

CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
December 17, 2025

The Board of Zoning Appeals convened at 6:05 p.m.

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson and Jeffrey Silvey. Greg Lannan was not present. Others in attendance: Rodney Retzner, Ross Hilleary, Lucas Smith, Kelly Lewark, Paul Walters, Claudio Bertolini, Mike Rogers, Dick Reidenbach and Ross Atteberry.

Mr. Ferrucci made a Motion to approve the Minutes from the November 19, 2025 meeting, seconded by all. The Motion was approved, 4-0.

PUBLIC HEARINGS:

Reidenbach Rear Setback

Parcel: 13-12-29-00-23-076.000

Address: 13378 Merryvale St

Case: VA-25-21

Request: Consideration of a Development Standards Variance from the Britton Falls PUD (Ord. #041413) Area 2 setback standards to allow for a rear setback of 5 feet for the installation of an attached pergola.

Petitioner: Claudio Bertolini

Planner: Lucas Smith

Mr. Bertolini, on behalf the Reidenbachs presented their request. The Reidenbachs are long-time Fishers residents who enjoy utilizing their outdoor space and wish to install a motorized louvered pergola. The overall height of the structure will be approximately 10 ft 8 in. Images and elevations were presented. Mr. Smith presented the staff report. The site is in Area 2 of the Britton Falls PUD which requires a minimum rear setback of 15 feet. The petitioner is requesting a reduction to 5 feet. A drainage easement permit has been obtained from the Department of Public Works, as the proposed pergola does extend into the rear drainage easement. Staff presented no recommendation. If the board wishes to grant approval, staff requests the approval letter be recorded with the County.

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, 4-0.

Verizon Telecommunications Tower - Land Use – *CONTINUED TO JANUARY 2026*

Parcel: 14-14-03-00-00-025.000

Address: 11148 Eller Rd

Case: VA-25-23

Request: Consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow a telecommunications tower in an R2 zoning district.

Petitioner: Dave Coots

Planner: Lucas Smith

Verizon Telecommunications Tower – Development Standards – *CONTINUED TO JANUARY 2026*

Parcel: 14-14-03-00-00-025.000

Address: 11148 Eller Rd

Case: VA-25-24

Request: Consideration of two (2) Development Standards Variances from Section 5.3.3.C.1.a of the City's Unified Development Ordinance (UDO) to allow a telecommunications tower to be setback 63 feet from the west property line, which is less than the required 80% the height of the tower; and from Section 5.3.3.C.1.b of the City's UDO to allow a telecommunications tower to be setback 350 feet from the south property line, which is closer than the required 500 feet setback from a residence.

Petitioner: Dave Coots

Planner: Lucas Smith

As there was no other business, the meeting was adjourned at 6:19 p.m.

Respectfully Submitted by:

Kay Prange

Kay Prange, Recording Secretary