



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers

DATE: 9/24/2025 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. Members of the public may [stream the live meeting online](#).

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. BZA Minutes 8-27-25

4. Public Hearings

a. **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: Lucas Smith (smithlu@fishersin.gov)

- b. **10732 Haven Cove Way Height**

Parcel: 13-15-02-00-25-018.000

Address: 10732 Haven Cove Ln

Case: VA-25-14

Request: Consideration of a Development Standards Variance from Section 3.2.3.B of the City's Unified Development Ordinance (UDO) to allow an increase in the maximum height of a proposed home from 35 feet to 39 feet.

Petitioner: Todd Williams (todd@carringtonhomes.com)

Planner: Grace Wiley (wileyg@fishersin.gov)

c. **11700 E 131st St Front-Loaded Garage Setback**

Parcel: 13-11-28-00-00-022.001

Address: 11700 E 131st St

Case: VA-25-15

Request: Consideration of a Development Standards Variance from Section 6.3.4.B.4.a, Residential Automobile Storage Standards, of the City's Unified Development Ordinance (UDO) to allow the front-loaded garage to extend 12 feet in front of the front façade.

Petitioner: David L. Duke (dlduke.net@gmail.com)

Planner: Grace Wiley (wileyg@fishersin.gov)

d. **107 Northwood Dr Short-Term Rental**

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

Address: 107 Northwood Dr

Case: SE-25-3

Request: Consideration of a Special Exception to allow for a short-term rental use (e.g., Airbnb, VRBO) on a single-family property zoned R3.

Petitioner: Andres Bello (abello@belloimports.com)

Planner: Grace Wiley (wileyg@fishersin.gov)

5. **Old Business**

6. **New Business**

7. **Staff Communication**

8. **Board Signatures – Findings of Fact**

9. **Adjournment**

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
FISHERS Nickel Plate Conference Room
August 27, 2025**

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

In attendance: Steve Ferrucci, Tom Grinslade, Jeffrey Silvey, Greg Lannan (via Teams). Howard Stevenson did not attend. Others in attendance: Rodney Retzner, Ross Hilleary, Lucas Smith, Grace Wiley, Rob McMurray, Kay Prange, David Brown, Daniel Hayes.

Mr. Ferrucci made a Motion to approve the Minutes from the 7-23-25 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. One is dialed in. If only 3 votes are heard, they will need to be unanimous and offered continuance to next month. Both Petitioners want to proceed.

Lucas Smith was introduced as Zoning Administrator and was approved 3-0 as new Board Secretary.

Public Hearings:

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)

Dave Brown, a Pastor at the Church, presented the request to extend the use of the portable classrooms. The original request was in 2022 to use the modulars due to the growth of the congregation. They desire to open a counseling ministry which would be conducted in the modulars, for an additional 3 years.

Grace Wiley presented the Staff Report with photos of the modular units. Staff has no recommendation for the Board.

Mr. Ferrucci opened the meeting to Public Comment. Seeing no one from the Public to speak, he closed the Public Comment portion of the meeting.

In Committee discussion, Tom Grinslade asked how certain is the 3 year time frame. Mr. Brown, stated that in 3 years, they expect an entire new facility due to growth.

Steve Ferrucci asked if they can commit to everything from the conditions and maintenance that were agreed to 3 years ago. Mr. Brown confirmed.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, including the commitments from 2022, which was seconded by Mr. Silvey. The Motion was approved, 4-0.

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)

Daniel Hayes presented the Variance request to release from a 5/12 roof pitch requirement to a 4/12 roof pitch. He showed similar homes on the street. Flat and flatter roofs already are on the street.

Grace Wiley presented the Staff Report. The street in question is in the Marina PUD zoning. Elevations were shown with a 4/12 roof pitch. Staff Recommends approval.

Mr. Ferrucci opened the meeting to Public Comment. Seeing no one from the Public to speak, he closed the Public Comment portion of the meeting.

In Committee Discussion, Mr. Ferrucci asked if the City of Fishers is considering changing the UDO since this is becoming more popular. Ross Hillary confirmed that it is under consideration.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, with the recording of the variance with the county, which was seconded by Mr. Silvey. The Motion was approved, 4-0.

As there was no other business, the meeting was adjourned at 6:25 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary

DEPARTMENT CONTACT:

Lucas Smith (smithlu@fishersin.gov)

CASE NUMBER:

VA-25-10

PETITIONER:

Mike Finnegan (cheers@kingjuggbrewing.com)

PRO-PROPERTY ADDRESS/LOCATION:

11110 LANTERN ROAD, FISHERS, IN 46038

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.

APPLICABLE REGULATIONS:

Nickel Plate District Code
Unified Development Code

EXISTING ZONING:

NPDC – Village Center

FISHERS 2040:

Neighborhood Mixed Use

LOT SIZE: 3.69 acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve, with conditions
 Continue
 Deny
 No Recommendation

Meeting Date: September 24, 2025

Case Number: VA-25-10

PETITION OVERVIEW:

Summary of Request

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.

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. The Village Center allows numerous uses including Mixed-Use, Live/Work, Small Office, Multi-Family, Townhomes, Single-Family, Civic and Residential Conversion.

New Area Layout



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Occupancy Limits

As shown within the diagram, the outdoor area is separated into three different subareas. Each area has an occupancy limit as imposed by the Fishers Fire Marshal and Fishers Building Commissioner.

Covered Patio: maximum of 84 occupants

Standing Area: maximum of 265 occupants

Seated Area: maximum of 126 occupants

The two uncovered areas (referred as Standing Area and Seated Area) may also be reconfigured for standing only with a maximum occupancy of 320 occupants.



Outdoor Patio Improvements.

ZONING HISTORY:

This property was rezoned to VC – Village Center in April 2016 with Ord. No. 041816F, an amendment to the Nickel Plate District Code. The Nickel Plate District Code was developed to create the downtown envisioned by the Downtown 2030 Master Plan. The Code is form-based, which means that the design of the structure and the relations of the structure to the street and the pedestrian environment is as important as the use contained within the structure.

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The NPDC designates the Village Center Zone as “... the population center to support downtown. Connectivity to the Downtown Core is critical for pedestrians, cyclists and vehicles. This connectivity is to be achieved through pedestrian activity on a network of trails and sidewalks. Civic functions such as schools, community centers, and churches are possible uses to help enrich the overall character and experience.”

The zoning code describes the intent of the Village Center Zone as “To maximize the resident population surrounding downtown, the Village Center will consist of residential building types including multifamily developments, townhouses, and single-family dwellings. These building types provide a character of a tightly knit community that is ‘in town’, with buildings pulled close to primary streets while creating frontages that promote interaction of neighbors.”

SURROUNDING LAND USE:

North: Pullman Pointe Apartments, three-story multi-unit residential structure

East: SouthPointe Village Apartments, four-story multi-unit residential structure
Interstate 69 (I-69)

South: Cheeney Creek Natural Area, public recreational area with trails and open space
Interstate 69 (I-69)

West: Single-family detached residential
Pullman Pointe Apartments, three-story multi-unit residential structure

SURROUNDING ZONING:

North: VC – Village Center

East: VC – Village Center
PUDM – Planned Unit Development, *Exit 5/Sunbeam PUD* across I-69

South: PUDM – Planned Unit Development, *Lantern Pointe PUD*

West: VC – Village Center
TCR – Town Center Residential

See Zoning Map on the next page.

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- *Upper floor residential*

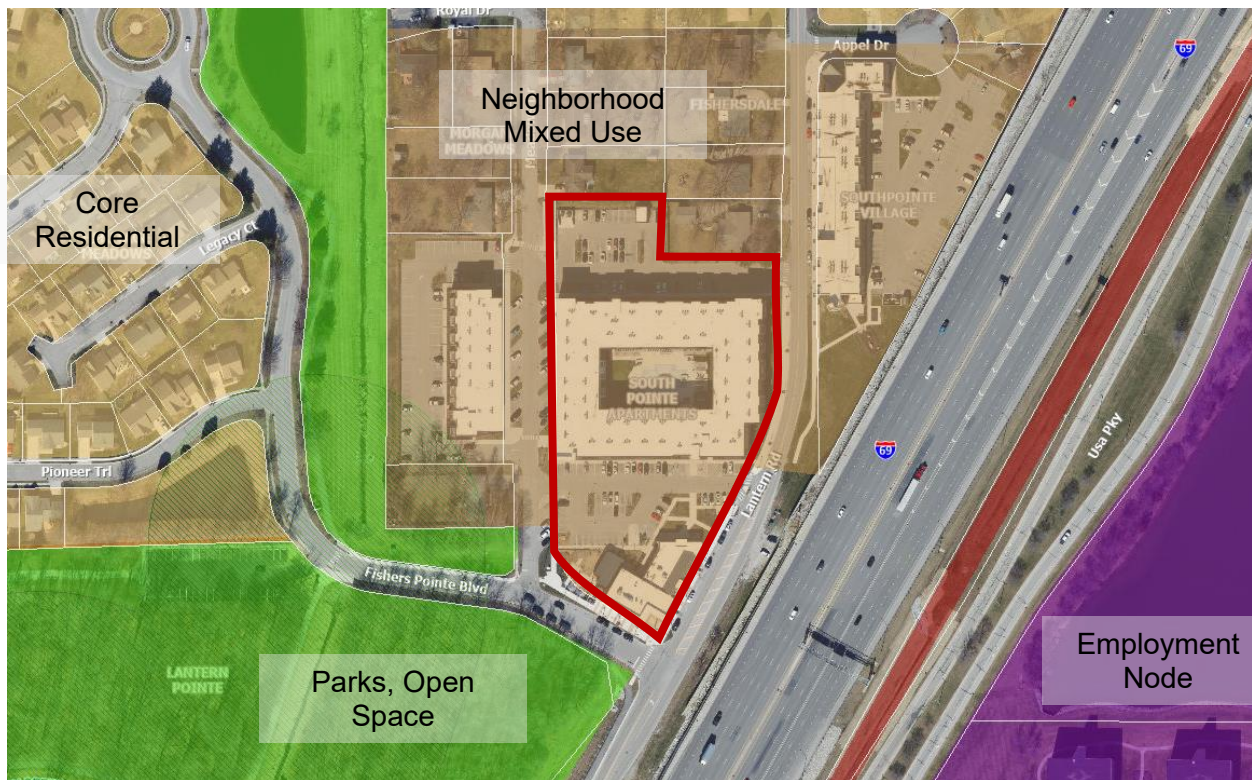
Density/Intensity

May vary depending on proximity to single-family residential areas. The UDO may include additional standards and utilize more than one zoning district to regulate this category.

Development Features

- *Development shall protect and enhance natural environment.*
- *Internal and external pedestrian and vehicular connectivity is required.*
- *A mix of architectural styles with minimal front setbacks and parking on street or in rear.*
- *Pedestrian accessible site and building design.*

The variance request aligns with the Fishers 2040 vision.



Fishers 2040 Future Land Use Map

SUMMARY OF PUBLIC COMMENTS:

There have been two public comments since the previous meeting. Both came from business owners in the area that are concerned about a lack of access to public parking as a result of the parking permit program, specifically related to Morgan Dr.

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UPDATE SINCE JUNE BZA MEETING:

Police have not had to issue any parking tickets, and there haven't been any noise complaints since May.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder's Office.

 2. Acoustic music only: Acoustic music will not include drum-lots or sets or percussion. Bass guitars, electronic keyboards, and/or play-over tracks cannot be plugged into an amplifier or PA system. No more than 3 instruments can be used at the same time. All other instruments, microphones, or other sounds will remain at or below the decibel level as allowed in City code.

 3. Occupancy Limits on Outdoor Areas: As determined by the Fishers Fire Marshal and Building Commissioner, of the entirety of outdoor area being utilized by King Jugg and in compliance with municipal and state code, the following capacity limits must be adhered to:
 - a. **Standing Room Only:** 332 occupancy maximum
 - b. **Standing and Seated:** 265 standing and 126 seated occupancy maximums
 - c. **Covered Patio Area:** 84 occupancy maximum
 - d. **Clear Walkway:** this area shall remain free of furniture, equipment, and other obstructions.

 4. Applicant shall work with the Fishers Engineering Department and Corporation Counsel to define the improvements made within the public right-of-way and shall enter into an Encroachment Agreement.
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STAFF RECOMMENDATION

- Approve, with Conditions Continue Deny No Recommendation
-



Board of Zoning Appeals Staff Report

Meeting Date: September 24, 2025

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

CASE NUMBER:
VA-25-14

PETITIONER:
Todd Williams (todd@carringtonhomes.com)

PROPERTY ADDRESS/LOCATION:
10732 Haven Cove Ln

REQUEST: Consideration of a Development Standards Variance from Section 3.2.3.B of the City's Unified Development Ordinance (UDO) to allow an increase in the maximum height of a proposed home from 35 feet to 39 feet.

APPLICABLE REGULATIONS: Marina PUD Ord. #041210 and Unified Development Ordinance (UDO), where applicable	EXISTING ZONING: PUD-M – Mixed Use	FISHERS 2040: Suburban Residential
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LOT SIZE: 0.74 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve, with Condition
 Continue
 Deny
 No Recommendation

Meeting Date: September 24, 2025

Case Number: VA-25-14

ZONING HISTORY:

This property is zoned PUD-M, regulated by the Marina PUD (Ord. #041210) and the City of Fishers UDO (Ord. #07618F), where applicable.

SURROUNDING LAND USE & ZONING:

North: OS – Open Space
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.

Meeting Date: September 24, 2025

Case Number: VA-25-14

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 3.2.3.B of the City's Unified Development Ordinance (UDO) to allow an increase in the maximum height of a proposed home from 35 feet to 39 feet for a proposed single-family home.

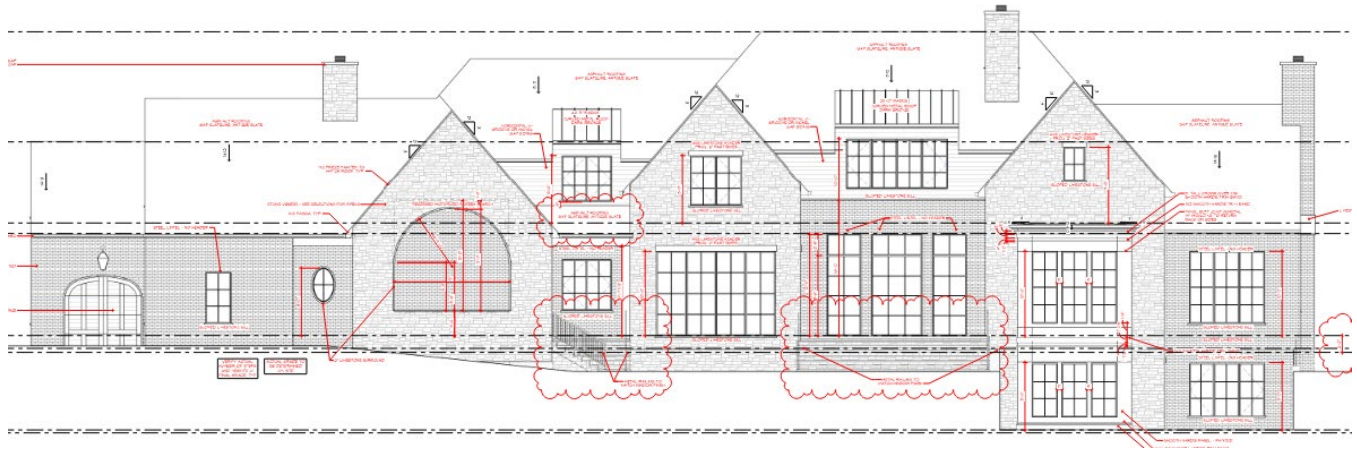
A rendering of the proposed home and elevations are shown below. These elevations are available in greater detail in the petitioner packet.



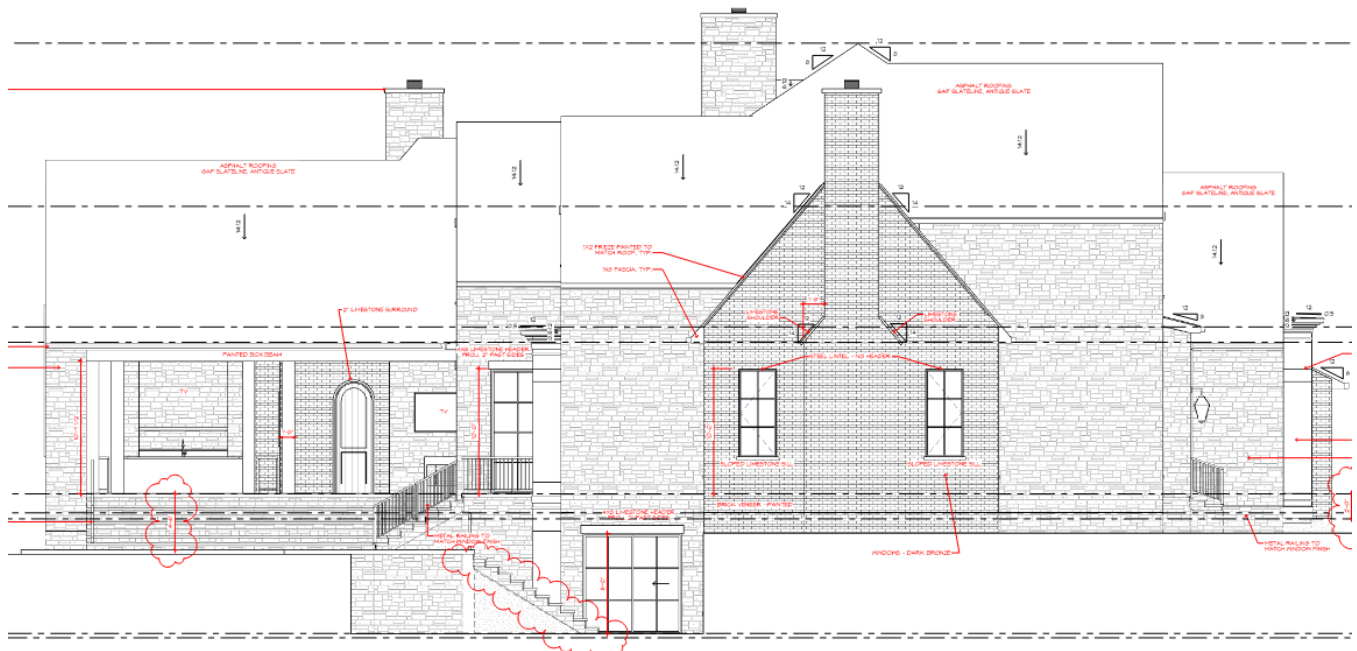
Rendering of proposed home



Front elevation of proposed home



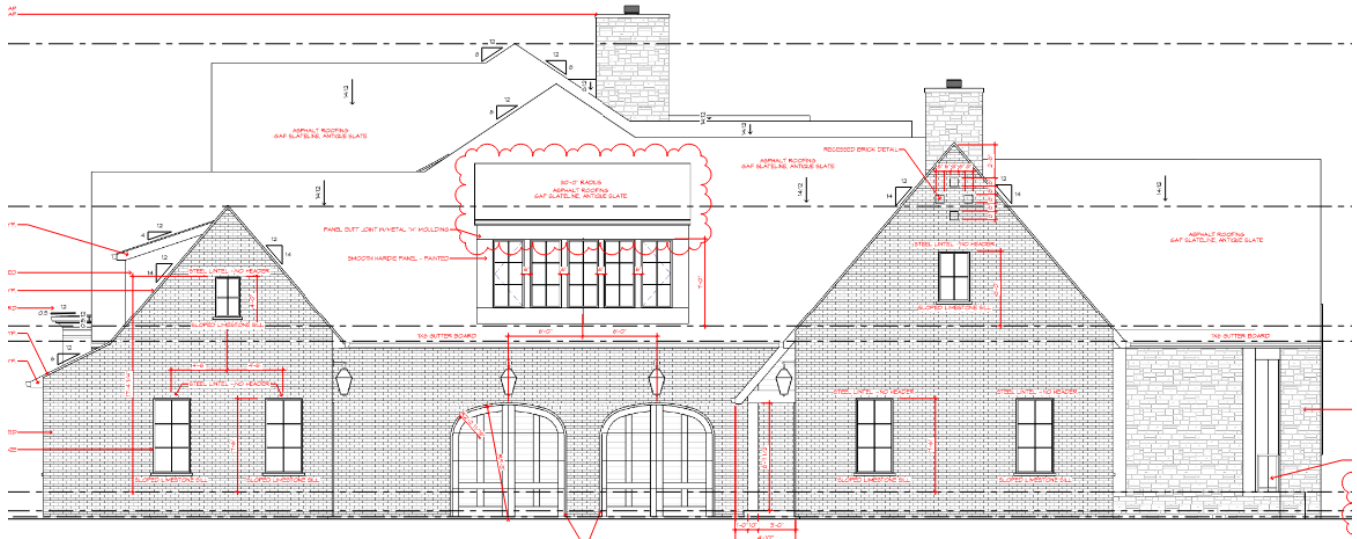
Rear elevation of proposed home



Left elevation of proposed home

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Case Number: VA-25-14



Right elevation of proposed home

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 Conditions Continue Deny No Recommendation





DATE	DESCRIPTION
06/20/25	ANDREW LUND DESIGN DRAWINGS, REVISION 1
06/20/25	ANDREW LUND DETAILED DESIGN DRAWINGS, REVISION 2
06/20/25	ANDREW LUND DETAILED DESIGN DRAWINGS, REVISION 3

BOYD RESIDENCE
 SPRINGS OF CAMBRIDGE
 10732 HAVEN COVE WAY
 FISHERS, IN 46035

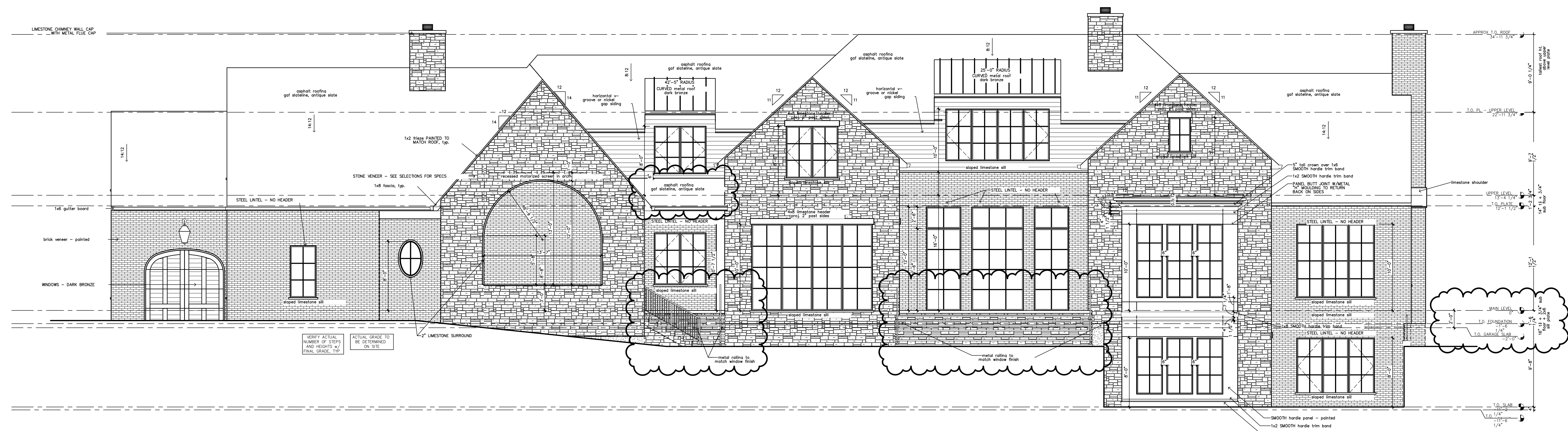
EMILY HANDEK DESIGN
 317.966.6470
 EMAIL@EMILYHANDEKDESIGN.COM

Emily Handek
 DESIGN

DRAWING NUMBER:
1



FRONT ELEVATION
 1/4" = 1'-0"



REAR ELEVATION
 1/4" = 1'-0"

MECHANICAL DISCLAIMER
 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 BETWEEN THE BUILDING DESIGNER, MECHANICAL CONTRACTOR, AND ALL TRADES. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE STRUCTURE CONFORMS TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

FRAMING PLAN DISCLAIMER
 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 TO BE INTERPRETED AS STRUCTURAL ENGINEER DRAWINGS. THE CONTRACTOR (OR ARCHITECTURAL ENGINEER) SHALL BE RESPONSIBLE FOR VERIFYING THAT THE STRUCTURE CONFORMS TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

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

GENERAL NOTES:
 1. FLAT SOFT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
 2. VERIFY ALL MOW & OR ROUGH SPACES WITH MFR SHEETS.
 3. LOCATE ALL PLUMBING STAIRS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.
 4. ROOF VENTS SHOW FOR LOCATION PURPOSE ONLY.
 5. NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER.

DATE	BY	DESCRIPTION
02/20/25	ANDREW LUND	DETAILED DESIGN DRAWINGS
05/08/25	ANDREW LUND	REVISION 1
05/08/25	ANDREW LUND	DETAILED DESIGN DRAWINGS
05/08/25	ANDREW LUND	REVISION 2
05/08/25	ANDREW LUND	DETAILED DESIGN DRAWINGS
05/08/25	ANDREW LUND	REVISION 3

BOYD RESIDENCE
 SPRINGS OF CAMBRIDGE
 10732 HAVEN COVE WAY
 FISHERS, IN 46035

FRONT & REAR ELEVATIONS



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

- MECHANICAL DISCLAIMER:** ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE SHOWN AS A GUIDE ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE-ENGINEERED TRUSS, ICF, AND/OR FRAMING REQUIREMENTS 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.
- FRAMING PLAN DISCLAIMER:** THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTHS, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED OR TO BE INTERPRETED AS STRUCTURAL, ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE FRAMING LOADS, CONNECTIONS, AND STABILITY REFER TO FRAMING DISPLAINTERS LOCATED ON THIS SHEET FOR ADDITIONAL SPECIFICATIONS AND REQUIREMENTS.
- !! ATTENTION !!** NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATER PROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR INSTALLATION RECOMMENDATIONS FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND GCHM COMPONENTS.
- GENERAL NOTES:** FLAT ROOFS AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE. VERIFY ALL JOIN FOR ROUGH OPENING PV MFR SPEC. LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEVARY ROOF. IF ALLOWABLE PER CODE. ROOF VENTS SHOWN FOR LOCATION PURPOSE ONLY. NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER.

DRAWING NUMBER:

1

DEPARTMENT CONTACT: Grace Wiley (wileyg@fishersin.gov) **CASE NUMBER:** VA-25-15

PETITIONER: David L. Duke (dlduke.net@gmail.com) **PROPERTY ADDRESS/LOCATION:** 11700 E 131st St

REQUEST: Consideration of a Development Standards Variance from Section 6.3.4.B.4.a, Residential Automobile Storage Standards, of the City's Unified Development Ordinance (UDO) to allow the front-loaded garage to extend 12 feet in front of the front façade.

APPLICABLE REGULATIONS: City's Unified Development Ordinance (UDO)	EXISTING ZONING: R2 – Single-Family Residential; I-69 Overlay District	FISHERS 2040: Suburban Residential
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LOT SIZE: 2.98 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve, with Condition
 Continue
 Deny
 No Recommendation

Meeting Date: September 24, 2025

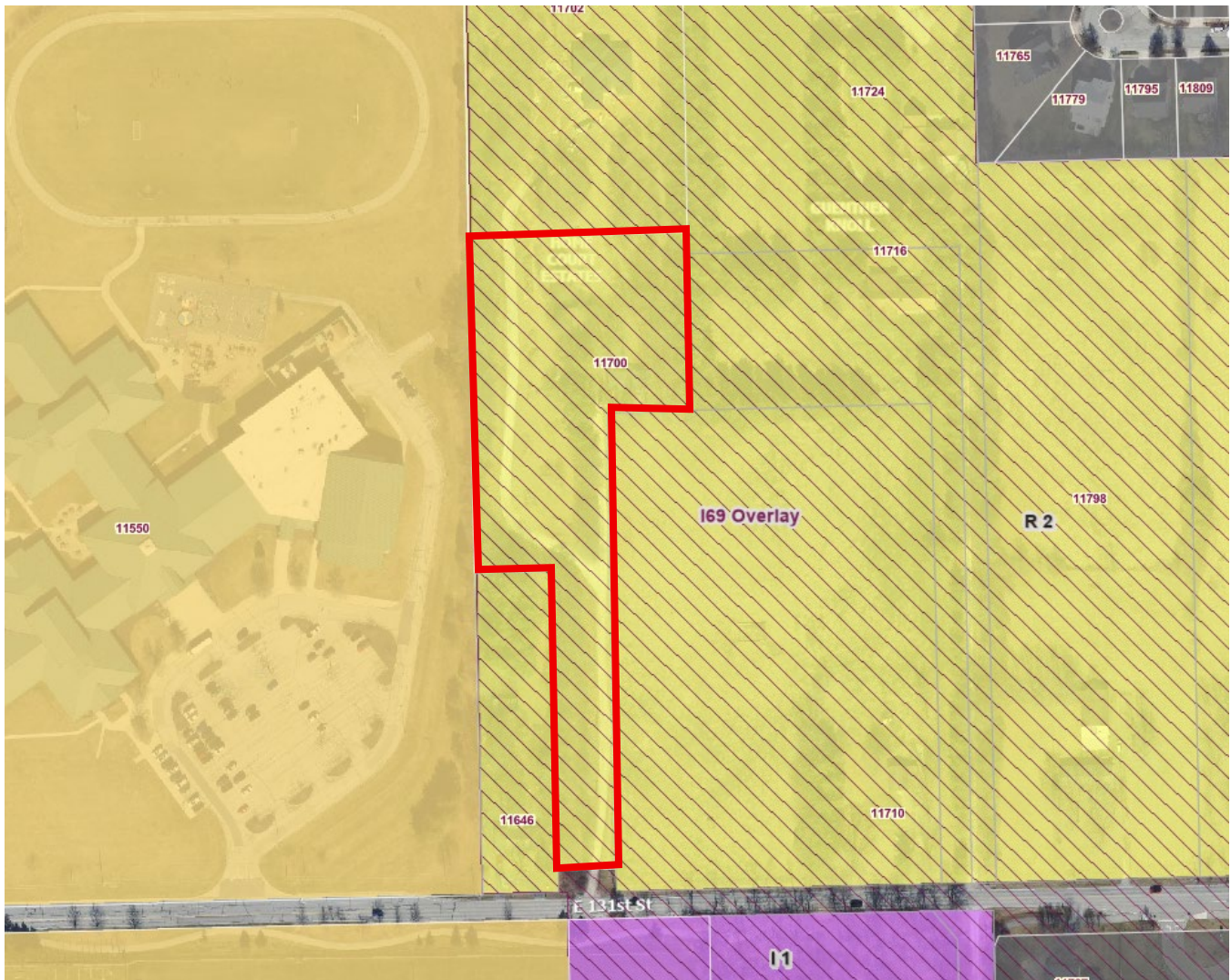
Case Number: VA-25-15

ZONING HISTORY:

This property is zoned R-2, regulated by the City of Fishers Unified Development Ordinance (Ord. #07618F). The property is part of the I-69 Overlay District.

SURROUNDING LAND USE & ZONING:

North: R2 – single-family residential; I-69 Overlay District
East: R2 – single-family residential; I-69 Overlay District
South: I1 – industrial; I-69 Overlay District
West: R3 – single-family residential



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.

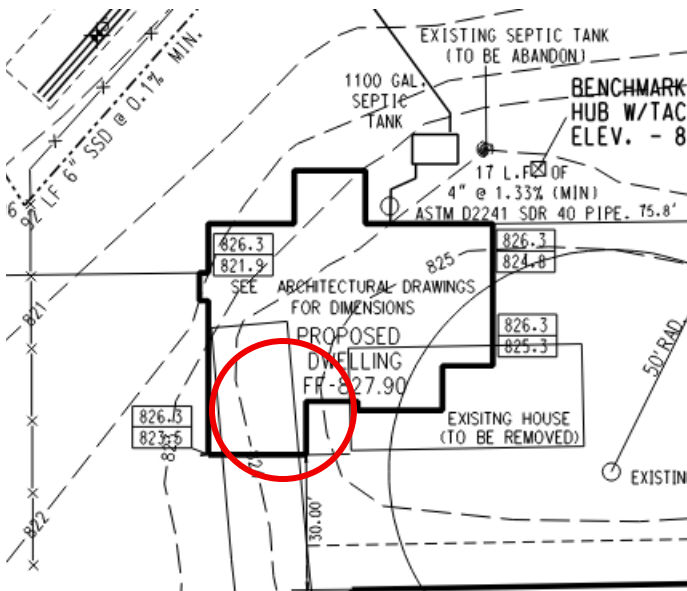
PETITION OVERVIEW:

The petitioner is requesting a development standards variance from Section 6.3.4.B.4.a, Residential Automobile Storage Standards, of the City's Unified Development Ordinance (UDO) to allow the front-loaded garage to extend 12 feet in front of the front façade for a proposed single-family residence.

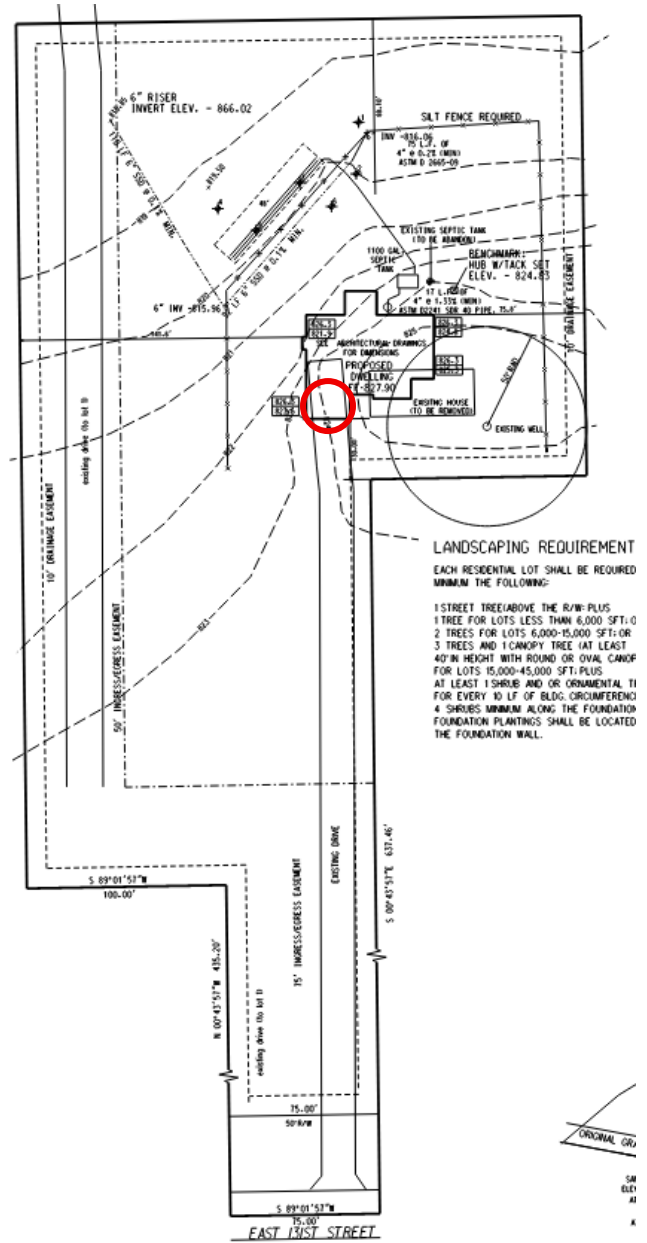
The petitioner provided the following statement:

"This layout was chosen based on the irregular plot shape, the elevation, and the presence of existing mature trees which add to the location's aesthetics. Conforming with the UDO on this point will cause financial hardship, reduce the natural beauty of the property due to the necessary removal of about 5 trees, and result in no noticeable improvement in aesthetics from the road which is 655 feet away from the planned build location."

The site plan and proposed elevations are shown below and are available in greater detail in the petitioner packet. The front-loaded garage is circled in red wherever it appears.



Proposed site plan (zoomed into proposed structure)



Proposed site plan (full property)

Meeting Date: September 24, 2025

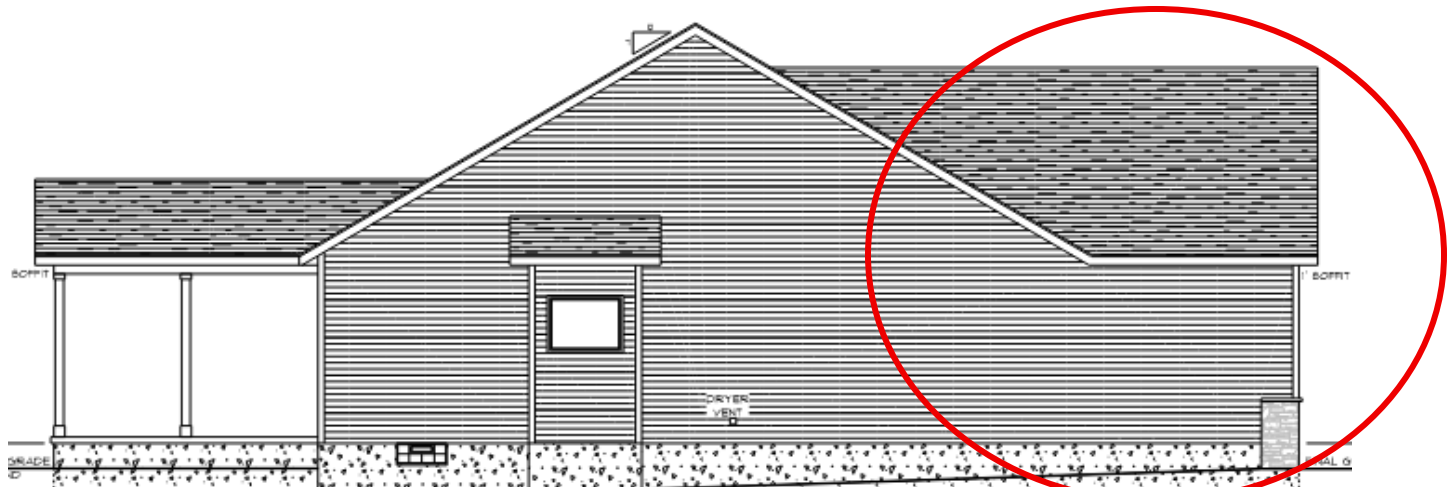
Case Number: VA-25-15



Front elevation of proposed home



Rear elevation of proposed home



Left elevation of proposed home

(317)595-3111

FishersIN.gov

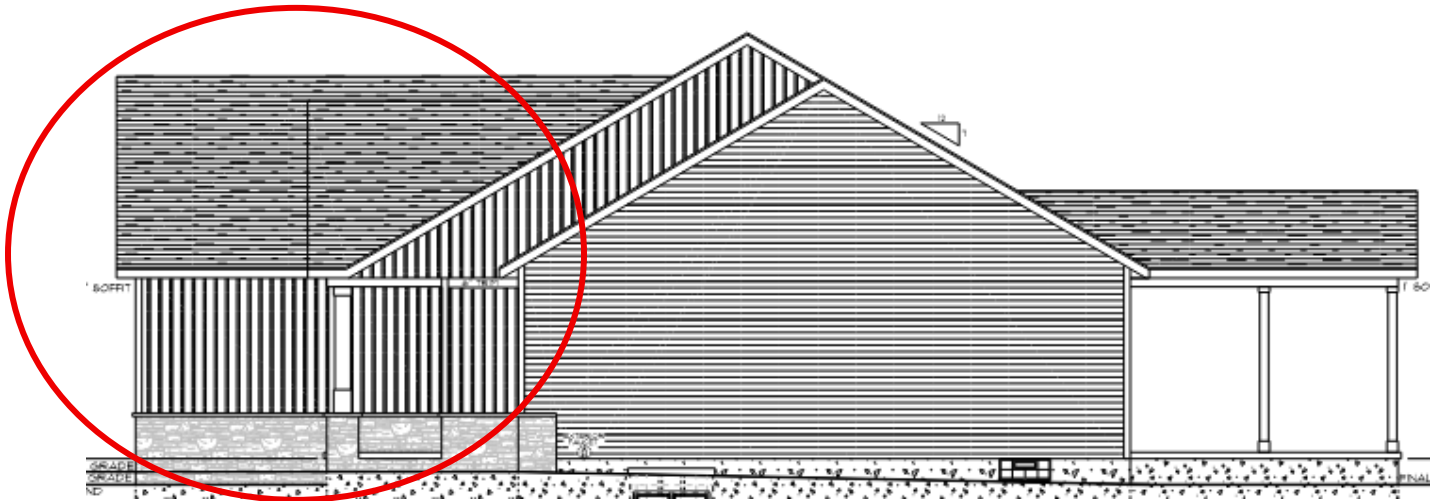
facebook.com/Fishers.Indiana

@FishersIN

1 Municipal Drive
Fishers, Indiana 46038

Meeting Date: September 24, 2025

Case Number: VA-25-15



Right elevation of proposed home

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 Conditions Continue Deny No Recommendation

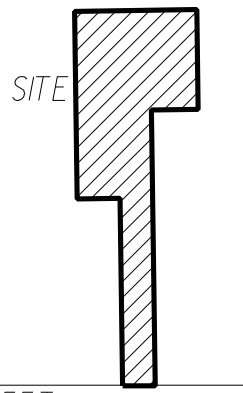
PROPERTY ADDRESS:
11700 E. 131ST STREET,
FISHERS, IN

OWNER:
DUKE, DAVID L. & LANETTE D.

LOT #2 HOME COURT ESTATES FALL CREEK TOWNSHIP TOWNSHIP HAMILTON COUNTY, INDIANA

FLOOD HAZARD STATEMENT:

NONE OF THE SUBJECT PARCEL SHOWN LIES WITHIN THAT SPECIAL FLOOD HAZARD ZONE "A" AS SHOWN BY COMMUNITY PANEL 18057C0252G OF THE FLOOD INSURANCE RATE MAPS FOR FISHERS, INDIANA (MAPS DATED 11/19/2014).



131ST STREET

LOCATION MAP

LEGEND

- ⊙ = GAS METER
- ⊕ = ELECTRIC METER
- W- = WATER SERVICE LINE
- S- = SANITARY SEWER LATERAL
- ⊕ = SOIL BORING
- ⊗ = NAIL OR HUB & TACK SET
- 102- = EXISTING CONTOUR
- ⊙ = EXISTING SEPTIC TANK
- ⊙ = WATER METER
- ⊙ = REBAR W/ CAP FOUND
- ⊙ = CURB INLET
- ⊙ = CONCRETE WASHOUT
- ⊙ = EXISTING TREE
- ⊕ = ELECTRIC TRANSFORMER
- B.S.L. = BUILDING SETBACK LINE
- U. E. = UTILITY EASEMENT
- ⊕ = UTILITY POLE
- ⊕ = FIRE HYDRANT
- ⊕ = PROPOSED ELEVATION & EXISTING ELEVATION
- = FLOW ARROW
- ⊕ = MATCH EXISTING ELEVATION
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = CABLE MARKER
- ⊕ = CLEANOUT
- ⊕ = STORM INLET

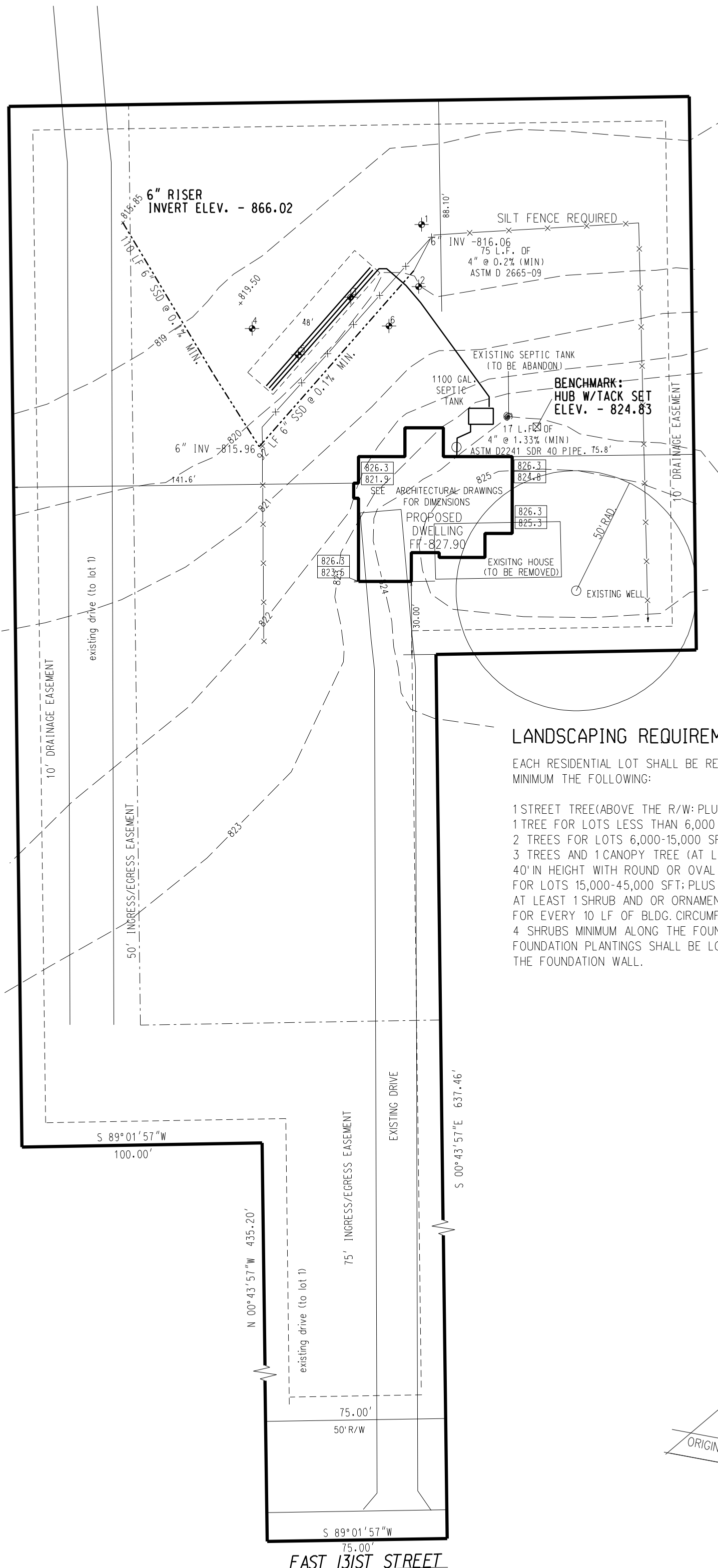
SEPTIC SYSTEM NOTES:

- THE SITE OF THE PROPOSED ABSORPTION FIELD MUST BE PROTECTED NO COMPACTING, GRADING, OR FILLING PRIOR TO SYSTEM INSTALLATION OR THE SITE MAY BE RENDERED USELESS.
- SEPTIC TANKS AND ABSORPTION FIELDS MAY BE CONSTRUCTED NO CLOSER THAN 10 FEET TO A PROPERTY LINE, DWELLING, OR STRUCTURE. MAINTAIN A 50 FOOT SEPARATION FROM ANY PRIVATE WATER SUPPLY WELL.
- ALL OPENINGS AND SURFACES OF THE SEPTIC TANK SHALL BE SEALED TO PREVENT GROUNDWATER LEAKAGE INTO THE SYSTEM.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- NO TRAFFIC SHALL BE PERMITTED ON THE PROPOSED SEPTIC ABSORPTION FIELD AREA.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO HIS PHASE OF WORK. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE IN FIELD BEFORE WORK IS STARTED OR RESUMED.
- ADDITIONAL SOIL COVER TO BE PLACED ABOVE EXISTING GRADE AFTER CONSTRUCTION TO PROVIDE A MINIMUM OF 12" (MAXIMUM OF 18" OF SOIL ABOVE THE FILTER FABRIC FOR FREEZE PROTECTION).
- CONSTRUCTION OF SEPTIC SYSTEM SHALL BE CONDUCTED ONLY WHEN SOILS ARE DRY.
- ONLY TOPSOIL, NOT LAY MATERIAL SHALL BE PLACED OVER THE ABSORPTION FIELD.
- FINISH GRADE TO OBTAIN POSITIVE SURFACE DRAINAGE AWAY FROM FIELD.
- MANDATORY PRE-CONSTRUCTION MEETING PRIOR TO THE INSTALLATION OF ANY PART OF THE SEPTIC SYSTEM.
- FOR ADDITIONAL INSTALLATION DETAILS AND SPECIFICATIONS REFER TO THE DESIGN AND INSTALLATION MANUAL FOR THE INFILTRATOR ATL SYSTEM IN INDIANA.
- EFFLUENT FILTER SHALL BE INSTALLED INSIDE THE SEPTIC TANK AT THE OUTLET END. THE OUTLET FILTERS MUST:
 - CONFORM TO ANSI/NSF STANDARD 46, EVALUATION OF COMPONENTS AND DEVICES USED IN WASTEWATER TREATMENT SYSTEMS, MAINTAIN A CURRENT PRODUCT LISTING WITH AN ANSI ACCREDITED THIRD-PARTY CERTIFIER, AND BEAR A LISTING MARK; AND
 - BE RATED BY THE MANUFACTURER WITH A DAILY FLOW RATE OF ONE AND ONE-HALF (1 1/2) TIMES THE TOTAL REQUIRED SEPTIC TANK CAPACITY; OR
 - BE APPROVED BY THE DEPARTMENT.
 THE SEPTIC TANK OUTLET FILTER MUST HAVE:
 - A RATED FLOW CAPACITY OF 400 TO 1,500 GPD.
 - A GAS DEFLECTION BAFFLE.
 - AN OUTLET FILTER HOUSING THAT PROVIDES A MINIMUM SCUM SPACE OF 6 INCHES, AND THAT EXTENDS BELOW THE LIQUID LEVEL AT LEAST 10 INCHES, BUT NOT MORE THAN 40% OF THE TANK LIQUID DEPTH.

FF DWELLING 827.90
TOP OF WALL - 826.75
FF BASEMENT - 818.10
(9' BASEMENT WALL)
BACKFILL - 826.30
INV. OF 4" SEPTIC PIPE @ WALL - 823.65

SEPTIC TANK
INV. IN - 823.40
INV. OUT - 823.15

CONNECTOR - 819.90



LANDSCAPING REQUIREMENTS

EACH RESIDENTIAL LOT SHALL BE REQUIRED TO PLANT AT MINIMUM THE FOLLOWING:

- 1 STREET TREE (ABOVE THE R/W) PLUS
- 1 TREE FOR LOTS LESS THAN 6,000 SFT; OR
- 2 TREES FOR LOTS 6,000-15,000 SFT; OR
- 3 TREES AND 1 CANOPY TREE (AT LEAST 40" IN HEIGHT WITH ROUND OR OVAL CANOPY) FOR LOTS 15,000-45,000 SFT; PLUS
- AT LEAST 1 SHRUB AND OR ORNAMENTAL TREE FOR EVERY 10 LF OF BLDG. CIRCUMFERENCE.
- 4 SHRUBS MINIMUM ALONG THE FOUNDATION FACING A STREET

FOUNDATION PLANTINGS SHALL BE LOCATED WITHIN 20' FO THE FOUNDATION WALL.

Construction Sequence:

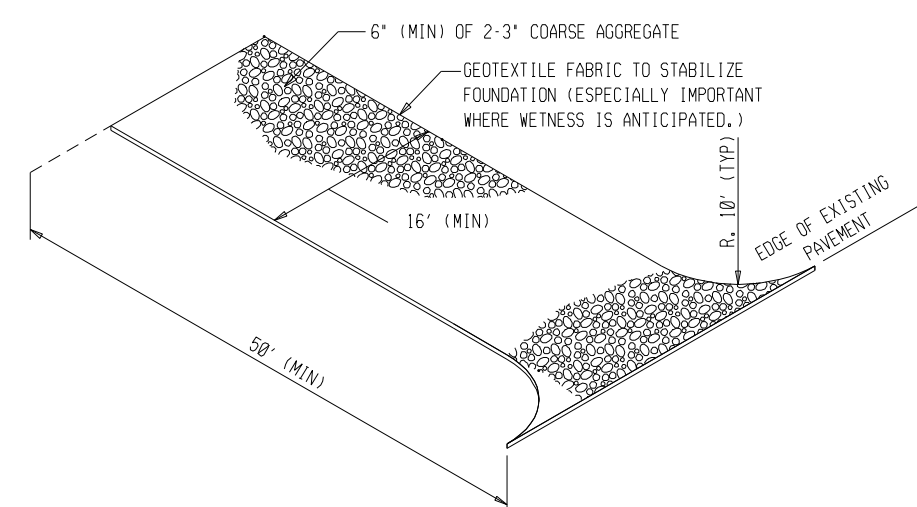
In the building of a house, the sequence of activities is one of the easiest ways to reduce erosion

The following steps are recommended:

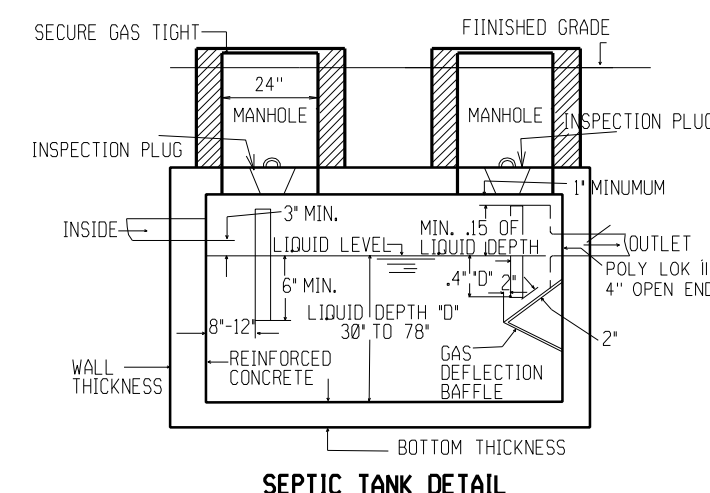
- Construct a gravel drive.
- Confine all travel to the gravel drive.
- Preserve as much of the existing vegetation as possible.
- If there are large exposed areas or near slopes a silt fence may be required.
- After the foundation is constructed, rough grade and seed the lot.
- After gutters are installed, use temporary extensions to let water pass exposed areas.
- After final grading seed or sod the yard as soon as possible.
- After the yard is re-vegetated, remove all temporary erosion control measures.

Perimeter Controls:

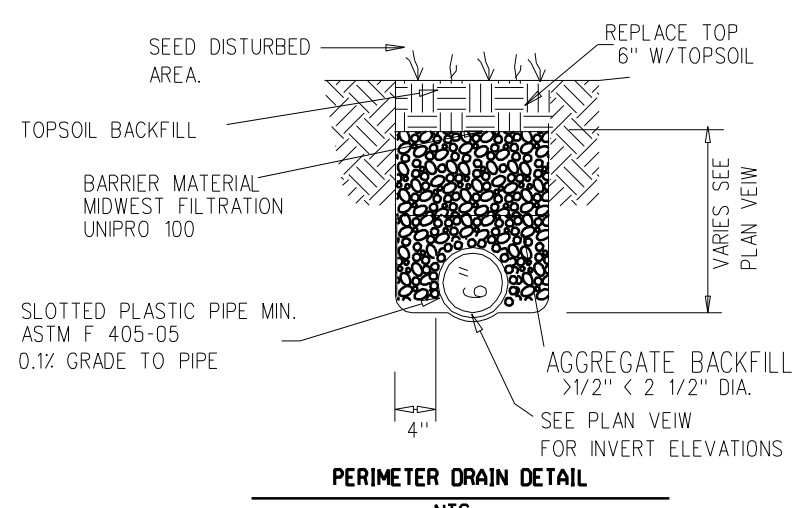
Maintaining a strip of grass around the perimeter of a building lot is the most cost-effective method of reducing erosion. The grass strip acts as a filter to trap sediments before they leave the lot. Other types of erosion control will be necessary if a grass filter strip is not maintained. A silt fence, straw bales and erosion control blankets each have strengths and weaknesses. Consult manufacturer recommendations on usage and maintenance before deciding on any particular erosion control measure.



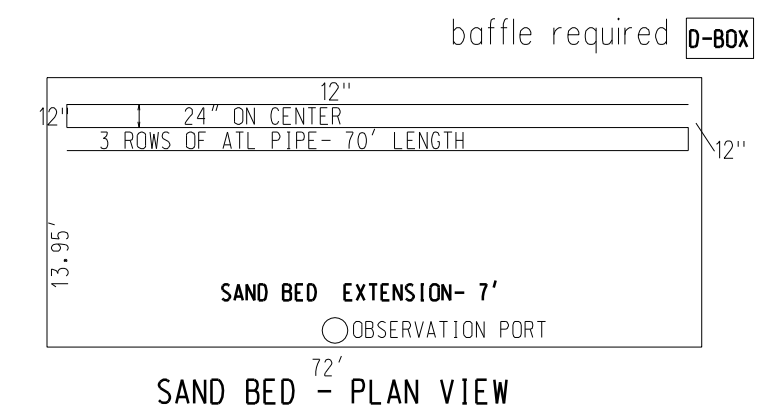
TEMPORARY CONSTRUCTION ENTRANCE DETAIL



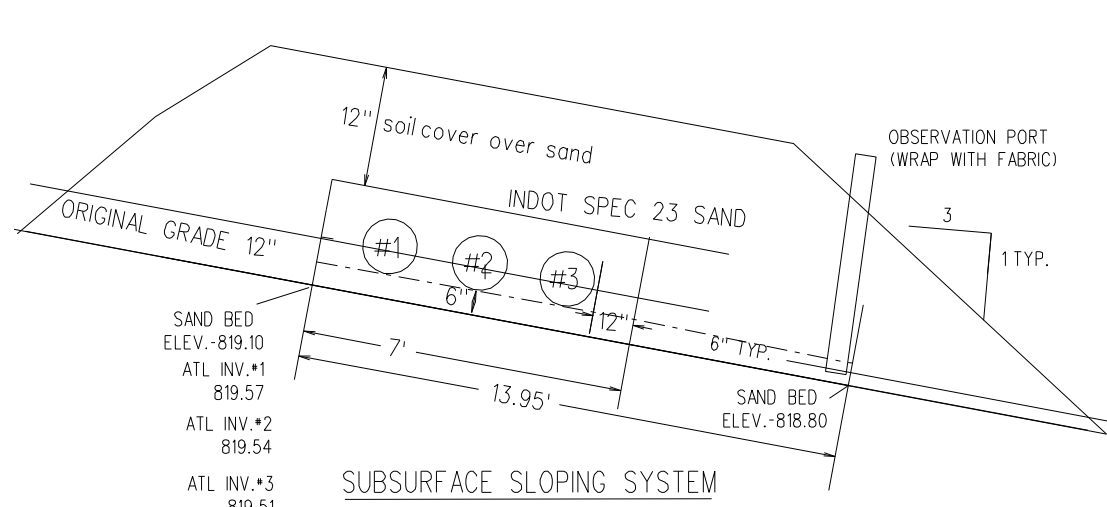
SEPTIC TANK DETAIL



PERIMETER DRAIN DETAIL



SAND BED - PLAN VIEW



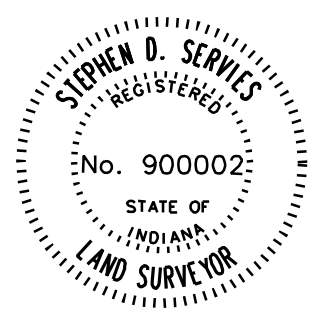
SUBSURFACE SLOPING SYSTEM

SURVEYOR'S CERTIFICATE

I, Stephen D. Servies, do hereby certify the absorption field shown was designed based on the soil description provided and conforms to Indiana State Board of Health rule 410 IAC 6-8.3 Residential Sewage Disposal Systems.

CERTIFIED THIS 7TH DAY OF JULY, 2025

Stephen D. Servies
Stephen D. Servies
Professional Land Surveyor No. 900002



CROSS COUNTY CONSULTING, LLC
RESIDENTIAL - COMMERCIAL COMPLETE SITE DEVELOPMENT SERVICES
5921 CADILLAC DRIVE
TELEPHONE (317) 563-2210
INDPLS, INDIANA 46224
EMAIL: CROSSCOUNTY@ATT.NET

TITLE: SITE PLAN	
DRAWN BY GW	APPROVED SDS

REVISIONS AND DATES 07/24/25 REVISED HOUSE LOCATION
PREPARED FOR: SCHUMACHER HOMES (DUKE)

DATE 07-07-25
SCALE 1" = 40'
JOB NO. C2025.34DUKE
SHEET NO. 1 of 1

SYSTEM SUMMARY: ATL
3 BEDROOM
450 GALLONS PER DAY
210 LF OF ATL PIPE (210' DESIGNED)
1100 GAL. SEPTIC TANK



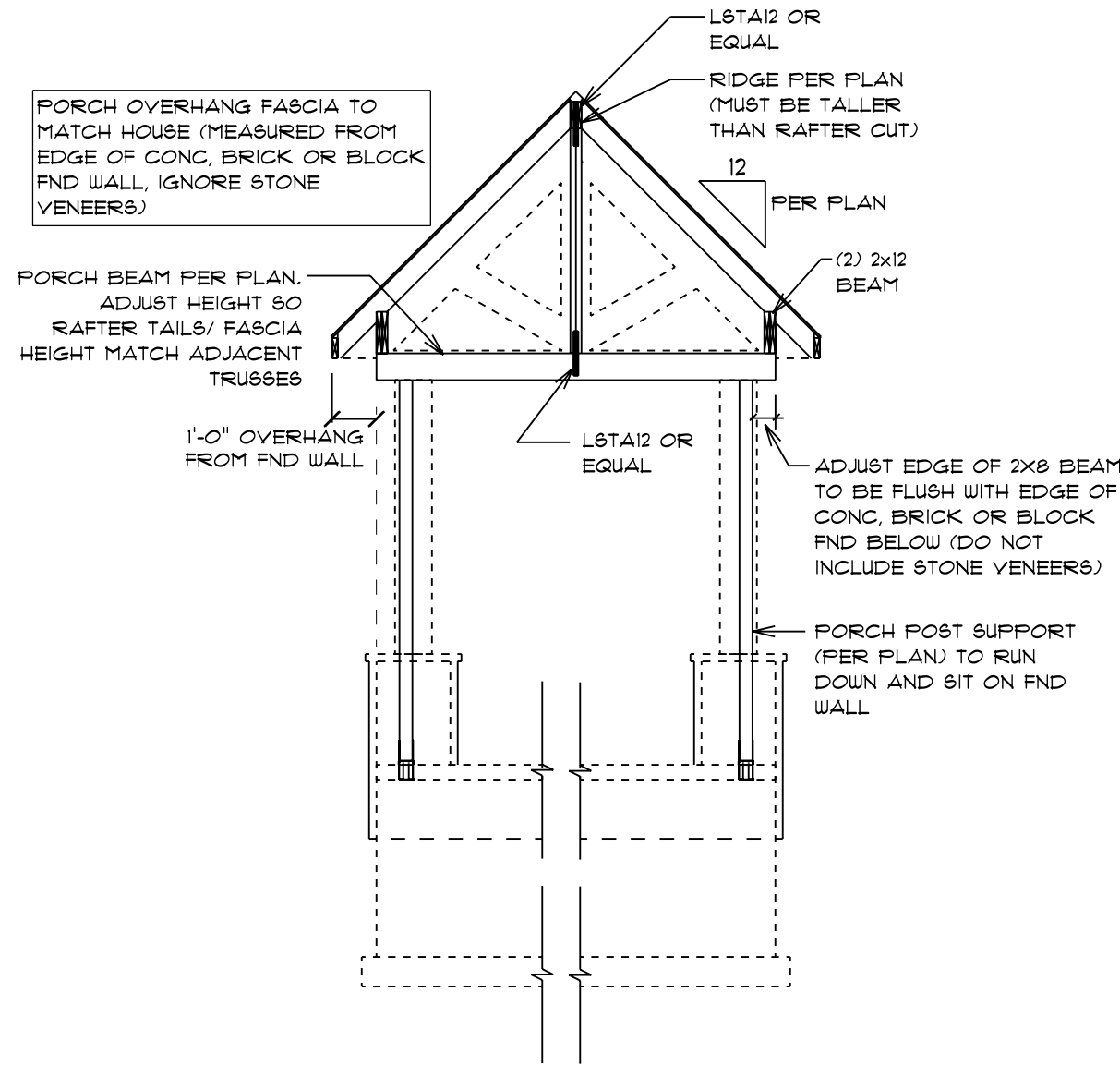
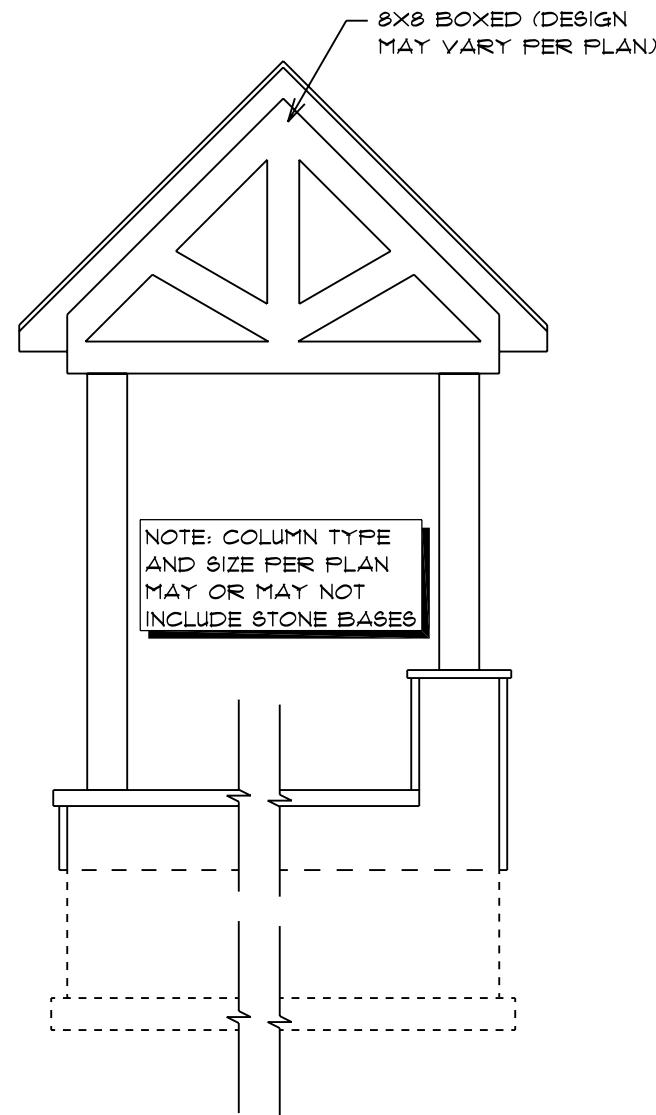
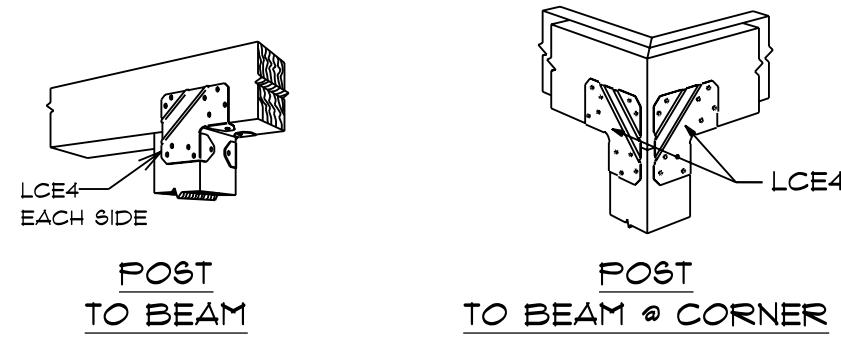
DATE: 6/30/2025
 SCALE: 1/8" = 1'-0"
 DRAWN BY: AMB

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CUSTOM BUILT FOR: DAVID & LANETTE DUKE
 JOB #: 16700-02B-0406 CN #: 36626
 LOCATION: 1100 E. 191ST STREET, FISHERS, IN, 46037 HAMILTON COUNTY

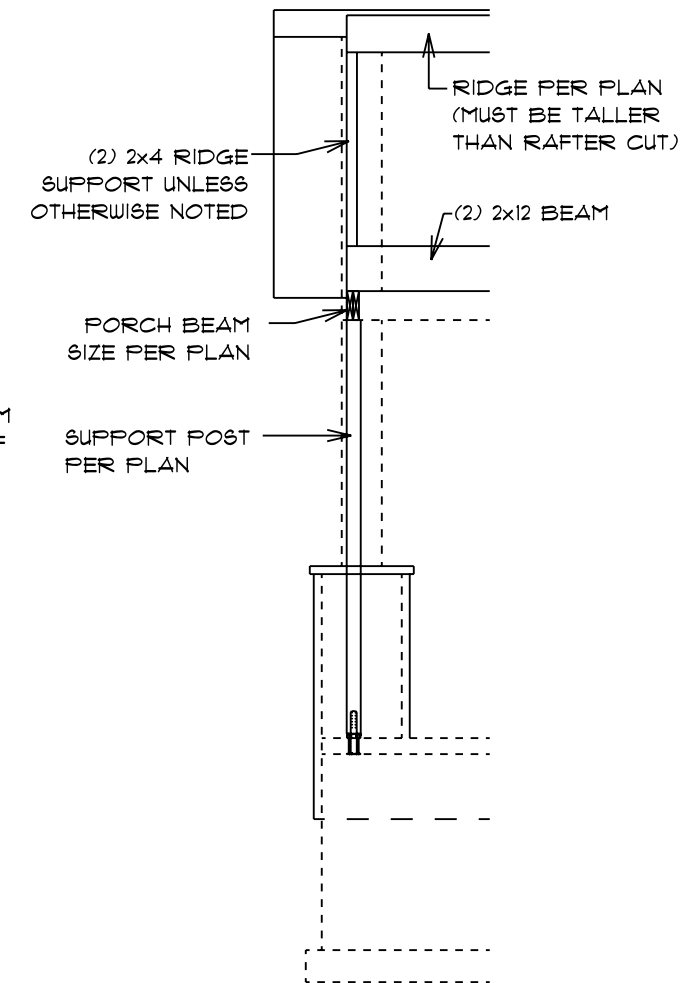
INDIANAPOLIS (SOUTH), IN
 5221 Noggie Way
 Indianapolis, IN, 46231
 (877) 462-3681
 www.schumacherhomes.com

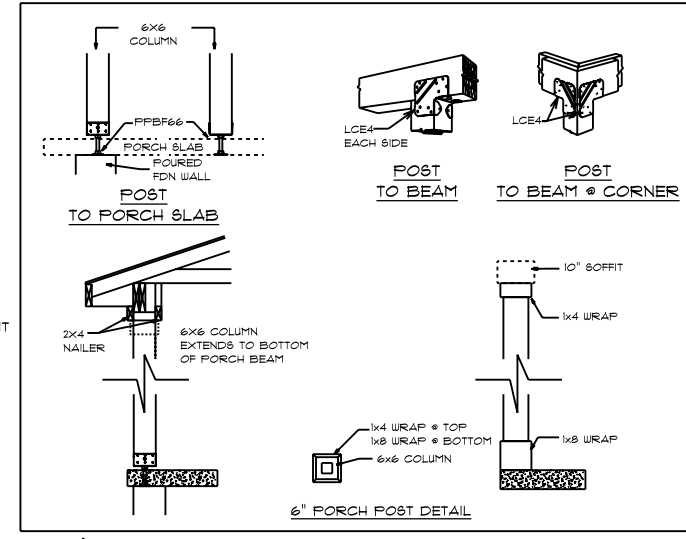
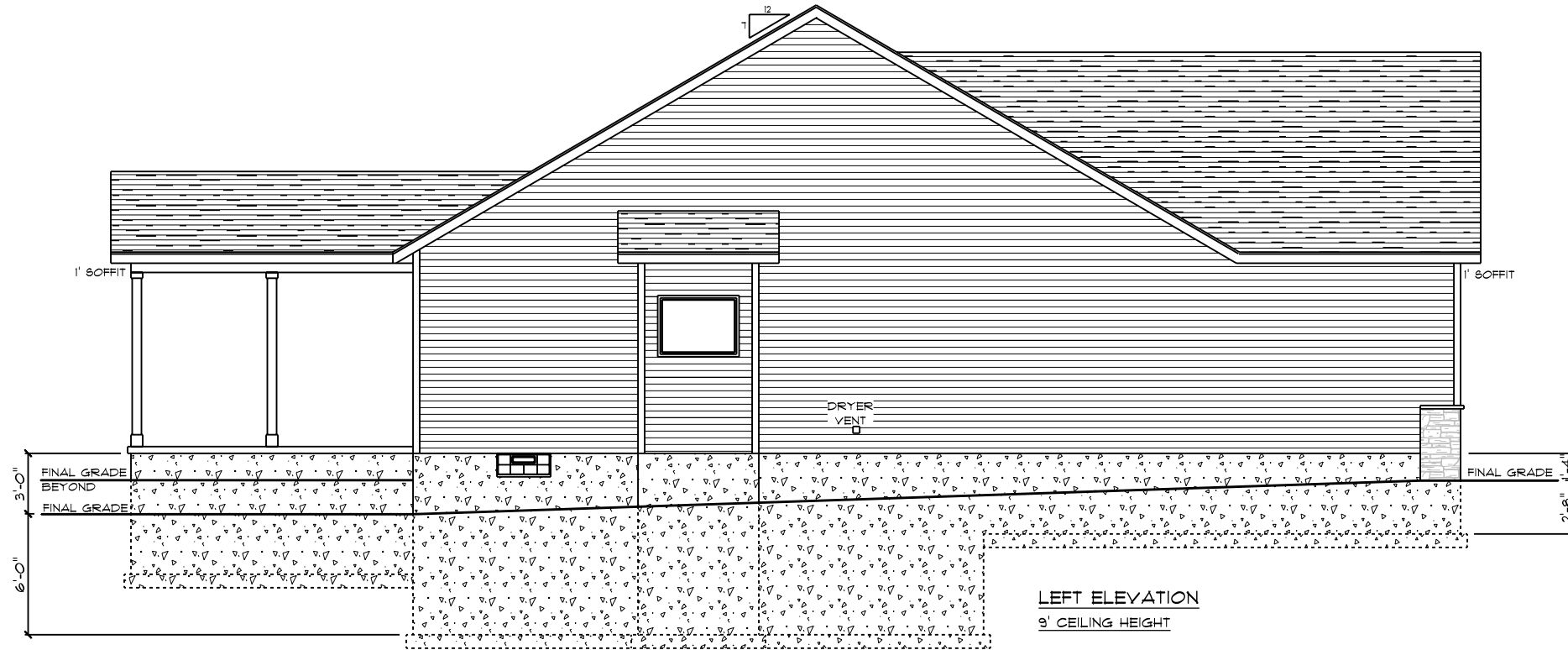
Paul Schumacher
 SCHUMACHER HOMES



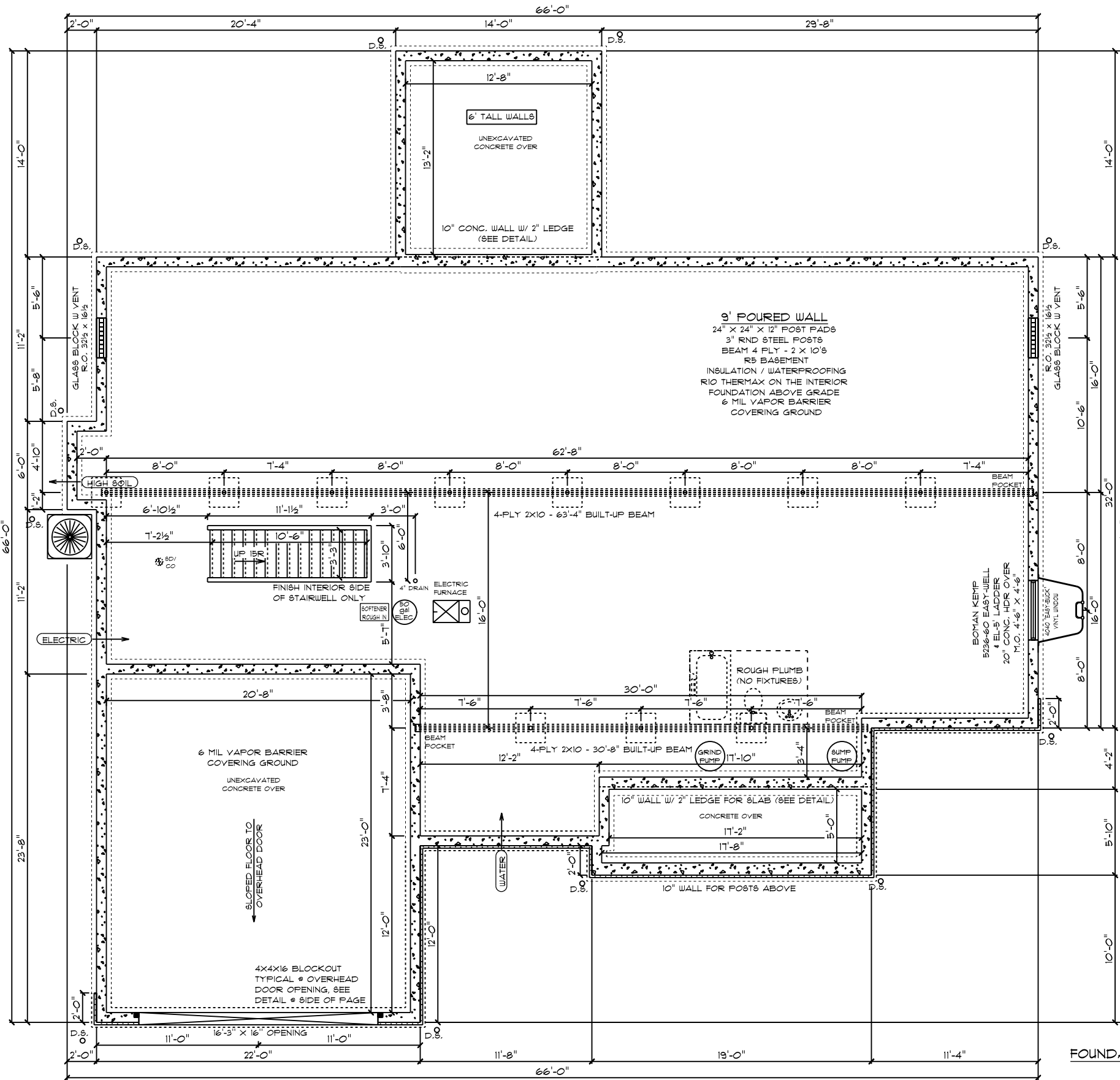
RAFTER FRAMED OPEN PORCH DETAIL

PORCH COLUMN TYPE WILL VARY PER PLAN



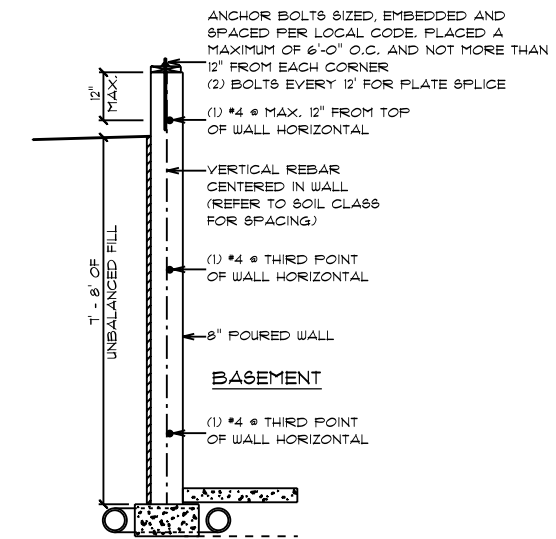


4040 SLIDING
EGRESS WINDOW
W/BOMAN KEMP
5236-60 EASY-WELL
EL-5' LADDER
TIE DRAIN INTO
PERIMETER DRAIN

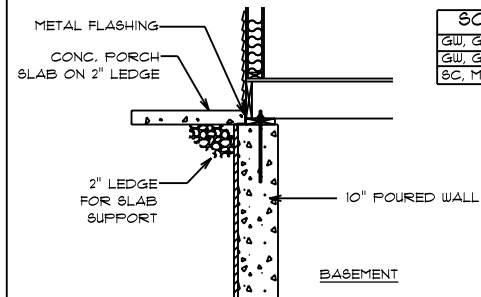


FOUNDATION PLAN

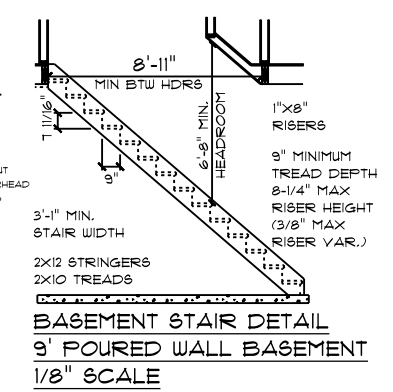
- 9'-0" POURED WALL FOUNDATION NOTES:**
- 9'-0" x 8" POURED CONCRETE WALL FOUNDATION W/ 16" x 8" FOOTER.
 - INTERIOR & EXTERIOR DRAIN TILE.
 - FOOTERS AND POST PADS TO BE POURED AT SAME ELEVATION.
 - SUMP LOCATION TO BE DETERMINED ACCORDING TO GRADE ELEVATION.
 - SUMP CROCK TO BE RAISED 4" A.F.F.
 - POURED WALL REINFORCEMENT PER CODE.
 - ANCHOR BOLTS SIZED, EMBEDDED AND SPACED PER LOCAL CODE. PLACED A MAXIMUM OF 6'-0" O.C. AND NOT MORE THAN 12" FROM EACH CORNER.
 - FINISH BEAM POCKET DEPTH OF 1 7/8" UNLESS NOTED OTHERWISE.
 - MASONRY OPENINGS TO BE 3" LARGER THAN RO IN BOTH DIRECTIONS (DOES NOT INCLUDE CAST IN PLACE WINDOWS).
- FOUNDATION ELECTRICAL NOTES:**
- ALL SMOKE DETECTORS TO BE INTER-CONNECTED WITH A BATTERY BACKUP.
 - ALL OUTLETS INSTALLED IN BATHROOMS, GARAGES, UNFINISHED BASEMENT AREAS, UTILITY SINKS AND ALL OUTLETS SERVING KITCHEN COUNTERTOP SURFACES SHALL HAVE GFCI PROTECTION.
 - SUMP RECEPTACLE TO BE LOCATED NEXT TO SUMP.
 - ELECTRICAL PANEL TO BE GROUNDED OUTSIDE PER CODE.
 - WIRE FURNACE.



SOIL CLASS	REBAR
GW, GP, SW, SR	#6 @ 36" O.C.
GW, GL, SM, SM-SC	#6 @ 32" O.C.
SC, ML-CL, INORGANIC CL	#6 @ 24" O.C.



PORCH SLAB AT BASEMENT WALL
4" x 4" BLOCKOUT
DETAIL N.T.S.



BASEMENT STAIR DETAIL
9' POURED WALL BASEMENT
1/8" SCALE

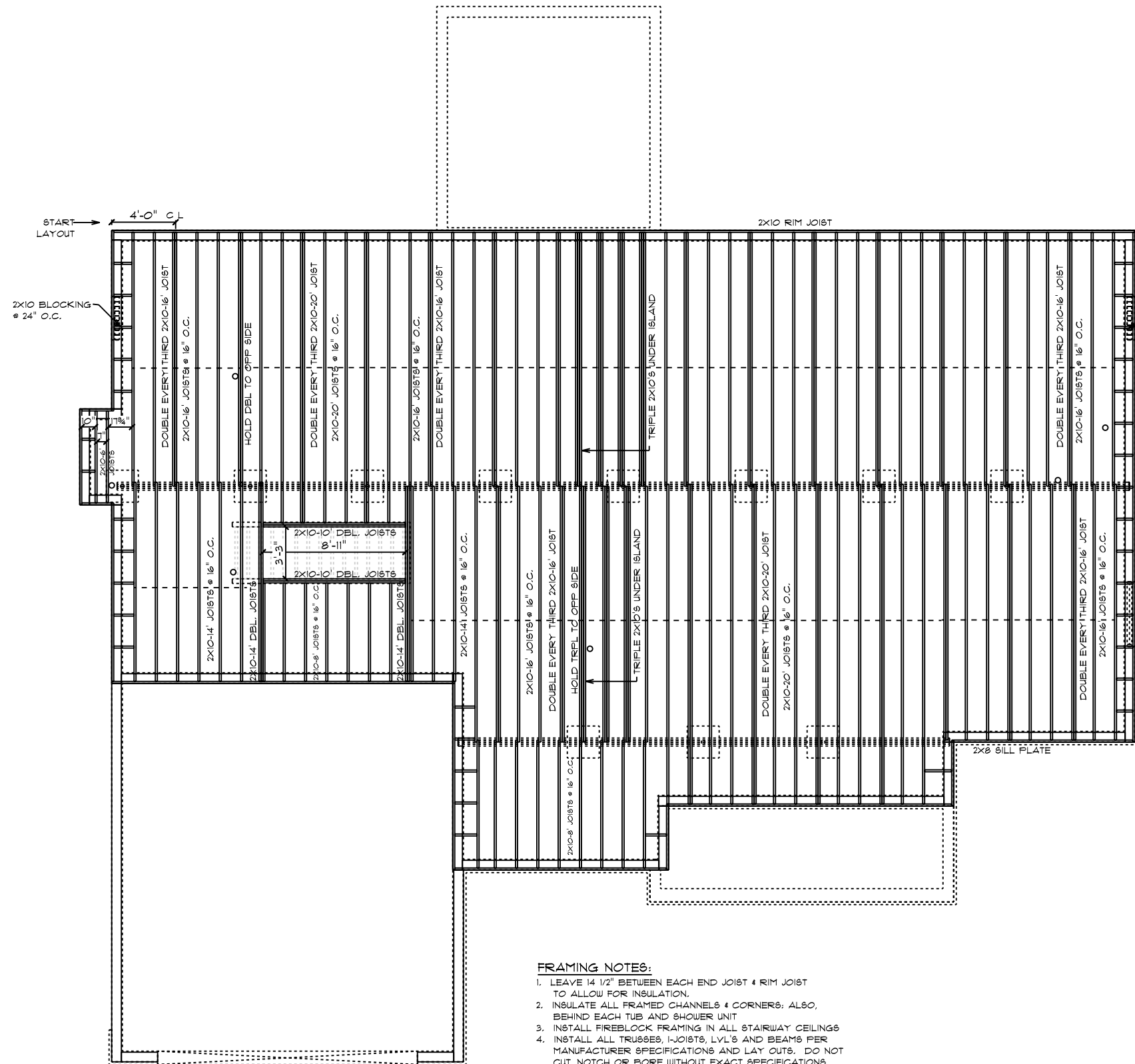
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SCALE: 1/8" = 1'-0"
DRAWN BY: AMB

SQUARE FOOTAGE
FIRST FLOOR: 262 SQFT
GARAGE: 512 SQFT
FOUNDATION: 264 SQFT
COVERED EXT SPACE: 238 SQFT

CUSTOM BUILT FOR: DAVID & LANETTE DUKE
JOB #: 15700-025-0406
LOCATION: 1100 E. 151ST STREET
FIBERS, IN, TED
HAMILTON COUNTY

INDIANAPOLIS (SOUTH), IN
5221 Noggie Way
Indianapolis, IN, 46237
(811) 462-3681
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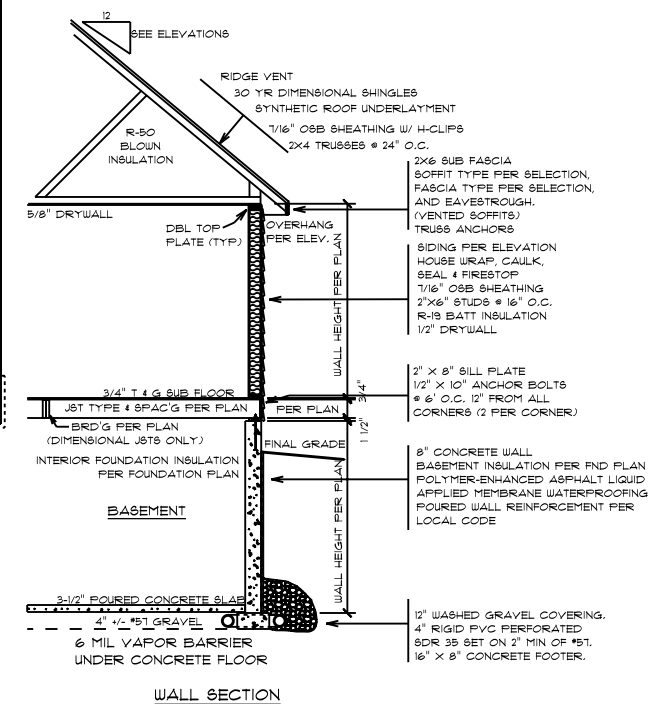


FRAMING NOTES:

1. LEAVE 14 1/2" BETWEEN EACH END JOIST & RIM JOIST TO ALLOW FOR INSULATION.
2. INSULATE ALL FRAMED CHANNELS & CORNERS, ALSO, BEHIND EACH TUB AND SHOWER UNIT
3. INSTALL FIREBLOCK FRAMING IN ALL STAIRWAY CEILINGS
4. INSTALL ALL TRUSSES, I-JOISTS, LVL'S AND BEAMS PER MANUFACTURER SPECIFICATIONS AND LAY OUTS. DO NOT CUT, NOTCH OR BORE WITHOUT EXACT SPECIFICATIONS.
5. 1x3 JOIST BRIDGING AT JOIST MIDPOINTS AS SHOWN.

MAIN FLOOR JOIST LAYOUT

NOTE:
ROOF UNDERLAYMENT TO BE OVERLAPPED 50% PLUS 1" ON ROOFS LESS THAN 4/12 PITCH
ICE GUARD - 2 ROWS AT EAVES, 1 ROW ON GABLE/RAKE. ALL VALLEYS AND WHERE ALL ROOFS MEET WALLS. ICE GUARD WILL RUN UP WALL 18" OFF ROOFLINE INCLUDING ALL 4 SIDES OF THE CHIMNEY CHASE AS COUNTER FLASHING.



WALL SECTION

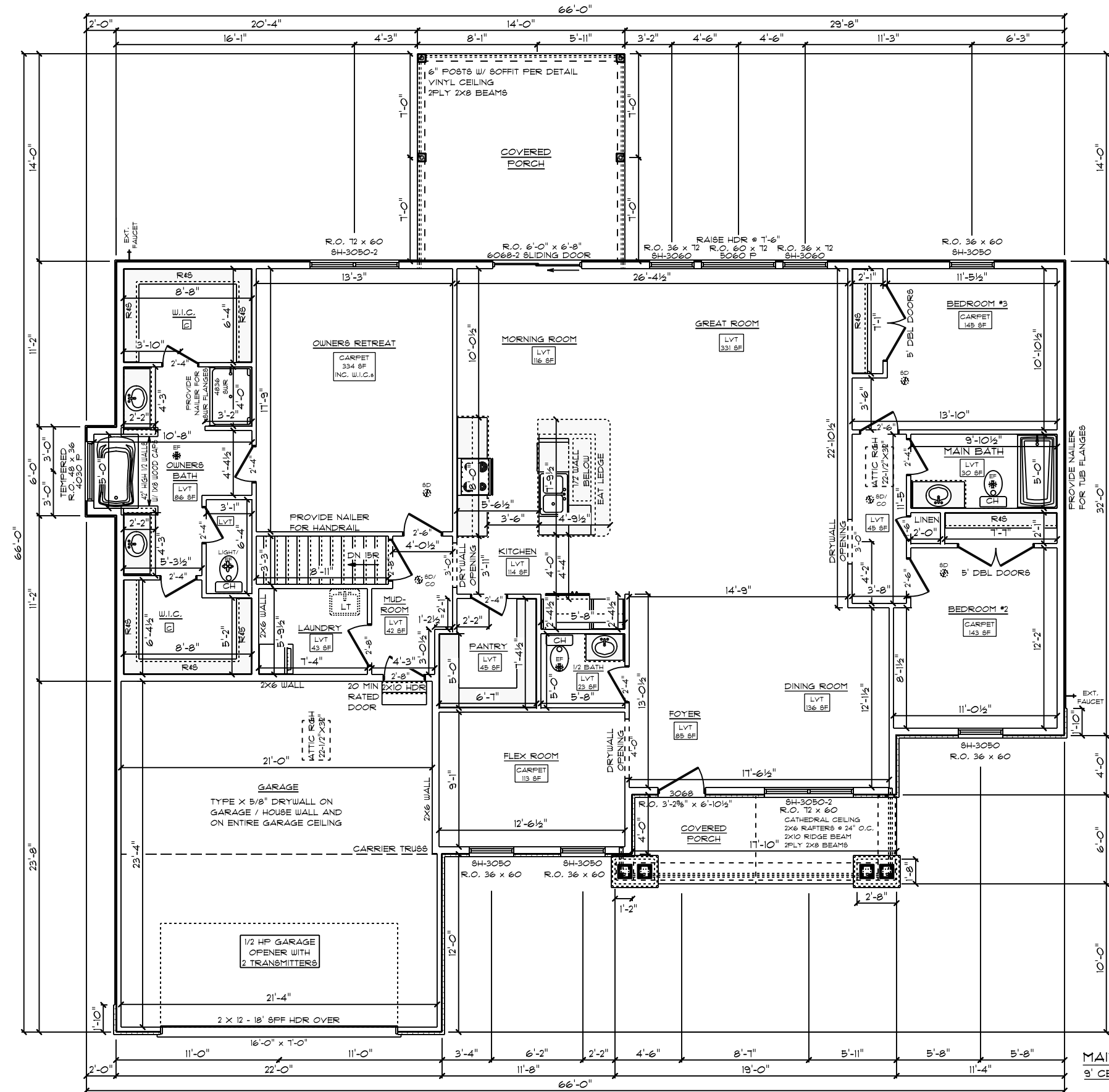
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SCALE: 1/8" = 1'-0"
DRAWN BY: AMB
DATE: 6/30/2025
SCALE: 1/8" = 1'-0"
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SQUARE FOOTAGE
FIRST FLOOR: 2162 SQFT
GARAGE: 572 SQFT
FOUNDATION: 2164 SQFT
COVERED EXT SPACE: 238 SQFT

CUSTOMER BUILT FOR: DAVID & LANETTE DUKE
JOB #: 15700-025-0406
LOCATION: 1100 E. 151ST STREET, FISHERS, IN, 46237

INDIANAPOLIS (SOUTH), IN
5221 Noggie Way
Indianapolis, IN, 46237
(877) 462-3681
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GENERAL FRAMING NOTES:

- 2x6 EXTERIOR WALL FRAMING W/R-19 INSULATION, INCLUDING GARAGE/HOUSE INTERIOR WALLS, EXCLUDING GARAGE EXTERIOR WALLS.
- HEADERS TO BE 3-PLY 2X10 UNLESS OTHERWISE NOTED
- ALL LVL, CARRIER TRUSSES AND BEAMS TO HAVE A MIN OF (2) KING & (2) JACK STUDS, UNLESS NOTED OTHERWISE
- DRYWALLED OPENINGS TO BE 8'-0" HEIGHT UNLESS OTHERWISE NOTED
- PAINTED TRIM ENTIRE HOME EXCLUDING STAIR PARTS & BALUSTERS (STANDARD)
- 5-1/4" MDF BASEBOARDS
- 3-1/2" MDF CABING ON INTERIOR DOORS
- WINDOWS TO BE DRYWALL WRAPPED ON INTERIOR.
- INTERIOR DOORS PER SELECTION

FLOORING NOTES:

- ALL FLOORING BREAKS OCCUR @ CENTER LINE OF DOOR OPENINGS UNLESS OTHERWISE NOTED
- FLOORING SQUARE FOOTAGES INCLUDE CLOSETS RELATIVE TO THE AREA UNLESS OTHERWISE NOTED
- SOME FLOORING SQUARE FOOTAGES MAY INCLUDE HALLS OR AREAS THAT CONNECT WITHOUT WALL SEPARATION IF THE SAME FINISH IS CONTINUED

1-24-23

ELECTRICAL NOTES:

- ALL SMOKE DETECTORS TO BE INTER CONNECTED WITH BATTERY BACKUP
- ARC FAULT PROTECTION PER CODE
- GARAGE DOOR LOW VOLTAGE WIRING BY ELECTRICIAN
- TWO SEPARATE KITCHEN GENERAL ELECTRIC OUTLET CIRCUITS FED BY NUMBER 12 WIRE & ON 20 AMP BREAKERS REQUIRED IN KITCHEN
- ALL OUTLETS INSTALLED IN BATHROOMS, GARAGES, & UNFINISHED BASEMENTS SHALL HAVE GFCI PROTECTION ALONG WITH OUTLETS LOCATED W/IN 6'-0" OF LAUNDRY, UTILITY, & WET BAR SINKS & ALL OUTLETS SERVING KITCHEN COUNTER TOP SURFACES.
- PROGRAMMABLE THERMOSTAT STANDARD
- CO DETECTORS STANDARD
- (1) DUAL SENSOR (PHOTOELECTRIC & IONIZATION) SMOKE DETECTOR PER FLOOR. ALL OTHER SMOKE DETECTORS TO BE EITHER PHOTOELECTRIC OR IONIZATION TYPE DEVICES
- LED LIGHT BULBS FOR ALL HANGING FIXTURES
- MOUNTING HEIGHTS
 - VANITY LIGHTS: 80" AFF
 - WALL SCONCES: 66" AFF
 - PENDANT LIGHTS: 66" AFF
 - CHANDELIERS (TO BTM OF FIXTURE)
 - FOYER 9' CEILING: 84"
 - FOYER OVER 9' CLG: 90"
 - DINING ROOM: 60"

• ELECTRICAL ITEMS SHOWN FOR REFERENCE ONLY. THE ELECTRICIAN WILL LAYOUT THE HOUSE PER CODE AND MAY VARY FROM ELECTRICAL PLAN.

MAIN FLOOR PLAN
9' CEILING HEIGHT

CREATED BY: AMB DATE: 6/30/2025 SCALE: 1/8" = 1'-0" DWG: 6

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SQUARE FOOTAGE
FIRST FLOOR: 2162 SQFT
GARAGE: 512 SQFT
FOUNDATION: 2164 SQFT
COVERED EXT SPACE: 298 SQFT

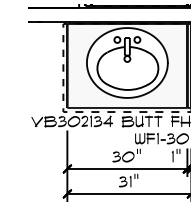
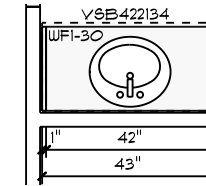
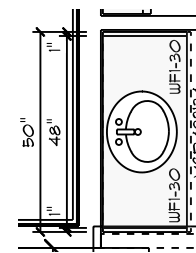
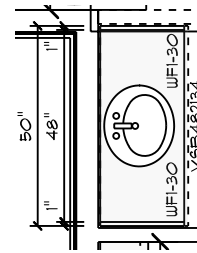
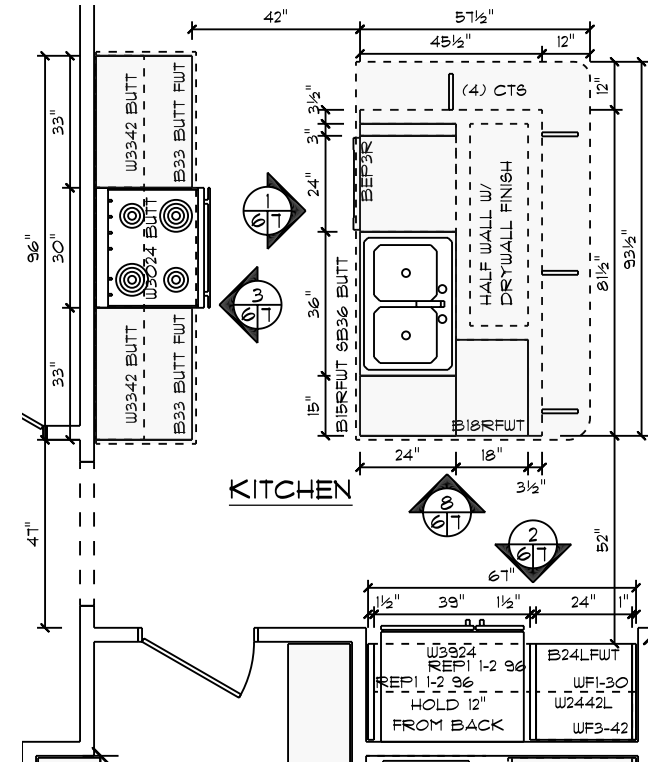
DESIGNER: DAVID & LANETTE DUKE
JOB #: 15700-025-0406 ON #: 36626 VN #: D1212
LOCATION: 1100 E. 151ST STREET
FIBERS, IN, TED
HAMILTON COUNTY

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CABINET PLAN

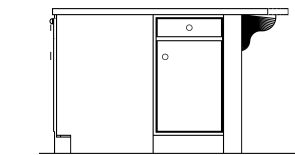
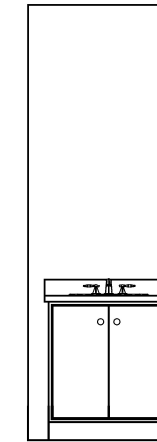
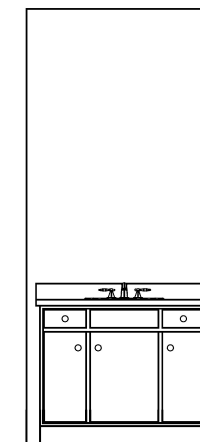
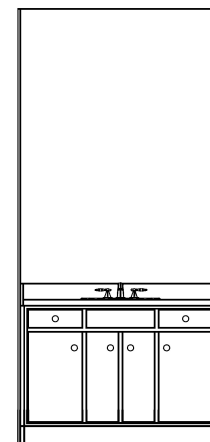
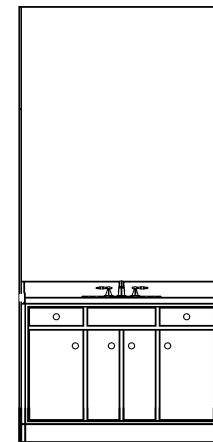
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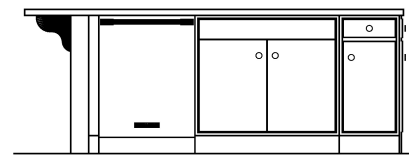
OWNER'S BATH

MAIN BATH

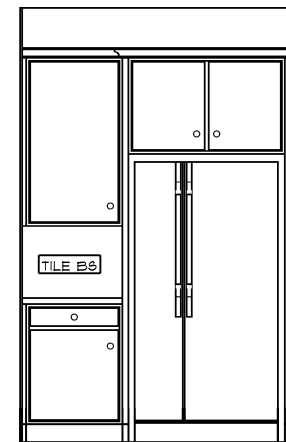
1/2 BATH



8
67



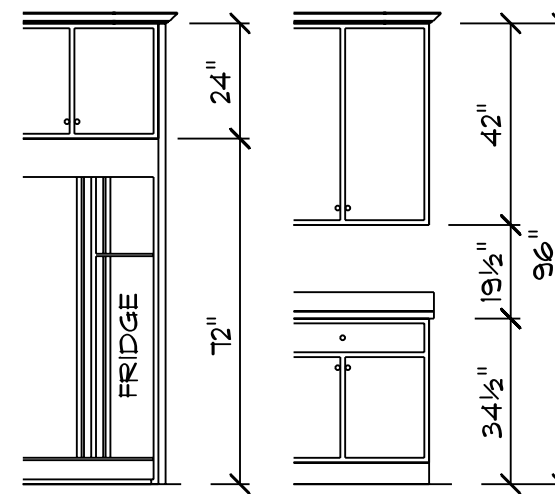
1
67



2
67



3
67



TYPICAL CABINET HEIGHTS

CABINET NOTES:
KITCHEN
 • MERILLAT CABINETS
 • CROWN MOLDING (CM8)
 • COUNTERTOPS PER SELECTION
 • KITCHEN SINK PER SELECTION
 • HARDWARE PER SELECTION
BATHS
 • MERILLAT CABINETS
 • COUNTERTOPS PER SELECTION
 • HARDWARE PER SELECTION
 CABINET IMAGES, HARDWARE, APPLIANCES & OTHER DESIGN ITEMS ARE SHOWN FOR REPRESENTATION PURPOSES ONLY REFER TO FINAL SELECTIONS

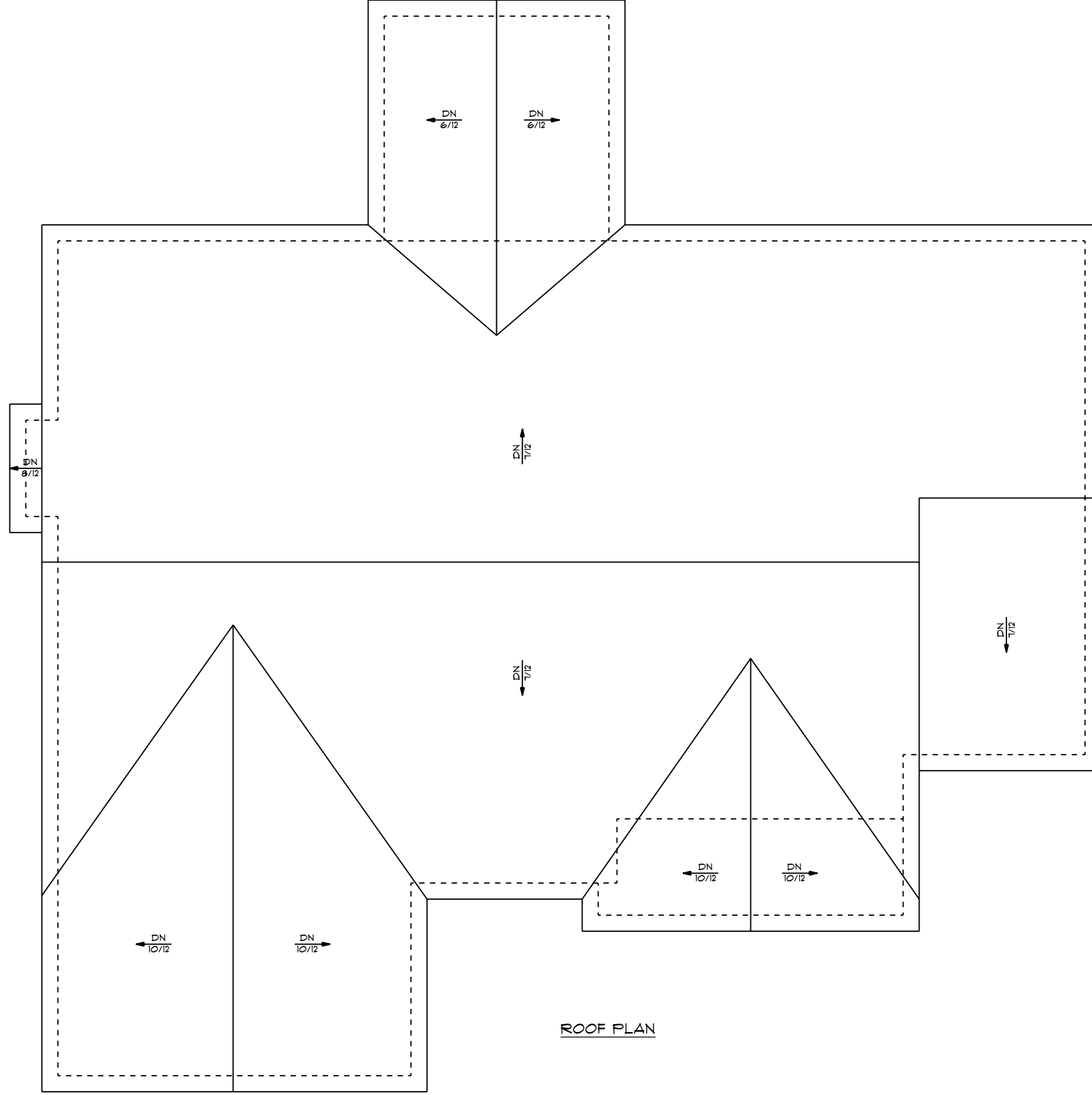
DATE: 6/30/2025
SCALE: 1/4" = 1'-0"
DRAWN BY: AMB
DATE: 6/30/2025

SQUARE FOOTAGE
FIRST FLOOR: 262 SQFT
GARAGE: 572 SQFT
FOUNDATION: 264 SQFT
COVERED EXT SPACE: 238 SQFT

CUSTOM BUILT FOR: DAVID & LANETTE DUKE
JOB #: 15700-02B-0406
CN #: 36626
LN #: D1212
LOCATION: 1100 E. 151ST STREET
FIBERS, IN, TED
HAMILTON COUNTY

INDIANAPOLIS (SOUTH), IN
5221 Noggie Way
Indianapolis, IN, 46237
(811) 462-3681
www.schumacherhomes.com

Schumacher
SCHUMACHER HOMES



ROOF PLAN

INDIANAPOLIS (SOUTH), IN
 5221 Noggie Way
 Indianapolis, IN, 46231
 (811) 462-3681
 www.schumacherhomes.com



CUSTOM BUILT FOR: DAVID & LANETTE DUKE
 JOB #: 16700-02B-0406 CN #: 36626 VN #: D1212
 LOCATION: 1100 E. 191ST STREET
 FISHERS, IN, 46037
 HAMILTON COUNTY

SQUARE FOOTAGE
 FIRST FLOOR: 2162 SQFT
 GARAGE: 512 SQFT
 FOUNDATION: 2164 SQFT
 COVERED EXT SPACE: 298 SQFT

DATE: 6/30/2025 SCALE: 1/8" = 1'-0"
 DRAWN BY: AMB
 SHEET: 8
 © 1992-2025 SCHUMACHER HOMES OPERATIONS, INC. ALL RIGHTS RESERVED. THE PLANS AND THE DESIGNS EMBODIED HEREIN ARE THE PROPERTY OF SCHUMACHER HOMES OPERATIONS, INC. AND ITS AFFILIATES ('SCHUMACHER HOMES'). THESE PLANS ARE NOT TO BE USED TO CREATE DERIVATIVE WORKS, TECHNICAL DRAWINGS OR TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF SCHUMACHER HOMES AND SUCH UNAUTHORIZED USE OR COPYING IS A VIOLATION OF UNITED STATES COPYRIGHT LAW AND MAY RESULT IN DAMAGES IN EXCESS OF \$100,000 PER ACT OF INFRINGEMENT.

**Board of Zoning Appeals
Staff Report**

Meeting Date: September 24, 2025

DEPARTMENT CONTACT:
Grace Wiley (wileyg@fishers.in.us)

CASE NUMBER:
SE-25-3

PETITIONER:
Andres Bello (abello@belloimports.com)

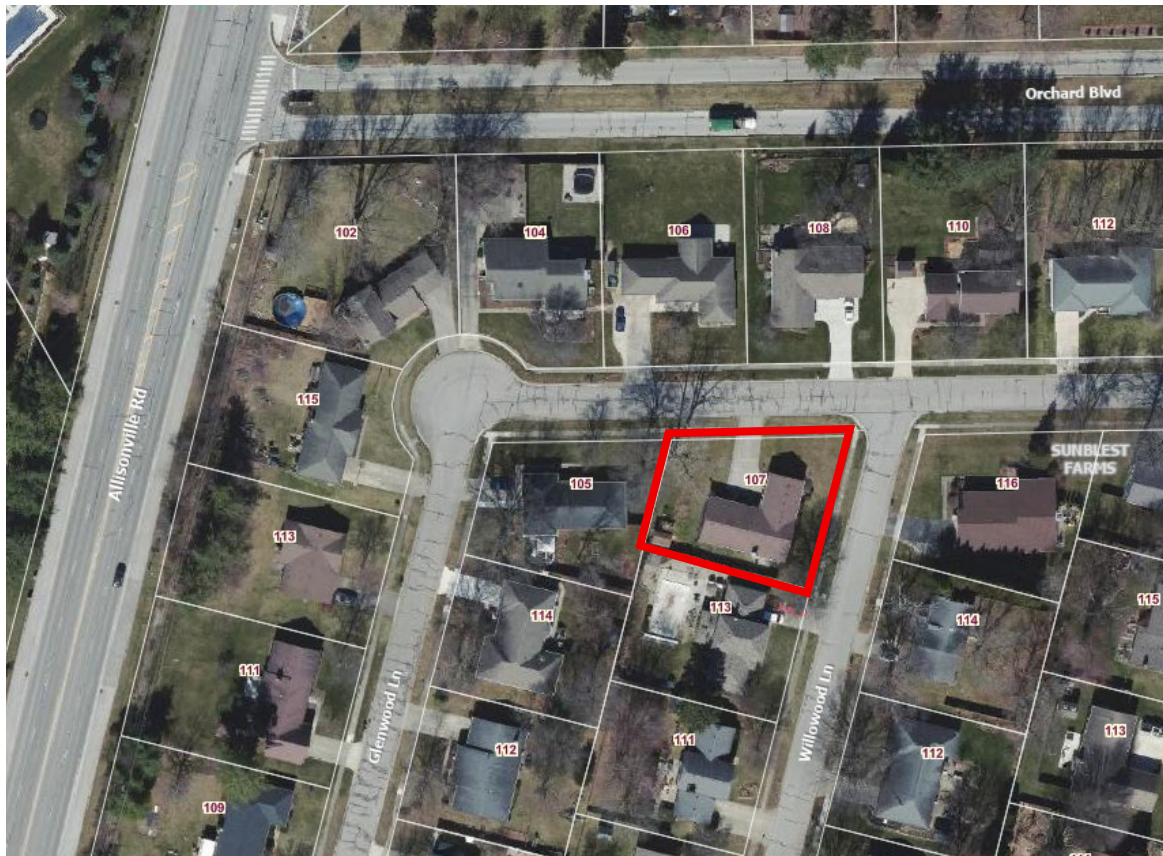
PROPERTY ADDRESS/LOCATION:
107 Northwood Dr

REQUEST: Consideration of a Special Exception to allow for a short-term rental use (e.g., Airbnb, VRBO) on a single-family property zoned R3.

APPLICABLE REGULATIONS: Unified Development Ordinance (UDO)	EXISTING ZONING: R4 - Residential	FISHERS 2040: Suburban Residential
---	---	--

LOT SIZE: 0.26 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve
 Continue
 Deny
 No Recommendation

Meeting Date: September 24, 2025

Case Number: SE-25-3

ZONING HISTORY:

The property is zoned R4, regulated by the City of Fishers Unified Development Ordinance (Ord. #07618F).

SURROUNDING LAND USE & ZONING:

North: R4 – single-family residential

East: R4 – single-family residential

South: R4 – single-family residential

West: R4 – single-family residential



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.

Meeting Date: September 24, 2025

Case Number: SE-25-3

SUMMARY OF PUBLIC COMMENTS:

At the time of the writing of this staff report, no public comments have been received.

PETITION OVERVIEW:

Andres Bello, the property owner, has requested a special exception from the Unified Development Ordinance to allow for a short-term rental (e.g., Airbnb, VRBO). The State of Indiana does not allow municipalities to limit short-term rentals when it relates to home-occupation, meaning the property owner must live at the residence.

This property does not meet our home-occupation standards and therefore requires this special exception to allow short-term rentals.

The home is currently listed on Airbnb with immediate availability. The listing is for the entire home and up to 7 guests, with 3 bedrooms, 5 beds, and 2 bathrooms. The listing appears to have been active since July 2025.

Luxury Home/Pet friendly/Hot tub/quiet!

Share Save



Entire home in Fishers, Indiana
7 guests · 3 bedrooms · 5 beds · 2 baths
• 4.8 · 5 reviews

Hosted by Kristiane
Superhost · 3 years hosting

At-home coffee
Start your morning right with the pour-over coffee maker.

Kristiane is a Superhost
Superhosts are experienced, highly rated Hosts.

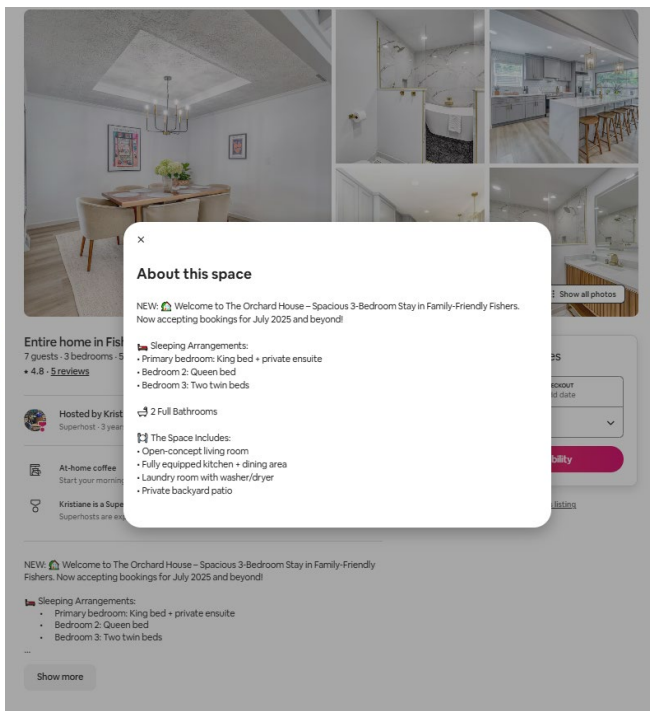
NEW: Welcome to The Orchard House – Spacious 3-Bedroom Stay in Family-Friendly Fishers. Now accepting bookings for July 2025 and beyond!

- Sleeping Arrangements:
 - Primary bedroom: King bed + private ensuite
 - Bedroom 2: Queen bed
 - Bedroom 3: Two twin beds

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	
Check availability	

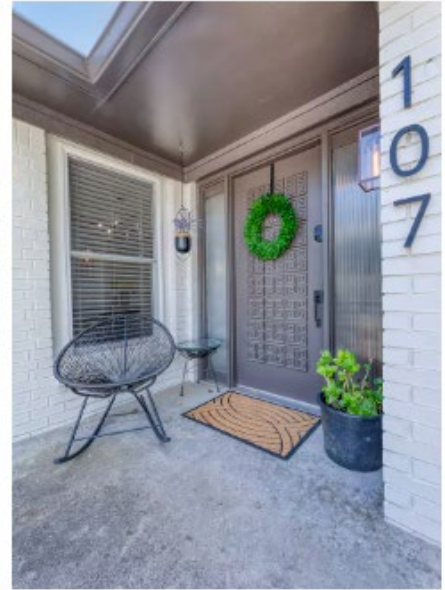
[Report this listing](#)



Listing for 107 Northwood Dr on Airbnb

Meeting Date: September 24, 2025

Case Number: SE-25-3



Photos of the exterior of the home, from Airbnb listing

The property owner provided the following information:

My spouse, Kristiane Bello, and I are writing to respectfully request a Special Exception to operate a short-term rental (STR) property—specifically an Airbnb—within the City of Fishers. My family and I have proudly been part of this community for more than 15 years, and we’re committed to maintaining the character, safety, and integrity of our neighborhood.

Our proposed STR is designed to provide a warm and responsible environment for professionals and families—including those who need pet-friendly accommodations—offering a warm and responsible environment for families and professionals visiting Fishers. We believe this type of accommodation supports the city’s growing reputation as a vibrant and inclusive destination, while also contributing to the local economy.

Data-Driven Benefits

- *Economic Impact / Alignment with Fishers' Growth Strategy: Tourism in Indiana generated over \$13 billion in 2022, with Hamilton County among the state’s top contributors. Fishers thrives on innovation and entrepreneurship. Our property provides flexible lodging near Conner Prairie and the Nickel Plate District, furthering the city’s vision of a vibrant, visitor-friendly community.*
- *Local Spending: Studies show that short-term rental guests spend twice as much at nearby businesses compared to hotel guests, amplifying benefits to Fishers’ economy.*
- *Tax Contributions: Every booking generates lodging taxes, permit fees, and other municipal revenues. Cities like Indianapolis have realized millions in annual revenue from well-regulated STR markets.*
- *Neighborhood Enhancement: As responsible hosts, we’ll maintain high standards of*

Meeting Date: September 24, 2025

Case Number: SE-25-3

cleanliness and property upkeep. Our guests will be briefed on parking plans and noise ordinances to ensure minimal disruption. Rentals like our place are motivated to keep the homes in excellent condition, allowing us to invest back into our neighborhood.

Compliance & Community Support

We understand the importance of compliance with all zoning regulations. We have:

- Secured support from neighbors, demonstrating community endorsement for our proposed short-term rental*
- Verified fire safety, building code, and occupancy requirements*
- Established a neighborhood communication plan and strict house rules*

We kindly ask the Board to grant our special exception so that we may operate this STR in a manner consistent with Fishers' values and long-term goals. Not only will this benefit our family, but it will also enrich the visitor experience and bolster our local economy.

Thank you for your time and consideration.

STAFF RECOMMENDATION:

Staff has NO RECOMMENDATION to the BZA for this special exception request.

If the Board approves this Special Exception for short-term rental, Staff requests the following conditions, and any others sought by the Board:

1. The special exception is tied to the user and specific use. If the current property owner was to sell or vacate the property, the special exception would be void.
2. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder's Office.

STAFF RECOMMENDATION

Approve Continue Deny No Recommendation

SPECIAL EXCEPTION REQUEST

107 Northwod Drive, Fishers IN
Requestors: Andres Bello & Kristiane Bello



WHAT

Request a Special Exception to operate a short-term rental (STR) property—specifically an Airbnb—within the City of Fishers.

Our proposed STR is designed to provide a warm and responsible environment for professionals and families—including those who need pet-friendly accommodations—offering a warm and responsible environment for families and professionals visiting Fishers. We believe this type of accommodation supports the city’s growing reputation as a vibrant and inclusive destination, while also contributing to the local economy.

OUR COMMITMENT

My family has proudly been part of this community for more than 15 years, and we’re committed to maintaining the character, safety, and integrity of our neighborhood.

WHY THIS MATTERS FOR FISHERS

Fishers thrives on innovation, smart growth and community vibrancy. Yet, there's a growing need for **flexible, pet-friendly lodging options**—especially for families and traveling professionals like nurses, who frequently request our place. Our short-term rental (STR) property helps meet this demand while supporting the city's vision for a welcoming, visitor-friendly community near Conner Prairie, the Nickel Plate District and city hospitals.

Data-Driven Benefits

Economic Alignment

Tourism in Indiana generated over **\$15.1 billion** in visitor spending in 2024, with **Hamilton County** among the top contributors. Our property supports Fishers' growth strategy by attracting visitors and entrepreneurs to a vibrant, innovation-driven community

Local Spending Power

Short-term rental guests spend **twice as much** at nearby businesses compared to hotel guests—translating into stronger revenue for Fishers' restaurants, shops, and services.

Tax Revenue Boost

Every booking contributes to **lodging taxes, permit fees and municipal revenues**. Cities like Indianapolis have seen **millions in annual revenue** from well-regulated STR markets.

Neighborhood Stewardship

We're committed to maintaining high standards of cleanliness and upkeep. Guests receive clear guidance on parking and noise policies, ensuring minimal disruption. STR hosts like us are incentivized to keep properties in top condition—investing back into the neighborhood and fostering pride in place.

LETTERS OF SUPPORT

Letters from Fishers residents (neighbors)

NEXT DOOR NEIGHBOR

City of Fishers
Department of Planning & Zoning
1 Municipal Drive
Fishers, IN 46038

RE: Support for Special Exception Request – 107 Northwood Drive, Fishers, IN

July 27, 2025

To Whom It May Concern,

I live near **107 Northwood Drive** and am aware that the owners are applying for a Special Exception to operate a short-term rental.

I have no objections to this request. They've been respectful neighbors, and I trust they'll keep things well-managed and quiet. I don't believe the rental will cause any problems in the neighborhood.

I support their application.

Sincerely,

Name: *Kevin R. South*

Address: *106 Northwood Dr. Fishers, IN 46038*

Contact Info: *317-477-0822*

NEXT DOOR NEIGHBOR

City of Fishers
Department of Planning & Zoning
1 Municipal Drive
Fishers, IN 46038

RE: Support for Special Exception Request – 107 Northwood Drive, Fishers, IN

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I support their application.

Sincerely,



Name:

Vince Semon

Address:

105 Northwood Dr

Contact Info:

317-652-6381

City of Fishers
Department of Planning & Zoning
1 Municipal Drive
Fishers, IN 46038

RE: Support for Special Exception Request – 107 Northwood Drive, Fishers, IN

July 27, 2025

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I support their application.

Sincerely,

Anne-Renee & David Heinrich

Name: *David Heinrich*

Address: *108 Northwood Drive, Fishers*

Contact Info: *317-572-0930*

City of Fishers
Department of Planning & Zoning
1 Municipal Drive
Fishers, IN 46038

RE: Support for Special Exception Request – 107 Northwood Drive, Fishers, IN

July 27, 2025

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I support their application.

Sincerely,



Name: JOHN E. HIAST

Address: 123 WILLOWOOD LN

Contact Info: FISHERS IN 46038

317.997.2948

ping2456@aol.com

City of Fishers
Department of Planning & Zoning
1 Municipal Drive
Fishers, IN 46038

RE: Support for Special Exception Request – 107 Northwood Drive, Fishers, IN

July 27, 2025

To Whom It May Concern,

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I support their application.

Sincerely,

Name: *Danly Bauldy*
Address: *12205 Colbarn Pl, Fishers IN 46038*
Contact Info: *317 515 1702*