

APPROVED

CITY OF FISHERS  
BOARD OF ZONING APPEALS  
MINUTES  
Fishers Municipal Center Theater  
November 19, 2025

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

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson, Jeffrey Silvey, Greg Lannan. Others in attendance: Rodney Retzner, Ross Hilleary, Grace Wiley, Lucas Smith, Scot Barnes, Sue Follmar, Cale and Kaitlin Barnes, Greg Looney.

**Mr. Ferrucci made a Motion to approve the Minutes from the 9-24-25 meeting, seconded by all. The Motion was approved, 5-0.**

**PUBLIC HEARINGS:**

**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](mailto:greg@inherentco.com))

**Planner:** Grace Wiley ([wileyg@fishersin.gov](mailto:wileyg@fishersin.gov))

This is a personal residence. Petitioner is asking for a garage addition and swimming pool. This is zoned R3. Images and elevations were presented. Staff recommends approval with the approval letter to be recorded.

**Mr. Ferrucci opened and closed the Public Hearing.**

**Mr. Ferrucci asked for a Motion. Mr. Grinslade made a motion to approve, seconded by Mr. Stevenson. The Motion was approved, 5-0.**

**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](mailto:scotwbarnes@gmail.com))

**Planner:** Grace Wiley ([wileyg@fishersin.gov](mailto:wileyg@fishersin.gov))

Petitioner requesting an additional dwelling unit. The address has already been separated. Staff noted that this is zoned Estate Residential and aligns with the comp plan. Staff recommends approval with the letter recorded, no rentals allowed.

**Mr. Ferrucci opened and closed the Public Hearing.**

**Mr. Ferrucci asked for a Motion. Mr. Grinslade made a motion to approve, seconded by Mr. Silvey. The Motion was approved, 5-0.**

**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](mailto:daniel@permapools.com))

**Planner:** Grace Wiley ([wileyg@fishersin.gov](mailto:wileyg@fishersin.gov))

**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](mailto:dulcerubi@msn.com))

**Planner:** Grace Wiley ([wileyg@fishersin.gov](mailto:wileyg@fishersin.gov))

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

Respectfully Submitted by:



Kay Prange, Recording Secretary