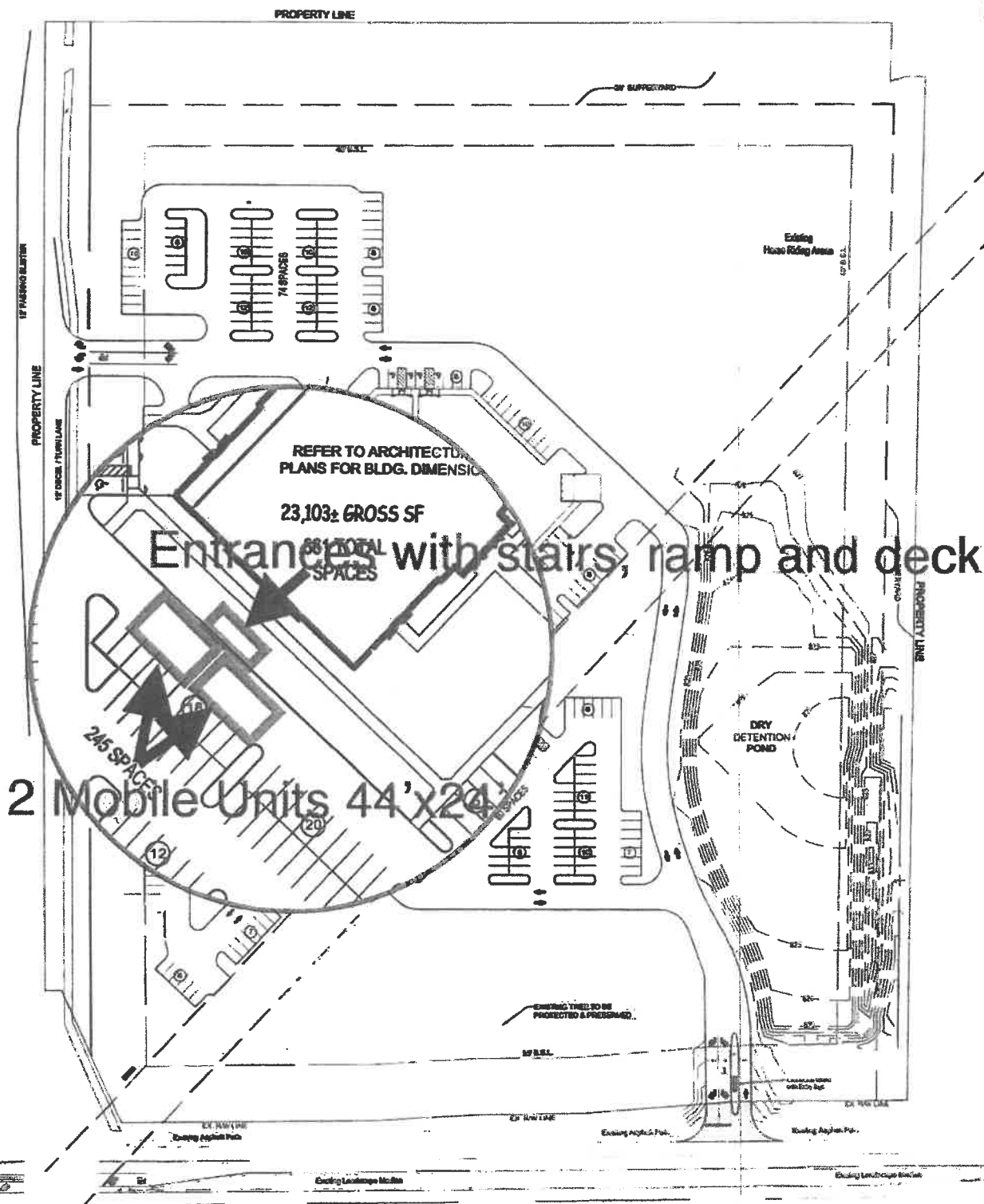
Dave Brown
Pastor of Ministries

Pennington Park Church
dbrown@penningtonpark.com
(317) 827-8101

Pennington

COLLEGE PARK CHURCH

East 126th Street and Pennington Road
Fishers, Indiana 46037



CONCEPT SITE PLAN

LAYOUT-12

CSG PROJECT NUMBER
CPC.002

DATE: 08/13/18

DWN. BY: BSC

CHKD. BY: BSC

SCALE: 1" = 150'

SHEET 1 OF 1

CIVIL SITE GROUP, INC.

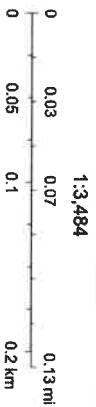
160 W. CARMEL DRIVE, SUITE 240
CARMEL, INDIANA 46032
(317) 610-1077 / (725) 610-1078

CivilSite
GROUP, INC.

Hamilton County, Indiana



7/16/2025, 3:31:17 PM



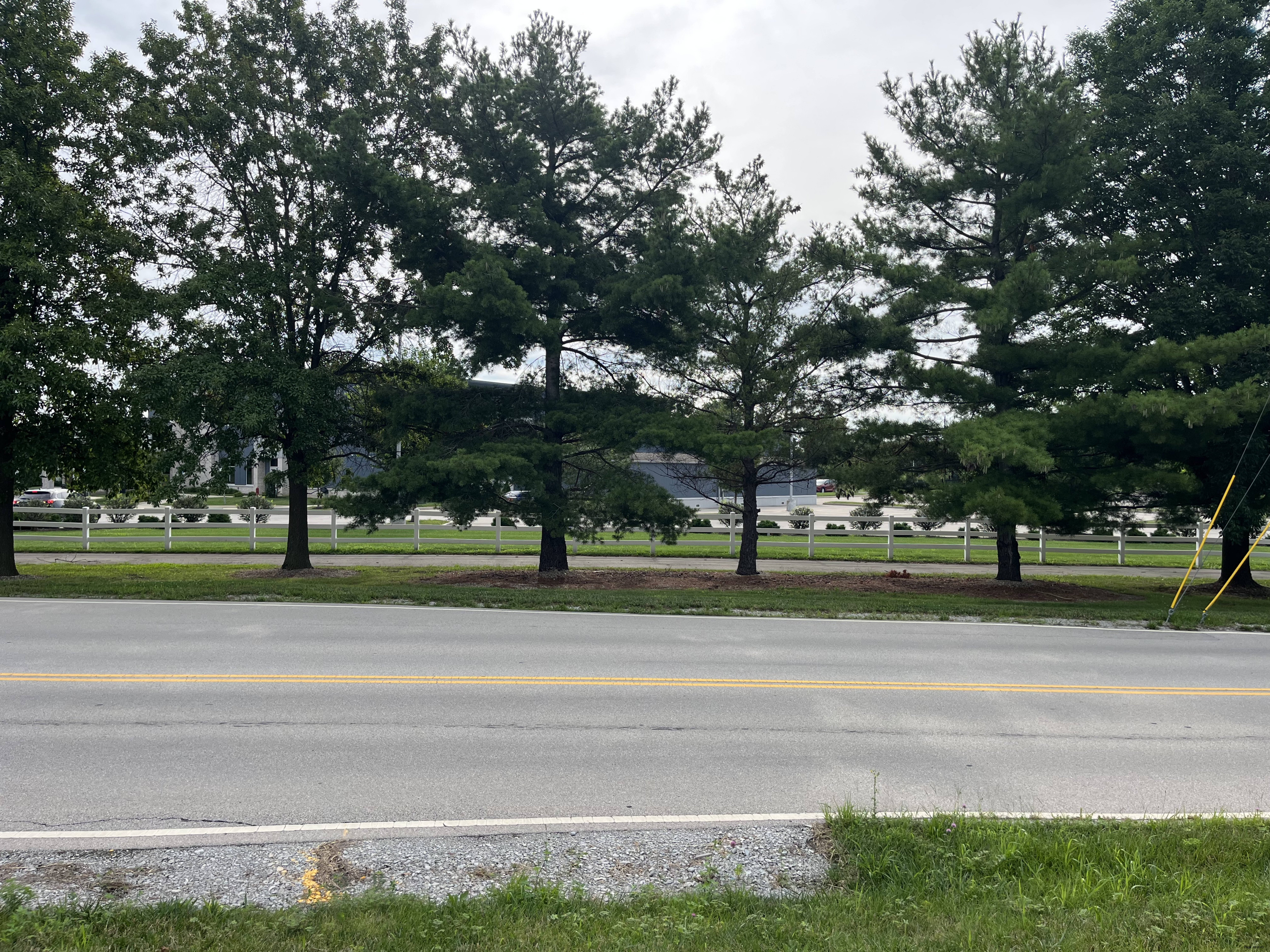
Esri Community Maps Contributors, Hamilton County GIS, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Satellogic, Geotitles, Inc, METRIS, USA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Author: Hamilton County
Hamilton County compiled this map. Although strict accuracy standards have been employed, Hamilton County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission.















3114 W Tulip Tree Drive
Greenfield, IN 46140
317-363-8167
djr.hbs@gmail.com

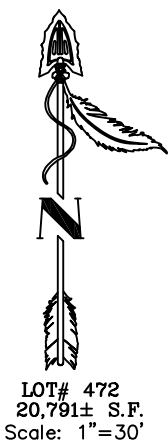
PLOT PLAN

Prepared For:
AR Homes

Property Description:

Lot Number 472 in The Springs of Cambridge, Section 12, an Addition in Hamilton County, Indiana, as per plat thereof recorded as Instrument Number 2008023949 found in the Office of the Recorder of Hamilton County, Indiana.
Address: 13283 Haven Cove Lane

000.0	PROPOSED GRADE PER PLAN
→	GROUND WATER FLOW
---	SUBJECT PROPERTY
---	CENTER LINE
---	RIGHT OF WAY
---	FLOW LINE OF SWALE
---	SANITARY SEWER LINE
STM	STORM SEWER LINE
---	SUB SURFACE DRAIN
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	CONTOUR MINOR
---	CONTOUR MAJOR
SF	SILT FENCE



MINIMUM SETBACKS
Min. Side = 10 Feet
Min. Rear = 20 Feet
or at Elevation 787.96 (NAVD 88)
Whichever is Greater

LOCATION OF UTILITIES AND THE LATERALS ON PLOT PLAN ARE GENERAL LOCATIONS PER PLAN AND SHOULD BE VERIFIED IN THE FIELD.

THIS PLOT PLAN WAS PREPARED BASED ON INFORMATION TAKEN FROM RECORD PLATS, SUBDIVISION PLANS, RECORD DRAWINGS AND PLANS PROVIDED BY CLIENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY HOME BUILDER SERVICES LLC OF ANY DISCREPANCIES.

EROSION CONTROL NOTE:
1. Builder shall maintain in good repair all existing erosion control measures necessary to soil erosion for said site during the construction period. Refer to the erosion control for the home builder publication by IDNR Division of Soil Conservation for additional information.
2. Finished grades to be in conformance with subdivision grading plan and plot plan; Excess soil to be disposed of in approved fill area.
3. All sediment tracked onto roadway to be removed by scrapping at the end of each work day.
4. All disturbed areas to be permanently seeded after finished grading has occurred.
5. All sediment control practices to be maintained during construction process to ensure proper functioning.

NOTE: PER FISHERS "STANDARDS FOR DESIGN AND CONSTRUCTION OF BUILDING SEWERS" THE LOWEST ELEVATION TO HAVE GRAVITY SANITARY SERVICE MUST BE A MINIMUM OF ONE (1) FOOT ABOVE THE LOWEST TOP OF CASTING ELEVATION OF EITHER THE FIRST UPSTREAM OR DOWNSTREAM MANHOLE ON THE PUBLIC SEWER TO WHICH THE CONNECTION IS TO BE MADE. IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE HOMEOR BUILDINGOWNER MUST INSTALL EITHER AN I&A TANK OR A GRINDER/EFFLENT PUMP

CONTOURS DEPICTED ARE EXISTING CONDITIONS PER SITE DEVELOPMENT PLAN.

MINIMUM NUMBER OF TREES ON LOT IS 3 AND 1 NEEDS TO BE A CANOPY TREE.

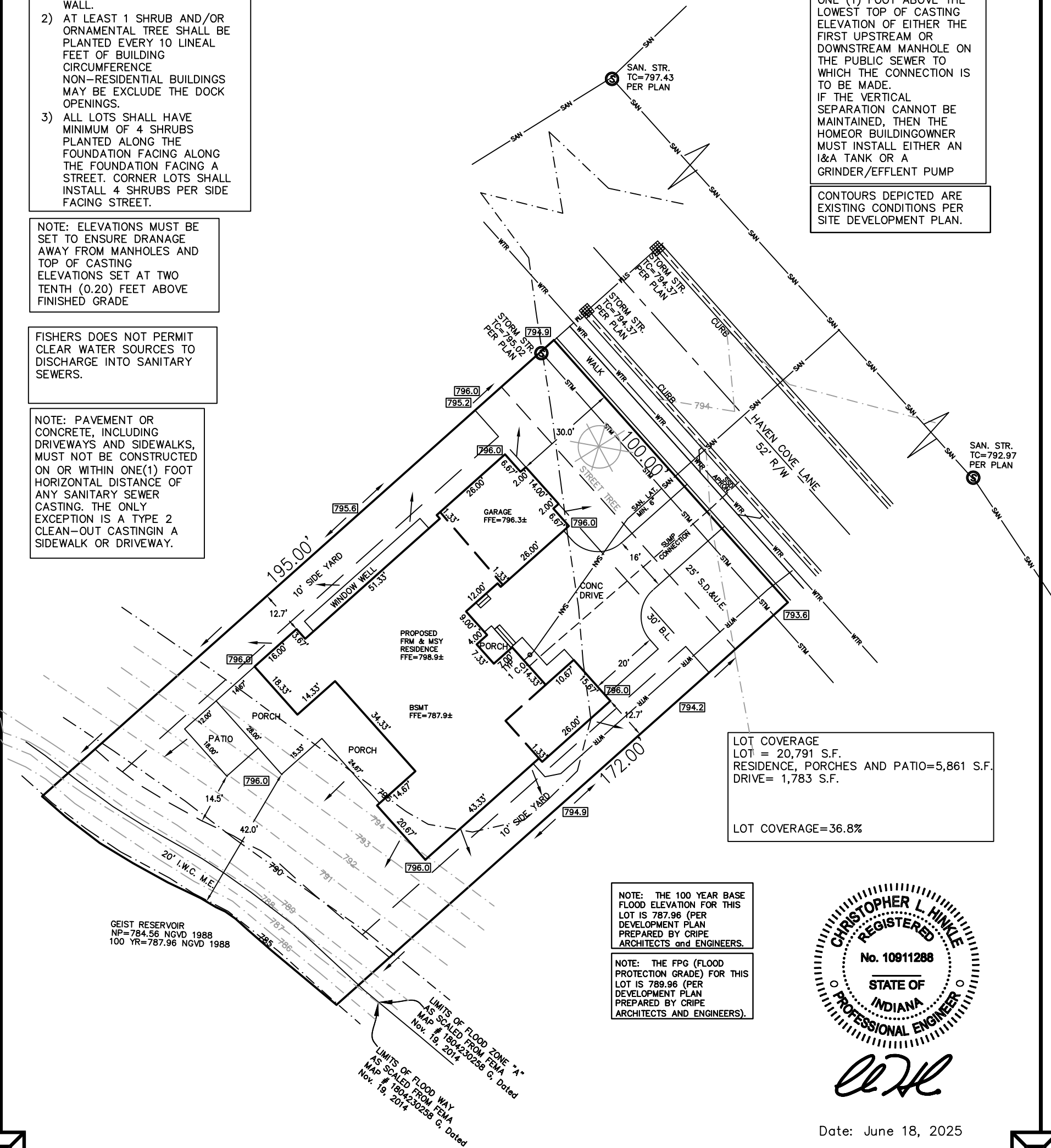
- 1) THE FOUNDATION PLANTINGS SHALL BE LOCATED WITHIN 20 FEET OF THE FOUNDATION WALL.
- 2) AT LEAST 1 SHRUB AND/OR ORNAMENTAL TREE SHALL BE PLANTED EVERY 10 LINEAL FEET OF BUILDING CIRCUMFERENCE. NON-RESIDENTIAL BUILDINGS MAY BE EXCLUDE THE DOCK OPENINGS.
- 3) ALL LOTS SHALL HAVE MINIMUM OF 4 SHRUBS PLANTED ALONG THE FOUNDATION FACING ALONG THE FOUNDATION FACING A STREET. CORNER LOTS SHALL INSTALL 4 SHRUBS PER SIDE FACING STREET.

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

FISHERS DOES NOT PERMIT CLEAR WATER SOURCES TO DISCHARGE INTO SANITARY SEWERS.

NOTE: PAVEMENT OR CONCRETE, INCLUDING DRIVEWAYS AND SIDEWALKS, MUST NOT BE CONSTRUCTED ON OR WITHIN ONE(1) FOOT HORIZONTAL DISTANCE OF ANY SANITARY SEWER CASTING. THE ONLY EXCEPTION IS A TYPE 2 CLEAN-OUT CASTINGIN A SIDEWALK OR DRIVEWAY.

NOTE: BUILDER TO ENSURE POSITIVE FLOW AWAY FROM STRUCTURE.



LOT COVERAGE
LOT = 20,791 S.F.
RESIDENCE, PORCHES AND PATIO=5,861 S.F.
DRIVE= 1,783 S.F.

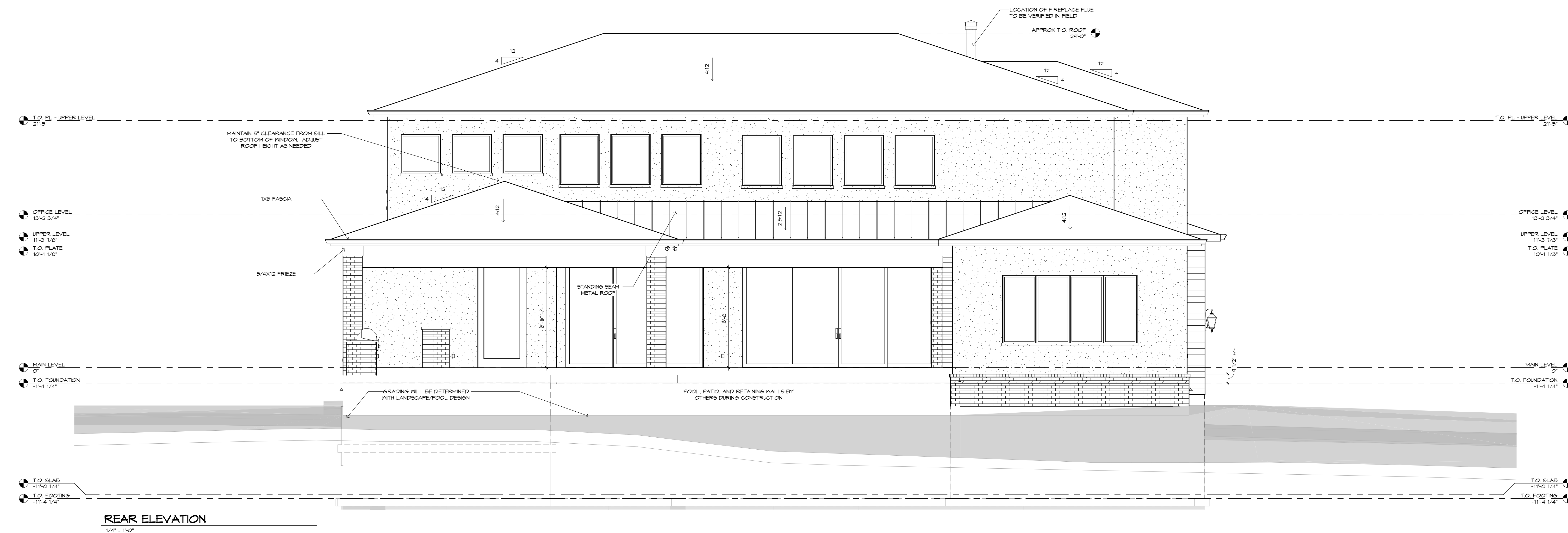
LOT COVERAGE=36.8%

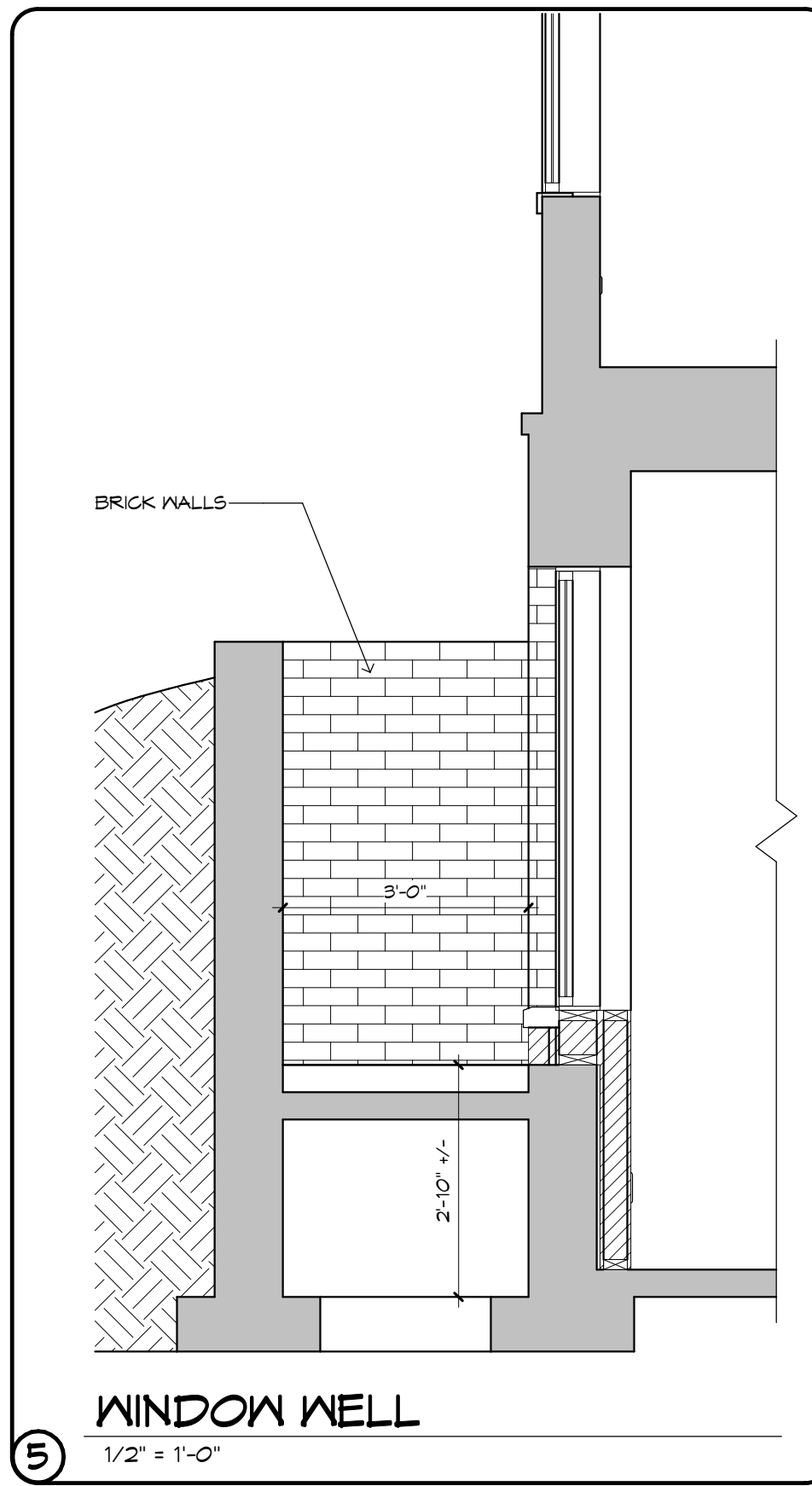
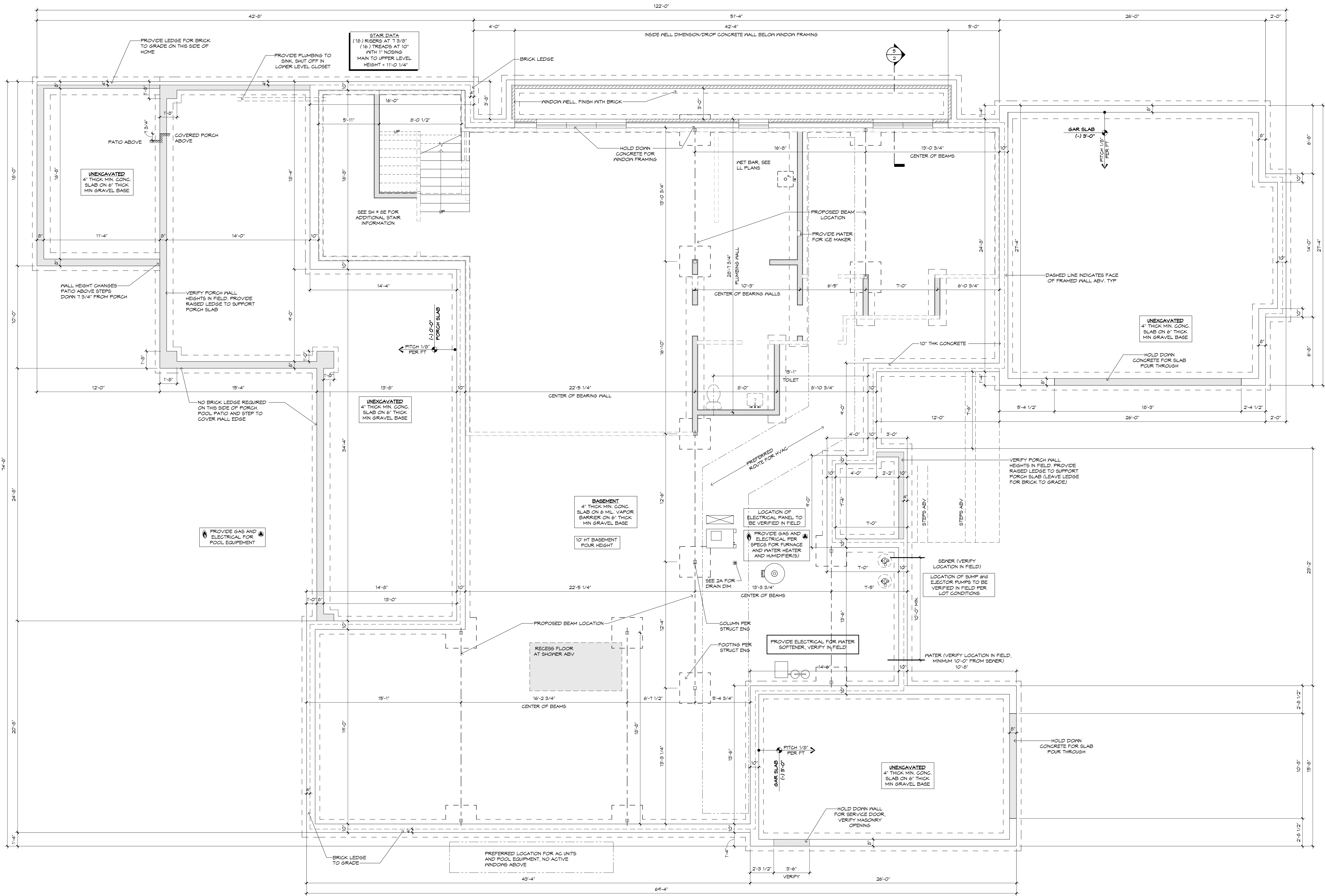
NOTE: THE 100 YEAR BASE FLOOD ELEVATION FOR THIS LOT IS 787.96 (PER DEVELOPMENT PLAN PREPARED BY CRIPE ARCHITECTS AND ENGINEERS).

NOTE: THE FPG (FLOOD PROTECTION GRADE) FOR THIS LOT IS 789.96 (PER DEVELOPMENT PLAN PREPARED BY CRIPE ARCHITECTS AND ENGINEERS).



Date: June 18, 2025





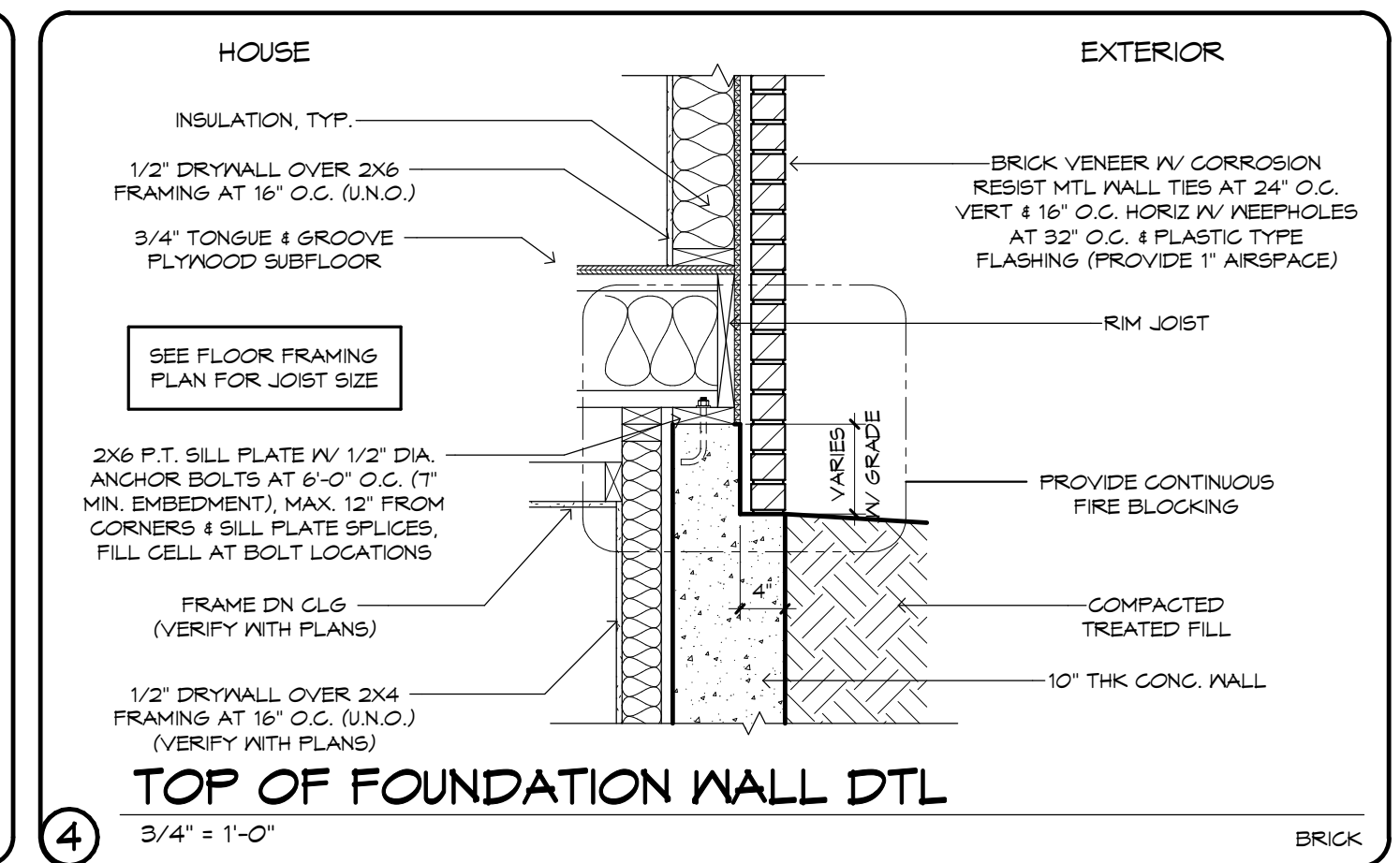
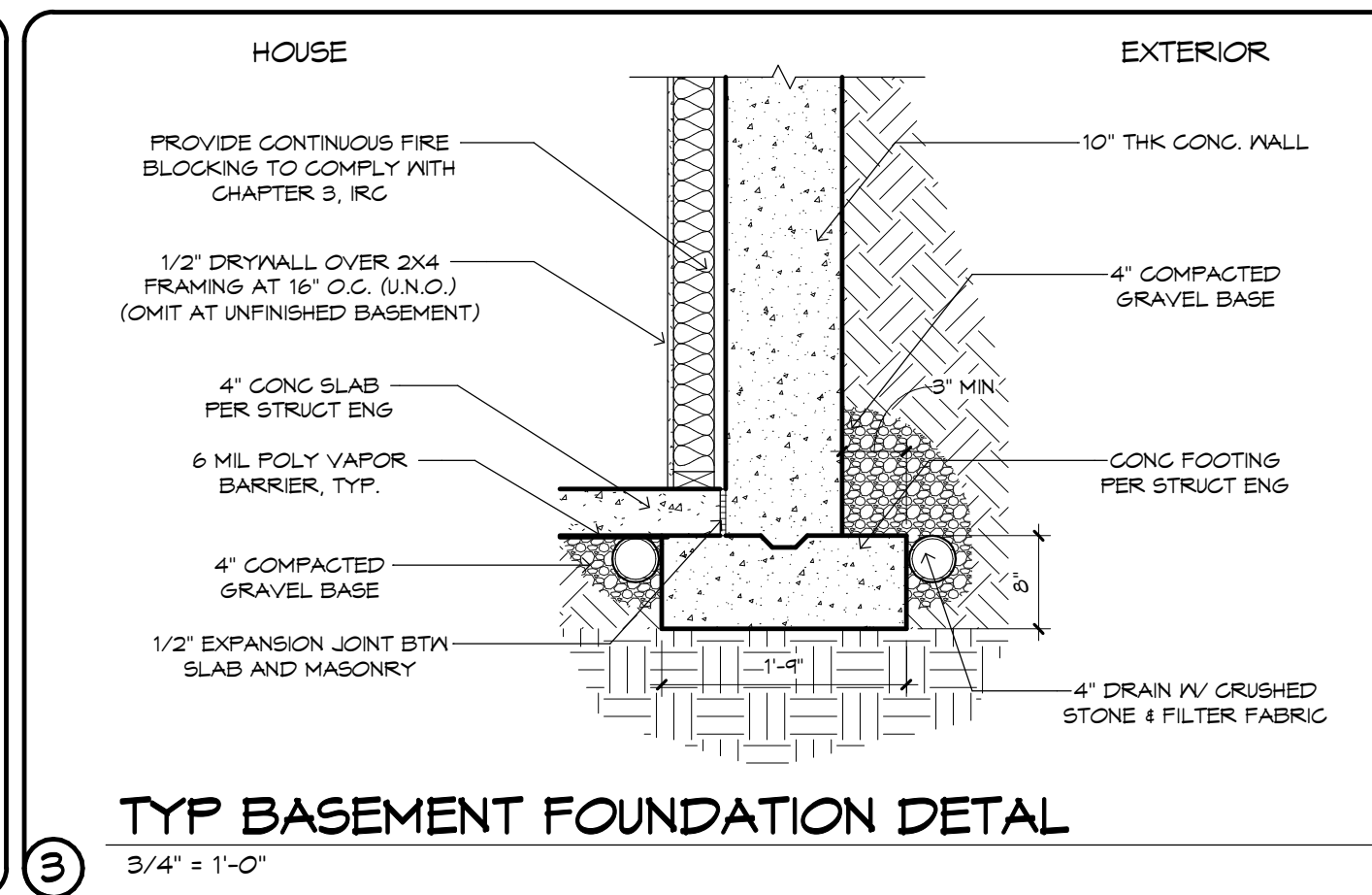
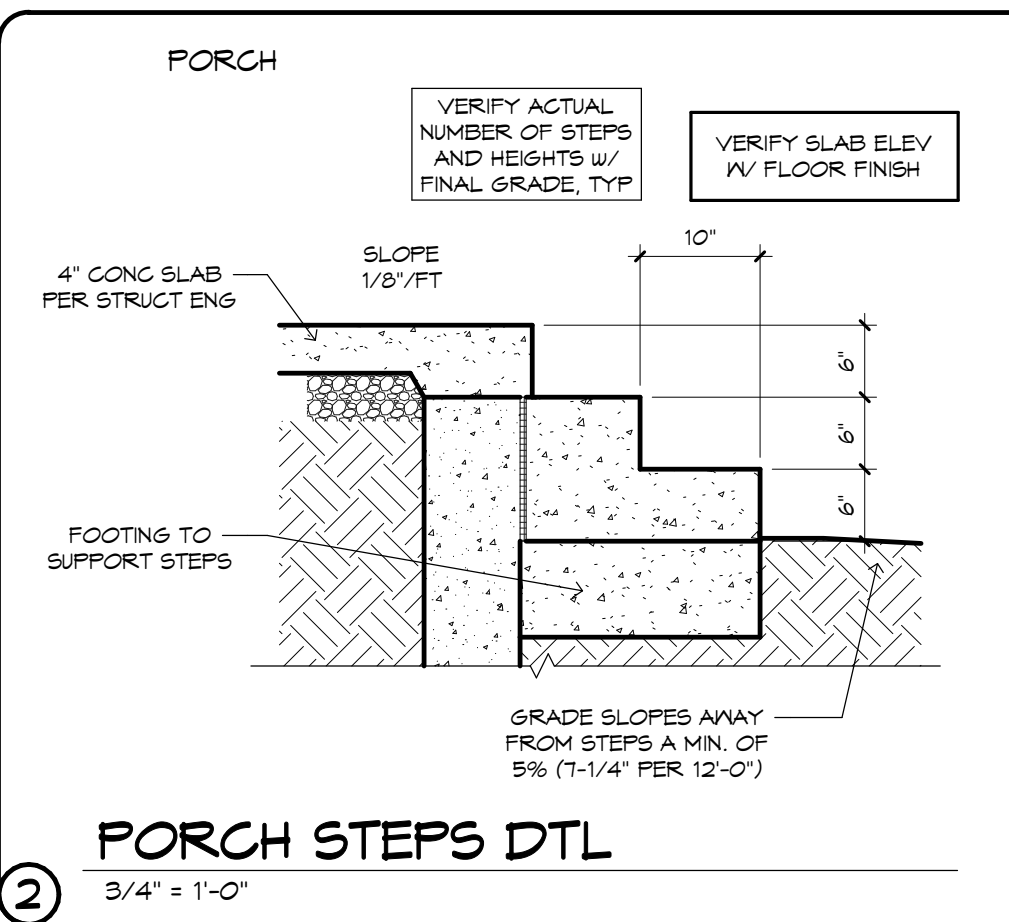
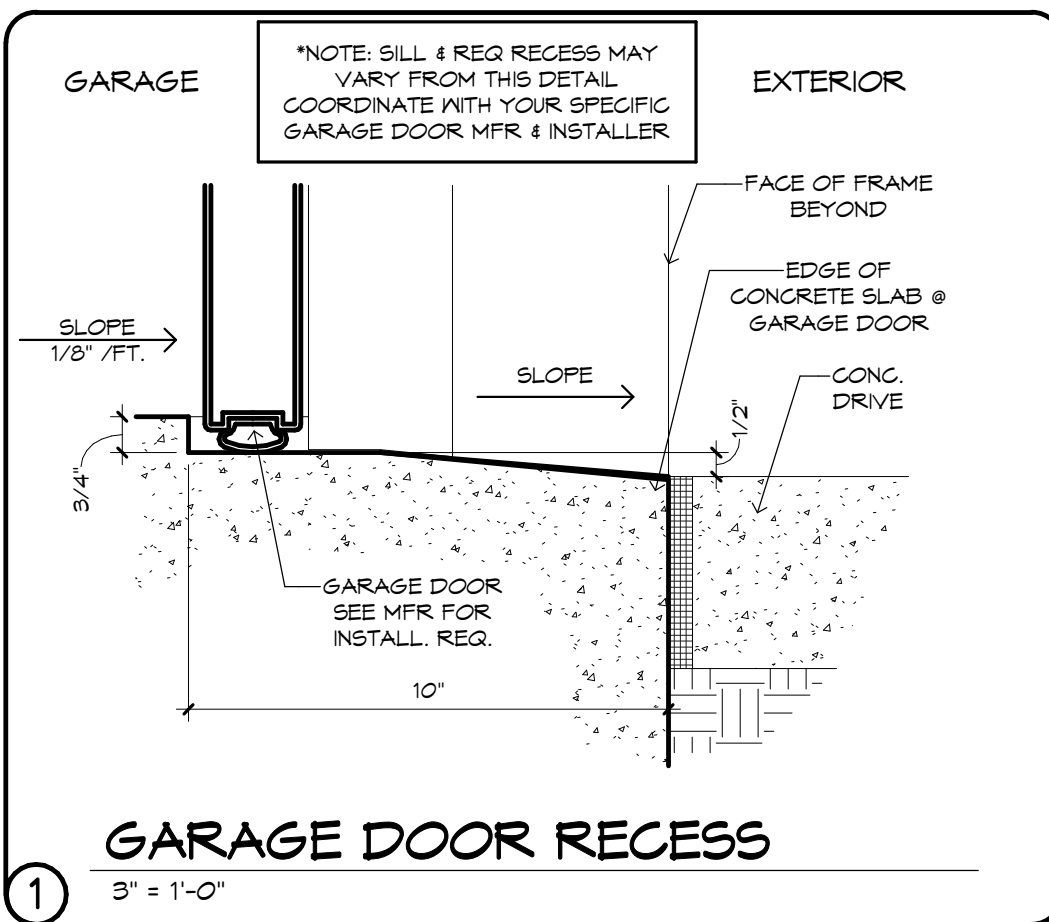
GENERATOR INSTALLATION:
Generator or Generator Rough in must be priced in the quote. This note does not imply that a generator is being installed. If a generator (or rough in) is to be installed, these are general guidelines and must be verified in the field.
1. Generator must be installed 10' from building.
2. Generator must be installed a minimum of 5'-0\"/>

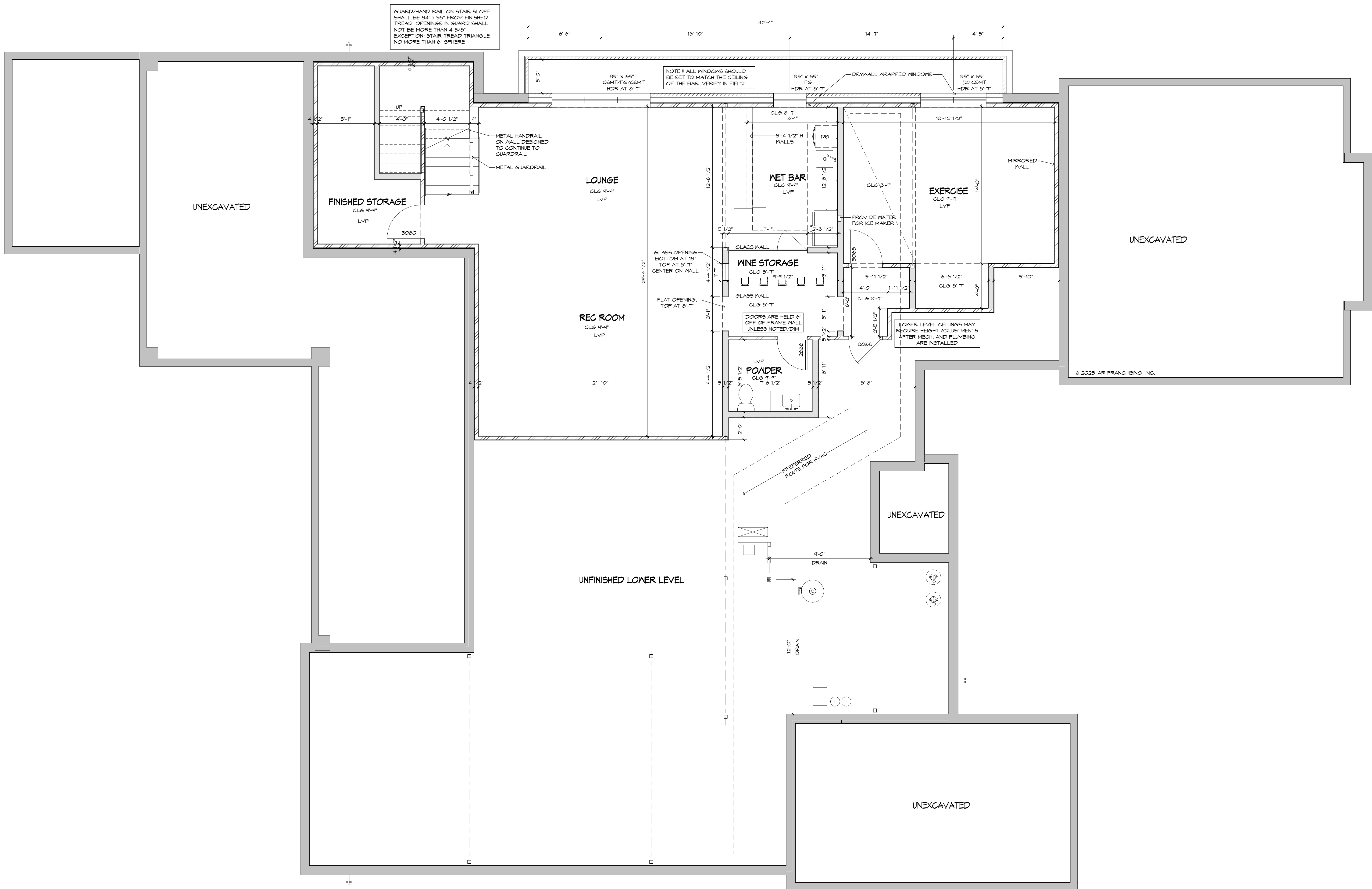
!! ATTENTION !!
COORDINATE THE INSTALLATION OF ALL WATER PROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR. INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS.

THE FOUNDATION PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH GROUND FLOOR SURFACE CONDITIONS AND ESTABLISH VERTICAL ELEVATION DATA. ALL POTENTIAL BEARING LOCATIONS AND CONDITIONS ARE IN CONJUNCTION WITH FRAMING PLANS CONTAINED WITHIN THIS DRAWING SET AND ARE NOT INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STRESSES, STRAINS, LOADS, CONNECTIONS AND STABILITY.

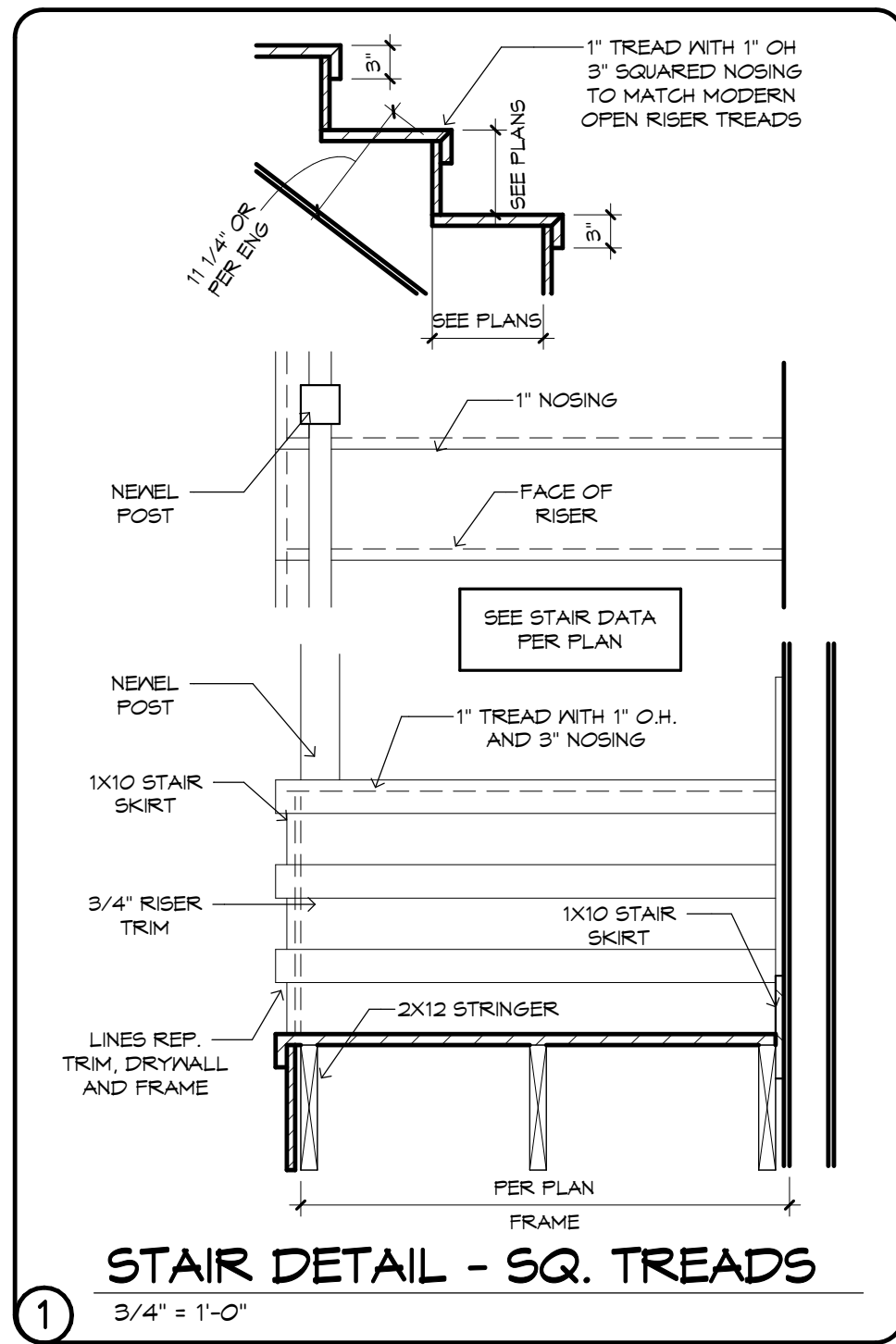
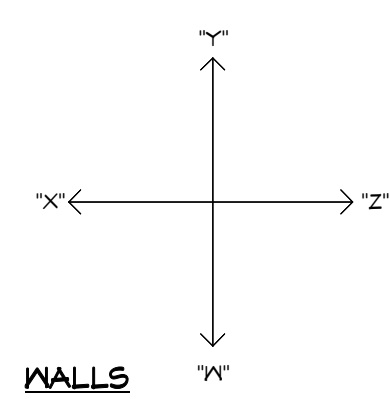
THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED OR TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS.

- COORDINATE THE INSTALLATION OF ALL WATER PROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR. INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS.
- FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN STORY AND THE ROOF.
- ALL WALL HEIGHT, STUD SIZE AND SPACING SHALL CONFORM TO CHAPTER 6 IN THE IRC AND/OR LOCAL BUILDING CODE REQUIREMENTS.
- PROVIDE CONTROL JOISTS WHERE REQUIRED.
- PRESSURE-TREATED SILL PLATE 1/2\"/>





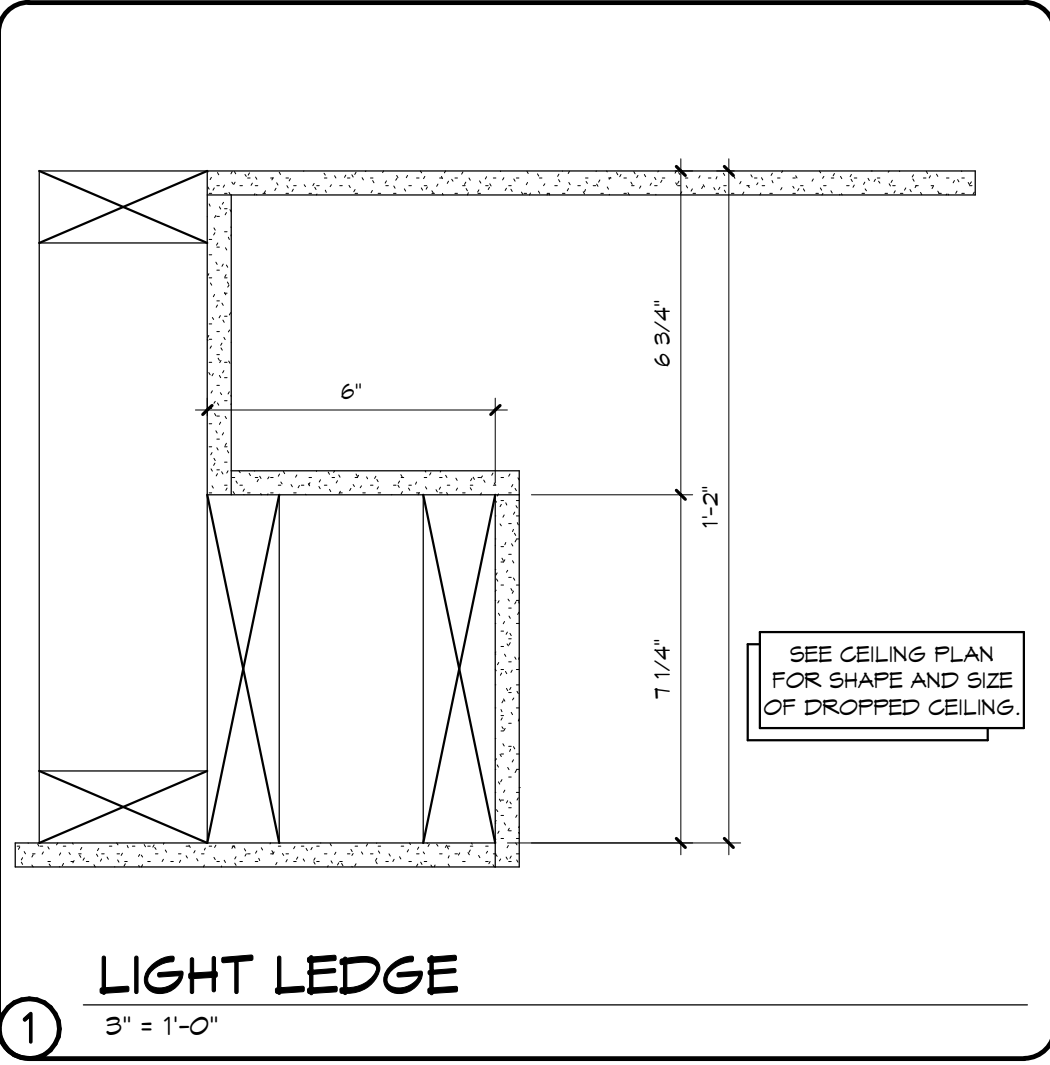
PLAN DISCLAIMER TO HOME OWNER:
CONTRACTED JOB SECTIONS, CHANGE
ORDER APPROVAL/REJECTIONS,
STRUCTURAL PLANS, FINAL CABINET
DRAWINGS, HVAC PLANS (ETC) ALL TAKE
PRIORITY OVER THE ARCHITECTURAL
DRAWINGS. PLAN UPDATES WILL BE
SCHEDULED AFTER ALL OPEN CHANGE
ORDERS HAVE BEEN APPROVED OR
REJECTED AND PRIOR TO THE START OF
SPECIFIC CONSTRUCTION TASK (FRAMING,
ELECTRICAL, TRIM, ETC.).
FIELD ADJUSTMENTS MAY BE REQUIRED
DUE TO ENGINEERING, MECHANICAL,
PLUMBING, ETC. UNABLE TO MATCH PLANS
EXACTLY.

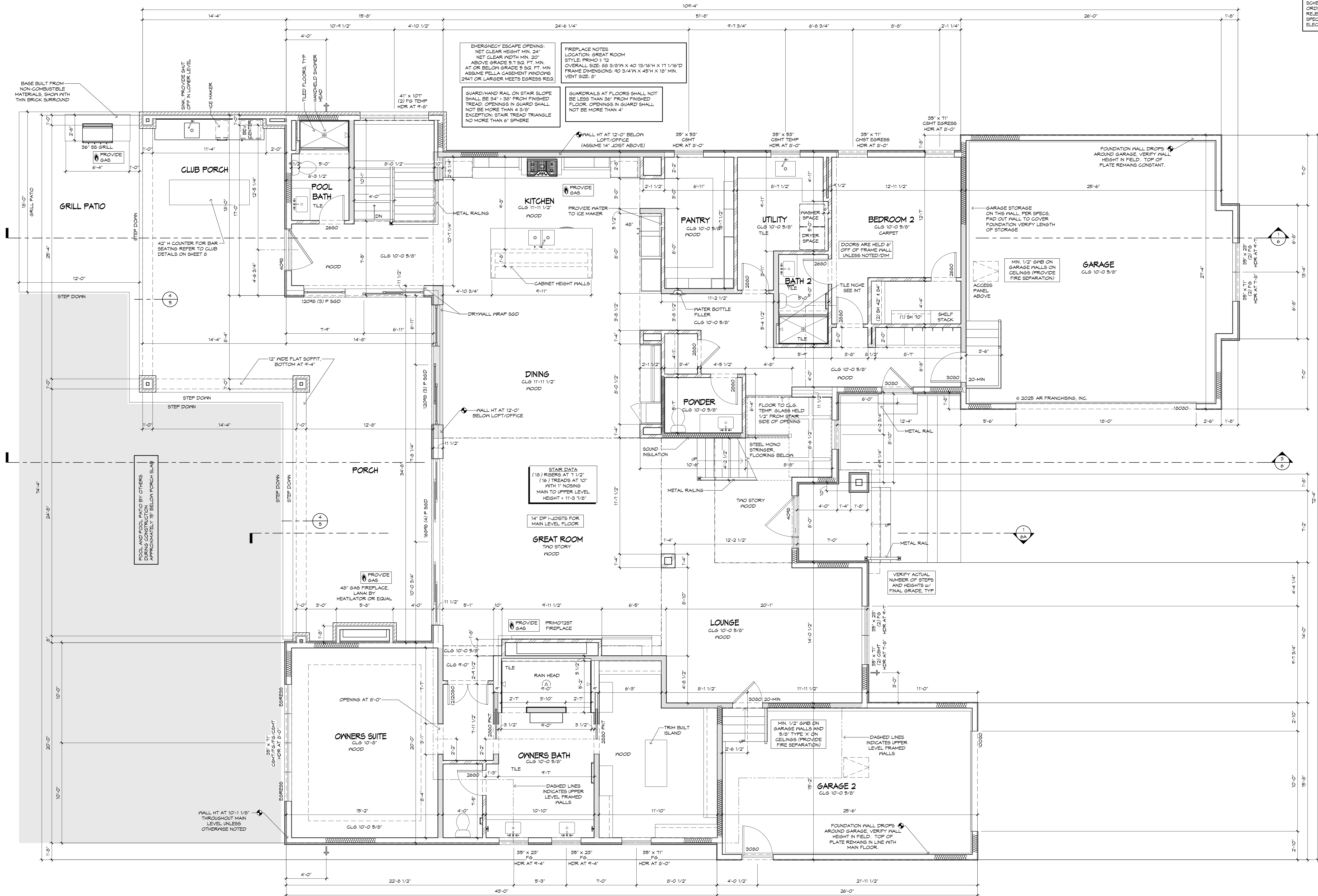


THE FOUNDATION PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH GROUND FLOOR SURFACE CONDITIONS AND ESTABLISH VERTICAL ELEVATION DATA. ALL POTENTIAL BEARING LOCATIONS AND CONDITIONS ARE IN CONJUNCTION WITH FRAMING PLANS CONTAINED WITHIN THIS DRAWING SET AND ARE NOT INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STRESSES, STRAINS, LOADS, CONNECTIONS AND STABILITY.

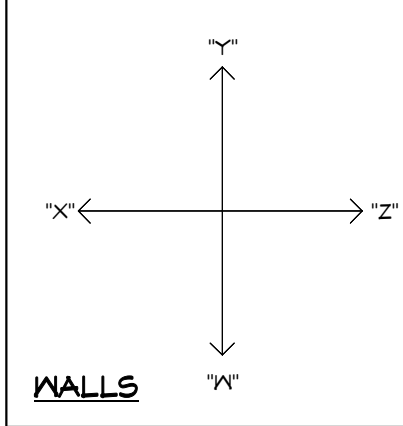
THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED OR TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS.

- COORDINATE THE INSTALLATION OF ALL WATER PROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR. INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS.
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- 2x6 PLATE LOCATED AT SIDING AND/OR BRICK WALLS (PROVIDE 4" CURB FOR BRICK, PER ELEVATION).
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- DIMENSIONS ARE FROM FACE OF EXTERIOR SHEATHING TO EDGE OF STUD WALL, UNO.
- ALL WINDOWS TO HAVE FLUSH SILLS, 1/4" TOP OF SILL FINISH AWAY FROM WINDOW FRAME.
- VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS WITH MANUFACTURER SPECS. SEE PLAN FOR WINDOW HEADER HEIGHTS. ASSUMES PELLA WINDOW AND DOOR SIZES. REFER SPECS FOR SELECTED MANUFACTURER.
- A CONTINUOUS HANDRAIL MUST BE LOCATED AT ALL STAIRS WITH (4) OR MORE RISERS.
- ALL INTERIOR DOORS ARE 6" FROM NEAREST FRAME WALL, UNLESS DIMENSIONED OTHERWISE.
- DRAWINGS ASSUME 14" JOIST AT MAN AND UPPER LEVELS. REFER TO FLOOR FRAMING DRAWINGS FOR ACTUAL SIZES AND ADJUST HEIGHTS AS NEEDED.
- PROVIDE 20 MINUTE FIRE RATED DOORS FROM GARAGE TO LIVING OR ATTIC TO LIVING AREAS.
- LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEVATION ROOF RIDGES, IF ALLOWABLE PER CODE.
- ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGNOSTIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT ROUTING AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.





PLAN DISCLAIMER TO HOME OWNER:
CONTRACTED JOB SELECTIONS, CHANGE
ORDER APPROVAL, RELECTIONS,
DRAWINGS, HVAC PLANS (ETC) ALL TAKE
PRIORITY OVER THE ARCHITECTURAL
DRAWINGS. PLAN UPDATES WILL BE
SCHEDULED, AFTER ALL OPEN CHANGE
ORDERS HAVE BEEN APPROVED OR
REJECTED, AND PRIOR TO THE START OF
SPECIFIC CONSTRUCTION TASK (FRAMING,
ELECTRICAL, TRIM, ETC.).



AREA SCHEDULE - TOTAL	
MAIN LEVEL LIVING	3815
UPPER LEVEL LIVING	2027
LOWER LEVEL LIVING	1533
LOWER LEVEL UNFINISHED	2073
GARAGE	120
PORCH	403
ENTRY PORCH	63
GARAGE	343
TOTAL	11227

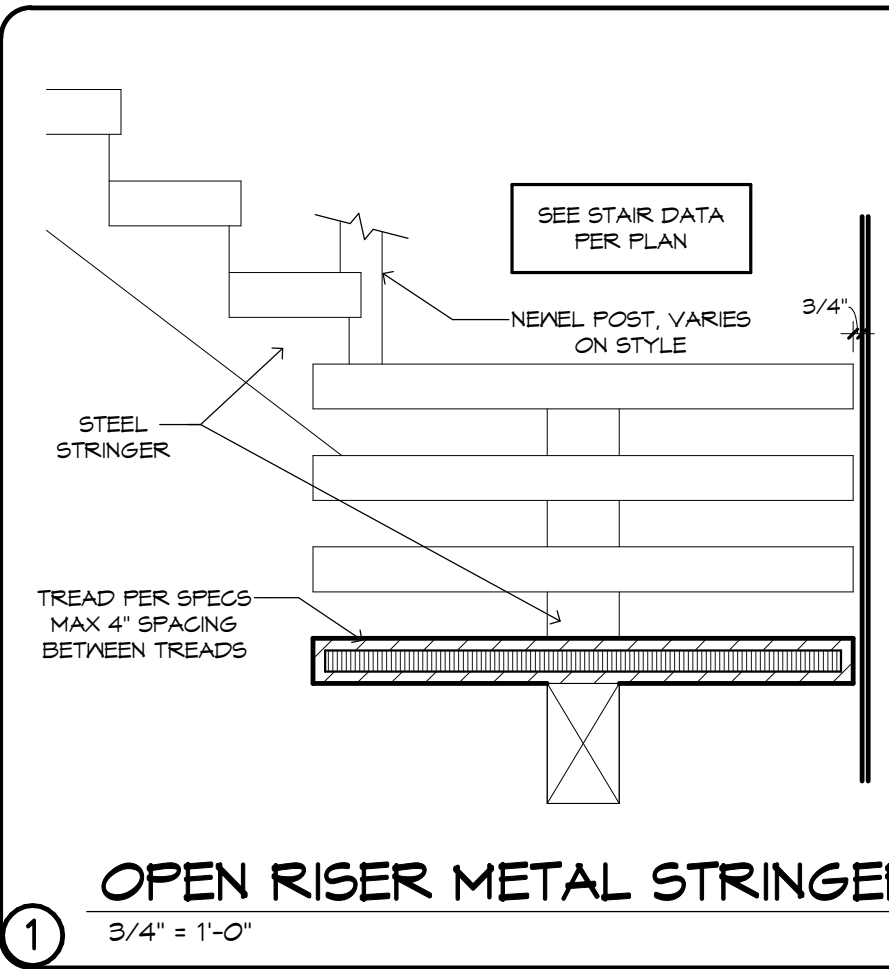
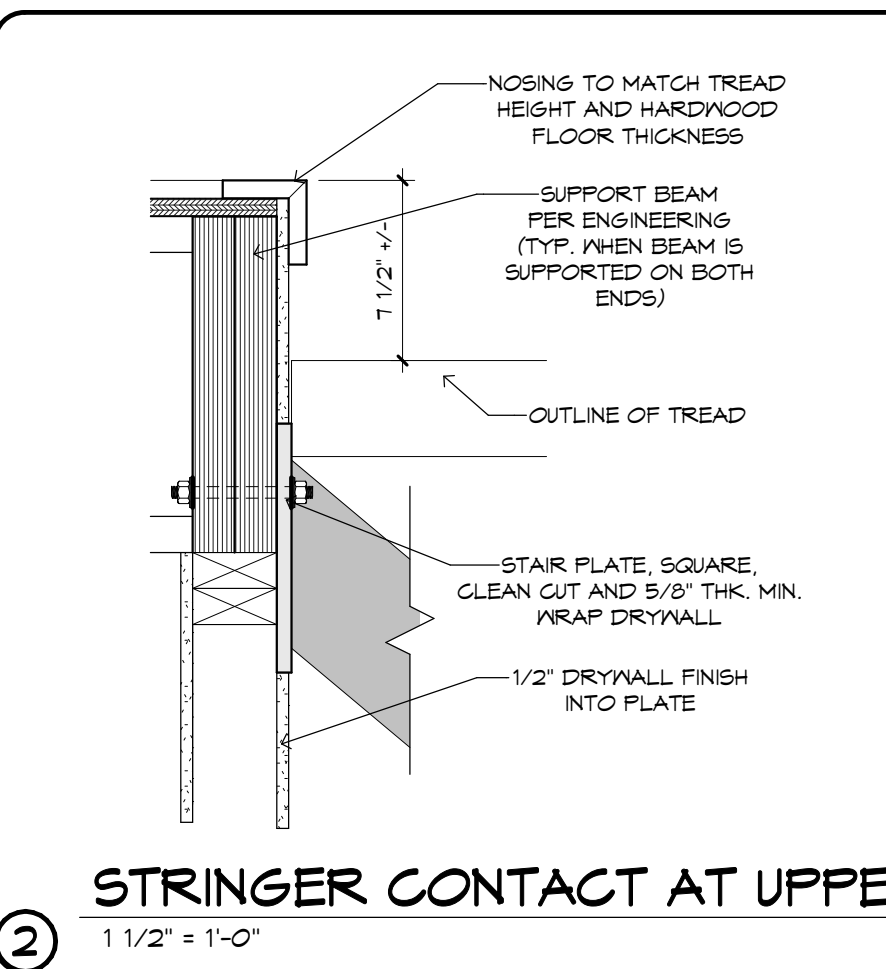
AREA SCHEDULE - FRAME	
MAIN LEVEL LIVING	3804
UPPER LEVEL LIVING	2027
LOWER LEVEL LIVING	1533
LOWER LEVEL UNFINISHED	2073
GARAGE	120
PORCH	403
ENTRY PORCH	63
GARAGE	343
TOTAL	11216

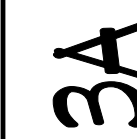
AREA SCHEDULE - MISC	
GRILL PATIO	216
FRONT PATIO	134
TOTAL	350

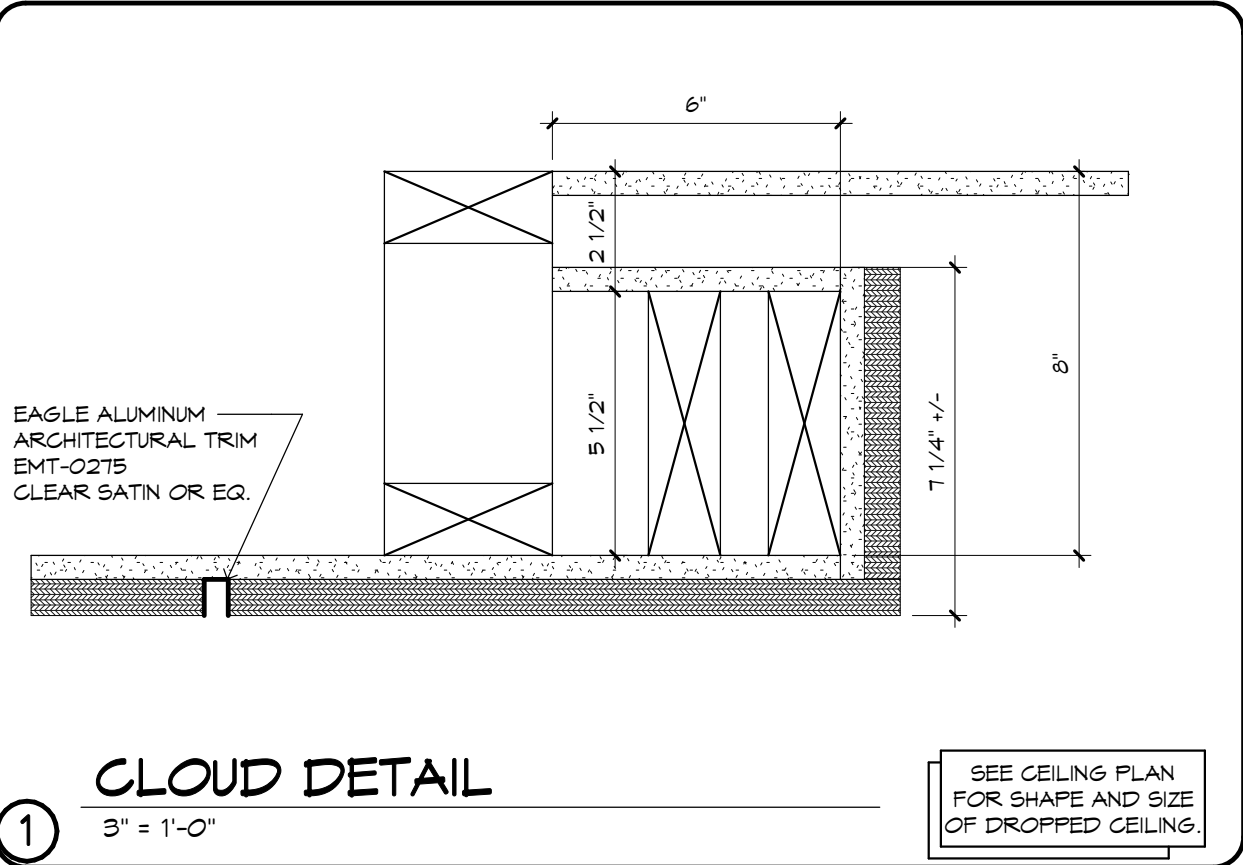
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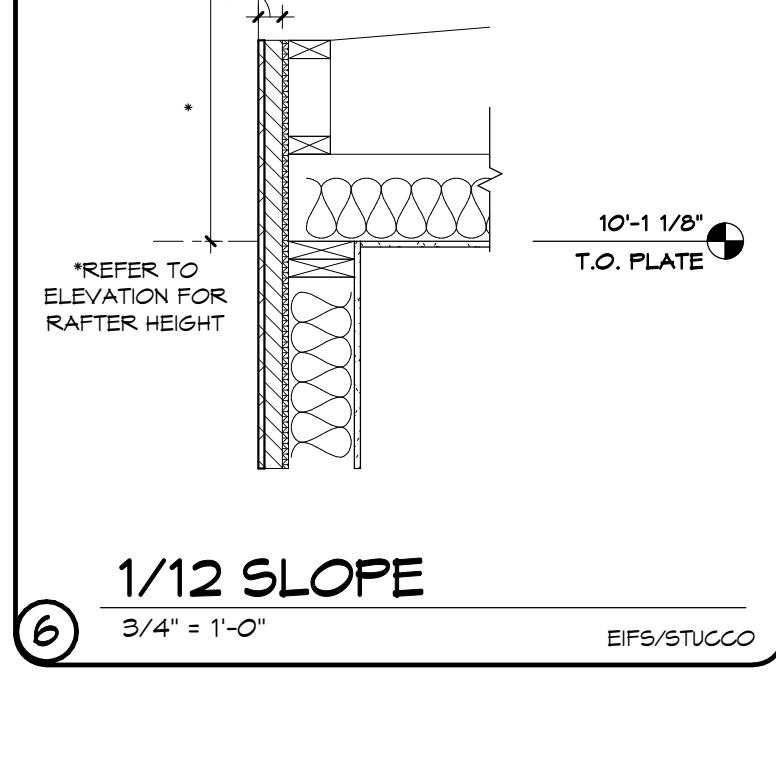
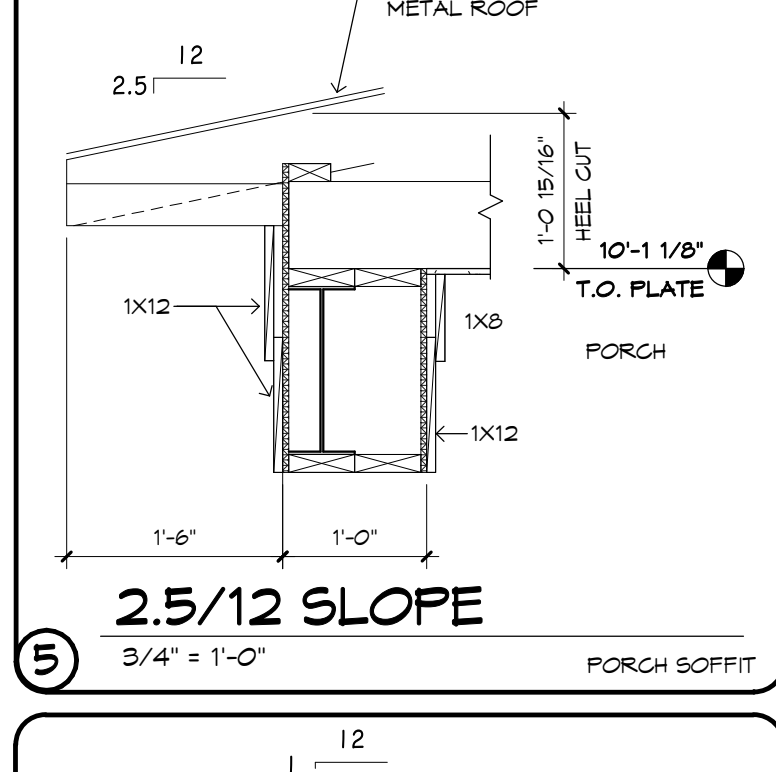
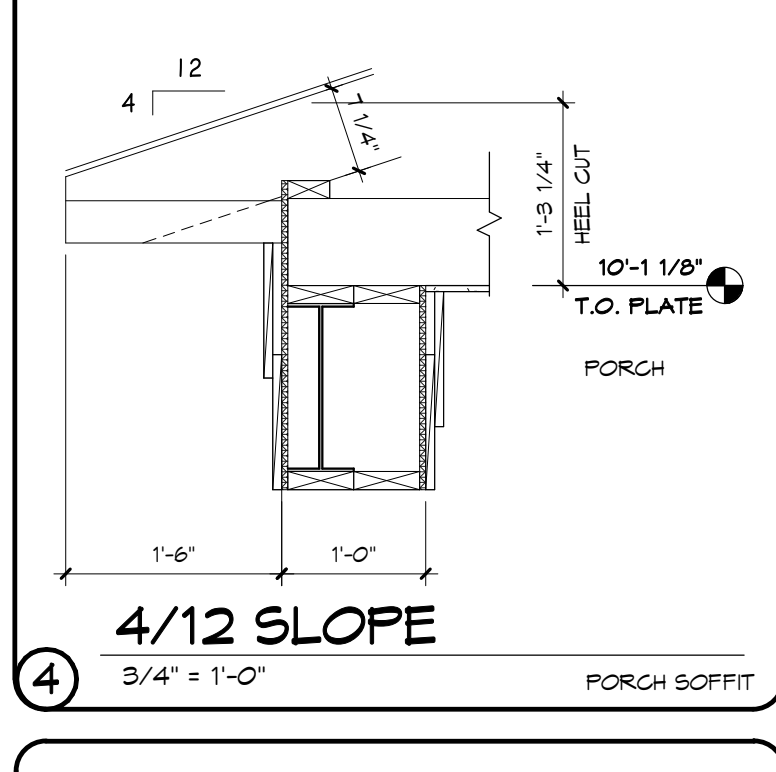
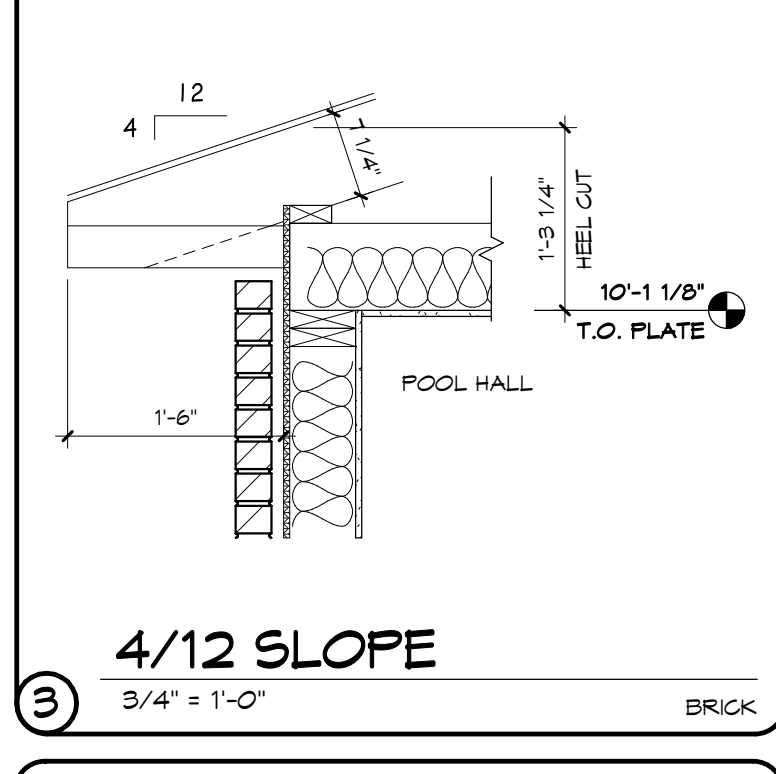
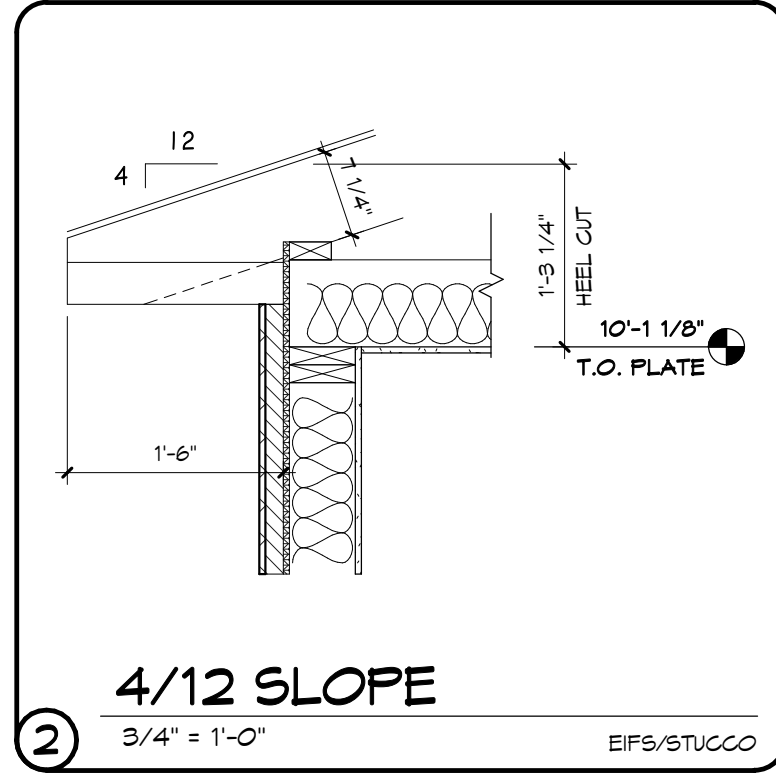
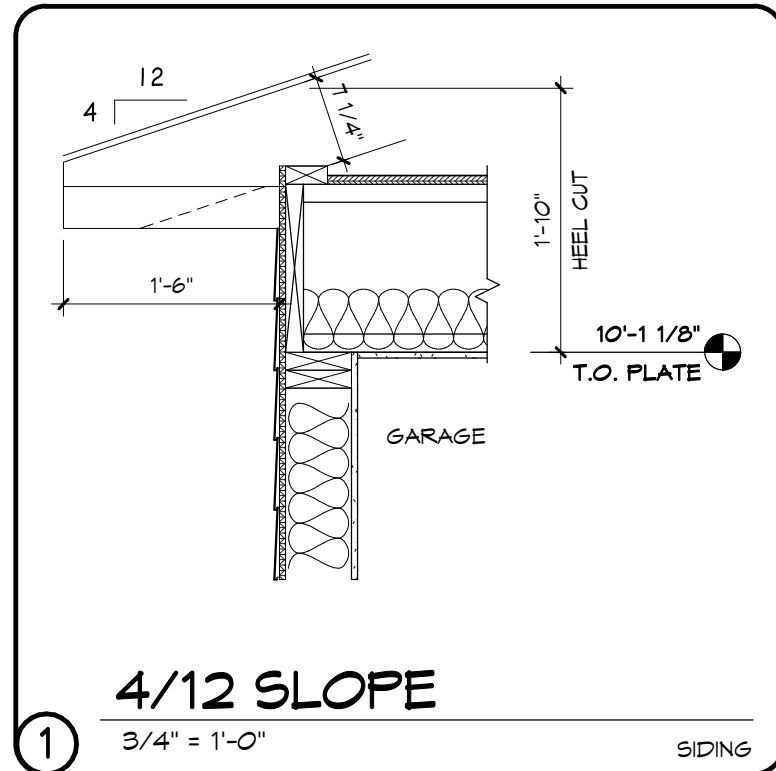
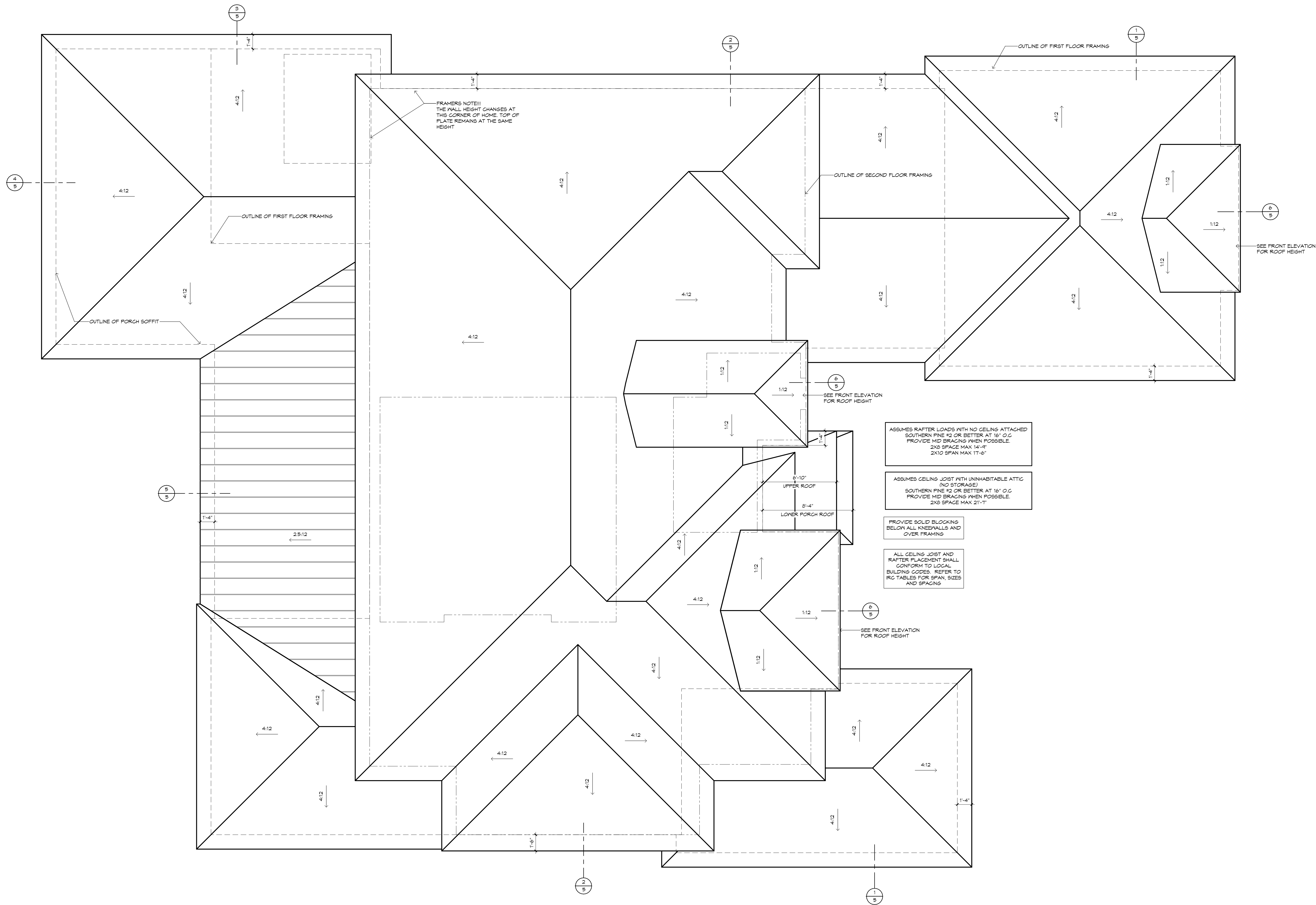
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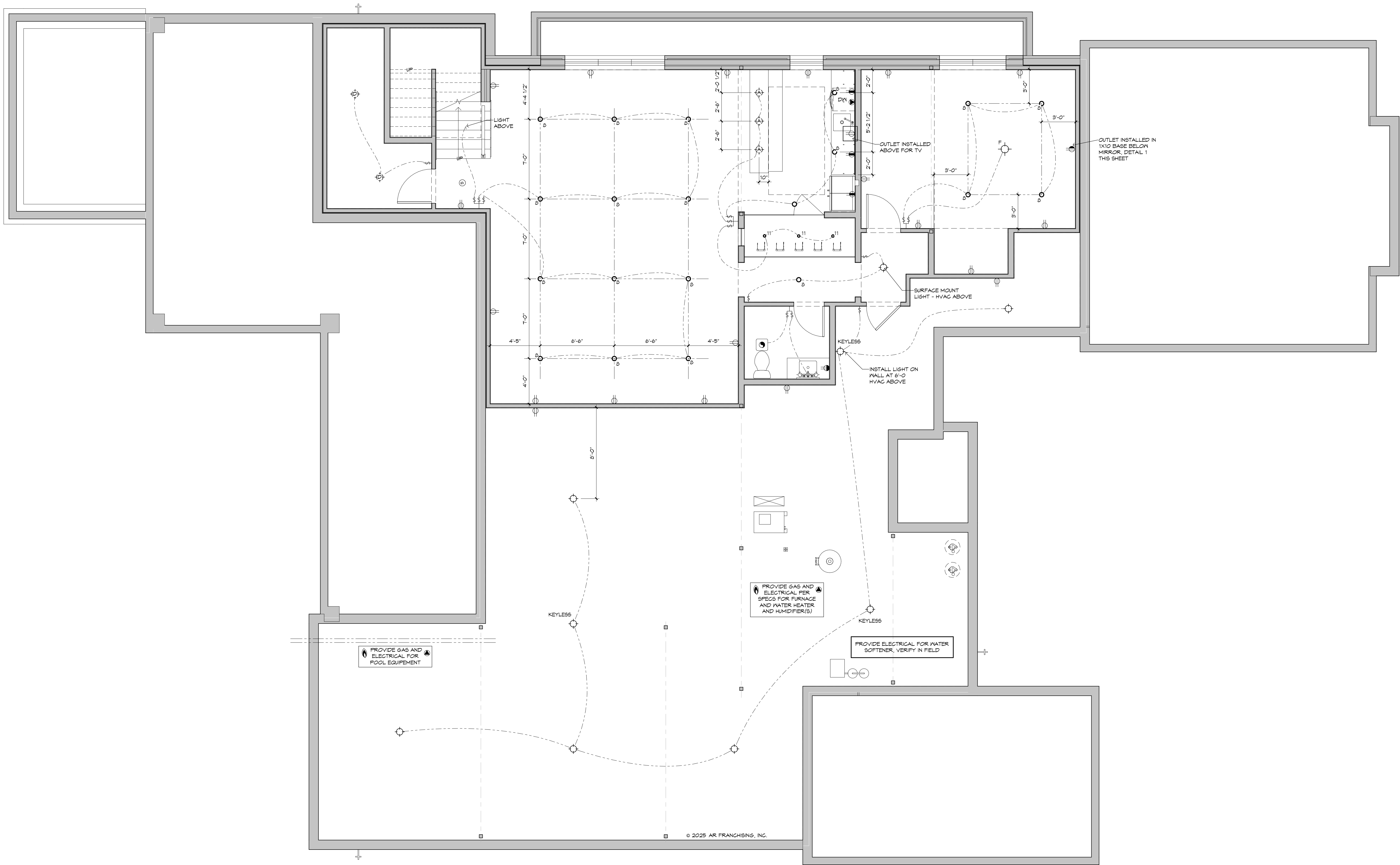












- ELECTRICAL LEGEND**
- Ⓢ DUPLEX OUTLET (110V AT 12" OR AS NOTED)
 - Ⓢ DUPLEX OUTLET (110V AT 34") *
 - Ⓢ DUPLEX OUTLET (110V AT 48") *
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 - Ⓢ RECESS FLOOR OUTLET
 - Ⓢ RECESS CEILING OUTLET (110V)
 - Ⓢ DEDICATED OUTLET
 - Ⓢ SM SEE ELEC DTL
 - Ⓢ CLS MNT LST FIXTURE
 - Ⓢ T SURFACE MOUNT 3000K, LED FIXTURE
 - Ⓢ MALL MNT FIXTURE
 - Ⓢ 6" ROUND RECESS LED LIGHT
 - Ⓢ 6" ROUND (SLOPE 6/8) RECESS LED LIGHT
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 - Ⓢ CLS FAN LIGHT PREWIRE AND SWITCHES
 - Ⓢ COMBO SMOKE & CARBON MONOXIDE DETECTOR
 - Ⓢ UNDER CABINET LED
 - Ⓢ VANITY LIGHTING (SEE SPECS)
 - Ⓢ EXHAUST FAN
 - Ⓢ SOFFIT MNT FLOOD LIGHT
 - Ⓢ THERMOSTAT

THIS ELECTRICAL PLAN IS A GENERAL SCHEMATIC. ALL OUTLETS, SWITCHES, FANS, SMOKE/CARBON DETECTORS, ALARMS, ETC WILL BE LOCATED AND INSTALLED PER LOCAL BUILDING CODES AND VERIFIED BY ELECTRICIAN.

KITCHEN

MOUNTING HEIGHTS FOR OUTLET AND SWITCH

BTM OF SM AND OUTLET TO ALIGN

EDGE OF OUTLET AND CABIN FACE TO ALIGN

BATH

MOUNTING HEIGHTS FOR OUTLET AND SWITCH

ROUGH

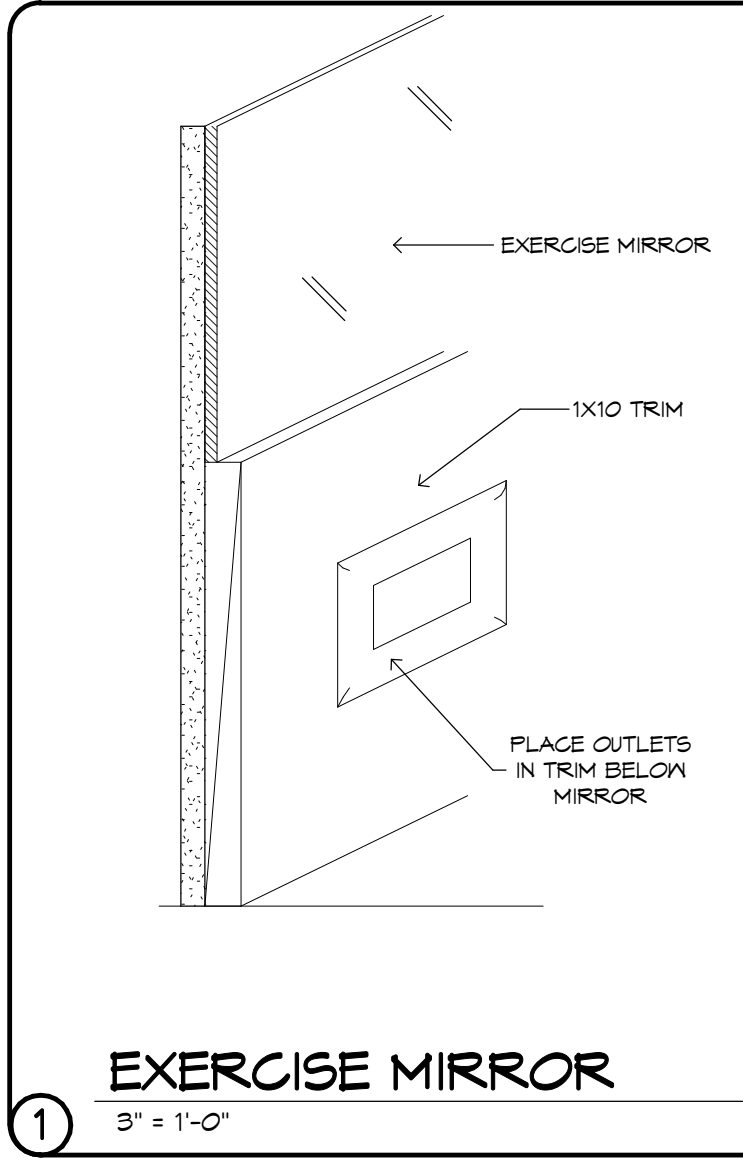
SWITCHES

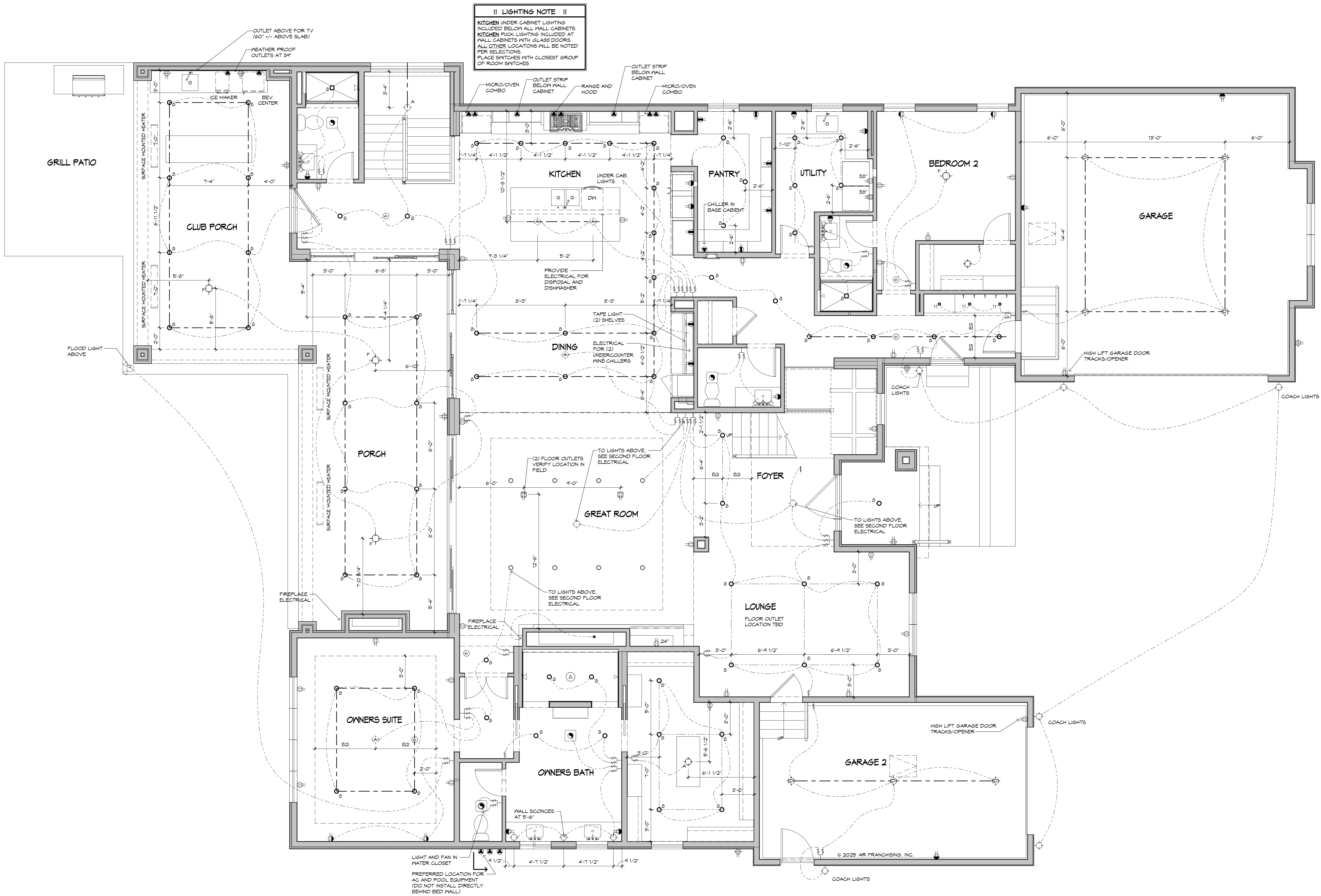
DOOR JAMB OR WALL CORNER

OUTLET

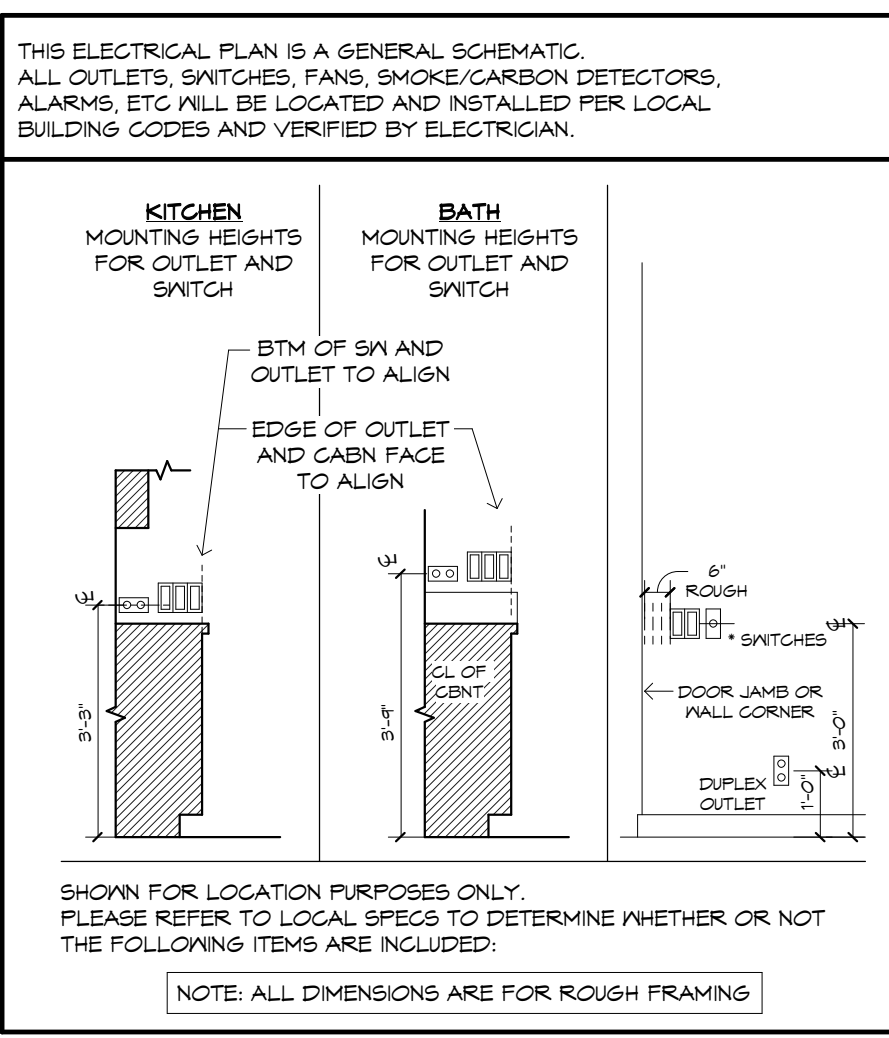
SHOWN FOR LOCATION PURPOSES ONLY. PLEASE REFER TO LOCAL SPECS TO DETERMINE WHETHER OR NOT THE FOLLOWING ITEMS ARE INCLUDED.

NOTE: ALL DIMENSIONS ARE FOR ROUGH FRAMING

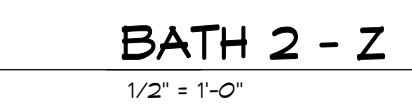
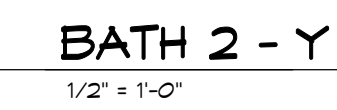
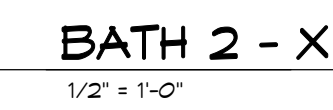
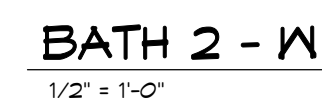
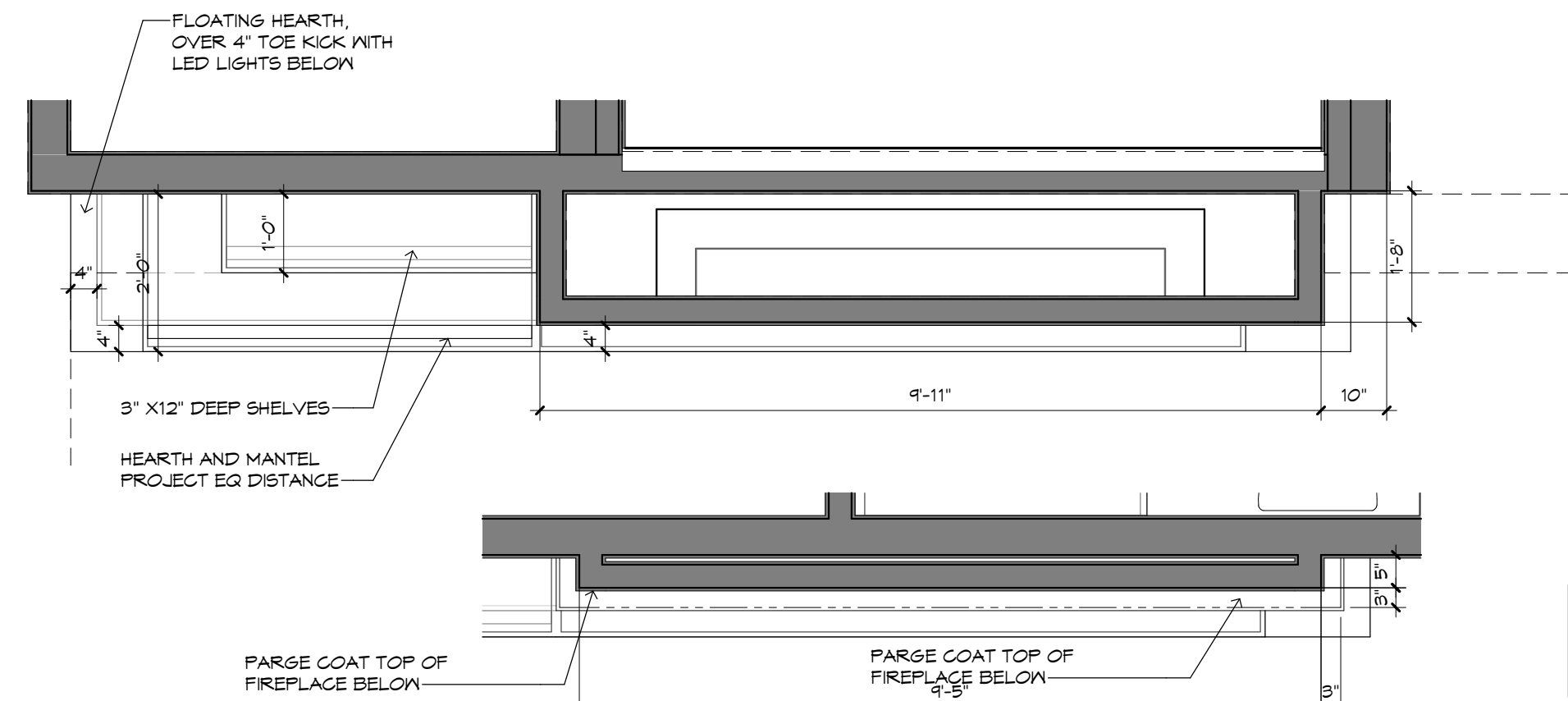
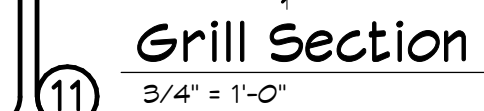
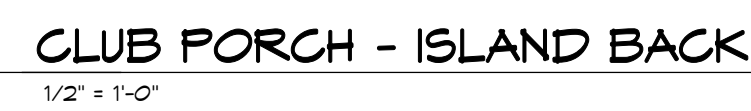
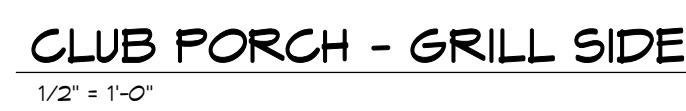


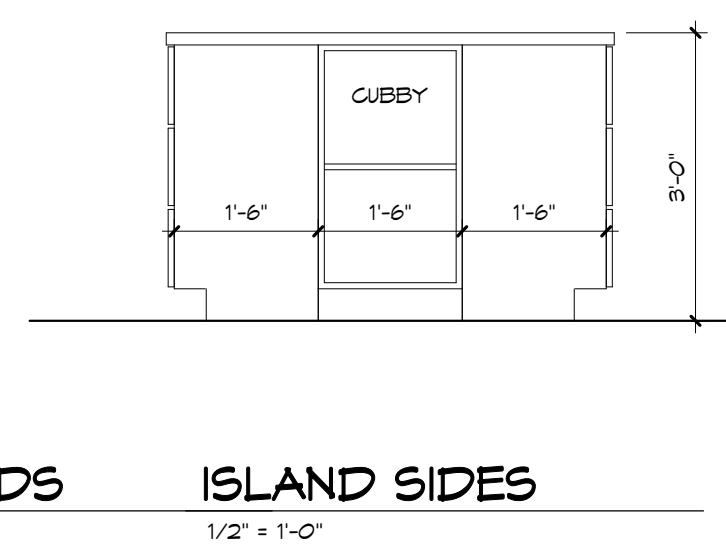
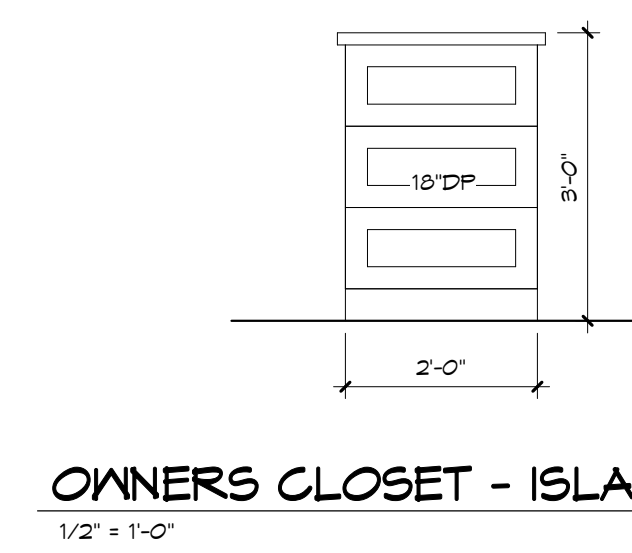
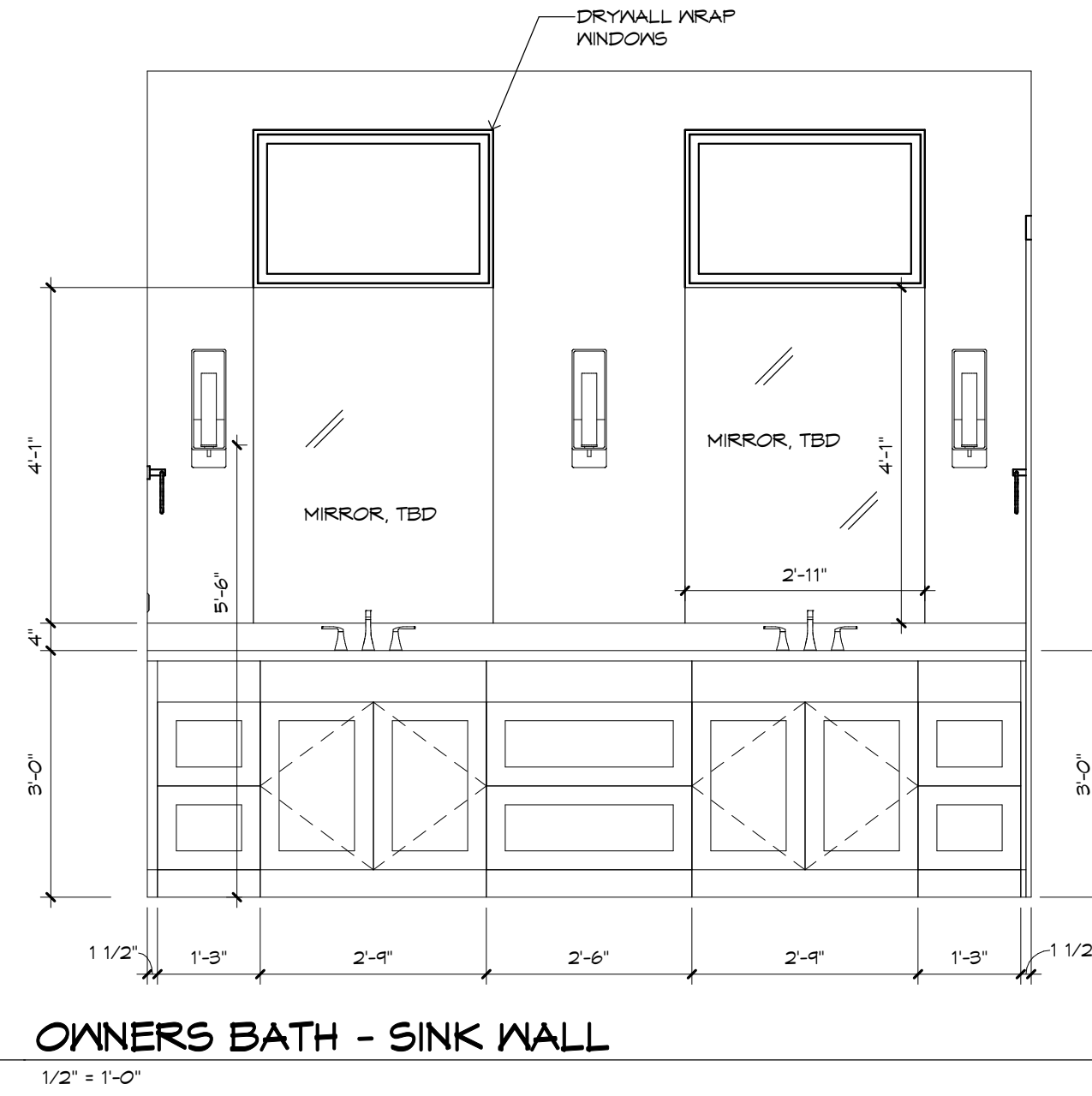
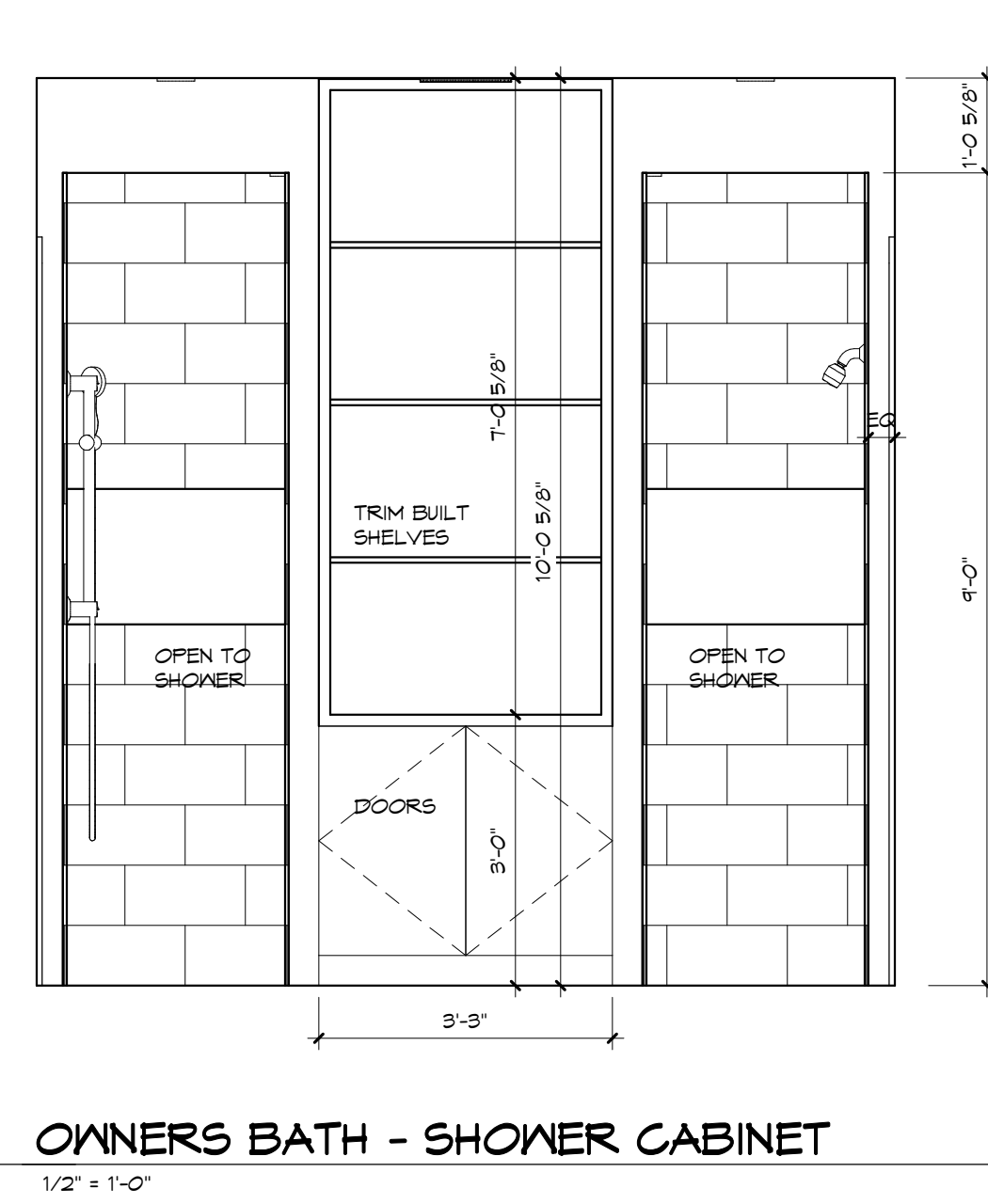
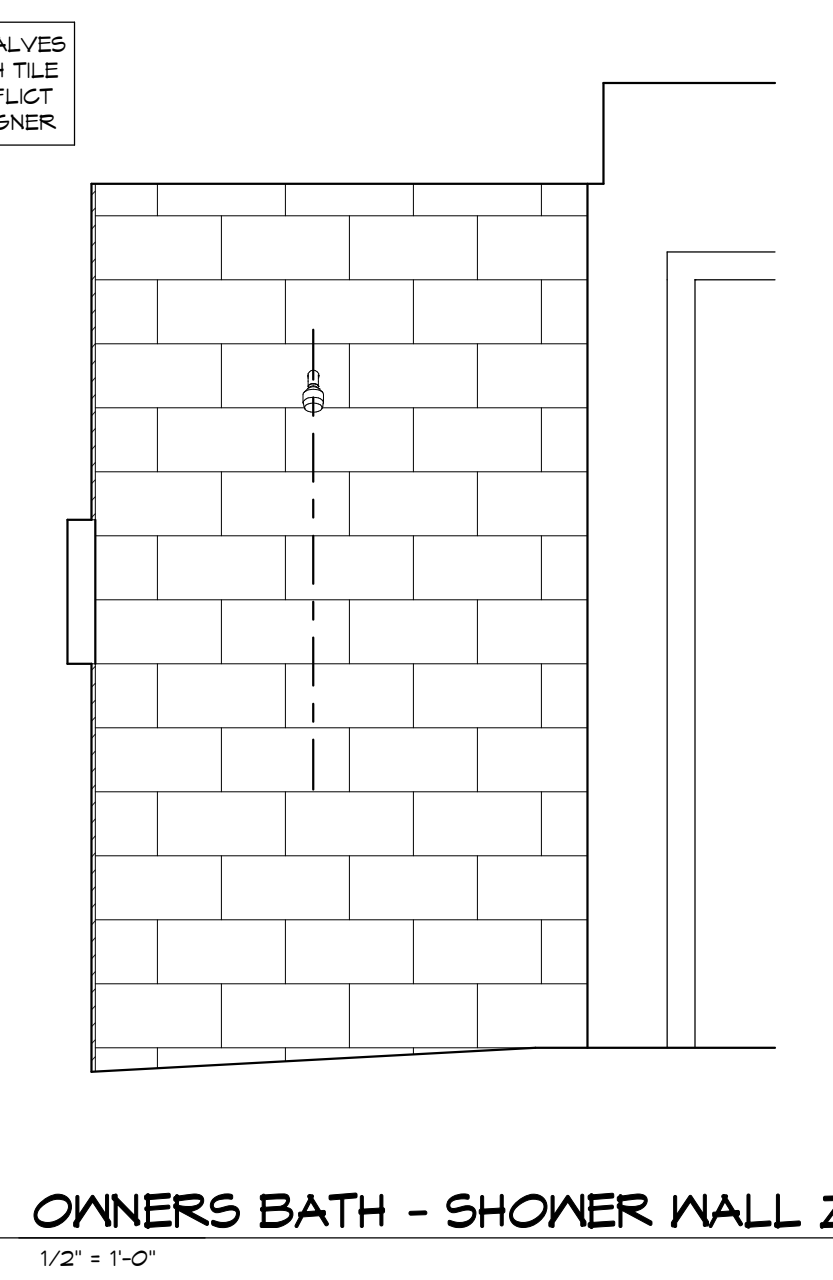
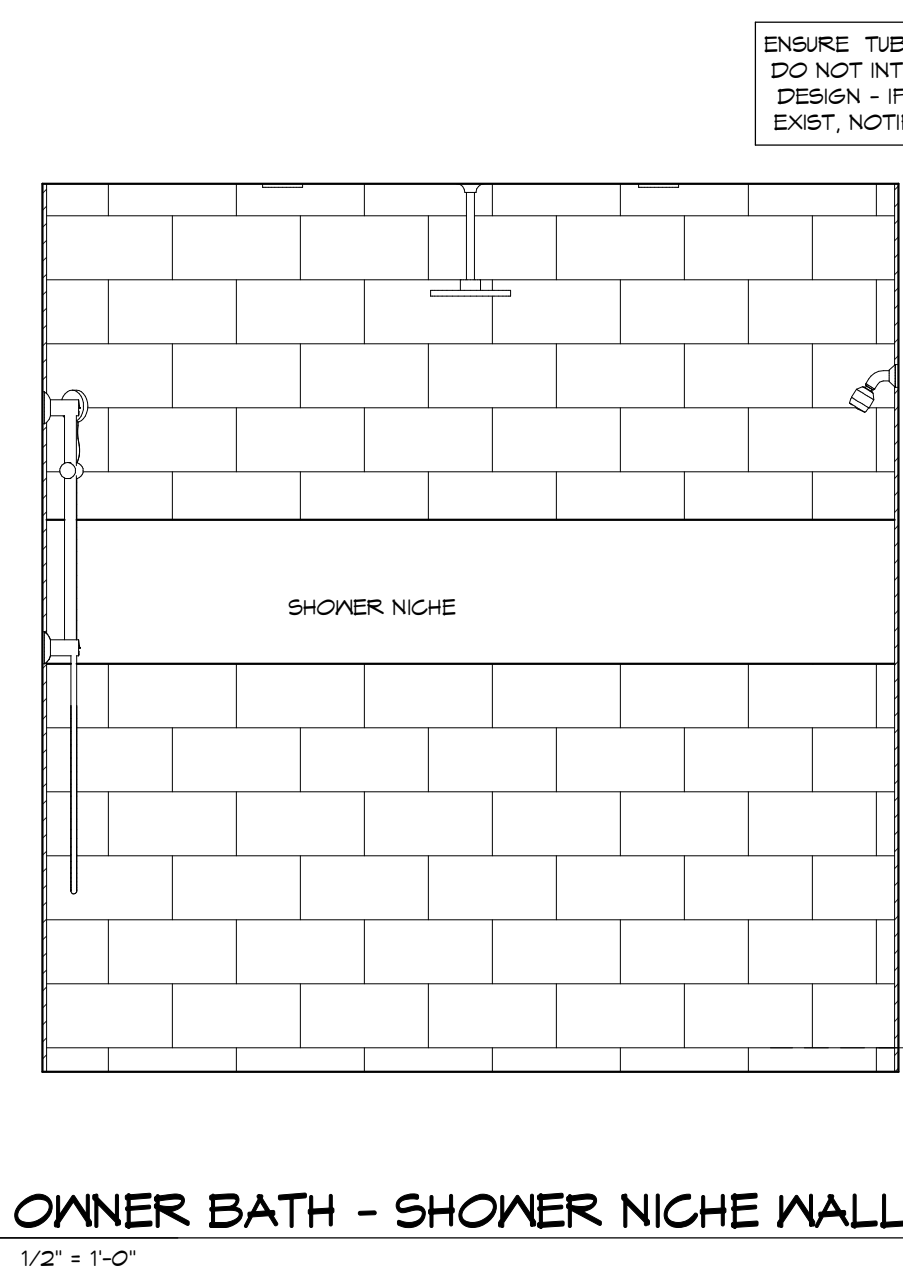
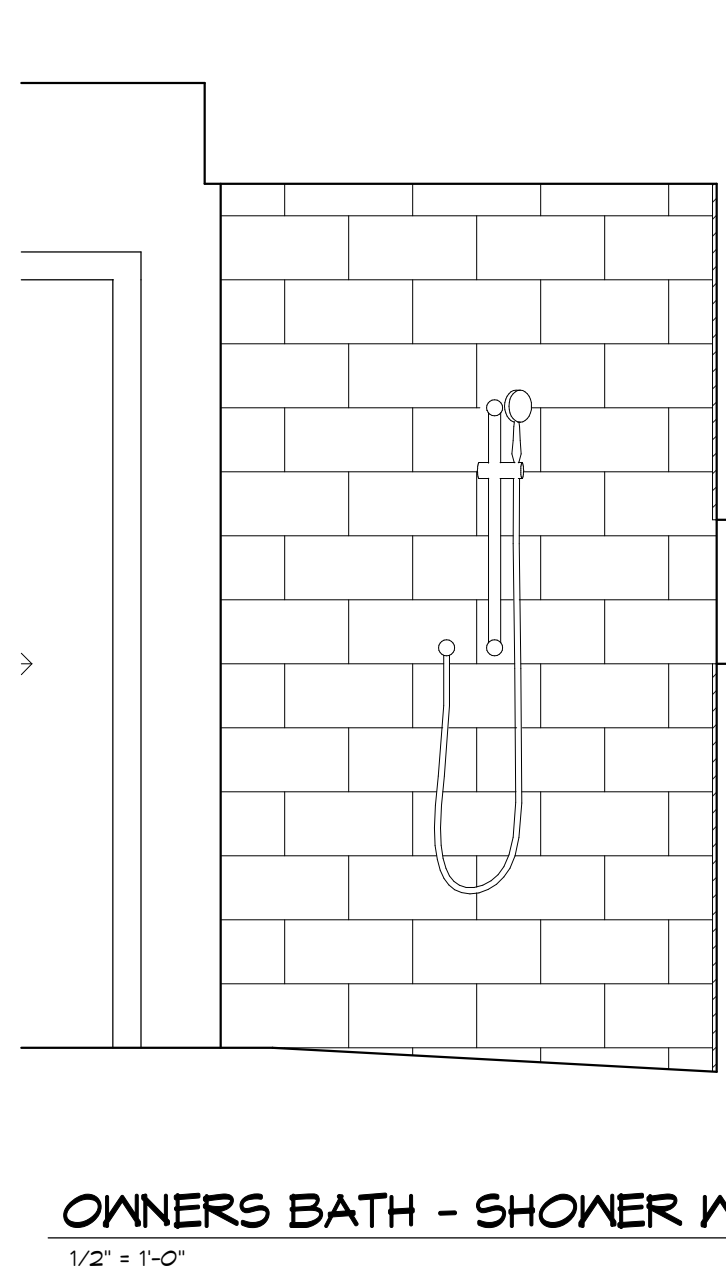
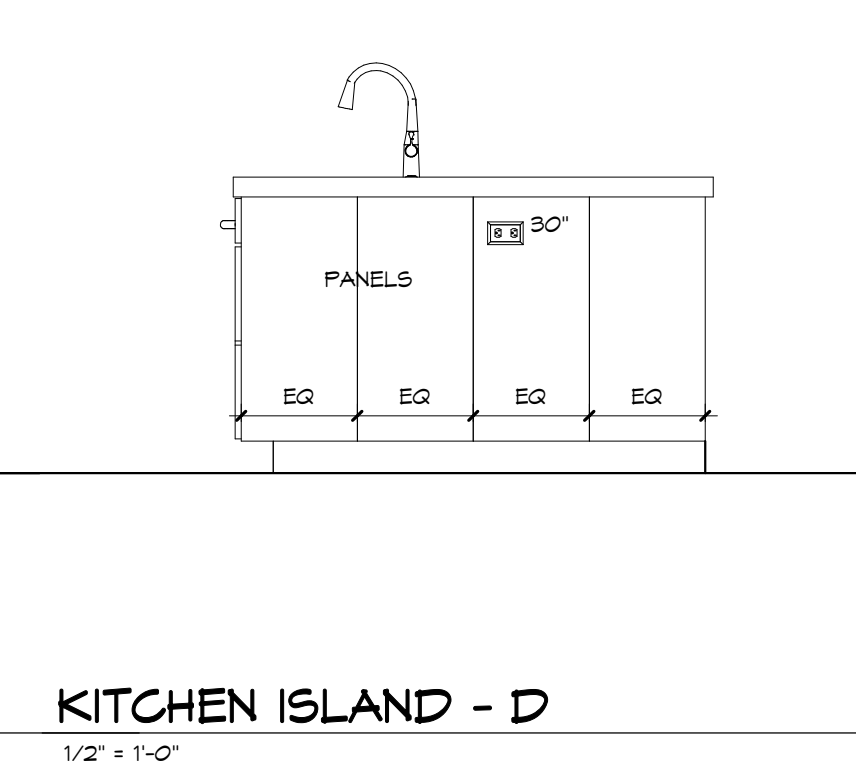
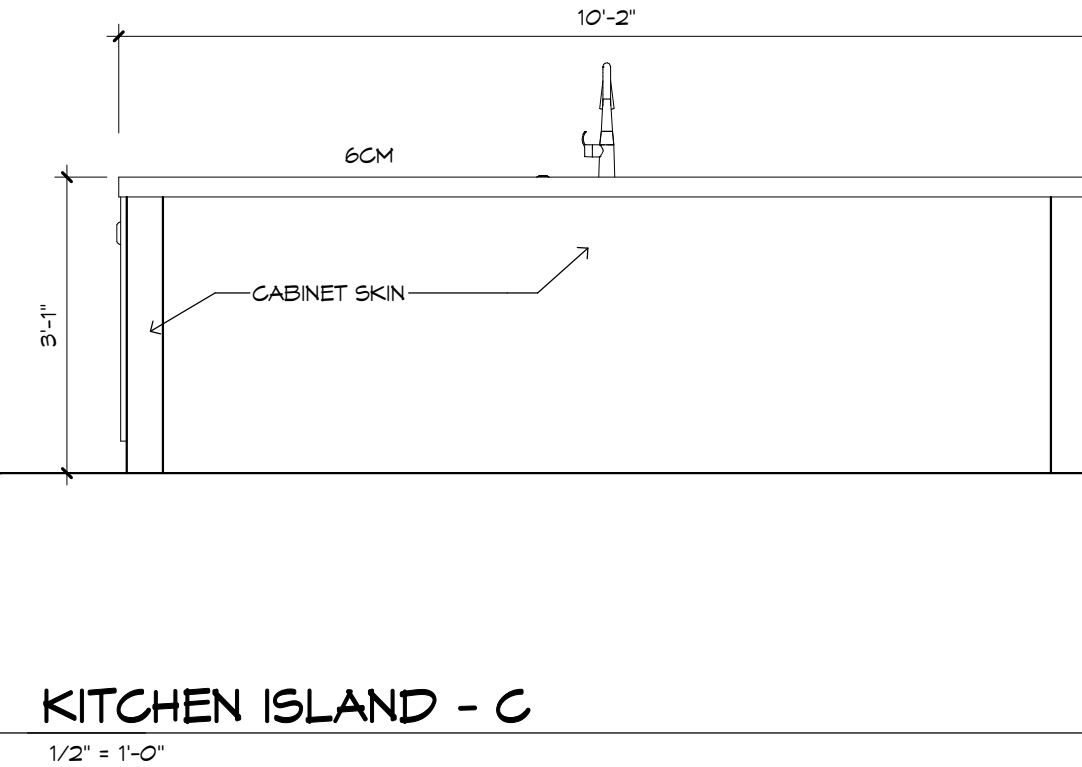
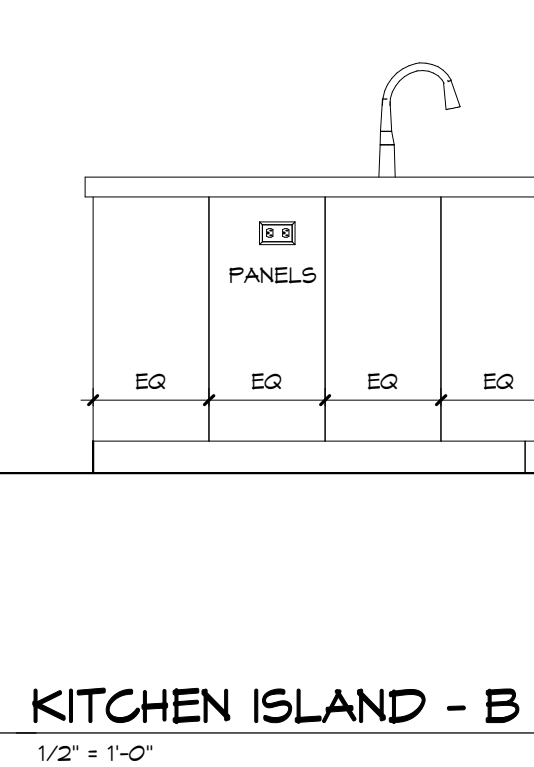
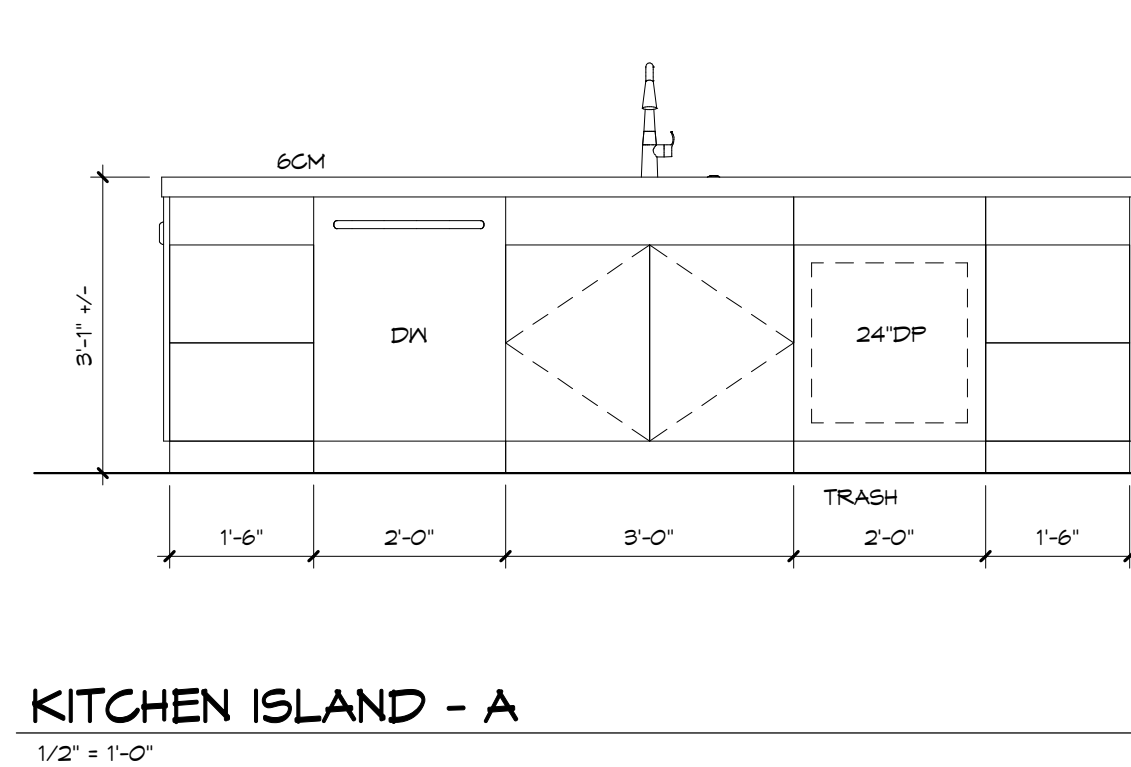
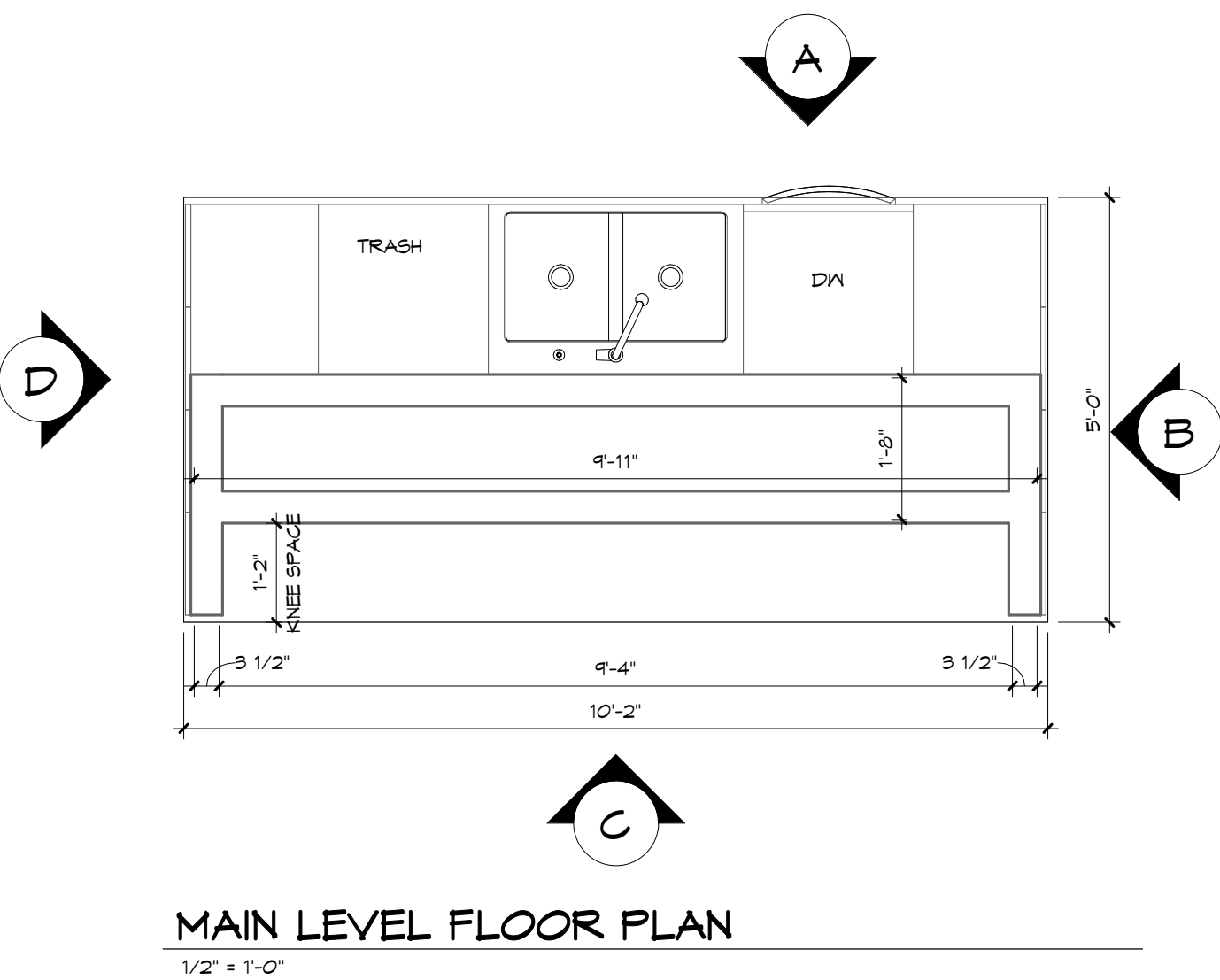
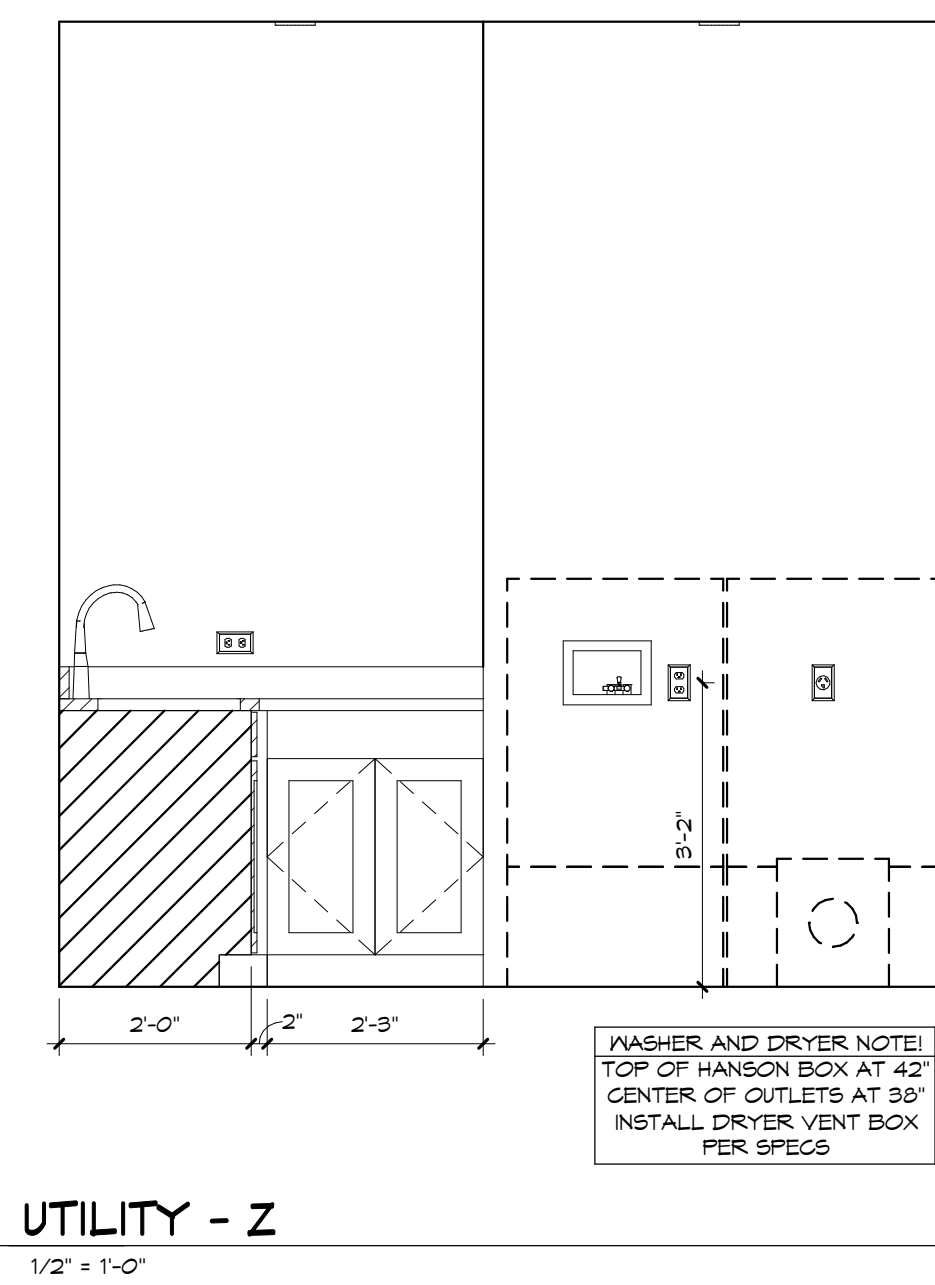
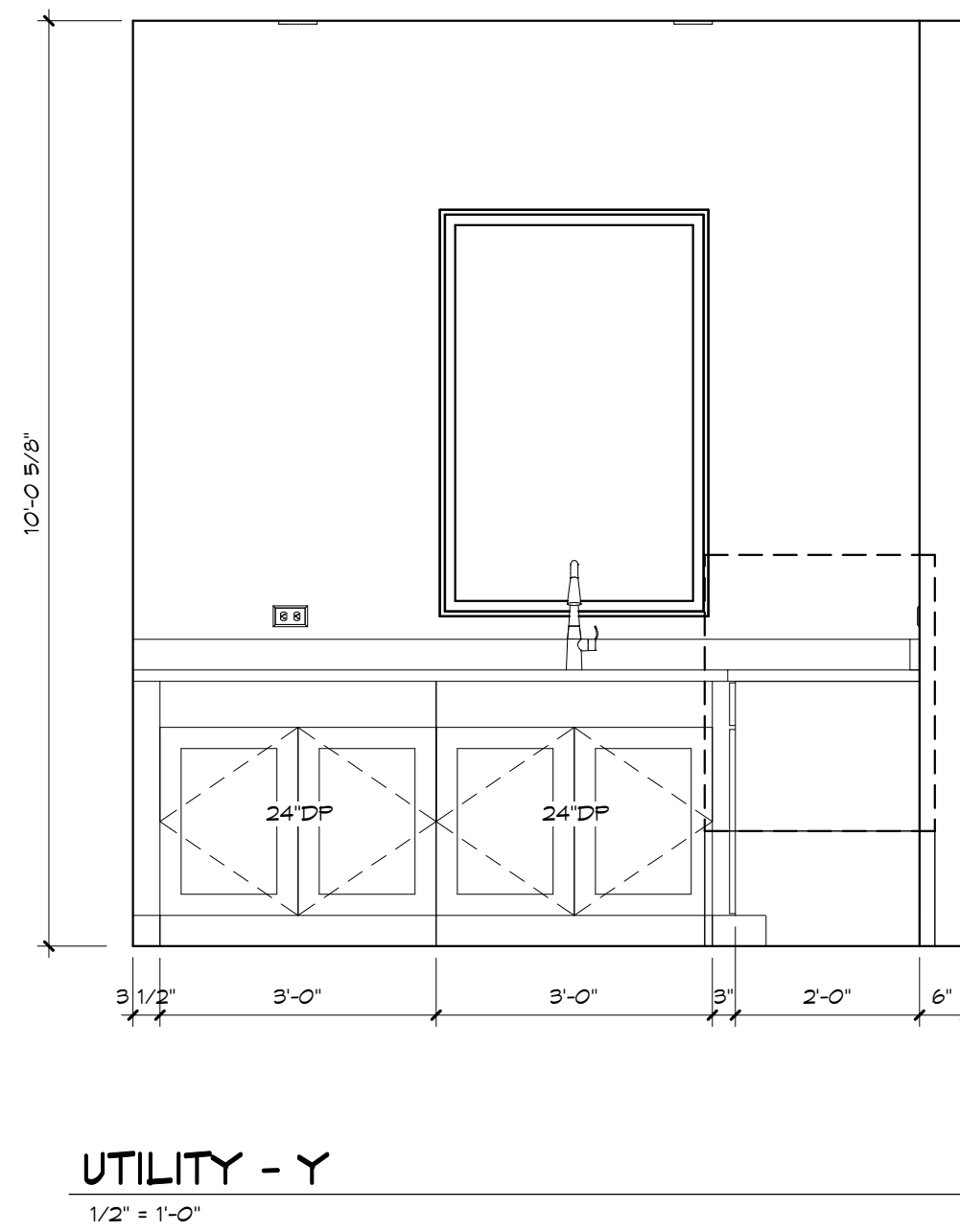
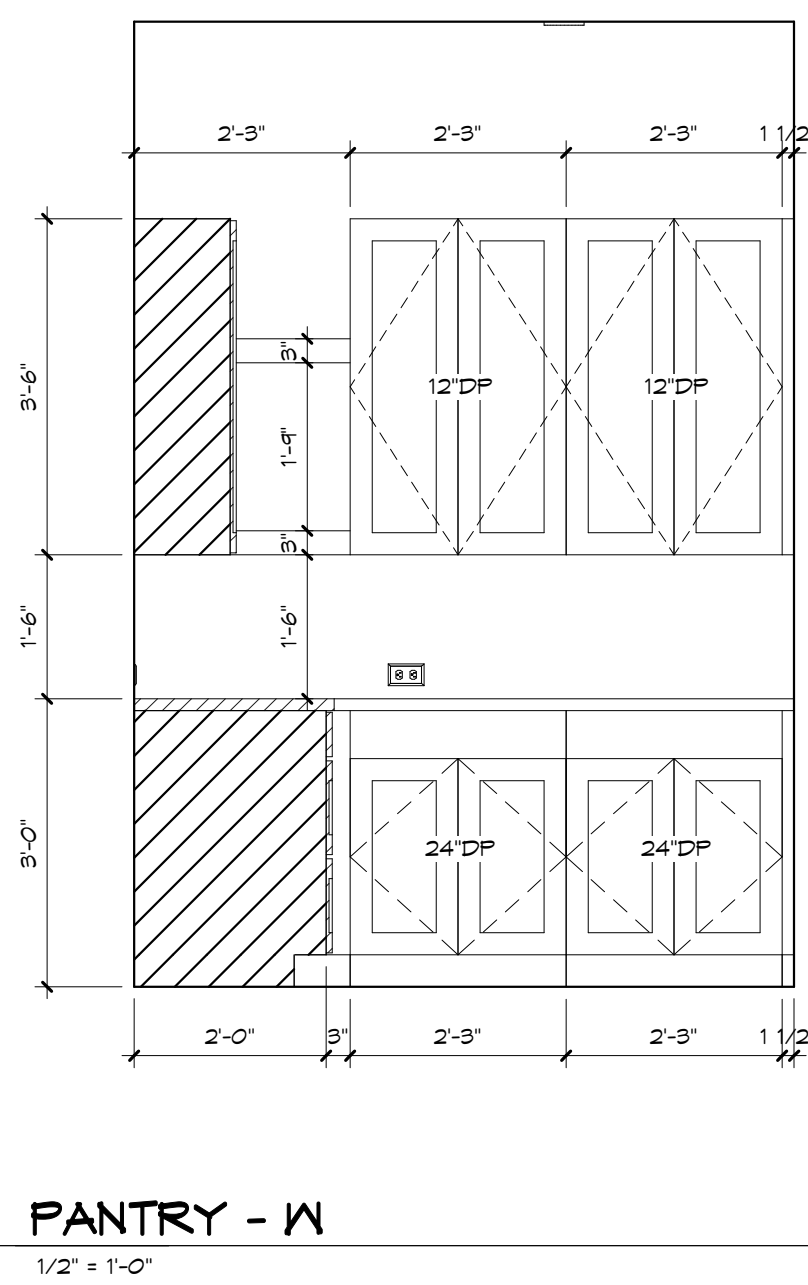
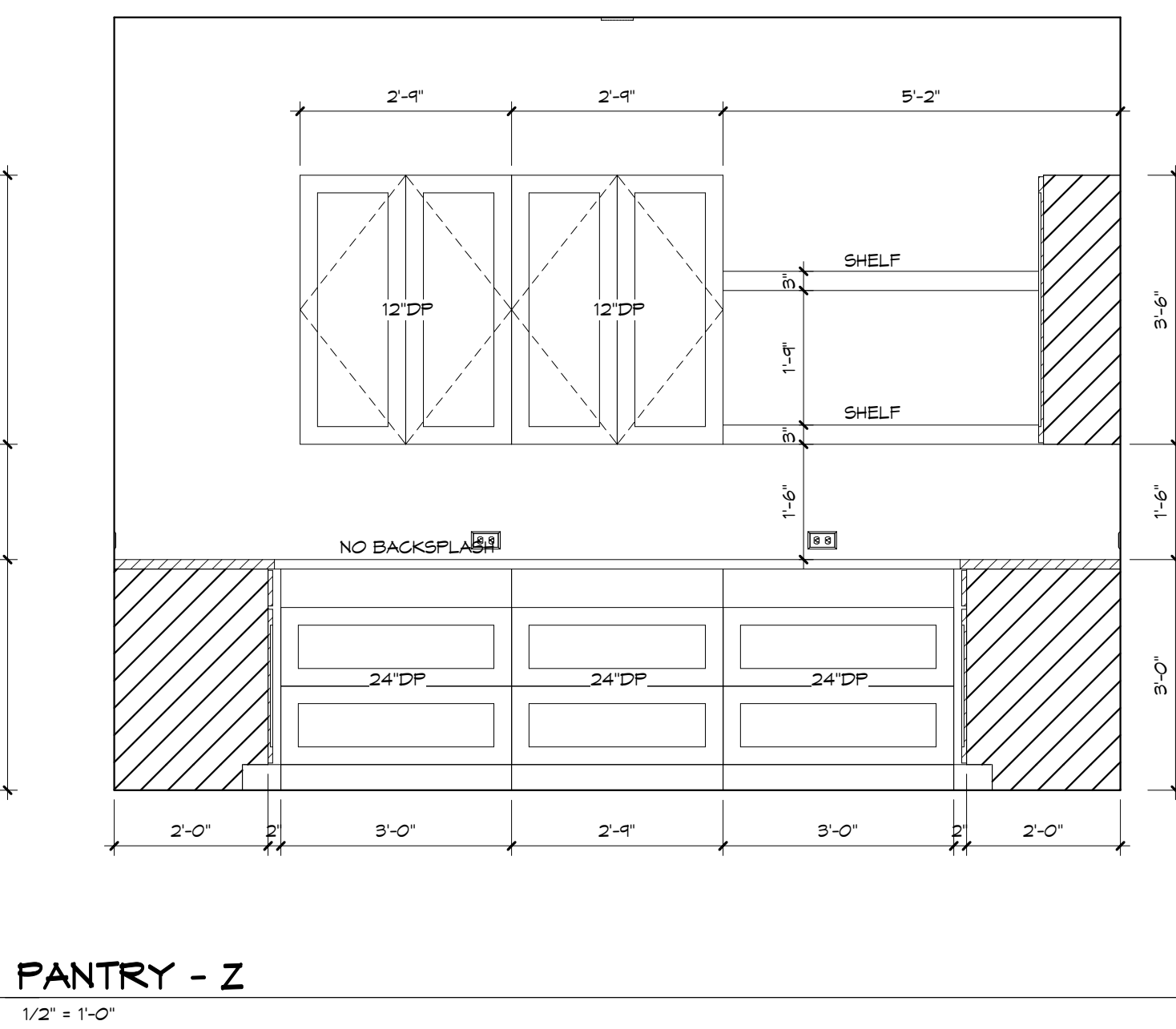
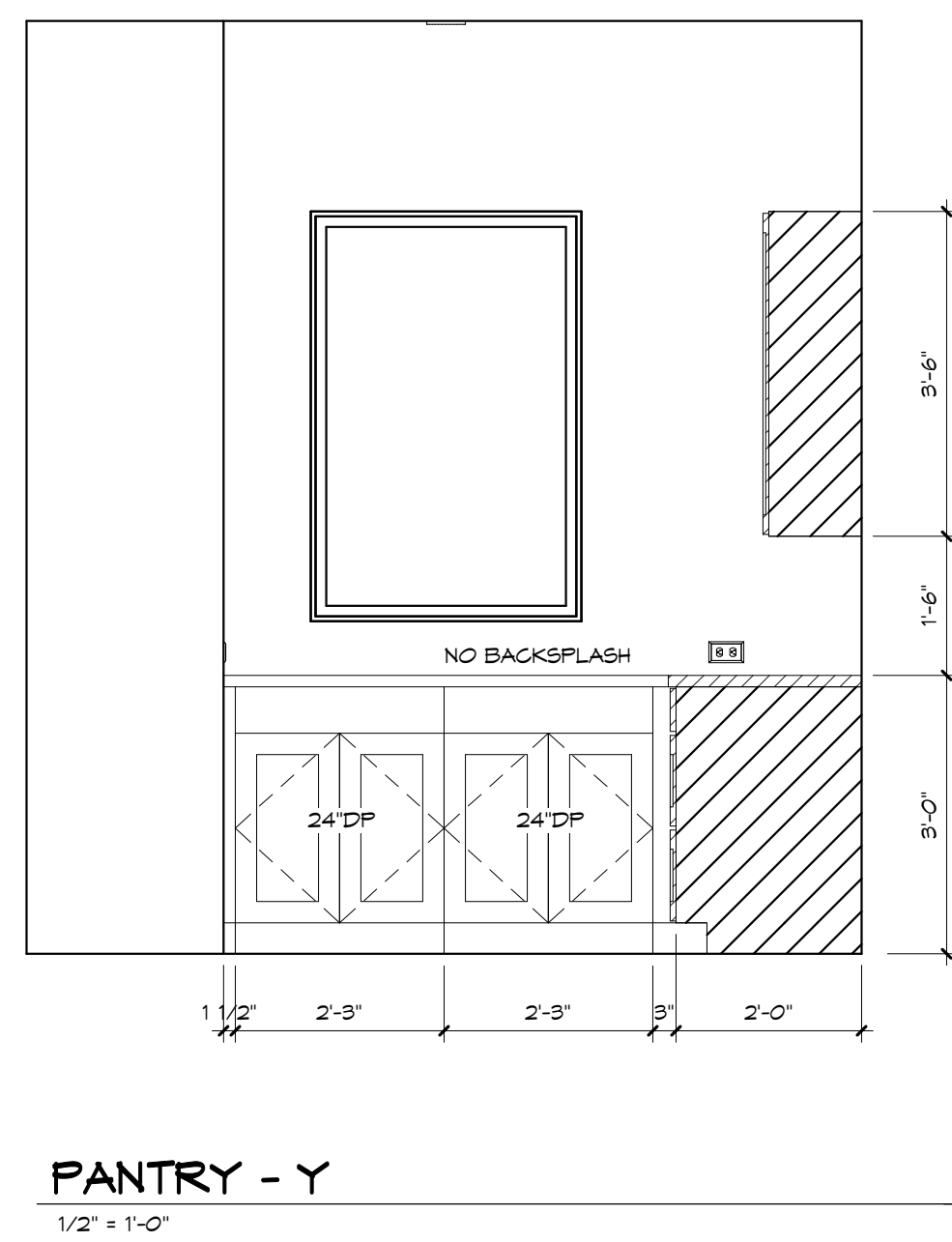
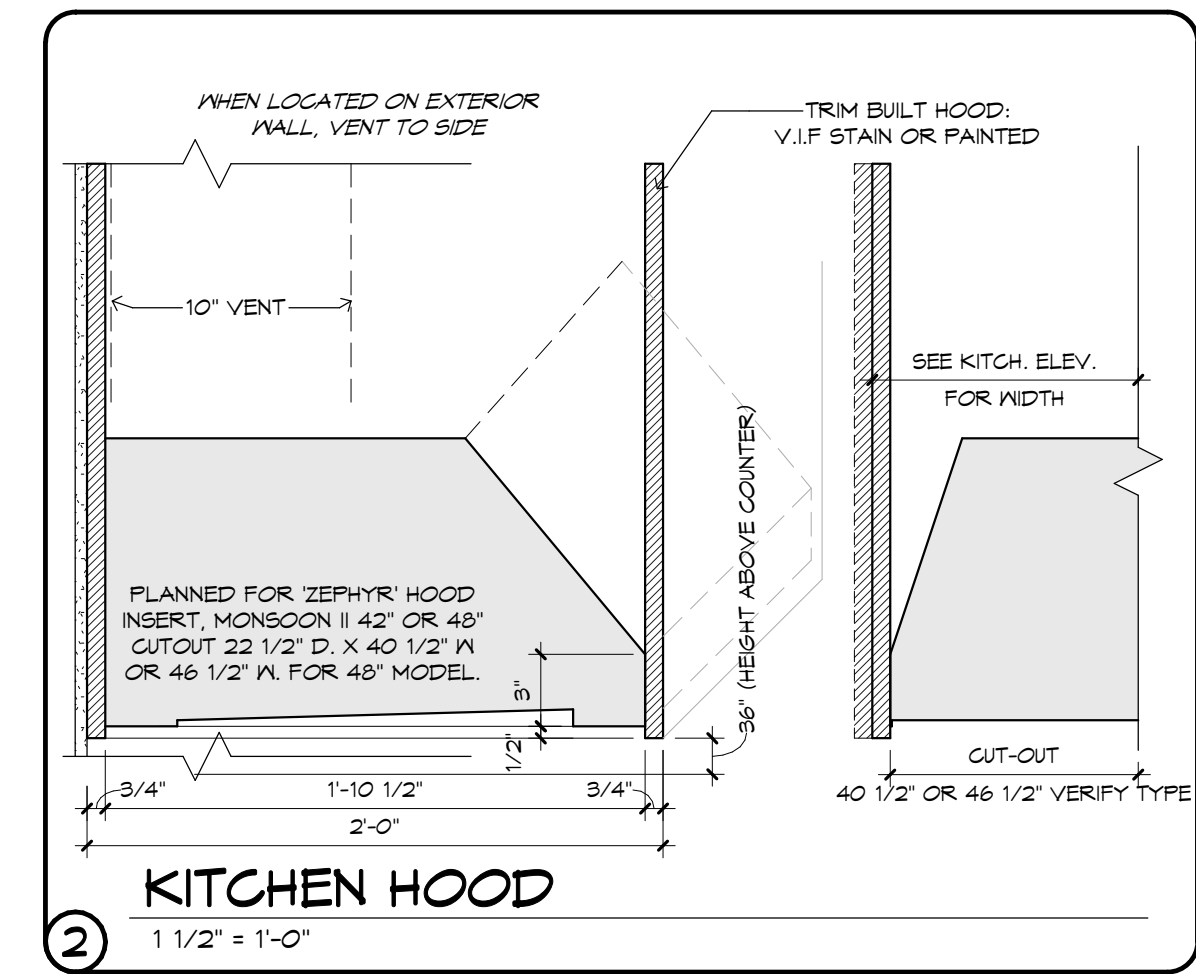
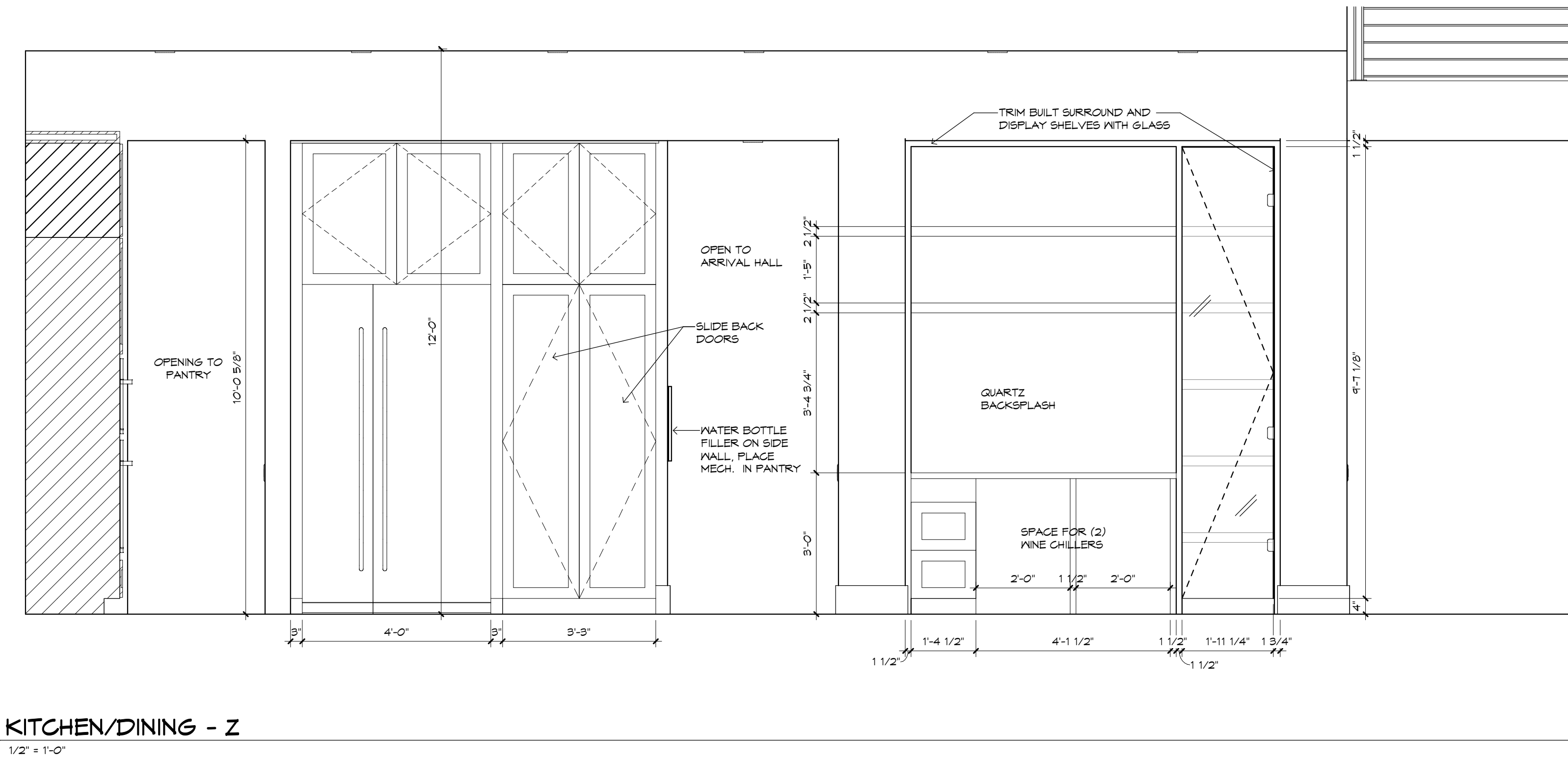
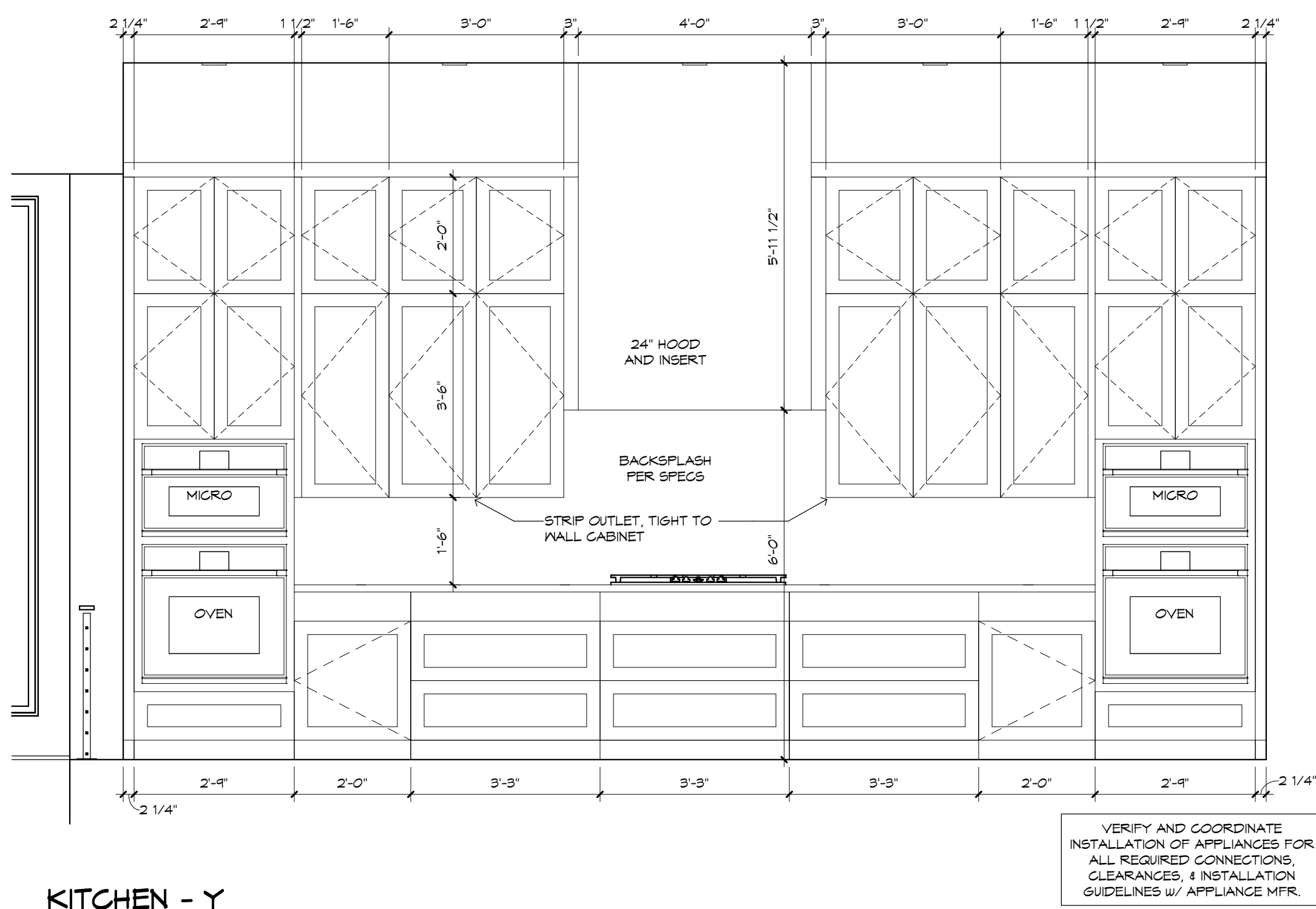


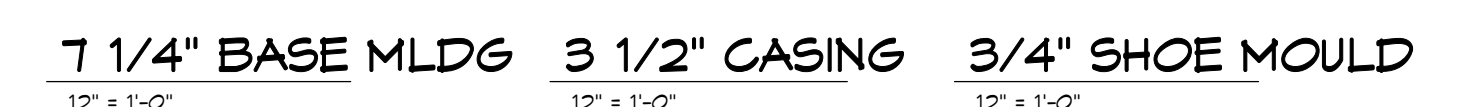
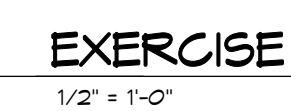
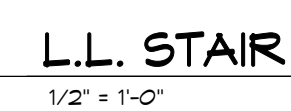
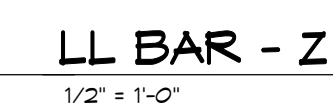
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FLOOR OUTLET NOTE:
RECESSED FLOOR OUTLET (FULLY CONCEAL BELOW FLOOR LEVEL)









Board of Zoning Appeals Staff Report

Meeting Date: August 27, 2025

DEPARTMENT CONTACT:
Grace Wiley (wileyg@fishersin.gov)

CASE NUMBER:
VA-25-13

PETITIONER:
Stacy Hicks (shicks@arhomes.com)

PROPERTY ADDRESS/LOCATION:
13283 Haven Cove Ln

REQUEST: Consideration of a Development Standards Variance from Section 6.3.4.B.3 of the City's Unified Development Ordinance (UDO) to allow a decrease in the minimum roof pitch from 5/12 to 4/12 for a proposed single-family home.

APPLICABLE REGULATIONS:
Marina PUD Ord. #041210 and Unified Development Ordinance (UDO), where applicable

EXISTING ZONING:
PUD-M – Mixed Use

FISHERS 2040:
Suburban Residential

LOT SIZE: 0.42 Acres

LOCATION MAP



STAFF RECOMMENDATION

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

Meeting Date: August 27, 2025

Case Number: VA-25-13

ZONING HISTORY:

This property is zoned PUD-M, regulated by the Marina PUD (Ord. #041210) and the City of Fishers UDO, where applicable.

SURROUNDING LAND USE & ZONING:

North: PUD-M – Marina PUD (mixed-use)
East: PUD-M – Marina PUD (mixed-use)
South: PUD-M – Marina PUD (mixed-use)
West: PUD-M – Marina PUD (mixed-use)



FISHERS 2040 COMPREHENSIVE PLAN

The Fishers 2040 Plan identifies this area as Suburban Residential. This variance request aligns with the comprehensive plan.



Suburban Residential

PURPOSE

Single-family detached residential at low densities ranging from two to four 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 two and four dwelling units per acre

DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Internal and external pedestrian and vehicular connectivity is required.
- A mix of housing types and architectural styles is desired.

- Curvilinear street layout is permitted, however grid or modified grid street layout is also permitted to increase connectivity with surrounding neighborhoods. Vehicular and pedestrian connections to neighboring parcels is required.
- To provide opportunities for affordable, sustainable housing, smaller lots and smaller minimum home sizes may be appropriate depending on the location, quality, and character of the development plan and homes.

EXAMPLES: Sandstone, Silverton



This aerial photo of residential lots in the Sandstone neighborhood is an example of typical suburban residential densities.



This photo of a home in the Silverton neighborhood is typical of the architecture, size and front yard setbacks typical to suburban residential neighborhoods.

SUMMARY OF PUBLIC COMMENTS:

At the time of writing this Staff Report, no public comments were received.

PETITION OVERVIEW:

The petitioner is requesting a development standards variance from Section 6.3.4.B.3 of the City's Unified Development Ordinance (UDO) to allow a decrease in the minimum roof pitch from 5/12 to 4/12 for a proposed single-family home.

Staff has determined that the variance will not be injurious to the property in question or the neighboring properties. There is very little visual difference between a 5/12 roof pitch and a 4/12 roof pitch.

The petitioner provided the following statement:

"We respectfully request a variance to permit a 4/12 roof pitch in place of the currently required 5/12 pitch for the new construction of a single-family residence for the Noorzad/Schultz. This request is based on architectural necessity and site-specific conditions that merit consideration under the Board's review criteria. The City of Fishers has advised they will be in favor of the granting of this variance.

"The proposed roof pitch maintains structural integrity and aesthetic appeal while offering improved design flexibility. The 4/12 pitch allows for better alignment with current architectural plans, especially considering material choices and energy efficiency goals.

"The adjusted roof pitch has been engineered to meet all applicable building codes and safety standards. It presents no risk to structural stability, drainage, fire protection, or community infrastructure.

"The visual impact of the 4/12 pitch is minimal and consistent with other properties in the neighborhood, some that even has a flat roof. It will not obstruct views, reduce sunlight access, or cause drainage issues for adjacent homes. Neighboring properties will continue to benefit from the same level of privacy, aesthetics, and land value."

STAFF RECOMMENDATION:

Staff recommends APPROVAL to the BZA for this variance 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.

Meeting Date: August 27, 2025

Case Number: VA-25-13

STAFF RECOMMENDATION

☒ Approve, with Conditions

☐ Continue

☐ Deny

☐ No Recommendation