



## **CITY OF FISHERS AGENDA**

**BOARD/COMMISSION: Board of Zoning Appeals – Fishers**

**DATE: 2/25/2026 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](http://FishersIN.gov/BZA).

- 1. Call to order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Election of Officers, Appointments and Designations**
  - a. Election of President
  - b. Election of Vice President
  - c. Appointment of Secretaries (Lucas Smith, Grace Wiley and Ross Hilleary)
  - d. Appointment of Recording Secretaries (Kay Prange and Kelly Lewark)
  - e. Designation of Board Legal Counsel (Krieg DeVault)
  - f. Designation of Board Legal Publications (Noblesville Times, Hamilton County Reporter and The Current)
- 4. Approval of Previous Minutes**
  - a. 1-28-26

**5. Public Hearings**

a. **Hiday Impervious Surface**

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

**Address:** 10747 Geist Cove Way

**Case:** VA-25-30

**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 55% for the installation of approximately 1200 square feet of pavers around a pool.

**Petitioner:** Stefan Luebke, on behalf of Steve & Jennifer Hiday

**Planner:** Grace Wiley

**6. Old Business**

**7. New Business**

**8. Staff Communication**

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

**10. Adjournment**

**CITY OF FISHERS 28, 2026**  
**BOARD OF ZONING APPEALS**  
**MINUTES**  
**January 28, 2026**

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

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson and Jeffrey Silvey, .Greg Lannan. Others in attendance: Rodney Retzner, Lucas Smith, Grace Wiley, Paul Walters, Kay Prange, with the audience and presenters on the attached spreadsheet.



BZA Attendees  
1-28-26.pdf

**Mr. Ferrucci made a Motion to approve the Minutes from the December 12, 2025 meeting, seconded by all. The Motion was approved, 5-0.**

**PUBLIC HEARINGS:**

**Appeal of an Administrative Determination of the Delaware Park PUD and UDO - REQUEST WITHDRAWN** **Case:** APL-25-2 **Request:** Consideration of an Appeal of an Administrative Determination of the Delaware Park Planned Unit Development (“PUD”), Ord. No. 101121D and the Unified Development Ordinance (“UDO”) whereas Exhibit A and Section 4 of the PUD and Chapter 3 and Chapter 5 of the UDO was determined a “car condominium” was not a permitted use allowed by right within the Delaware Park PUD or the UDO. **Petitioner:** Faegre Drinker Biddle & Reath LLP on behalf of Torque Club LLC dba Torque Motor Suites **Planner:** Ross Hilleary

**Verizon Telecommunications Tower – Land Use - REQUEST WITHDRAWN** **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. *This request is being sought in conjunction with VA-25-24.* **Petitioner:** Dave Coots on behalf of APC Towers/Verizon **Planner:** Grace Wiley

**Verizon Telecommunications Tower – Development Standards - REQUEST WITHDRAWN** **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 nearest residence to the south, which is closer than the required 500 feet setback from a residence. *This request is being sought in conjunction with VA-25-23.* **Petitioner:** Dave Coots on behalf of APC Towers/Verizon **Planner:** Grace Wiley

**Starbucks Signage Parcel:** 19-11-34-00-21-004.001 **Address:** 12590 E 116th St **Case:** VA-25-25 **Request:** Consideration of a Development Standards Variance from Section 6.17.6.F.2 of the City's Unified Development Ordinance (UDO) to allow an individual ground sign along a perimeter street for a lot located within an integrated center development. **Petitioner:** Mistie Nigh on behalf of Starbucks **Planner:** Grace Wiley

Starbucks is asking for a monument sign in an integrated center where one does not exist.

A new Starbucks is being built in an out lot at 116<sup>th</sup> and Brooks School Rd. Grace Wiley presented the Staff Report with No Recommendation.

The Public Hearing was opened and closed.

Mr. Ferrucci asked for a Motion.

Mr. Grinslade made a Motion to approve, seconded by Mr. Ferrucci. The Motion was approved, 3-2.

**Crew Carwash Signage Parcel:** 15-14-02-00-01-004.000 **Address:** 11578 Allisonville Rd **Case:** VA-25-26 **Request:** Consideration of three (3) Development Standards Variance from Section 6.17.6.E of the City's Unified Development Ordinance (UDO) to allow a second ground sign on a non-residential lot with less than 250 feet of property frontage; from Section 6.17.5.I of the UDO to allow an electronic message board; and from Section 6.17.9.C.3 of the UDO to allow wall-mounted drive aisle signs to be 6 square feet in size, rather than 4 square feet. **Petitioner:** Molly Pedersen on behalf of Crew Carwash

Crew Carwash presented their requests for 3 Development Standards requests. There would be a second ground sign, an electronic message board which would function as a menu, and a 6-ft sign instead of 4 ft. The electric sign would function as a menu board only, with no view to Allisonville Road. Grace Wiley presented the Staff Report and Staff recommends denial.

Mr. Ferrucci opened the Public hearing and closed it since there was no one present to speak. In Committee discussion, Mr. Ferrucci confirmed that the UDO allows digital signs. Tom Grinslade asked that underlying reasons for denial would include lighting, the UDO, and sign fatigue at that busy location. The second ground sign would not be oriented to Allisonville RD. It would be facing west.

1. Approval of ground sign - Tom Grinslade made the Motion to approve, 2<sup>nd</sup> by Jeffrey Silvey. All members voted yes.

2. Approval of electronic message board- Howard Stevenson made the Motion to approve, 2<sup>nd</sup> by Greg Lannan. All members voted yes conditional on signs to be oriented to Allisonville Rd with copy facing west and to comply to lighting standards for electronic signs

3. Approval of 6 ft. sign when the UDO specifies 4ft. Jeffrey Silvey made a Motion to approve, seconded by Tom Grinslade.

Each component of VA-25-26 was approved, 5-0.

**Christ the Savior Columbarium – Land Use Parcel: 19-11-29-00-00-022.000**

**Address:** 10500 E 126th St **Case:** VA-25-27

**Request:** Consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow a cemetery use in an R3 zoning district for the placement of a columbarium. *This request is being sought in conjunction with VA-25-28.*

**Petitioner:** Kevin Buchheit on behalf of Christ the Savior Lutheran Church **Planner:** Grace Wiley

Rev. Brian Peters and Kevin Buchheit presented the VA-25-27 and VA-25-28 request for a Columbarium, with structures having a 50-sq ft footprint. 'Columbarium' does not exist in the UDO.

Grace Wiley presented the Staff Report with No Recommendation for the Board.

Mr. Ferrucci opened the Public Hearing.

Sandra Bennett (12603 Howe Rd.)-could this open the door to a cemetery?

Becky McNichols (11146 Stratford) - encouraging native plants

Mark Le??? - how will funerals be handled?

A lengthy discussion about native plants versus intentional design plants took place.

The UDO encourages native plantings.

Mr. Ferrucci closed the Public Hearing and asked for a Motion.

**Motion to Approve Land use VA-25-27**

**Tom Grinslade motion to DENY**

**Greg Lannan 2<sup>nd</sup>**

**The Motion to DENY was approved 3-2**

**Howard Stevenson made the 2<sup>nd</sup> Motion to APPROVE**

**Jeffrey Silvey 2<sup>nd</sup>**

**The Motion to approve was passed, 3-2 with the following conditions as outlined in the Staff Report:**

1. **Approval letter filed with Hamilton County Recorder's Office**
2. **Indiana laws for columbariums being met**
3. **Native plants**
4. **Variance tied to current place of worship**
5. **Final plans substantially similar to tonight's presentation**
6. **All human remains be removed if no longer a place of worship**
7. **There is no other form of cemetery, only columbarium**

**Christ the Savior Columbarium – Development Standards Parcel: 19-11-29-00-00-022.000 Address: 10500 E 126th St Case: VA-25-28 Request: Consideration of a Development Standards Variance from Section 5.3.1.B.1 of the City's Unified Development Ordinance (UDO) to allow a columbarium structure to be constructed without a perimeter wall or fence. *This request is being sought in conjunction with VA-25-27.* Petitioner: Kevin Buchheit on behalf of Christ the Savior Lutheran Church Planner: Grace Wiley**

**Motion to Approve VA-25-28**

**Howard Stevenson Motion to approve**

**Jeffrey Silvey 2<sup>nd</sup>**

**The Motion to approve was passed, 3-2.**

As there was no other business, the meeting was adjourned at 7:00 p.m.

Respectfully Submitted by:

Kay Prange

---

Kay Prange, Recording Secretary

DRAFT



## Board of Zoning Appeals Staff Report

**Meeting Date:** February 25, 2026

**DEPARTMENT CONTACT:**

Grace Wiley

**CASE NUMBER:**

VA-25-30

**PETITIONER:**

Stefan Luebke, on behalf of Steve & Jennifer Hiday

**PROPERTY ADDRESS/LOCATION:**

10747 Geist Cove Way

**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 55% for the installation of approximately 1200 square feet of pavers around a pool.

<b>APPLICABLE REGULATIONS:</b> City's Unified Development Ordinance (UDO)	<b>EXISTING ZONING:</b> R2 – Residential	<b>FISHERS 2040:</b> Suburban Residential
--	---	--

**LOT SIZE:** 0.35 Acres

**LOCATION MAP**



**STAFF RECOMMENDATION**

- Approve, with Condition   
  Continue   
  Deny   
  No Recommendation

**Meeting Date:** February 25, 2026

**Case Number:** VA-25-30

---

**ZONING HISTORY:**

This property is zoned R2, regulated by the City of Fishers Unified Development Ordinance (Ord. #07618F).

In August 2019, this property previously received a Development Standards Variance from section 3.2.3.B.5b of the City of Fishers Unified Development Ordinance (UDO) to exceed the allowed impervious surface coverage from thirty-five percent (35%) to fifty-one percent (51%) (VA-19-24). The previous variance was applied for by Todd & Erin Black, who owned the property until January 2025, when it was transferred to Steve & Jennifer Hiday. The approval letter, findings of facts, and staff report for VA-19-24 are attached to this staff report as Appendix A.

---

**SURROUNDING LAND USE & ZONING:**

- North: PUDM – Mixed Use (Marina PUD)
- East: OS – Open Space (Geist Reservoir)
- South: R2 – Residential
- West: OS – Open Space (Geist Reservoir)



**FISHERS 2040 COMPREHENSIVE PLAN**

The Fishers 2040 Plan identifies this area as Neighborhood Mixed Use.



**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 have been received.

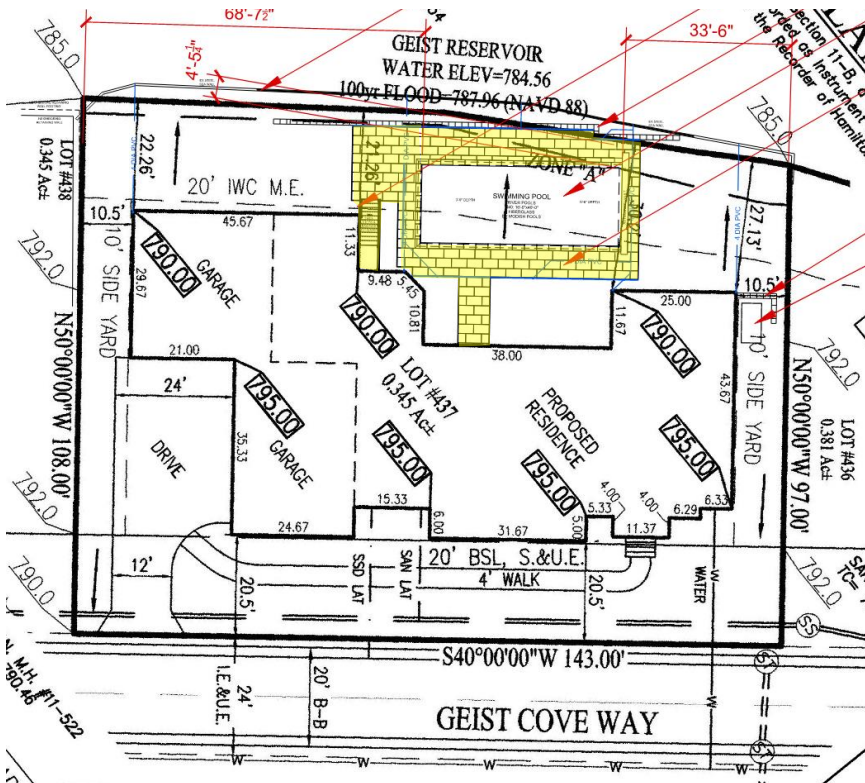
Meeting Date: February 25, 2026

Case Number: VA-25-30

**PETITION OVERVIEW:**

The petitioner is requesting a Development Standards Variance from Section 3.2.3.B.5b. of the City's Unified Development Ordinance to allow impervious surface coverage of 55% for the installation of approximately 1200 square feet of pavers around a pool.

This property was granted a previous variance in August 2019 to allow 51% impervious surface coverage. Properties along Geist Reservoir are allowed 50% impervious surface coverage by-right.



Proposed site plan. The location of the proposed pavers are highlighted in yellow.

**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

# Appendix A

## Materials for VA-19-24

Request for a Development Standards Variance from section 3.2.3.B.5b of the City of Fishers Unified Development Ordinance (UDO) to exceed the allowed impervious surface coverage from thirty-five percent (35%) to fifty-one percent (51%).



August 29<sup>th</sup>, 2019

Re: Case #: VA-19-24- 10747 Geist Cove Way, Lot# 437 Springs of Cambridge

Dear Mr. and Mrs. Black,

This letter is confirmation of the decision of the City of Fishers' Board of Zoning Appeals (BZA) on August 28<sup>th</sup>, 2019. The BZA granted your requested Development Standards Variance from section 3.2.3.B.5b of the City of Fishers Unified Development Ordinance (UDO) to exceed the allowed impervious surface coverage from thirty-five percent (35%) to fifty-one percent (51%). The approval is based on the information and plans presented, the minutes of the meeting and the commitment that this approval letter be recorded on the subject property within 30 days of the issuance of this letter.

One of the originals of the recorded document(s) needs to be submitted to the Department of Community Development in order for the applicable permits to be issued.

The official meeting minutes of the BZA Meeting will not be available until they are approved (Usually at the next month's BZA meeting). If you would like a copy of the minute, please submit a request and we will send out a copy once they are approved.

It was a pleasure working with you on this matter. Should you have any questions, comments or concerns; please feel free to contact me at your earliest convenience. When applying for permits, please reference your BZA case number (VA-19-24), and the date of approval (August 28<sup>th</sup>, 2019) on all applications.

Again, thank you and I look forward to working with you in the future.

Sincerely,

  
Jessie Boshell

Planner II  
Planning and Zoning

**CITY OF FISHERS**  
**BOARD OF ZONING APPEALS**

**DEVELOPMENT STANDARDS VARIANCE**

**\*\*\* FINDINGS OF FACT \*\*\***

**Docket Number: VA-19-24**

Thomas Grinslade, of Grinslade Homes, on behalf of Todd and Erin Black, the property owners (collectively, the “Petitioner”) seeks a variance from development standards, specifically from Section(s) 3.2.3. B.5b. Impervious area of lot (max) of the City of Fishers Unified Development Ordinance (the “UDO”), to allow an increase of the maximum impervious surface coverage from thirty-five percent (35%) to fifty-one percent (51%). The property is currently zoned R-2 Residential and has a common address of 10747 Geist Cove Way, Fishers, Indiana 46037, and is within the Springs of Cambridge Subdivision and situation on the Geist Reservoir. The Petitioner is seeking the variance to accommodate the amount of impervious surface coverage due to the overall size of the proposed house, pool deck, and concrete flatwork.

After hearing the City of Fishers – Board of Zoning Appeals hereby issues the following decision and related findings of fact:

- (1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community as the proposed pool and concrete decking will be in compliance with all of the other applicable standards, will be confined to the owners’ back yard and is not anticipated to pose a health or safety concern. Further, the Subject Property has adequate runoff and discussions with the City of Fishers Storm Water Engineer and the Subject Property abuts the Geist Reservoir so there will be no negative effect caused by the increase in impervious surface.
- (2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because the proposed variance will allow the construction of a home that fits well within the surrounding properties, with an in-ground swimming pool and surrounding decking in the rear yard, thereby enhancing the property value as well as the value of adjacent properties. The variance requested is in harmony with the surrounding properties.
- (3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because the parcel is located in an area where drainage is not typically an issue

and strict application of the UDO allowances of impervious surface would only serve to thwart an otherwise allowable use and enjoyment of the Subject Property.

**\*\*\* DECISION OF THE BOARD \*\*\***

IT IS THEREFORE the decision of the City of Fishers Board of Zoning Appeals that the variance request and application for Docket VA-19-24, as filed by Thomas Grinslade, of Grinslade Homes, on behalf of Todd and Erin Black, the property owners, is hereby APPROVED, subject to the conditions that (1) these Findings of Fact and approval letter of the City of Fishers be recorded in the records of Hamilton County, Indiana, (2) this approval is limited to the improvements and plans presented and discussed at hearing, and (3) any other conditions and/or stipulations hereinafter stated in the official meeting minutes of the Board meeting, which are incorporated herein by reference and made a part hereof.

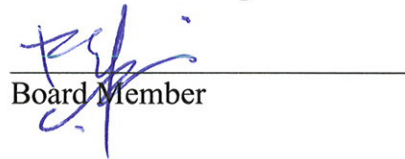
ADOPTED THIS 28<sup>th</sup> DAY OF AUGUST, 2019.

  
\_\_\_\_\_  
Board Chairperson

\_\_\_\_\_  
Board Vice-Chairperson

\_\_\_\_\_  
Board Member

  
\_\_\_\_\_  
Board Member

  
\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Board Member

ATTEST:

  
\_\_\_\_\_  
Board Secretary





## BOARD OF ZONING APPEALS STAFF REPORT

**DEPARTMENT CONTACT:**

Jessie Boshell, Planner II, Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 595-3116

**DOCKET NUMBER:**

VA-19-24

**PETITIONER/PROPERTY OWNER:**

Tom Grinslade with Grinslade Homes on behalf of Todd and Erin Black

**PUBLIC HEARING DATE:**

August 28<sup>th</sup>, 2019

**PROPERTY ADDRESS/LOCATION:**

10747 Geist Cove Way

**SPECIFIC REQUEST:** Consideration of a Development Standards Variance from Section(s) 3.2.3. B.5b. Impervious area of lot (max) of the City of Fishers Unified Development Ordinance to allow an increase of the maximum impervious surface coverage from thirty-five (35) to fifty-one (51%).

**SIZE OF PROPERTY:** .35 Acres

**EXISTING ZONING:** R-2

**EXISTING LAND USE:** Residential/Vacant land

**PROJECT SUMMARY:**

Consideration of a Development Standards Variance from Section(s) 3.2.3. B.5b. Impervious area of lot (max) of the City of Fishers Unified Development Ordinance to allow an increase of the maximum impervious surface coverage from thirty-five (35) to fifty-one percent (51%).

**LOCATION MAP:**



### STAFF RECOMMENDATION

<input checked="" type="checkbox"/> APPROVE	<input type="checkbox"/> APPROVE WITH CONDITIONS	<input type="checkbox"/> DENY	<input type="checkbox"/> CONTINUE
---	--	-------------------------------	-----------------------------------

**ATTACHMENTS**

- SUBMITTED PLANS
- PUBLIC COMMENTS

- AGENCY COMMENTS
- OTHER

**PETITION OVERVIEW:**

Petitioner is seeking a development standards variance to exceed the allowed impervious surface of thirty-five percent (35%), increasing the overall impervious surface to fifty-one percent (51%). The increase in impervious surface is for the overall size of the proposed house, pool deck, and concrete flatwork. The proposed house will meet all applicable setbacks. Subject site is in the Springs of Cambridge Subdivision.

Subject property is adjacent to Geist Reservoir, which will collect any additional storm water runoff caused by the hard surfaces.

---

**PUBLIC COMMENTS:**

No public comments have been received at this time

---

**COMMITMENTS OR CONDITIONS OF APPROVAL TO CONSIDER:**

- Approval is subject to plans presented;
  - Limited to the improvements presented and discussed; and
  - The recording of the BZA letter, containing any terms and conditions agreed upon
- 

**STAFF COMMENTS:**

Staff is supportive of the development standards variance, as the improvements will be consistent with the Springs of Cambridge development. The proposed home, pool deck, and concrete flatwork will be in compliance with all other applicable standards.

Staff recommends approval for VA-19-24.

---

**ATTACHMENTS:**      1) Petitioner Packet



# HIDAY RESIDENCE

10747 Geist Cove Way, Fishers, IN 46055

# EXISTING CONDITIONS



- Backyard is currently open lawn.
- Current entertaining spaces are a series of decks along the back of the home.
- Steve & Jennifer would like to have additional paved entertaining space.

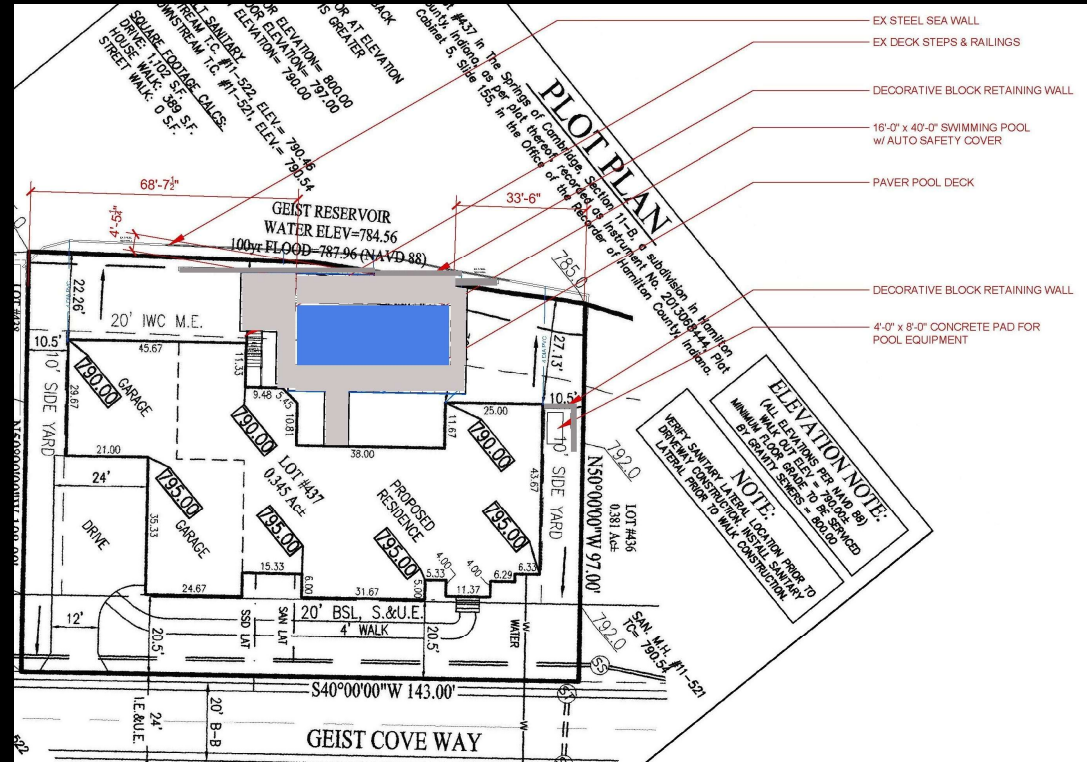


# PROPOSED CONDITIONS

- 16'-0" x 40'-0" Fiberglass Swimming Pool
- Concrete Paver Pool Deck
- Decorative Block Retaining Walls

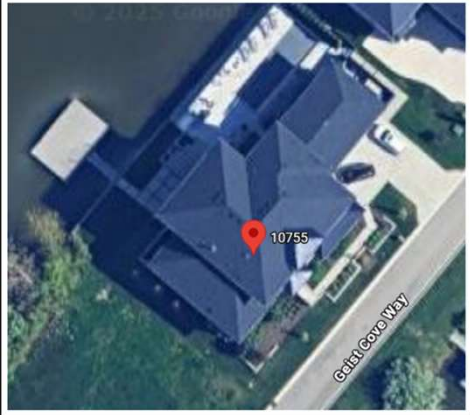
## LOT COVERAGE INFO

- Lot: 0.345 Acre ±:	15,028 SF	
- House w/ deck & steps:	5,545 SF	
- Driveway:	1,102 SF	
- Entry walk, porch & steps:	389 SF	
- <b>Sub-Total Existing:</b>	<b>7, 036 SF</b>	<b>47%</b>
- Proposed paver pool deck:	1,001 SF	
- Proposed block retaining walls:	97 SF	
- Concrete pad for pool equipment:	32 SF	
- <b>Sub-Total Proposed:</b>	<b>1,130 SF</b>	<b>8%</b>
- <b>Total Lot Coverage:</b>	<b>8,166 SF</b>	<b>55%</b>

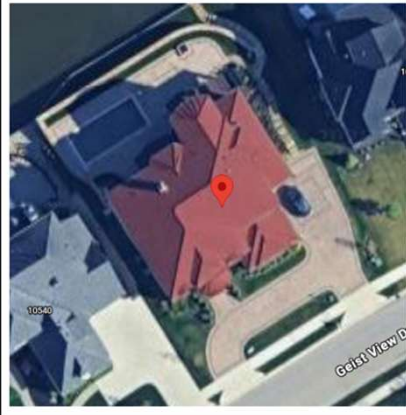


# EXAMPLES OF LARGE LOT COVERAGE

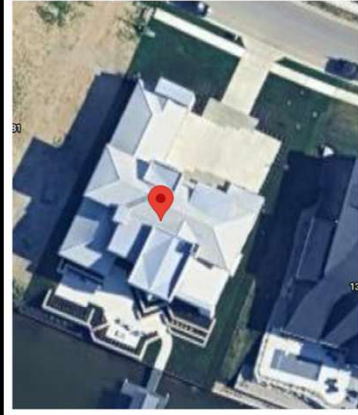
10755 Geist Cove Way, McCordsville, IN 46055



10550 Geist View Dr, McCordsville, IN 46055



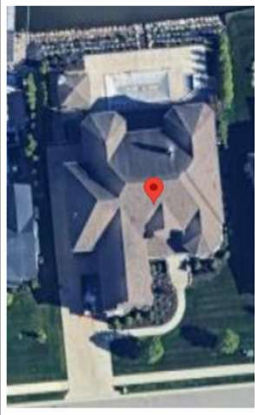
13499 Haven Cove Ln, McCordsville, IN 46055



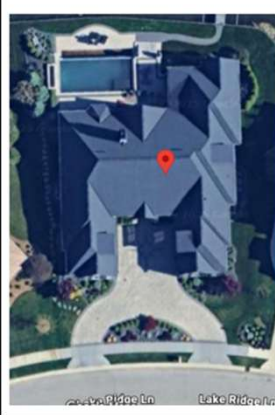
13414 Lake Ridge Ln, McCordsville, IN 46055



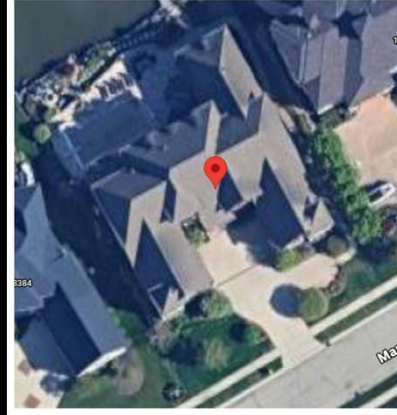
13470 Lake Ridge Ln, McCordsville, IN 46055



13526 Lake Ridge Ln, McCordsville, IN 46055



13400 Marjac Way, McCordsville, IN 46055



13474 Marjac Way, McCordsville, IN 46055

