



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers

DATE: 3/4/2026 at 5:30 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**
4. **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
5. **Old Business**
6. **New Business**

- 7. Staff Communication**
- 8. Board Signatures – Findings of Fact**
- 9. Adjournment**



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.

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

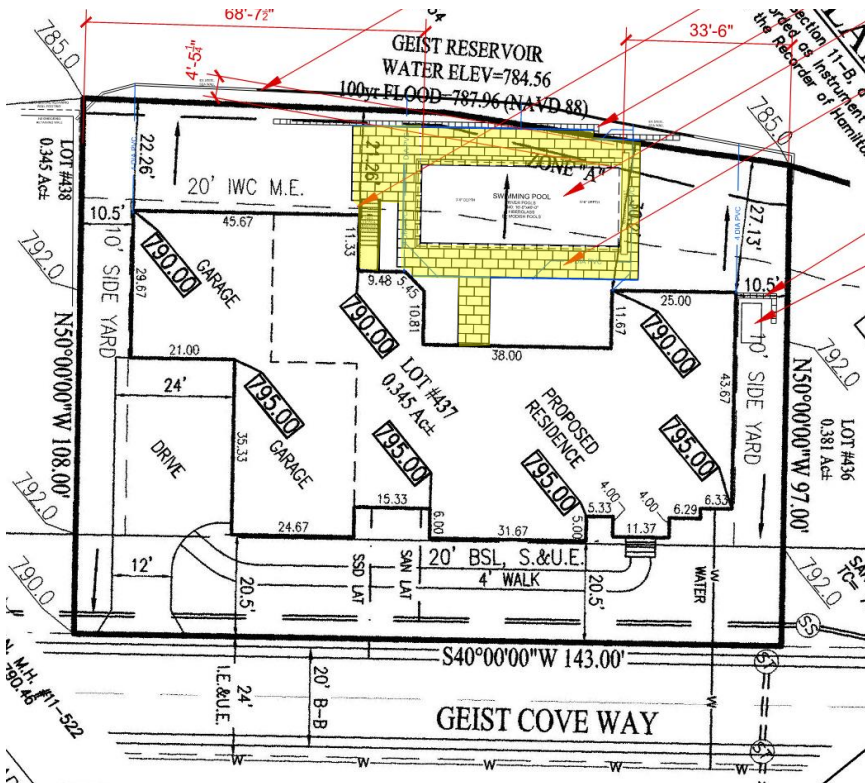
Meeting Date: February 25, 2026

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 29th, 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 28th, 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 28th, 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 28th DAY OF AUGUST, 2019.



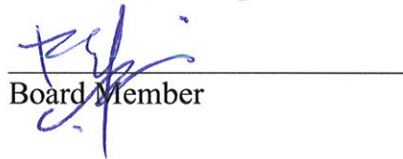
Board Chairperson

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 28th, 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
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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.

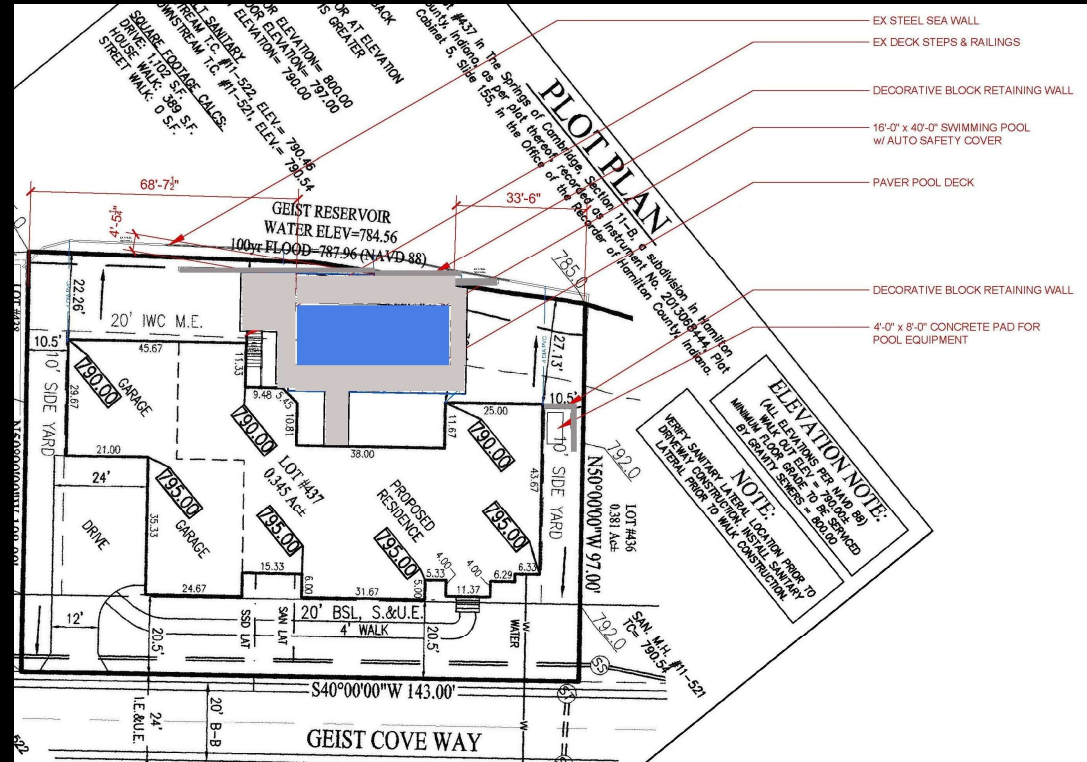


PROPOSED CONDITIONS

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

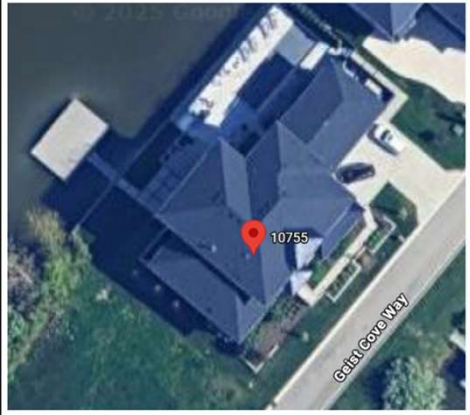
LOT COVERAGE INFO

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

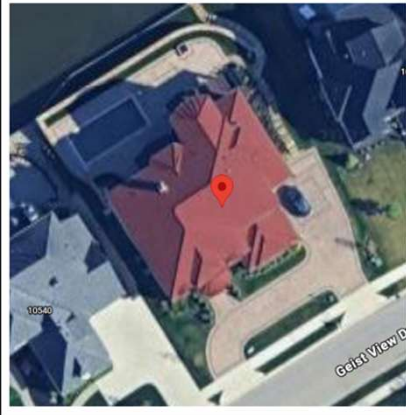


EXAMPLES OF LARGE LOT COVERAGE

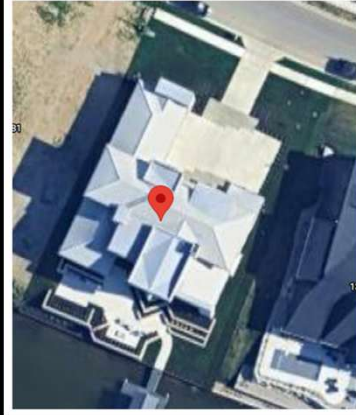
10755 Geist Cove Way, McCordsville, IN 46055



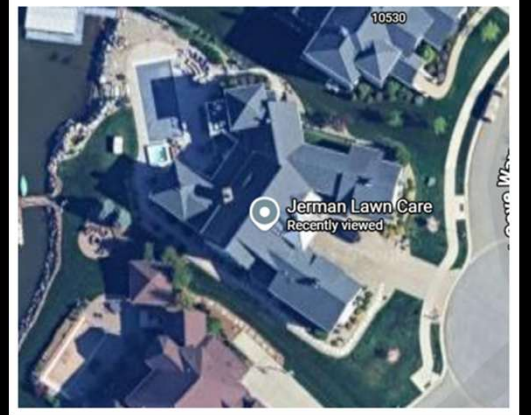
10550 Geist View Dr, McCordsville, IN 46055



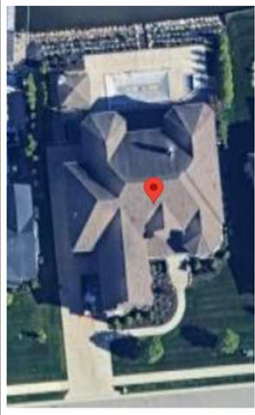
13499 Haven Cove Ln, McCordsville, IN 46055



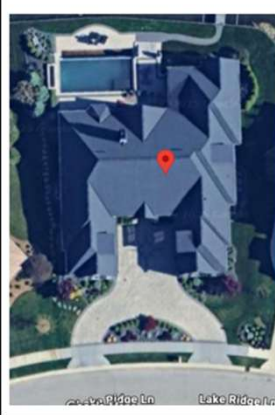
13414 Lake Ridge Ln, McCordsville, IN 46055



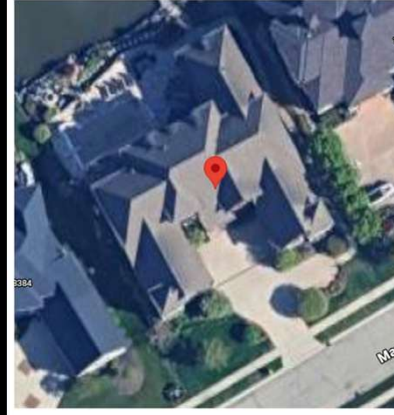
13470 Lake Ridge Ln, McCordsville, IN 46055



13526 Lake Ridge Ln, McCordsville, IN 46055



13400 Marjac Way, McCordsville, IN 46055



13474 Marjac Way, McCordsville, IN 46055

