

APPROVED

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. 101<sup>st</sup> 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](mailto:amandia@amandiadesigns.com))

**Planner:** Gabrielle Herin ([hering@fishers.in.us](mailto: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. 101<sup>st</sup> St)- Does not like the driveway, concerned about water drainage, esthetic, alley in private property.

Mr. and Mrs. Moschell (16475 E. 101<sup>st</sup> 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. 101<sup>st</sup> St)- introduced himself as the current owner of the garage in question  
Greg Lara ( 855 Park Dr.)- Construction trucks will have trouble at 101<sup>st</sup>. 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](mailto:kmiller@msinc.us))

**Planner:** Christy Cashin ([cashinc@fishers.in.us](mailto: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 4<sup>th</sup> 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