



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers

DATE: 11/19/2025 at 6:00 PM

**ADDRESS: Fishers Municipal Center Theater,
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 9-24-25
- 4. Public Hearings**
 - a. **Looney Impervious Surface Coverage**

Parcel: 19-15-09-00-13-037.000
Address: 10234 Windward Pass
Case: VA-25-17
Request: Consideration of a Development Standards Variance from Section 3.2.4.B.5b of the City's Unified Development Ordinance (UDO) to increase the maximum allowable impervious surface area from 40% to 54% for a garage addition and pool with surrounding pool deck in an R3 district.
Petitioner: Greg Looney (greg@inherentco.com)
Planner: Grace Wiley (wileyg@fishersin.gov)
 - b. **Barnes Accessory Dwelling Unit**

Parcel: 13-16-05-00-00-020.002

Address: 10714 & 10712 Cyntheanne Rd

Case: VA-25-19

Request: Consideration of a Development Standards Variance from Section 6.2.2 of the City's Unified Development Ordinance to allow a secondary dwelling unit in an accessory structure on a residential property.

Petitioner: Scot Barnes (scotwbarnes@gmail.com)

Planner: Grace Wiley (wileyg@fishersin.gov)

c. **Hiday Impervious Surface Coverage - WITHDRAWN**

Parcel: 13-15-02-00-24-003.000

Address: 10747 Geist Cove Way

Case: VA-25-20

Request: Consideration of a Development Standards Variance from Section 3.2.3.B.5b of the City's Unified Development Ordinance to allow impervious surface coverage of 59% for the installation of 1200 square feet of pavers around a pool.

Petitioner: Daniel Majestic (daniel@permapools.com)

Planner: Grace Wiley (wileyg@fishersin.gov)

d. **Carroll Side Setback - WITHDRAWN**

Parcel: 13-16-08-00-10-030.000

Address: 16162 Sedalia Dr

Case: VA-25-22

Request: Consideration of a Development Standards Variance from Section 3.2.6.B.2b of the City's Unified Development Ordinance (as laid out in Section 5 of Ordinance #030606A, Bridgers Pine PUD) to allow a side setback of 3 feet on a property with a base zoning of R5.

Petitioner: Dulce Carroll (dulcerubi@msn.com)

Planner: Grace Wiley (wileyg@fishersin.gov)

5. **Old Business**

6. **New Business**

7. **Staff Communication**

a. **Board of Zoning Appeals
6:00 PM**

- January 28, 2026
- February 25, 2026
- March 25, 2026
- April 22, 2026
- May 27, 2026
- June 24, 2026
- July 22, 2026

- August 26, 2026
- September 23, 2026
- October 28, 2026
- November 18, 2026
- December 16, 2026

8. Board Signatures – Findings of Fact

9. Adjournment

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
FISHERS Municipal Center Theater
September 24, 2025**

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

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson, Jeffrey Silvey. Greg Lannan was not in attendance. Others in attendance: Rodney Retzner, Ross Hilleary, Grace Wiley, Lucas Smith, Kay Prange, John Cross, Bob and Julie Ambler, Kristiane Bello, David L Duke, Danny Duke, Jennifer Goins, Daniel Cao, Carl McIntyre, Harrison Bond, Derrek Staley, Joe Nixon, Nick Gallagner, Mike Finnegan, Kyle Hoeft, Rich Brunt. Not everyone in the audience signed in.

Mr. Grinslade made a Motion to approve the Minutes from the 8-27-25 meeting, seconded by Mr. Silvey. The Motion was approved, 3-0-1. Mr. Stevenson abstained as he was not present at that meeting.

Public Hearings:

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)

This item was continued from June. They received a variance for music which is acoustic only, with no drums or amplifiers. The owner, Mike Finnegan, presented pictures which show that this is a restaurant for families. The City put up signs for parking. The FPC has come out multiple times and they were not told once to turn the music down. The owners estimate a loss of 10% because there are not full bands and the early hour of closing. They want community involvement- please don't take tables away.

Lucas Smith presented the Staff Report. He emphasized that this hearing is NOT for parking, That is an issue for the Dept. of Public Works and the FPD. An agreement on parking has been made, which went into effect on 9/2/25. This hearing is for outdoor dining. There are 84 covered seats, 265 standing spaces, 126 seated spaces. Staff recommends approval.

Mr. Ferrucci opened the Public Hearing.

Daniel Cao (8543 Legacy Cir.)- why is this in our community? The neighborhood needs quiet.
Rich Brunt (8468 Manship Dr.) – there were growing pains which have now been alleviated.
Joe Nixon (7611 St. George and 11403 Lantern Rd.) King Jugg is a great business. He thinks the noise is ok.
Morgan Dr. should not be in that parking program.

Kyle Hoeft (11401 Lantern Rd.)- agrees with Joe Nixon. Concerned about parking on Morgan Dr. Can parking be done at the grade school?

Roy Ward (11321 Meadows Dr.)- he was never able to hear the music- are we based in facts?

Brent Gutzwiller (11329 Meadows Dr.) -where is Master plan for inverted downtown area?

Mr. Ferrucci closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, with the following conditions:

1. Approval letter recorded with the County Recorder's office
2. Acoustic music only – no drums- no amps
3. Occupancy limits enforced
4. Work with City Engineering Department and Corporation Counsel to define the improvements made within the Public right of way and enter into an Encroachment Agreement.

The Motion was seconded by Mr. Silvey. The Motion was approved 4-0.

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)

Todd Williams of Carrington Homes presented that 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. This is a home on Geist. Grace Wiley presented the Staff Report- Renderings and elevations were reviewed. No remonstrance has been received, and Staff has no Recommendation for the Board.

Mr. Ferrucci opened the Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, seconded by Mr. Stevenson, with the Condition that the Approval Letter be recorded on the property with the County Recorder's office. The Motion was approved 4-0.

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)

David Duke presented his thoughts on this property and the challenges on the placement of the home. They need the front loaded garage to extend 12 feet in front of the front façade.
Grace Wiley presented the Staff Report and reviewed the property and the house plans. No remonstrances have been received. Staff has no recommendation for the board.

Mr. Ferrucci opened the Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Silvey made a Motion to approve, seconded by Mr. Grinslade, with the Condition that the Approval Letter be recorded on the property with the County Recorder's office. The Motion was approved 4-0.

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)

Mr. Bello presented his request to use this property as a short-term rental. It is currently listed on Airbnb. He presented that they have lived here for 15 years in the Holland Park neighborhood, they have made numerous upgrades and repairs to the house, and he has 2 letters of support from the neighbors.

Grace Wiley presented the Staff Report. The City has received 2 letters from the Public- one in support, one opposing. Staff has No Recommendation for the Board.

Mr. Ferrucci opened the Public Hearing.

John Hiatt (113 Willowood)- The house has been remodeled, water problem fixed. Good decision

Jennifer Goins (16601 Southeastern Pkwy.)- she works in the hospitality industry. This creates an affordable option and a family solution for travelers.

Bob & Julie Ambler (225 Heady Ln)- concerned about traffic, and bringing in "concerns". The yard sign for this meeting was blocked by a van out front. They are against this.

Heather Colis (118 Meadowlane)- concerned about increase in traffic. Her neighbor at 117 Meadowlane (name unknown, did not sign in) was concerned about the van being parked out front in order to block the yard sign. Deceptive?

At the same time, the homeowner said that it was his van.

Mr. Ferrucci closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to DENY, seconded by Mr. Silvey. The Motion to DENY was approved 3-1.

As there was no other business, the meeting was adjourned at 7:25 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary



Board of Zoning Appeals Staff Report

Meeting Date: November 19, 2025

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

CASE NUMBER:
VA-25-17

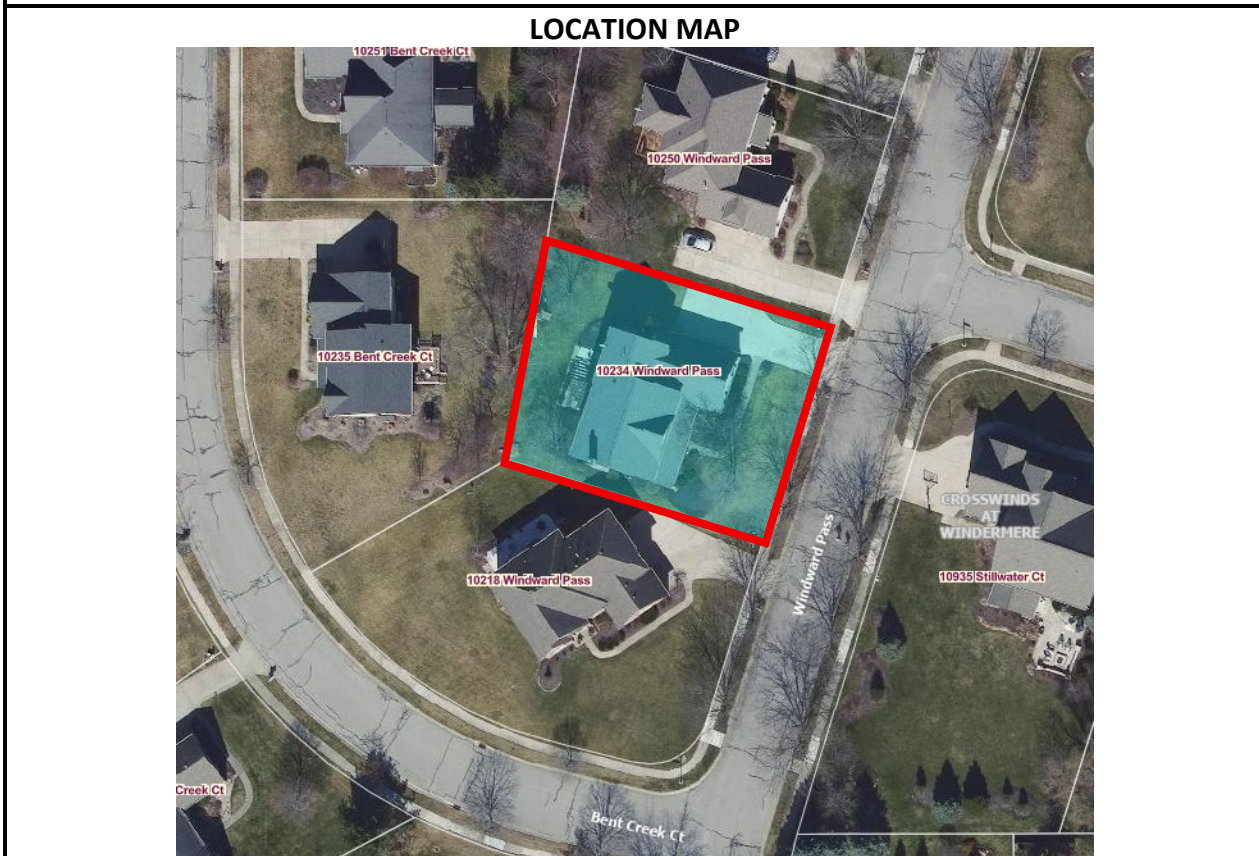
PETITIONER:
Greg Looney (greg@inherentco.com)

PROPERTY ADDRESS/LOCATION:
10234 Windward Pass

REQUEST: Consideration of a Development Standards Variance from Section 3.2.4.B.5b of the City's Unified Development Ordinance (UDO) to increase the maximum allowable impervious surface area from 40% to 54% for a garage addition and pool with surrounding pool deck in an R3 district.

| | | |
|--|---|--|
| APPLICABLE REGULATIONS: City's Unified Development Ordinance (UDO) | EXISTING ZONING: R3 – Single-Family Residential | FISHERS 2040: Suburban Residential |
|--|---|--|

LOT SIZE: 0.25 Acres



STAFF RECOMMENDATION

- Approve, with Condition
 Continue
 Deny
 No Recommendation

Meeting Date: November 19, 2025

Case Number: VA-25-17

ZONING HISTORY:

This property is zoned R-3, regulated by the City of Fishers Unified Development Ordinance (Ord. #07618F).

SURROUNDING LAND USE & ZONING:

North: R3 – single-family residential
East: R3 – single-family residential
South: R3 – single-family residential
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.

Meeting Date: November 19, 2025

Case Number: VA-25-17

SUMMARY OF PUBLIC COMMENTS:

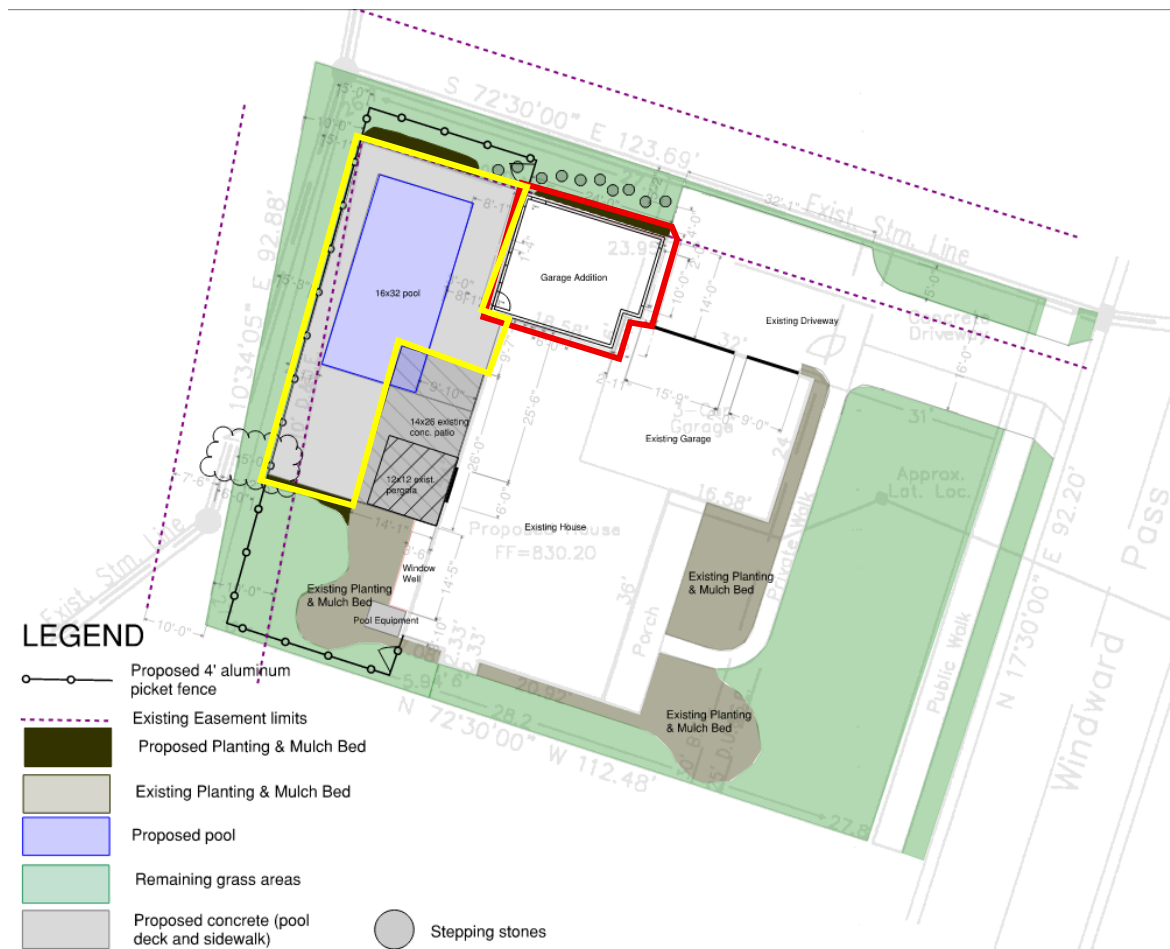
At the time of writing this Staff Report, no public comments were received.

PETITION OVERVIEW:

The petitioner is requesting a Development Standards Variance from Section 3.2.4.B.5b of the City's Unified Development Ordinance (UDO) to increase the maximum allowable impervious surface area from 40% to 54% for a garage addition and pool with surrounding pool deck in an R3 district.

The proposed deck is 767 square feet and the proposed garage addition is 447 square feet.

A drainage easement permit has been obtained from the Department of Public Works, as the proposed deck does extend into the rear drainage easement.



Proposed site plan. Proposed deck is outlined in yellow and proposed garage addition is outlined in red.

Meeting Date: November 19, 2025

Case Number: VA-25-17



Rendering of proposed garage addition (from street)

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



Looney Pool & Garage Addition
10234 Windward Pass, Fishers, IN 46037
BZA Hearing – VA-25-17
November 19, 2025

November 19, 2025

Via Hand Delivery

Fishers Board of Zoning Appeals
1 Municipal Drive
Fishers, IN 46038

Attn: Mr. Steve Ferrucci
Mr. Greg Lannan
Mr. Tom Grinslade
Mr. Jeffrey Silvey
Mr. Howard Stevenson

Re: Looney Pool and Garage Addition (10234 Windward Pass)
VA-25-17

Dear BZA Board members,

First off, we appreciate your time to hear this matter regarding a variance request (VA-25-17) at our primary residence (10234 Windward Pass) in the Crosswinds section of the Windermere Neighborhood. As a matter of background I want to share a little about our family. My wife (Amanda) and I bought our house in Fishers in February 2020 and moved here from Indianapolis (71st and Binford area) along with our two boys who are currently 6 and 8 years old. Amanda has lived in Fishers for most of her life (HSE grad) and I grew up on the southeast side of Indianapolis in the Southport area. We chose Fishers for the fantastic school system and the fantastic community we have all come to know and love. We love the growth that the City has fostered and enjoy the many amenities that are available here and continue to be excited with all of the new development still happening. Not only do we live, learn and play here, we also own a construction company (Inherent Commercial, LLC) and chose to locate our main office in Fishers (11815 Technology Lane, Ste 200) for the past two years and plan to keep our business here for the long term. With all of that said, we look forward to continuing to live, learn, work, contribute, and play in the Fishers community.

We are here today to discuss a project that we would like to do at our residence. There are two parts to the project.

The first part of this project is a new inground pool. Now that our children have gotten old enough, we have been discussing the desire to install a pool in our backyard as we see that we will have many years of enjoyment while the kids are still growing up. We are proposing a 16x32 inground vinyl liner pool with an automatic cover and concrete deck surrounding the pool. The pool is planned to have a shallow (+-4') and deep end (+-5.5') The concrete deck as planned would be approx. 767 sf and the pool would be 512 sf.

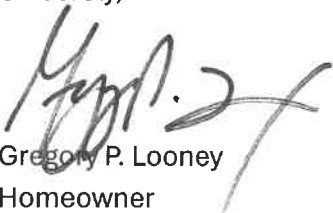
The second part of this project is a single car garage addition that is on the backside of the existing driveway which would allow for a straight on approach for parking in the garage. The addition would be 2 stories tall to match the existing façade of the house with a mix of brick wainscoting and fiber cement lap siding with a gray, dimensional asphalt shingle. The design of the overhead garage door would match the design of the existing doors to create a seamless look. The footprint of the garage would be +- 447 sf and would contain a second overhead door on the pool side of the garage as well as a small half bathroom. This would allow the garage door on the backside of the

new addition to open up to use as a sitting area by the pool. The new half bath would allow anyone using the pool to go in to use the restroom and/or change clothing without having to go into the house with wet clothing on. The second floor would be used as storage only as adding a pool will add to the amount of items that need to be stored away for the winter months. The main reason for this addition is that the current garage setup at the house is side entry which makes it extremely difficult to navigate a full-size pickup truck in and out of. Also, the length of most full size pick up trucks has increased in the last 20+ years does not fit in the old standard garages such as ours. Currently our full size pickup truck is parked in the driveway. Not only would it be a convenience to have the truck parked out of the weather, but it would look better for the neighborhood by not having a truck in the driveway consistently. The pool contractors path to the pool area would be across the driveway and directly through where we would like to place the garage. While this is torn up from the construction traffic, we thought it would be an ideal time to build this addition.

In pursuing this project, we realized that we were going to need to slightly encroach on the drainage easement with the pool deck and fence (DE-25-341) which then also triggered the need for a variance due to the quantity of impervious surfaces we would have on our property (VA-25-174). With our current home, driveway, sidewalk and back patio, we are at approximately 39.77% of impervious area with an allowable amount of 40%. With the proposed project, we would be at approx. 53.79%. While I know this is over the allowable amount, we ask that you consider granting this variance on our property as we believe this will only increase the value to the property and neighborhood and also allow our family to create memories at our home for many years to come. We also have an irregular shaped lot (per the legal description on the property card) which has compounded the issue. We have already talked to all of our direct neighbors and all of them love the idea that we have proposed and we have been very careful with drainage considerations on the back and sides of our parcel. There will still be ample fall on the grade at the drainage easements and we have two existing storm sewer structures in our backyard (one at each corner) which keeps the water run off out of the yards and into the storm system.

In closing, we are hopeful that you will grant this variance so that we can proceed with this project in the late winter / early spring.

Sincerely,


Gregory P. Looney
Homeowner

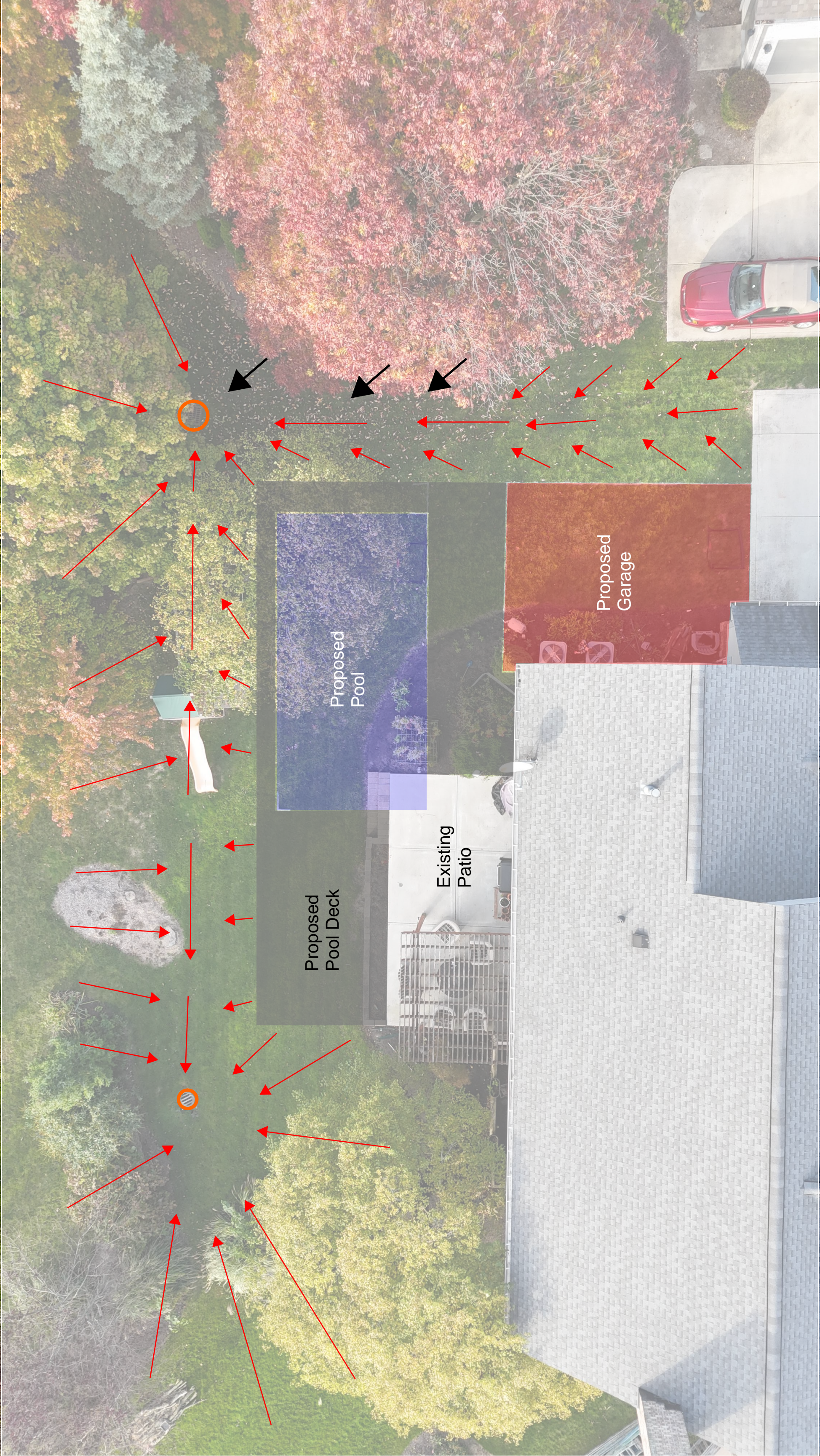

Amanda J Looney
Homeowner



Proposed
Pool Deck

Existing
Patio

10234 Windward Pass, Fishers, IN 46038



10234 Windward Pass, Fishers, IN 46038

90% Plan Set

PROJECT
LOONEY POOL & GARAGE ADITON
PROJECT ADDRESS
 10234 WINDWARD PASS FISHERS, IN 46037

SHEET NAME

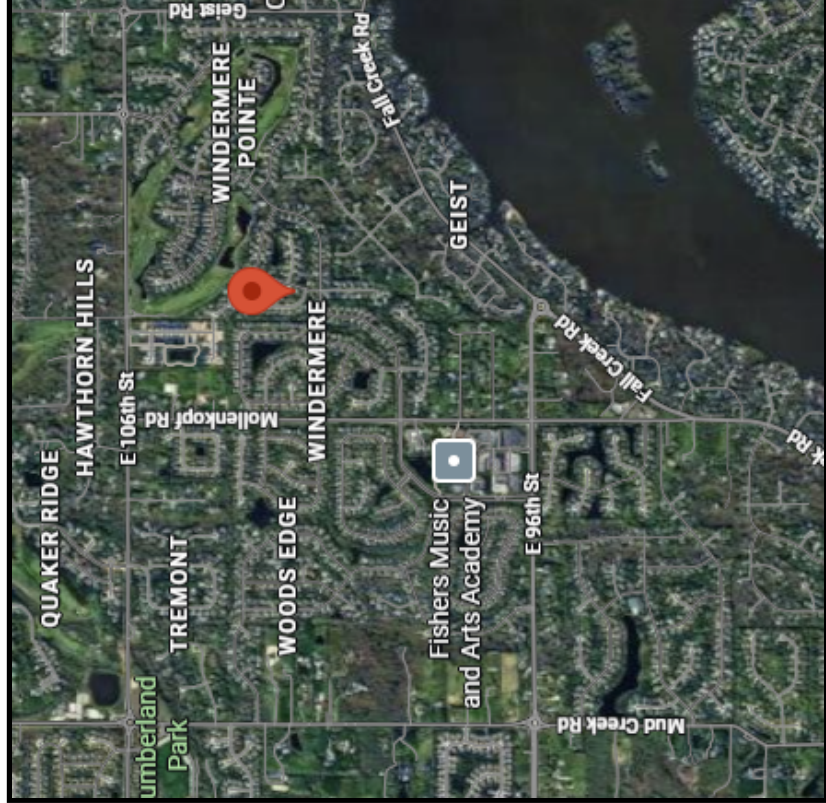
COVER SHEET

SHEET NUMBER

G000

SHEET INDEX:

- G000 - COVER SHEET
- C100 - SWPPP PLAN
- C200 - SITE PLAN
- L100 - LANDSCAPING PLAN
- S100 - FOUNDATION PLAN
- S200 - FOUNDATION DETAIL
- A100 - FIRST FLOOR PLAN
- A200 - SECOND FLOOR PLAN
- A300 - ROOF PLAN
- A301 - ELEVATIONS
- A400 - WALL SECTIONS
- A600 - DOOR & WINDOW SCHEDULES
- M100 - FIRST FLOOR MECHANICAL
- M200 - SECOND FLOOR MECHANICAL
- E100 - FIRST FLOOR ELECTRICAL
- E200 - SECOND FLOOR ELECTRICAL
- P100 - FIRST FLOOR PLUMBING
- P200 - SECOND FLOOR PLUMBING



Project Location:

Address: 10234 Windward Pass, Fishers, IN 46037
 Crosswinds at Windermere, Section 3, Lot #149
 Parcel 19-15-09-00-13-037.000
 Deeded acres: .25

Project Description:

This project is located at 10234 Windward Pass, Fishers, IN 46037 in the Crosswinds Section of Windermere. Proposed improvements at the property are a 16'x32' in-ground liner pool surrounded by a 745 sf concrete pool deck and associated landscaping improvements. Also proposed is a single car garage addition with a footprint of 447 sf and a 2nd floor storage area.

Permit Information:

| | |
|--------------------------------|--|
| Easement Encroachment Variance | DE-25-341 - PENDING VARIANCE |
| Building Permit | VA-25-17 - PENDING 11/19 HEARING |
| HOA Approval | Building Permit - PENDING DE & VA |
| | HOA Approval - PENDING DE, VA, Permit |

90% Plan Set

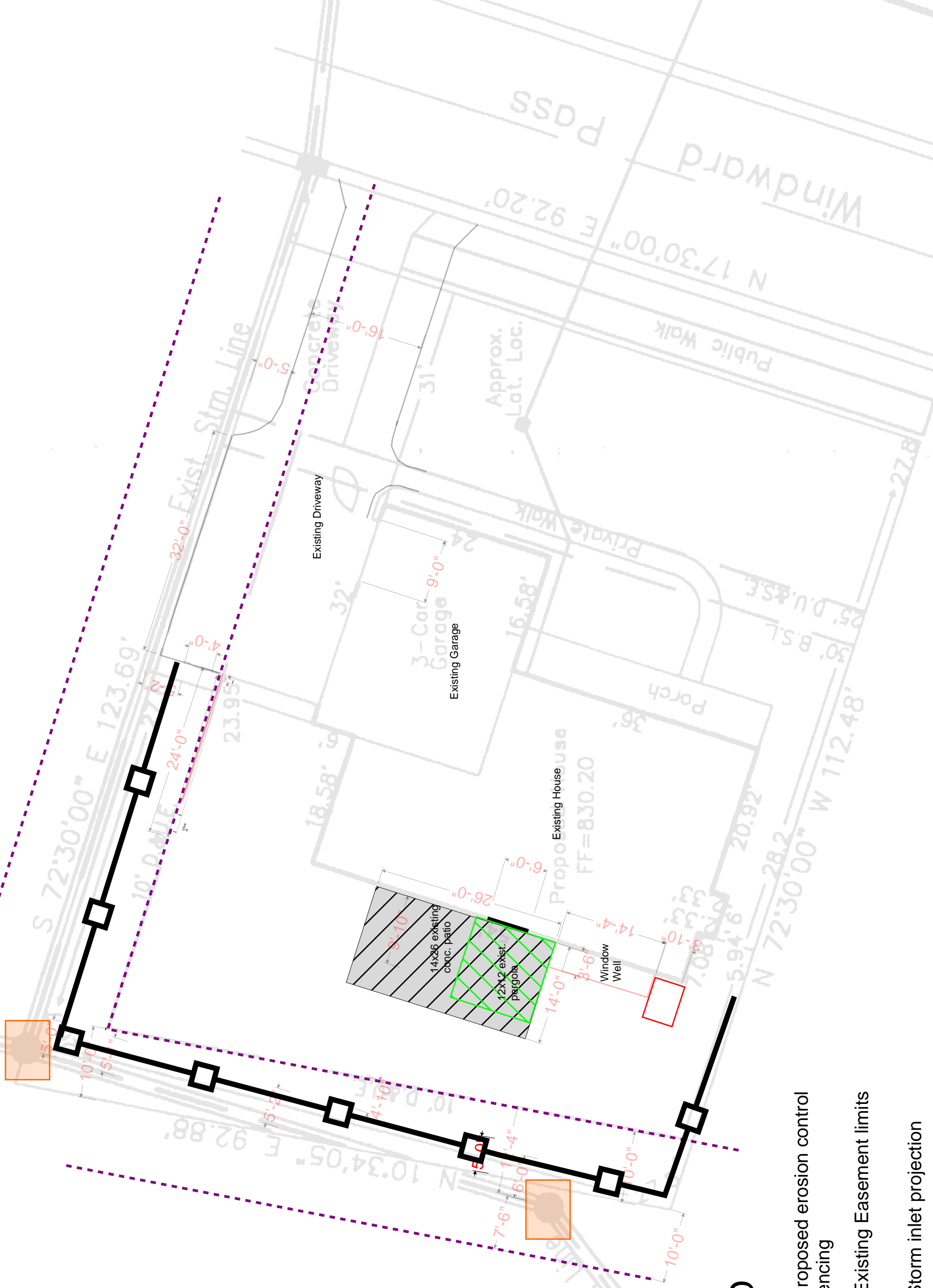
PROJECT
PROJECT NAME
 LOONEY POOL &
 GARAGE ADITION
PROJECT ADDRESS
 10234 WINDWARD PASS
 FISHERS, IN 46037

SHEET NAME




SWPPP PLAN

SHEET NUMBER

C100



LEGEND

-  Proposed erosion control fencing
-  Existing Easement limits
-  Storm inlet projection

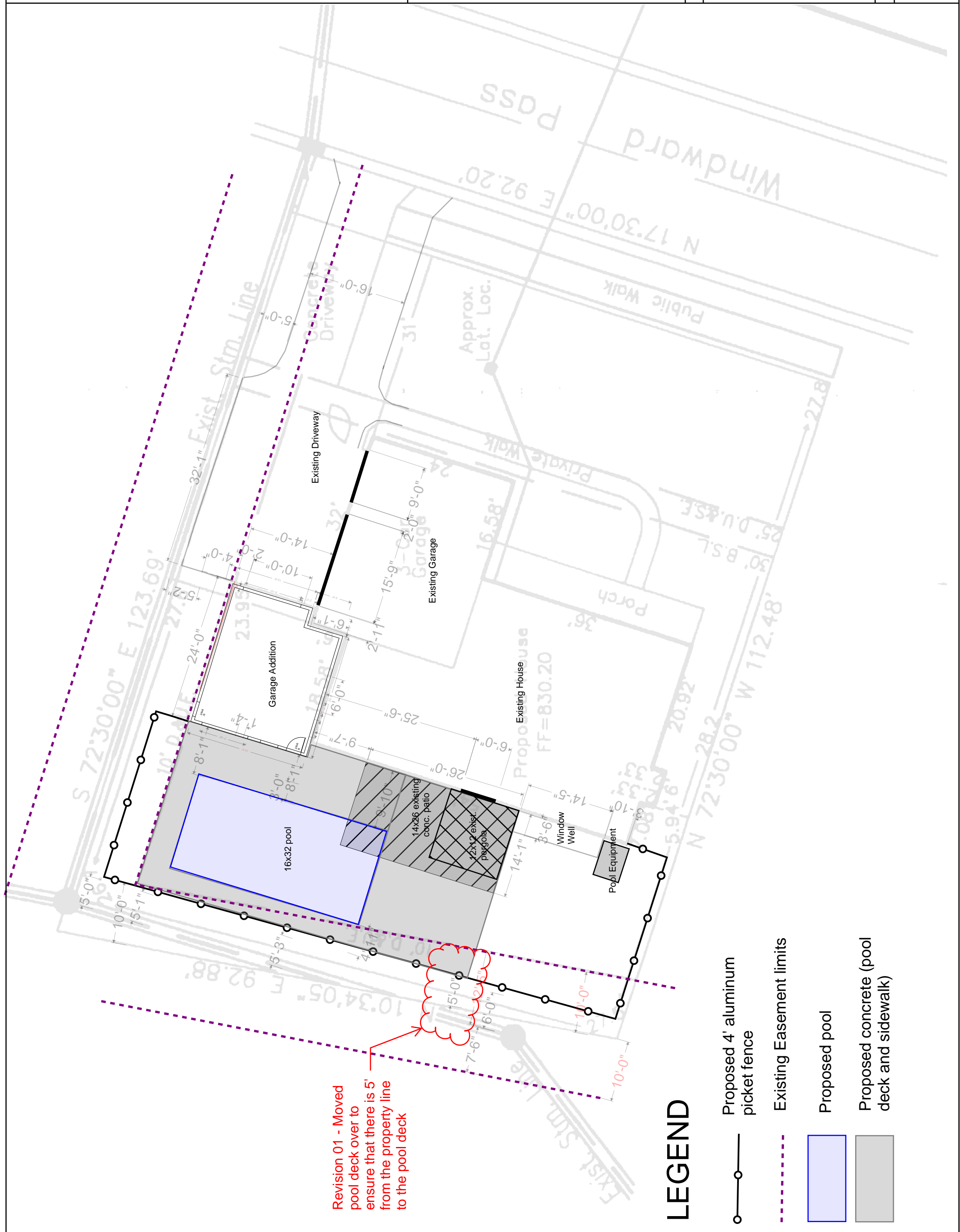
PROJECT
LOONEY POOL & GARAGE ADITION
 PROJECT ADDRESS
 10234 WINDWARD PASS
 FISHERS, IN 46037

SHEET NAME

SITE PLAN

SHEET NUMBER

C200



Revision 01 - Moved pool deck over to ensure that there is 5' from the property line to the pool deck

LEGEND

- Proposed 4' aluminum picket fence
- Existing Easement limits
- Proposed pool
- Proposed concrete (pool deck and sidewalk)

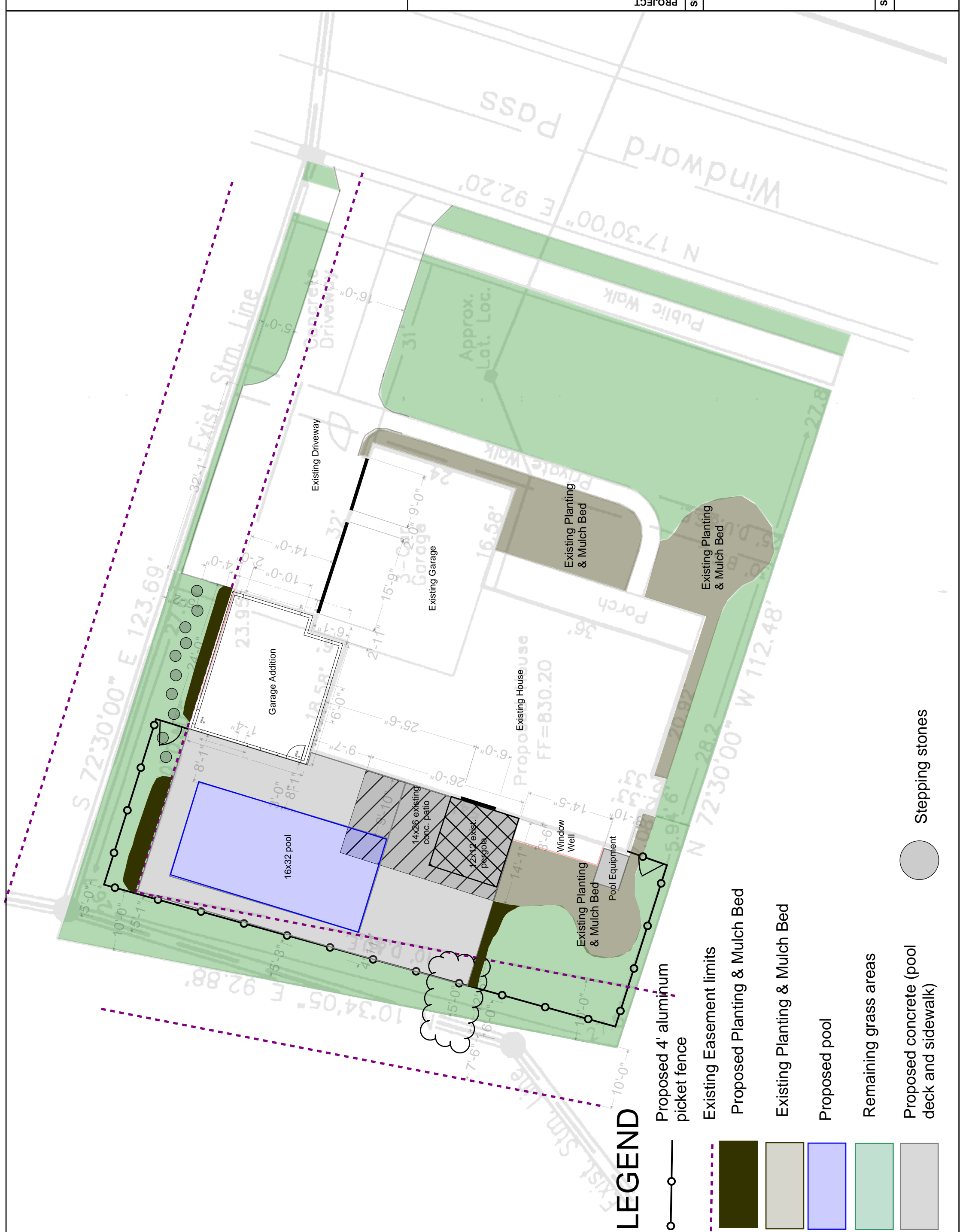
PROJECT
LOONEY POOL & GARAGE ADDITION
 PROJECT ADDRESS
 10234 WINDWARD PASS
 FISHERS, IN 46037

SHEET NAME

LANDSCAPING PLAN

SHEET NUMBER

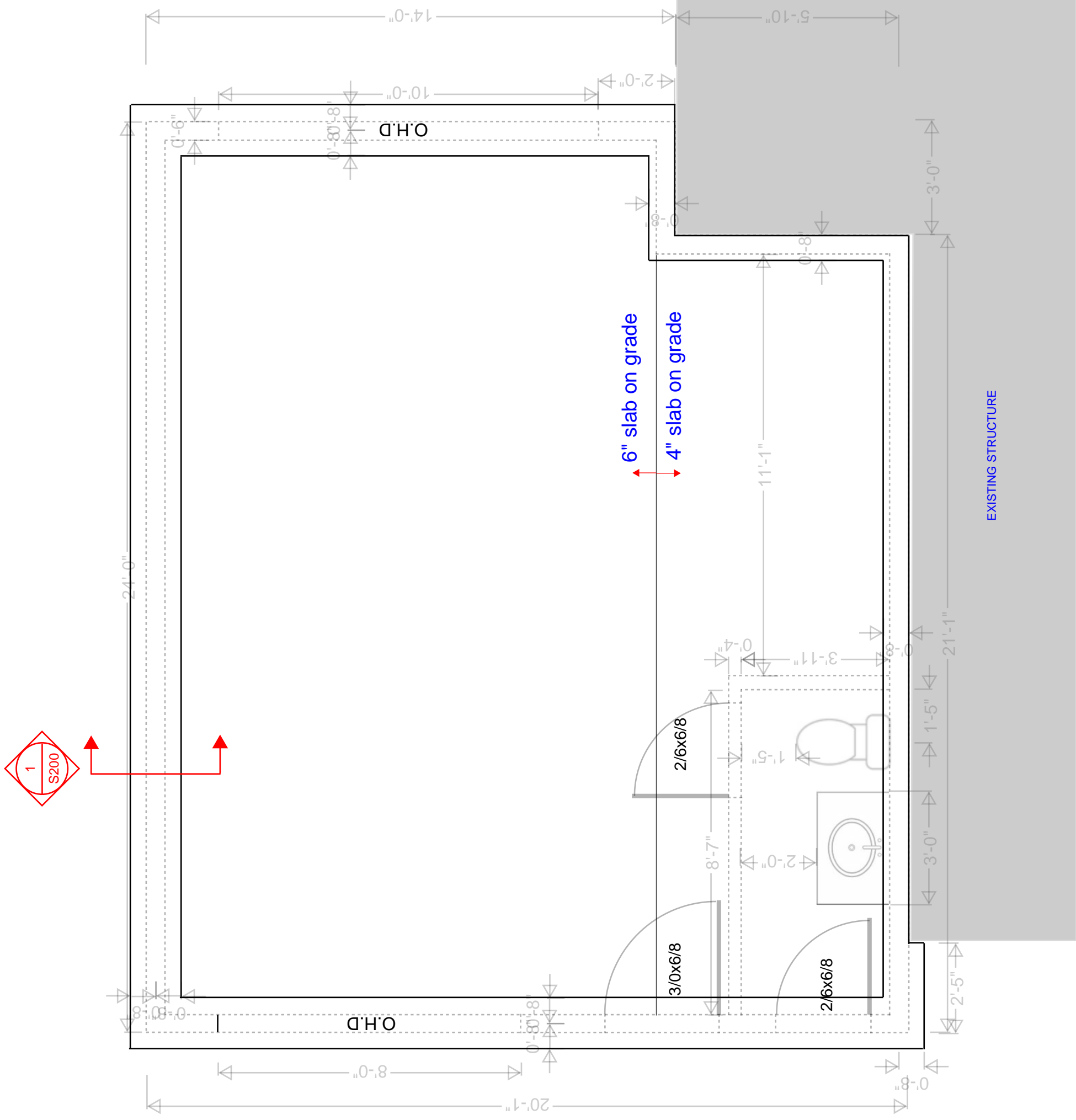
L100



LEGEND

-  Proposed 4' aluminum picket fence
-  Existing Easement limits
-  Proposed Planting & Mulch Bed
-  Existing Planting & Mulch Bed
-  Proposed pool
-  Remaining grass areas
-  Proposed concrete (pool deck and sidewalk)
-  Stepping stones

FOUNDATION
PLAN



10234 WINDWARD PASS
FISHERS, IN 46037

PROJECT ADDRESS

LOONEY POOL &
GARAGE ADITION

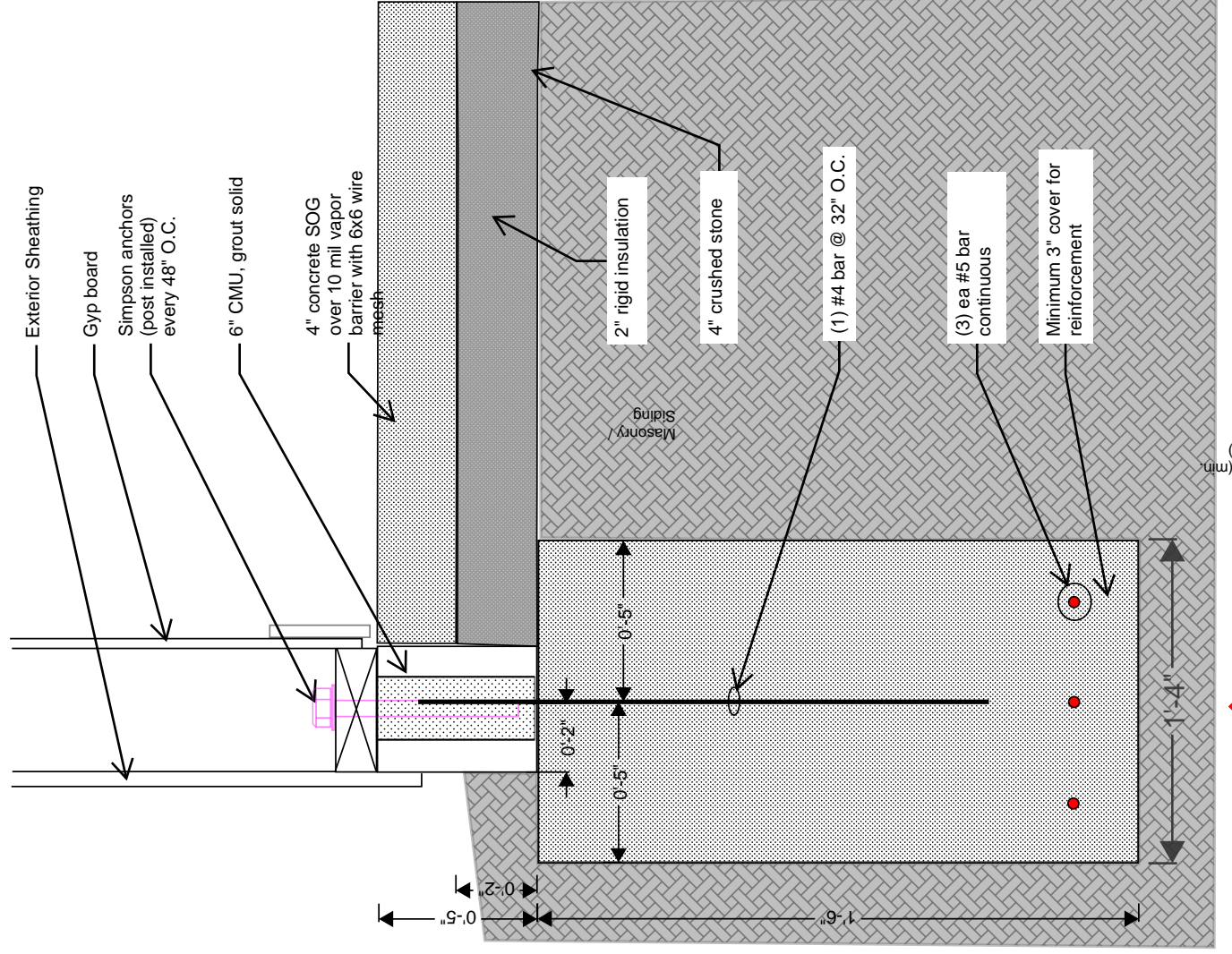
PROJECT

SHEET NAME

FOUNDATION
DETAIL

SHEET NUMBER

S200

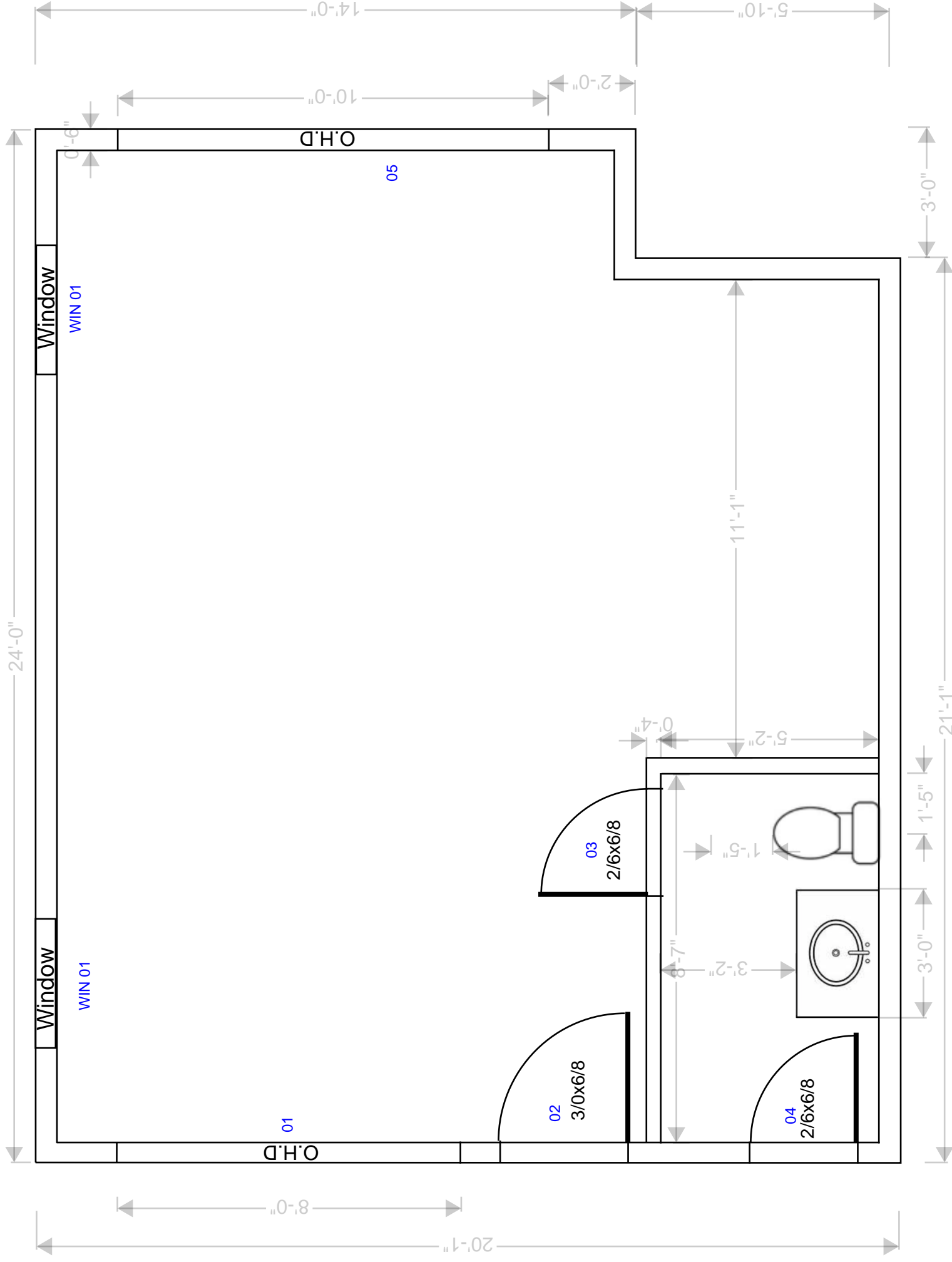


PROJECT
LOONEY POOL &
GARAGE ADITION

PROJECT ADDRESS
10234 WINDWARD PASS
FISHERS, IN 46037

SHEET NAME
FIRST FLOOR
PLAN

SHEET NUMBER
A100



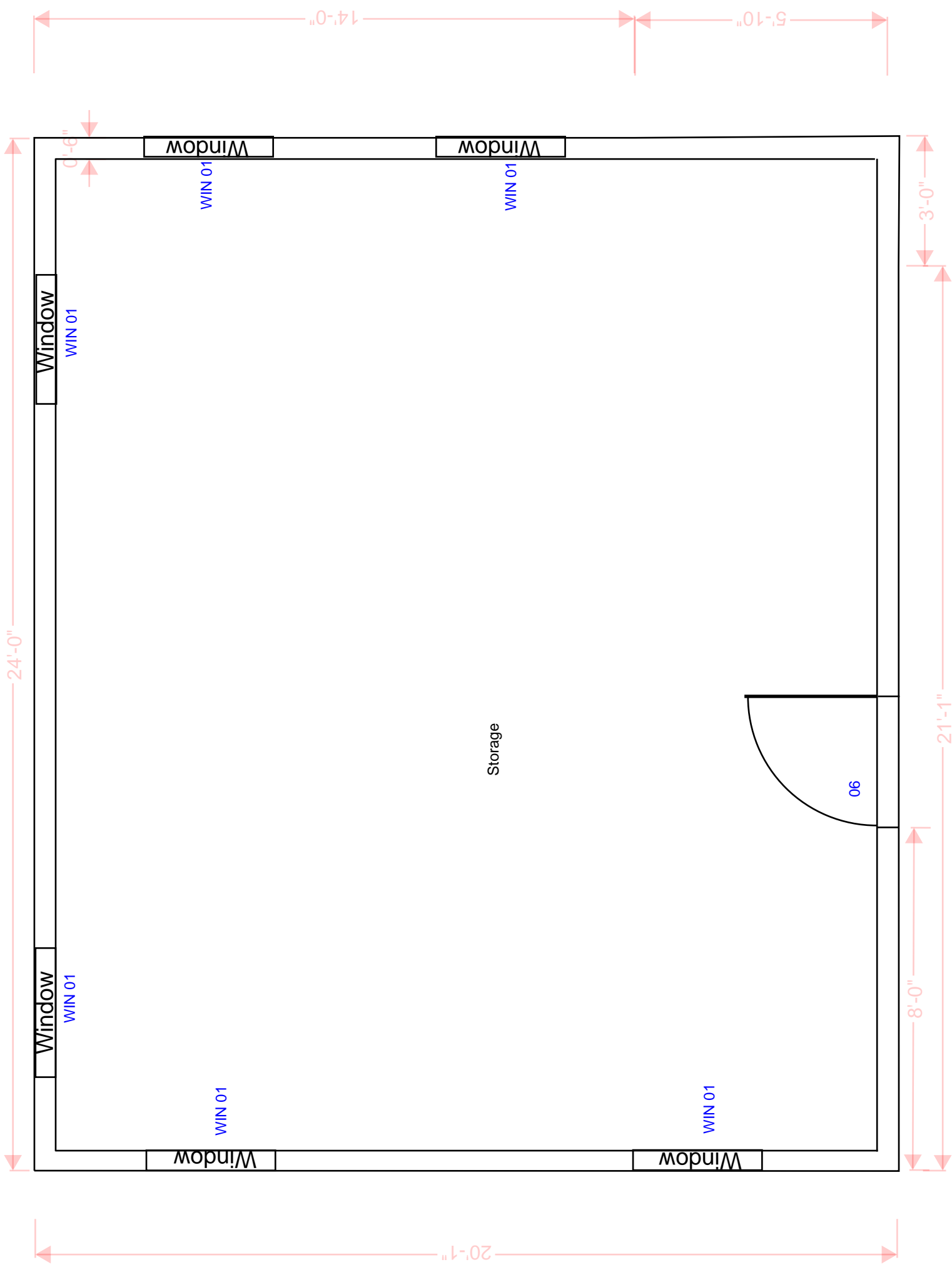
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| PROJECT | LOONEY POOL & GARAGE ADITION |
| PROJECT ADDRESS | 10234 WINDWARD PASS FISHERS, IN 46037 |

SHEET NAME

SECOND FLOOR PLAN

SHEET NUMBER

A200



SECOND FLOOR

10234 WINDWARD PASS
FISHERS, IN 46037

PROJECT ADDRESS

LOONEY POOL &
GARAGE ADITION

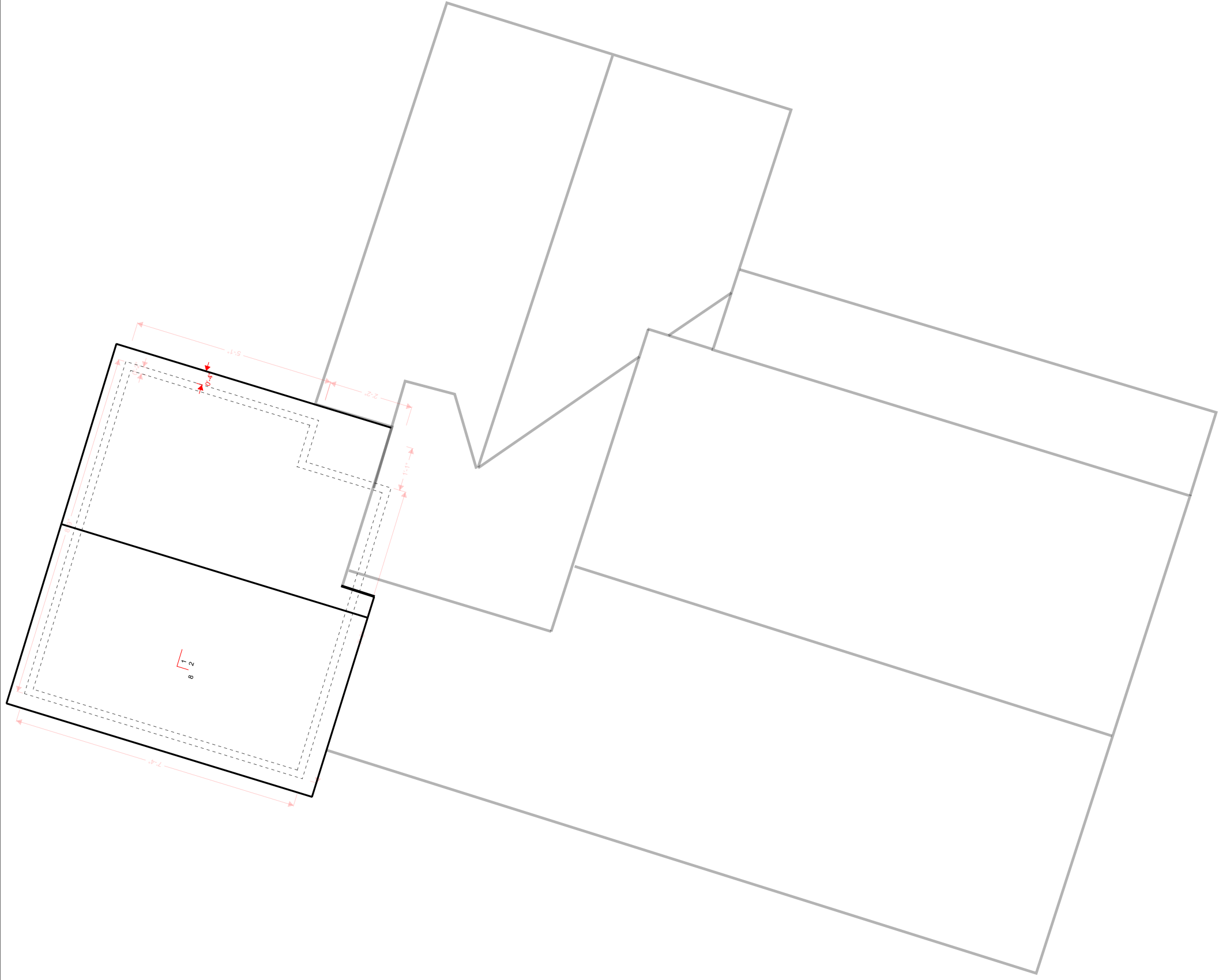
PROJECT

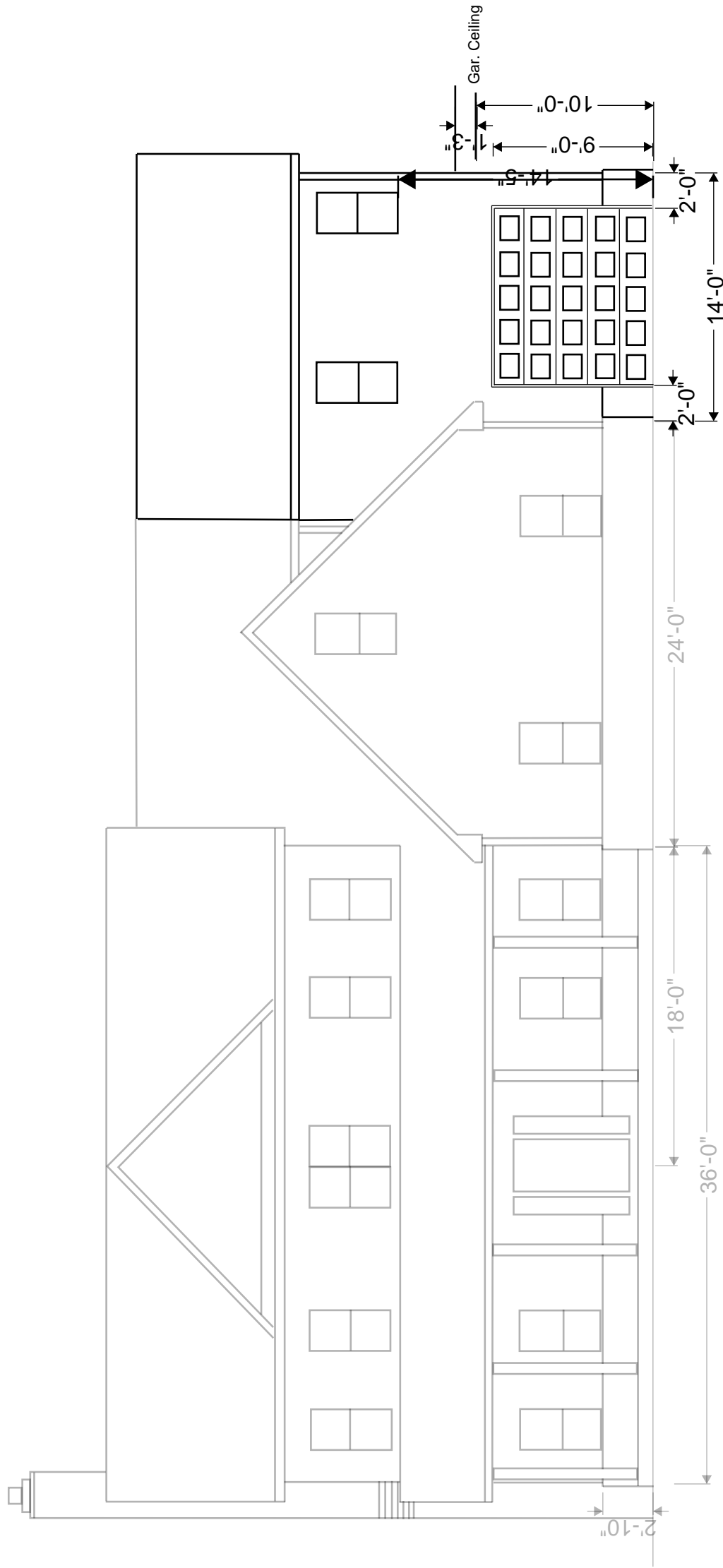
SHEET NAME

ROOF PLAN

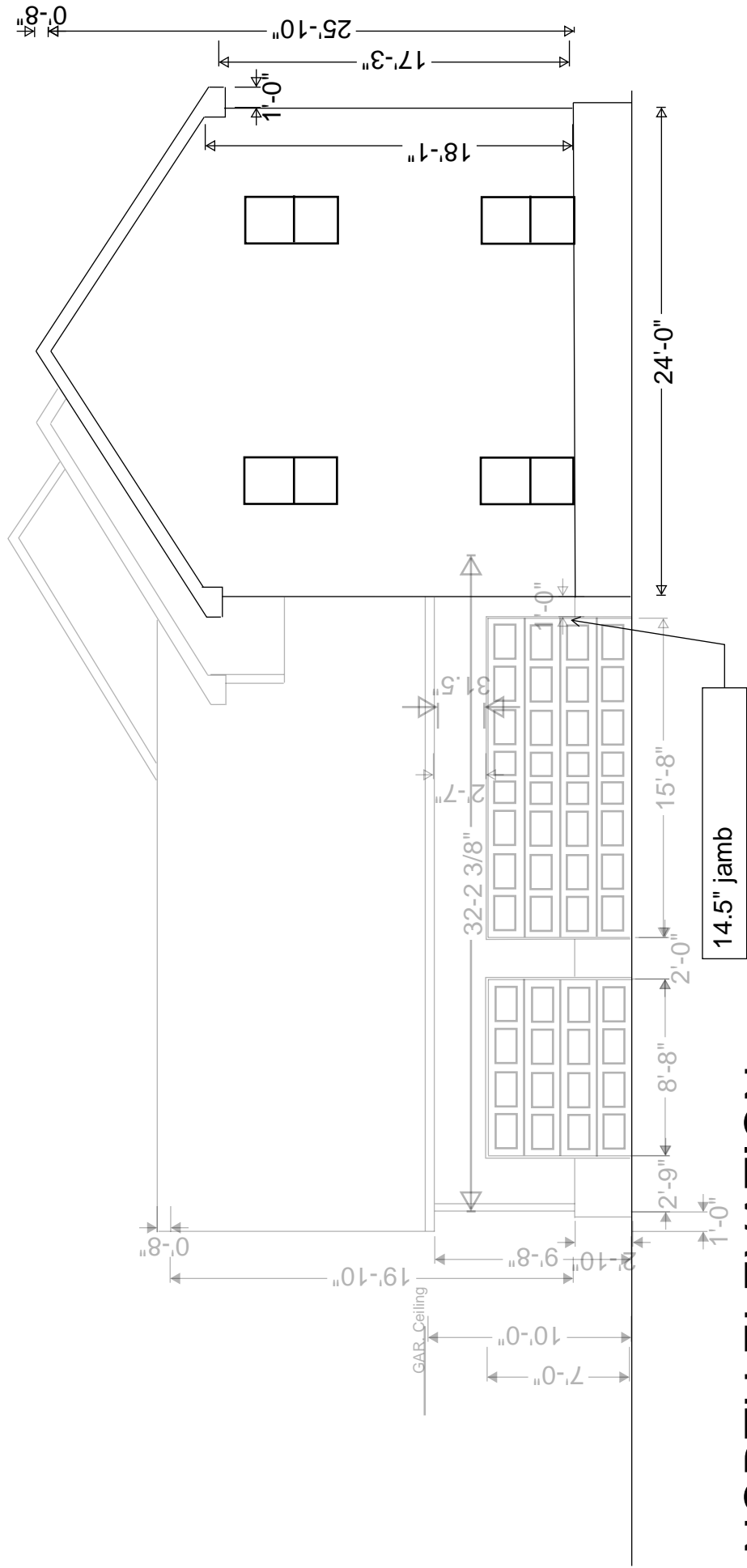
SHEET NUMBER

A300





EAST ELEVATION



NORTH ELEVATION

10234 WINDWARD PASS
FISHERS, IN 46037

PROJECT ADDRESS

LOONEY POOL &
GARAGE ADITION

PROJECT

SHEET NAME

WALL SECTIONS

SHEET NUMBER

A400

10234 WINDWARD PASS
FISHERS, IN 46037

PROJECT ADDRESS

LOONEY POOL &
GARAGE ADITION

PROJECT

SHEET NAME

DOOR AND
WINDOW
SCHEDULE

SHEET NUMBER

A600

90% Plan Set

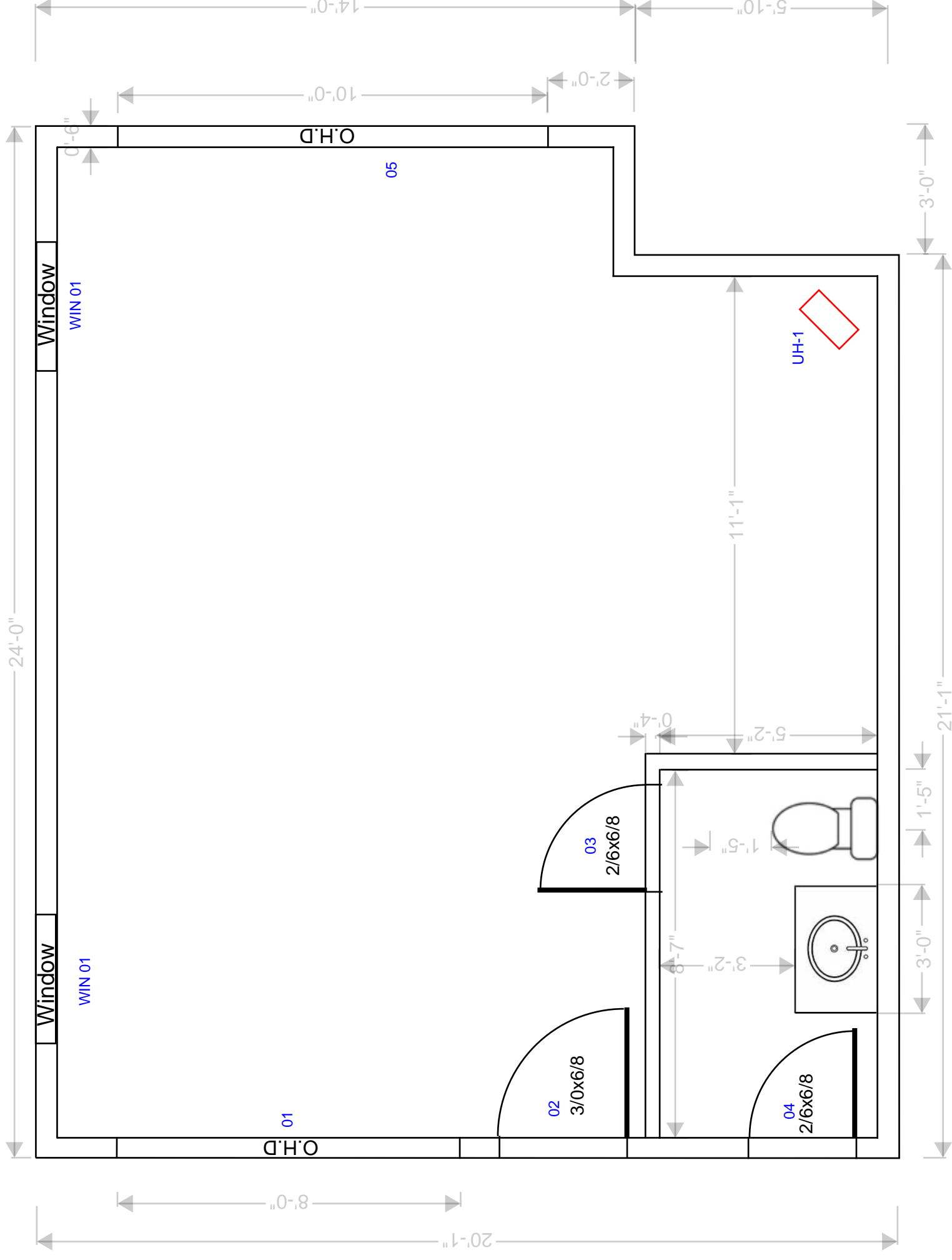
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|-----------------|---------------------------------------|
| PROJECT | LOONEY POOL & GARAGE ADITION |
| PROJECT ADDRESS | 10234 WINDWARD PASS FISHERS, IN 46037 |

SHEET NAME

FIRST FLOOR MECHANICAL

SHEET NUMBER

M100



UH-1 Electric Unit Heater Uline 5000 W - H-6517

10234 WINDWARD PASS
FISHERS, IN 46037

PROJECT ADDRESS

LOONEY POOL &
GARAGE ADITION

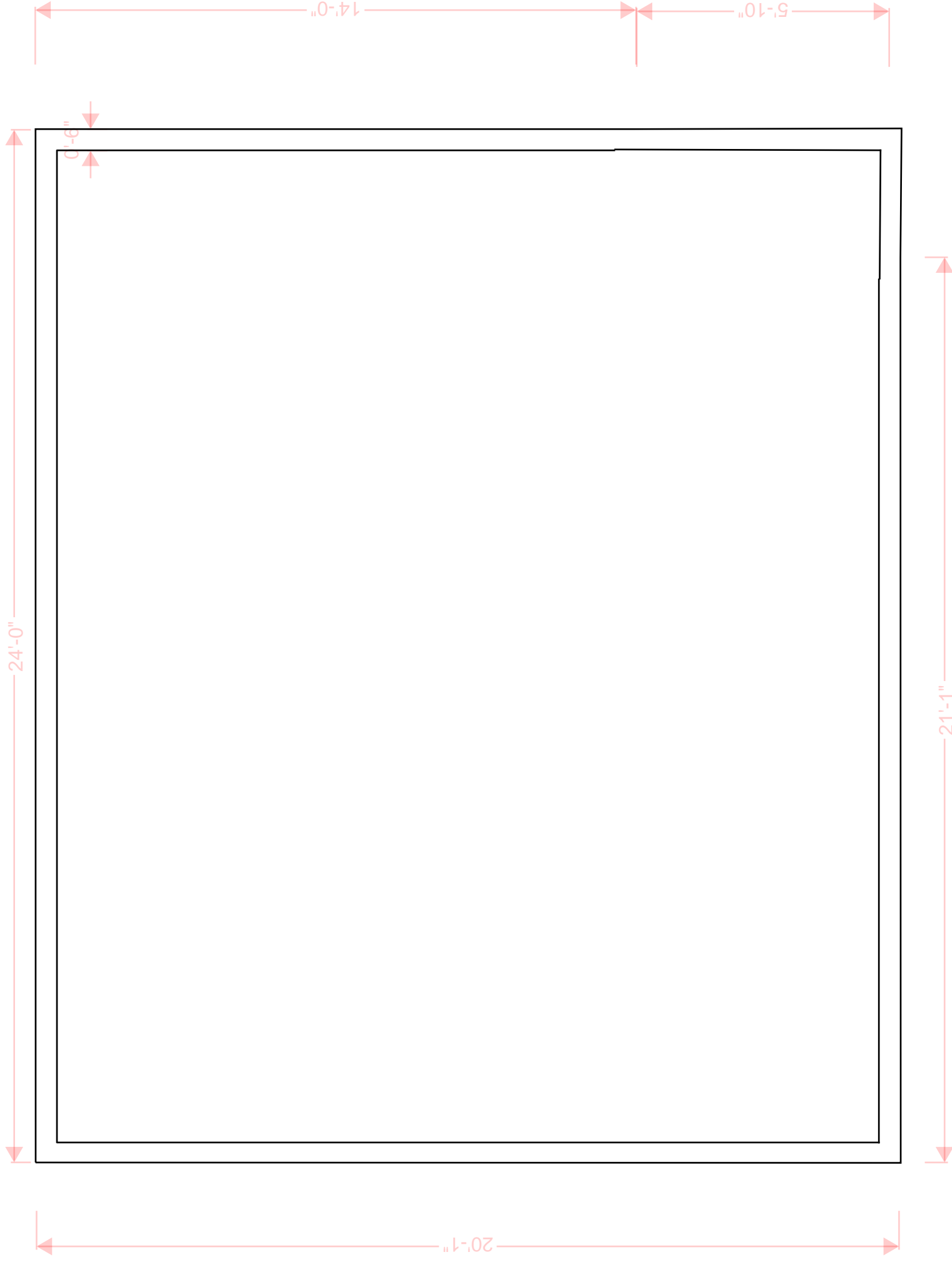
PROJECT

SHEET NAME

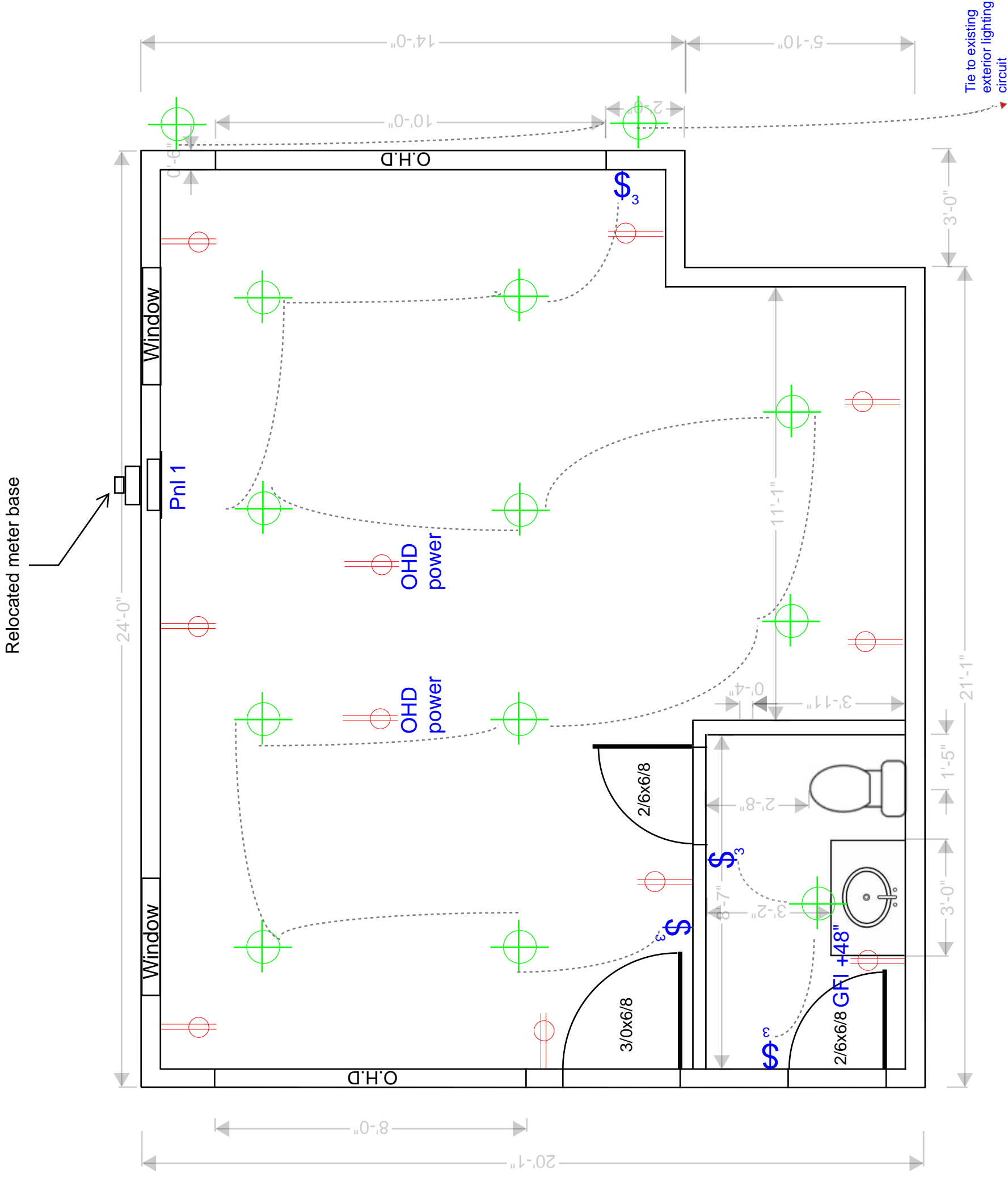
**SECOND FLOOR
MECHANICAL**

SHEET NUMBER

M200



SECOND FLOOR



10234 WINDWARD PASS
FISHERS, IN 46037

PROJECT ADDRESS

LOONEY POOL &
GARAGE ADITION

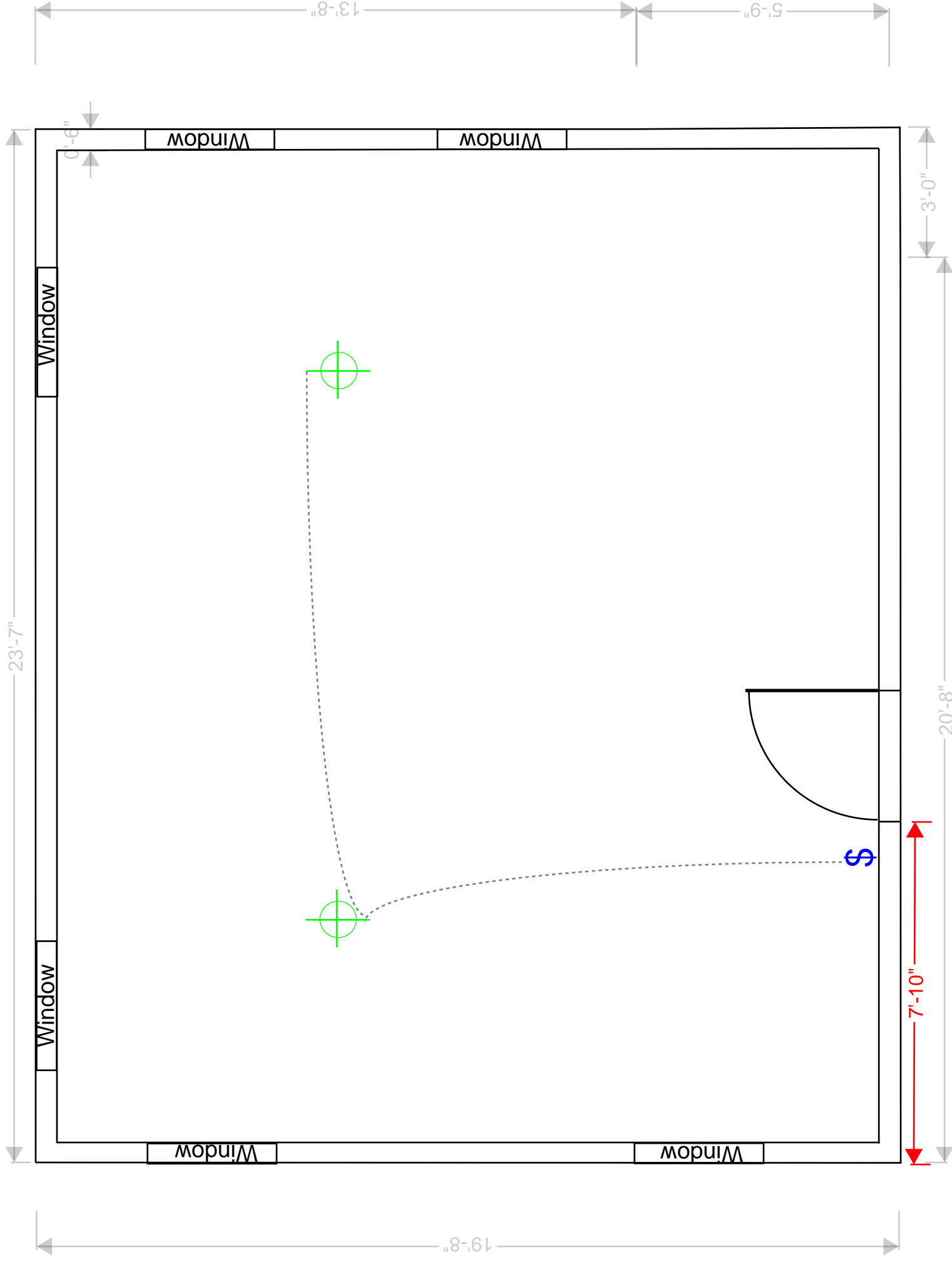
PROJECT

SHEET NAME

SECOND FLOOR
ELECTRICAL

SHEET NUMBER

E200



SECOND FLOOR

- FD-1** Floor Drain Zurn EZ PVC EZ-PV3-R6
- WH-1** Wall Hydrant Prier Products C-144D10
- WC-1** Water Closet Kohler 78305-0

10234 WINDWARD PASS
FISHERS, IN 46037

LOONEY POOL &
GARAGE ADITION

PROJECT

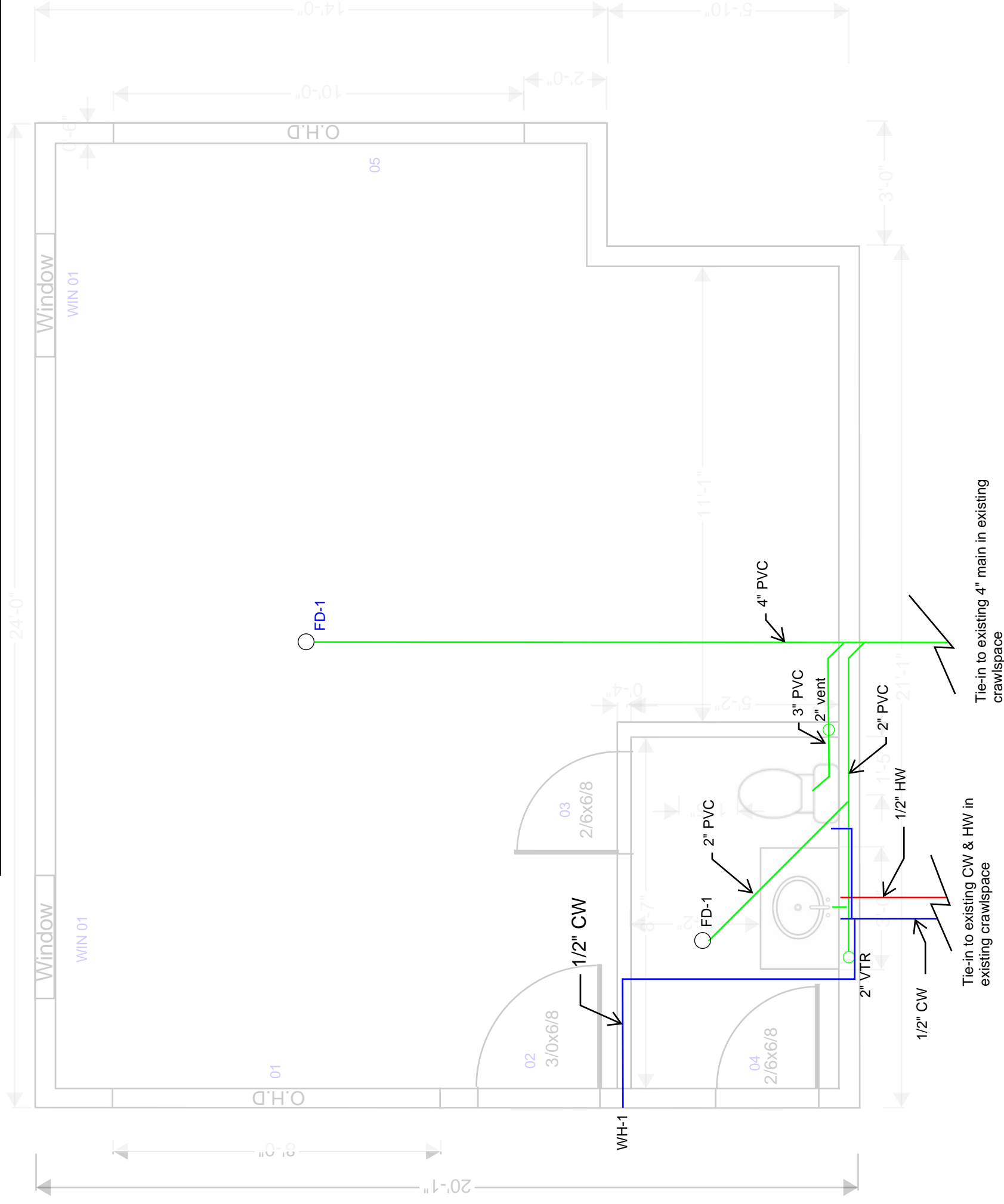
PROJECT ADDRESS

SHEET NAME

**FIRST FLOOR
PLUMBING**

SHEET NUMBER

P100



10234 WINDWARD PASS
FISHERS, IN 46037

PROJECT ADDRESS

LOONEY POOL &
GARAGE ADITION

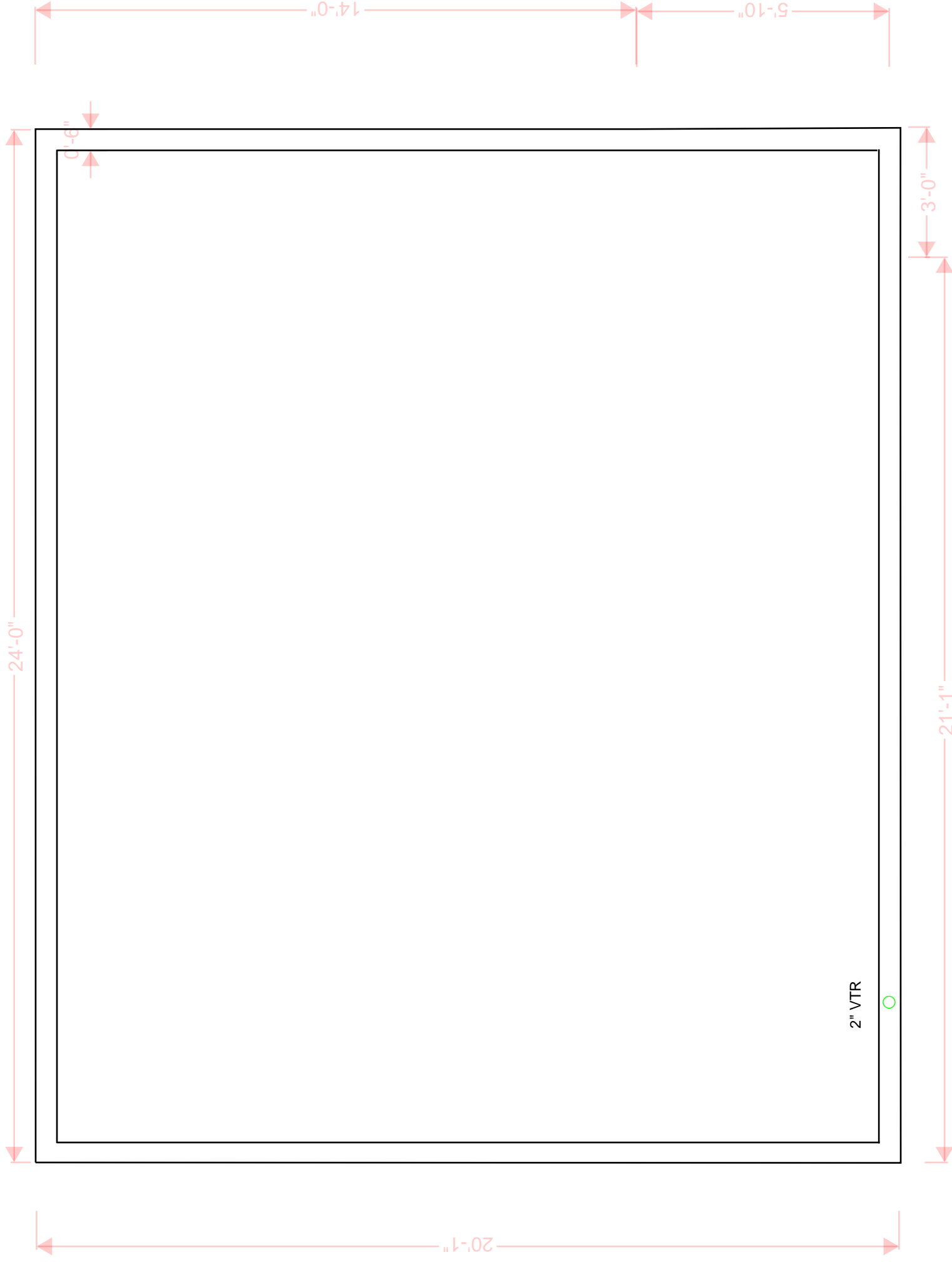
PROJECT

SHEET NAME

SECOND FLOOR
PLUMBING

SHEET NUMBER

P200



SECOND FLOOR



Board of Zoning Appeals Staff Report

Meeting Date: November 19, 2025

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

CASE NUMBER:
VA-25-19

PETITIONER:
Scot Barnes (scotwbarnes@gmail.com)

PROPERTY ADDRESS/LOCATION:
10714 & 10712 Cyntheanne Rd

REQUEST: Consideration of a Development Standards Variance from Section 6.2.2 of the City's Unified Development Ordinance to allow a secondary dwelling unit in an accessory structure on a residential property.

| | | |
|--|---|--|
| APPLICABLE REGULATIONS: City's Unified Development Ordinance (UDO) | EXISTING ZONING: R2 – Single-Family Residential | FISHERS 2040: Estate Residential |
|--|---|--|

LOT SIZE: 3.56 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve, with Condition
 Continue
 Deny
 No Recommendation

Meeting Date: November 19, 2025

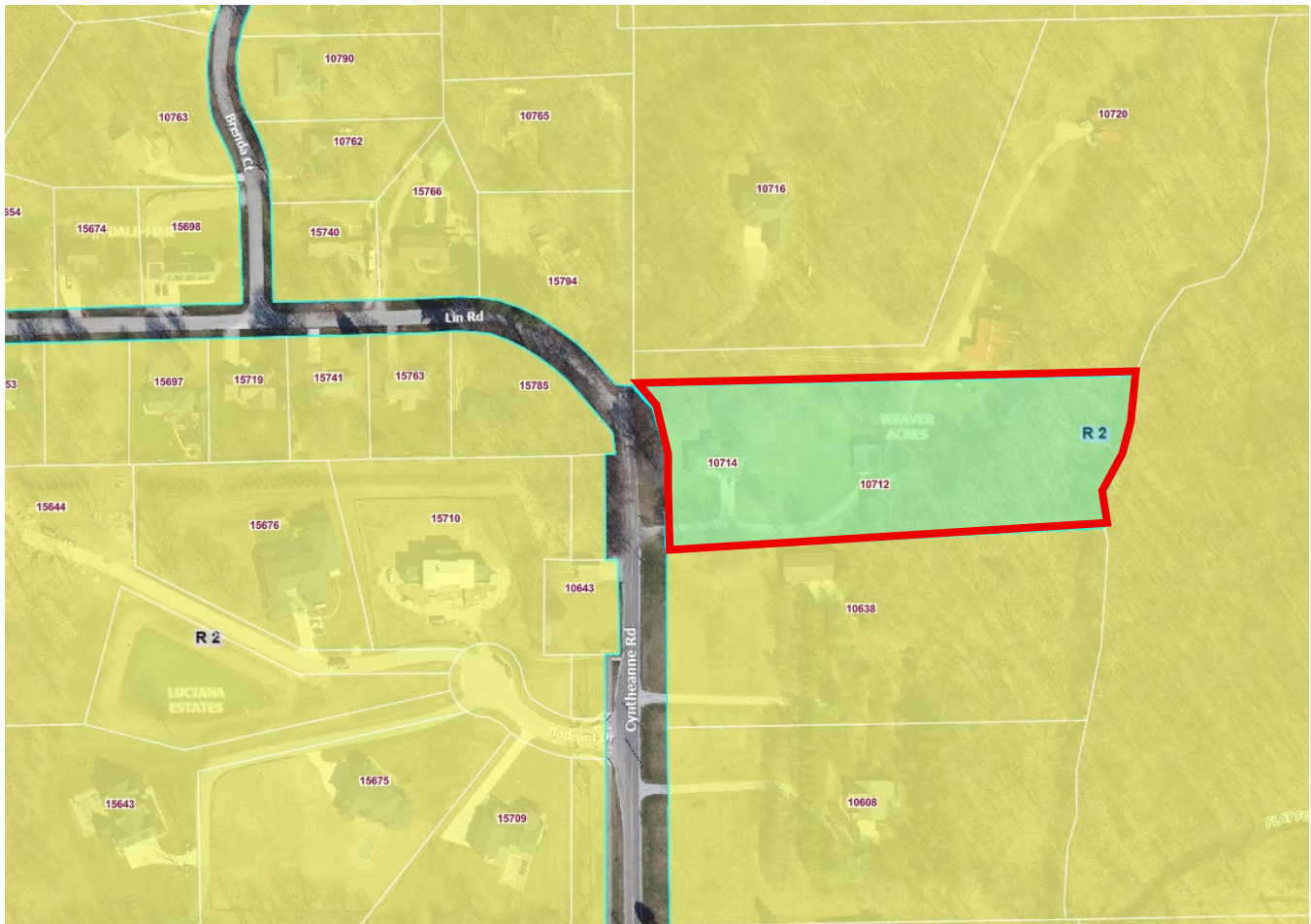
Case Number: VA-25-19

ZONING HISTORY:

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

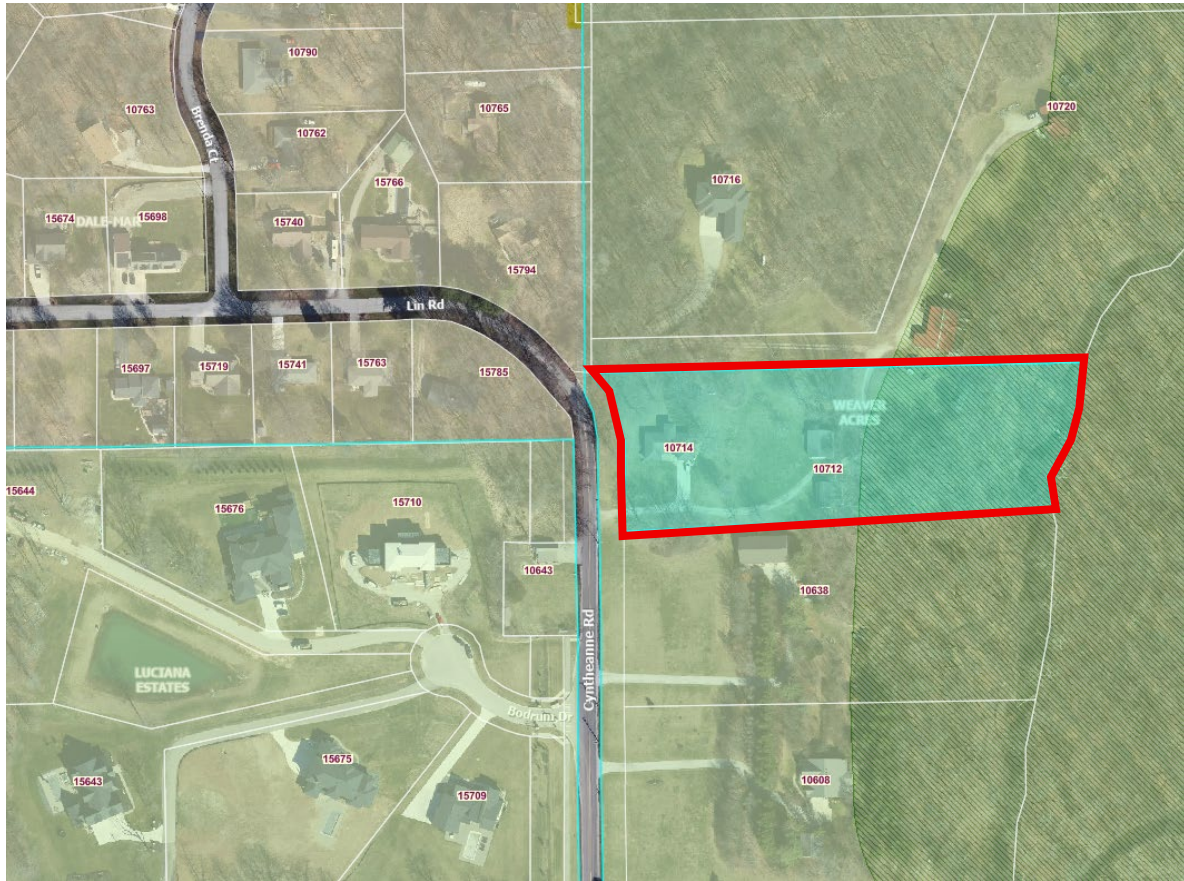
SURROUNDING LAND USE & ZONING:

North: R2 – single-family residential
East: R2 – single-family residential
South: R2 – single-family residential
West: R2 – single-family residential



FISHERS 2040 COMPREHENSIVE PLAN

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



Estate Residential

PURPOSE

Establish and preserve land that is used for single-family homes on large lots, less than one unit per acre. Uses may include residential single-family development that is integrated with compatible agricultural or ecological uses.

LAND USES

- Single-family detached residential
- Agricultural uses

DENSITY/INTENSITY

- Residential development less than one dwelling unit per acre.

DEVELOPMENT FEATURES

- More pervious surface than in higher density residential areas.
- Protects environmentally sensitive areas.
- Accessory structures are permitted.
- Agricultural uses are permitted.

EXAMPLES: Geist area



This aerial image of 113th Street at Geist is an example of estate residential lots, typically much larger than one acre in size.



The photo above is an example of an estate residential home in Fishers, which typically have large front yards and considerable natural areas.

Meeting Date: November 19, 2025

Case Number: VA-25-19

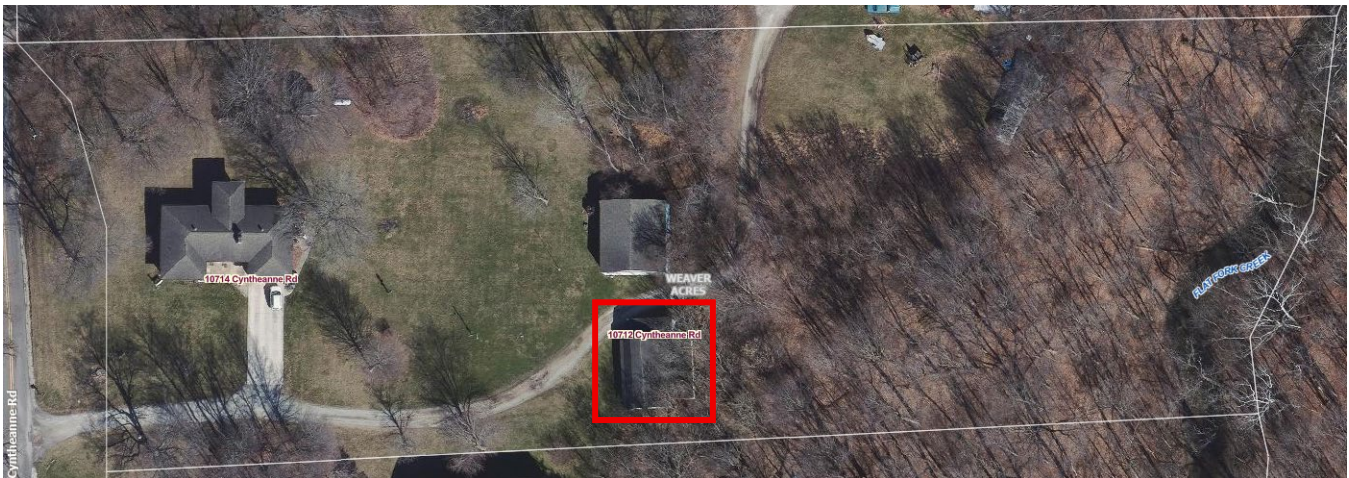
SUMMARY OF PUBLIC COMMENTS:

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

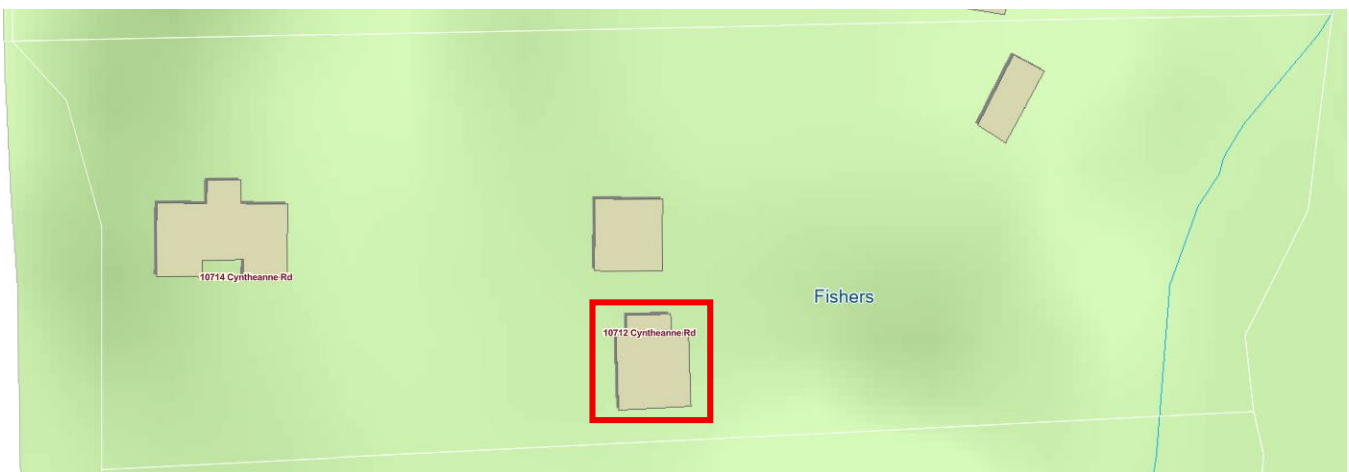
PETITION OVERVIEW:

The petitioner is requesting a Development Standards Variance from Section 6.2.2 of the City's Unified Development Ordinance to allow a secondary dwelling unit in an accessory structure on a residential property.

There is an existing accessory structure on this property, outlined below, that the petitioner is proposing converting to an accessory dwelling unit or an "in-laws quarters". The proposed accessory dwelling unit has been assigned its own address, per a request by the Fishers Fire Department.



10714 & 10712 Cyntheanne Rd. The existing structure proposed to be converted to an accessory dwelling unit is outlined in red.



10714 & 10712 Cyntheanne Rd. The existing structure proposed to be converted to an accessory dwelling unit is outlined in red.

Meeting Date: November 19, 2025

Case Number: VA-25-19

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.
2. The accessory dwelling unit shall not be rented out for any reason.
3. The accessory dwelling unit shall be used only by the property owner(s) or guest(s) of the property owner(s).

STAFF RECOMMENDATION

Approve, with Conditions

Continue

Deny

No Recommendation

Full Statement

Variance Request*

I am requesting a secondary dwelling on a single lot. Looking for permission to renovate an existing structure into an In-Laws quarters.

RD



10714 Cyntheanne Rd



10712 Cyntheanne Rd

Fishers



10714 Cyntheanne Rd

WEAVER

10712 Cyntheanne Rd

FLAT FORK CREEK