



## CITY OF FISHERS AGENDA

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

**DATE: 3/25/2026 at 6:00 PM**

**ADDRESS: Fishers City Hall, FMC Nickel Plate Conference Room, 3rd floor,  
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. Approval of Previous Minutes**

- a. 3-4-26                      2-25-26

**4. Public Hearings**

a. **Baker Impervious Surface**

**Parcel:** 13-15-12-00-54-011.000

**Address:** 9896 Backstretch Row

**Case:** VA-26-1

**Request:** Consideration of a Development Standards Variance from Exhibit H of Ordinance No. 100305E, known as the Southeast Fishers PUD, to allow an impervious surface coverage increase from 35% to 50% on a lot in Area B-1, for the installation of approximately 3000 square feet of pool patio.

**Petitioner:** Dale Baker

**Planner:** Grace Wiley

**5. Old Business**

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

**CITY OF FISHERS  
BOARD OF ZONING APPEALS  
MINUTES  
March 4, 2026**

**The Board of Zoning Appeals convened at 5:30 p.m. This is a Special BZA meeting.**

In attendance: Steve Ferrucci, Howard Stevenson. Jeffrey Silvey. Tom Grinslade and Greg Lannan were not in attendance. Others in attendance: Rodney Retzner, Larry Lannan, Lucas Smith, Grace Wiley, Rob McMurray, Ross Hilleary, Christy Cashin, Kay Prange, J.D Durst, Steve and Jennifer Hiday.

**Mr. Ferrucci made a Motion to approve the edited Minutes from the 1-28-26 meeting, seconded by all. The Motion was approved, 3-0. 2/25/26 DRAFT and 3/4/26 DRAFT minutes will be presented for approval at the 3/25/26 BZA meeting.**

**Public Hearings:**

**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

Mr. Durst and Grace Wiley presented. In the Staff Report, Grace gave No Recommendation to the Board. Mr. Stevenson made a Motion to approve, with Mr. Silvey seconding. The Motion was approved, 3-0, with the recording of the documents with the County.

As there was no other business, the meeting was adjourned at 5:40 p.m.

Respectfully Submitted by:

Kay Prange

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Kay Prange, Recording Secretary

**CITY OF FISHERS  
BOARD OF ZONING APPEALS  
MINUTES  
February 25, 2026**

**The Board of Zoning Appeals convened at 6:15 p.m.**

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson. Jeffrey Silvey, and Greg Lannan were not in attendance. Others in attendance: Scott Frissell, Lucas Smith, Grace Wiley, Paul Walters, Kay Prange, Stefan Luebke, Steve and Jennifer Hiday.

**Mr. Ferrucci made a Motion to approve the Minutes from the 1-28-26 meeting, seconded by all. The Motion was approved, 4-0.**

**Elections:**

3 members were sufficient to hold Elections.

President: Mr. Stevenson nominated Mr. Ferrucci as President, seconded by Mr. Grinslade. The Motion passed, 3-0.

Vice-President: Mr. Ferrucci nominated Mr. Stevenson as Vice-President, seconded by Mr. Grinslade. The Motion passed, 3-0.

Board Secretaries, Recording Secretaries, Legal Counsel, Legal Publications were all approved, 3-0.

At this point, it was discussed that Mr. Grinslade would recuse himself from any vote, since he worked with the Petitioner on a previous 2019 variance as a builder.

Mr. Ferrucci explained that 3 members were sufficient to hold a meeting. 3 members were also sufficient to hold a vote, but Mr. Grinslade's decision to abstain did not allow a 2-member vote to be taken.

Mr. Ferrucci and Mr. Stevenson suggested different options for the Hiday and it was chosen that the BZA meeting would be rescheduled one week later, to March 4, 2026, at 5:30.

As there was no other business, the meeting was adjourned at 6:30 p.m.

Respectfully Submitted by:

Kay Prange

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Kay Prange, Recording Secretary



# Board of Zoning Appeals Staff Report

**Meeting Date: March 25, 2026**

**DEPARTMENT CONTACT:**

Grace Wiley

**CASE NUMBER:**

VA-26-1

**PETITIONER:**

Dale Baker

**PROPERTY ADDRESS/LOCATION:**

9896 Backstretch Row

**REQUEST:** Consideration of a Development Standards Variance from Exhibit H of Ordinance No. 100305E, known as the Southeast Fishers PUD, to allow an impervious surface coverage increase from 35% to 50% on a lot in Area B-1, for the installation of approximately 3000 square feet of pool patio.

<p><b>APPLICABLE REGULATIONS:</b> Southeast Fishers PUD (Ord. #100305E) &amp; City's UDO, where applicable</p>	<p><b>EXISTING ZONING:</b> PUDM – Southeast Fishers PUD</p>	<p><b>FISHERS 2040:</b> 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:** March 25, 2026

**Case Number:** VA-26-1

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**ZONING HISTORY:**

This property is zoned PUDM, regulated by the Southeast Fishers PUD (Ord. #100305E) and the City of Fishers Unified Development Ordinance (Ord. #07618F), where applicable.

The Southeast Fishers PUD (Ord. #100305E) was approved in December 2005.

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**SURROUNDING LAND USE & ZONING:**

North: PUDM – Mixed Use (Southeast Fishers PUD)  
East: PUDM – Mixed Use (Southeast Fishers PUD)  
South: PUDM – Mixed Use (Southeast Fishers PUD)  
West: PUDM – Mixed Use (Southeast Fishers PUD)



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(317)595-3111

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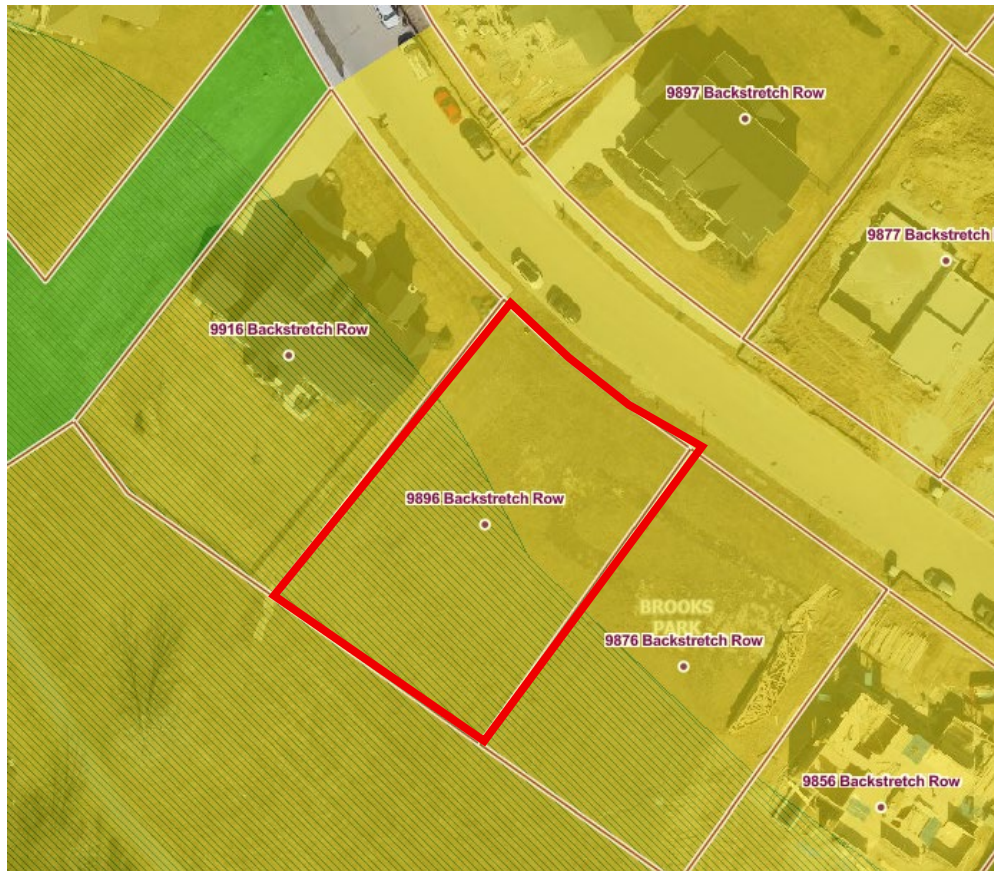
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1 Municipal Drive  
Fishers, Indiana 46038

**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.*

Meeting Date: March 25, 2026

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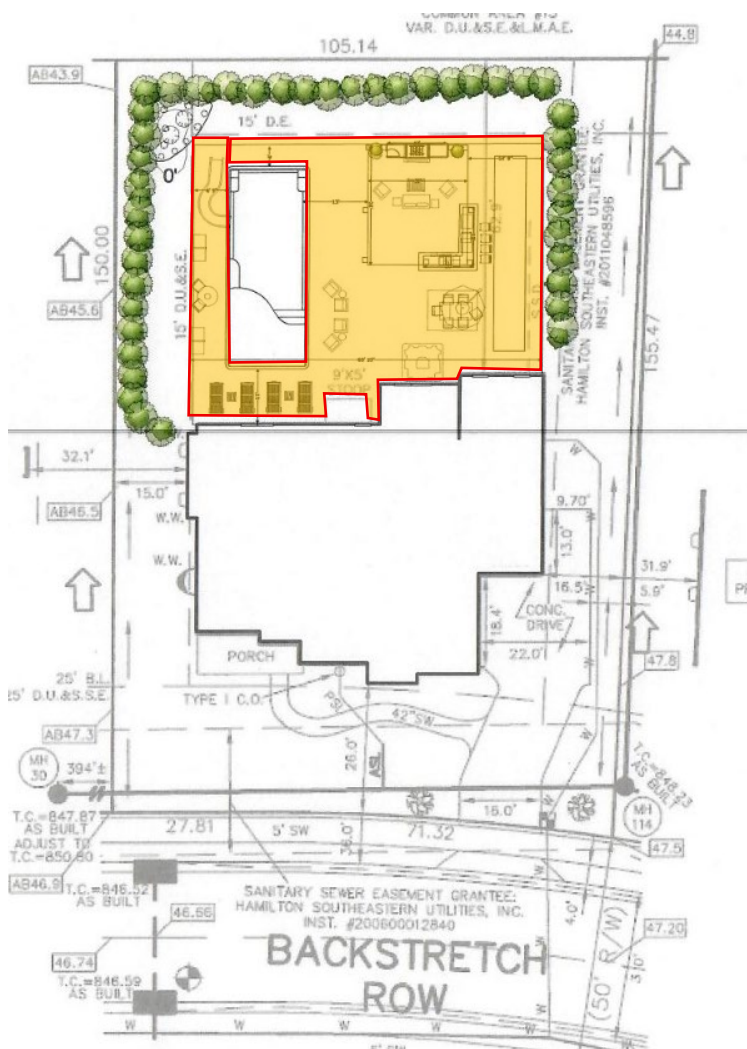
**SUMMARY OF PUBLIC COMMENTS:**

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

**PETITION OVERVIEW:**

The petitioner is requesting a Development Standards Variance from Exhibit H of Ordinance No. 100305E, known as the Southeast Fishers PUD, to allow an impervious surface coverage increase from 35% to 50% on a lot in Area B-1, for the installation of approximately 3000 square feet of pool patio.

The property is located in Area B-1, which allows for a maximum lot coverage of 35%, per Exhibit H of Ordinance No. 100305E (attached). The primary dwelling structure on the property is a recent build currently awaiting final inspection, with a temporary certificate of occupancy issued in January 2026.



Proposed site plan. The proposed pool patio is highlighted in yellow.

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1 Municipal Drive

Fishers, Indiana 46038

**Meeting Date:** March 25, 2026

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**STAFF RECOMMENDATION:**

Staff has NO RECOMMENDATION to the BZA for this variance request.

If the Board approves this Variance, Staff requests the following condition, 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.
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**STAFF RECOMMENDATION**

Approve, with Conditions

Continue

Deny

No Recommendation



**SOUTHEAST FISHERS PLANNED DEVELOPMENT**  
**Development Standards Matrix**  
**Residential**

Area	A	B-1	B-2	B-3	C-1	C-2	D-1	E	F	G-1	G-2	G-3	TOTAL	R3
Land Use	Single-Family	Single-Family	Active-Adult Detached	Single-Family	Single-Family	Active-Adult Detached	Active-Adult 4-unit	Single-Family	Single-Family	Active-Adult 2-unit	Active-Adult Townhomes	Active-Adult Detached		Single-Family
Acreage	57.5	134.4	36.4	74.6	64.2	60.1	18.1	30.2	33.7	47.5			556.1	N/A
Max. Number of Lots <sup>1</sup>	115	218	70	141	109	171	78	60	84	238 <sup>2</sup>			1,284	N/A
Maximum Density	2.00	1.62	1.92	1.89	1.70	2.84	4.32	1.99	2.49	5.01			2.30	N/A
Min. Lot Area (SF)	15,000	12,350	9,100	11,700	11,700	6,600	N/A	11,700	8,840	11,250	no min.	5,625		12,000
Min. Lot Width	100'	95' <sup>3</sup>	70'	90'	90'	55' <sup>4</sup>	N/A	90'	68'	90' <sup>5</sup>	no min.	45'		90'
Min. Lot Depth	130'	130'	130'	130'	130'	120'	N/A	130'	130'	125'	no min.	125'		120'
Min. Front Yard	40'	25'	25'	25'	25'	25'	15'	25'	25'	20'	20'	10'		30'
Min. Side Yard	15'	5'/15' <sup>6</sup>	5'/15'	5'/15'	5'/15'	6'/12'	20' <sup>7</sup>	5'/15'	5'/15'	10' <sup>7</sup>	10' <sup>7</sup>	5'/10'		10'
Min. Rear Yard	40'	30'	30'	30'	30'	30'	20'	30'	30'	25'	no min.	25'		30'
Min. Living Space (SF) <sup>8</sup>	1,500/1,800	2,000/2,400	1,900	1,900/2,400	2,000/2,400	1,350/1,400 <sup>9</sup>	1,500	1,800/2,400	1,700/2,400	1,400	1,500	1,350		1,400/1,800
Max. Lot Coverage	25%	35%	35%	35%	35%	35%	N/A	35%	35%	35%	no max.	35%		35%
Max. Building Height <sup>10</sup>	35'/20'	35'/25'	35'/25'	35'/25'	35'/25'	35'/25'	35'/25'	35'/25'	35'/25'	35'	40'	35'/35'		35'25'
Min. Parking Spaces <sup>11</sup>	3	3	3	3	3	3	3	3	3	3	2	3		2
Open Space	N/A	YES	YES	YES	YES	YES	N/A	YES	YES	10 ACRES <sup>12</sup>				N/A

<sup>1</sup> Refers to maximum lots for single-family units and to maximum units for multiple-family units

<sup>2</sup> No single sub-area within Area G may include more than one hundred and fifty-five (155) units

<sup>3</sup> At least one hundred and twenty (120) lots shall have a minimum lot width of one hundred feet (100')

<sup>4</sup> Lots along the frontage road facing 96<sup>th</sup> Street shall be a minimum of sixty feet (60') wide

<sup>5</sup> Refers to minimum combined width of lot(s) that the 2-unit structure occupies

<sup>6</sup> Refers to setback/ building separation

<sup>7</sup> Refers to minimum building separation

<sup>8</sup> Refers to 1-story/2-story square footage minimum unless otherwise noted (and does not include basements)

<sup>9</sup> Refers to 1 ½ story minimum square footage

<sup>10</sup> Refers to maximum building height for primary/accessory structures

<sup>11</sup> Refers to minimum off-street parking spaces and includes the number of spaces inside a garage and on a driveway

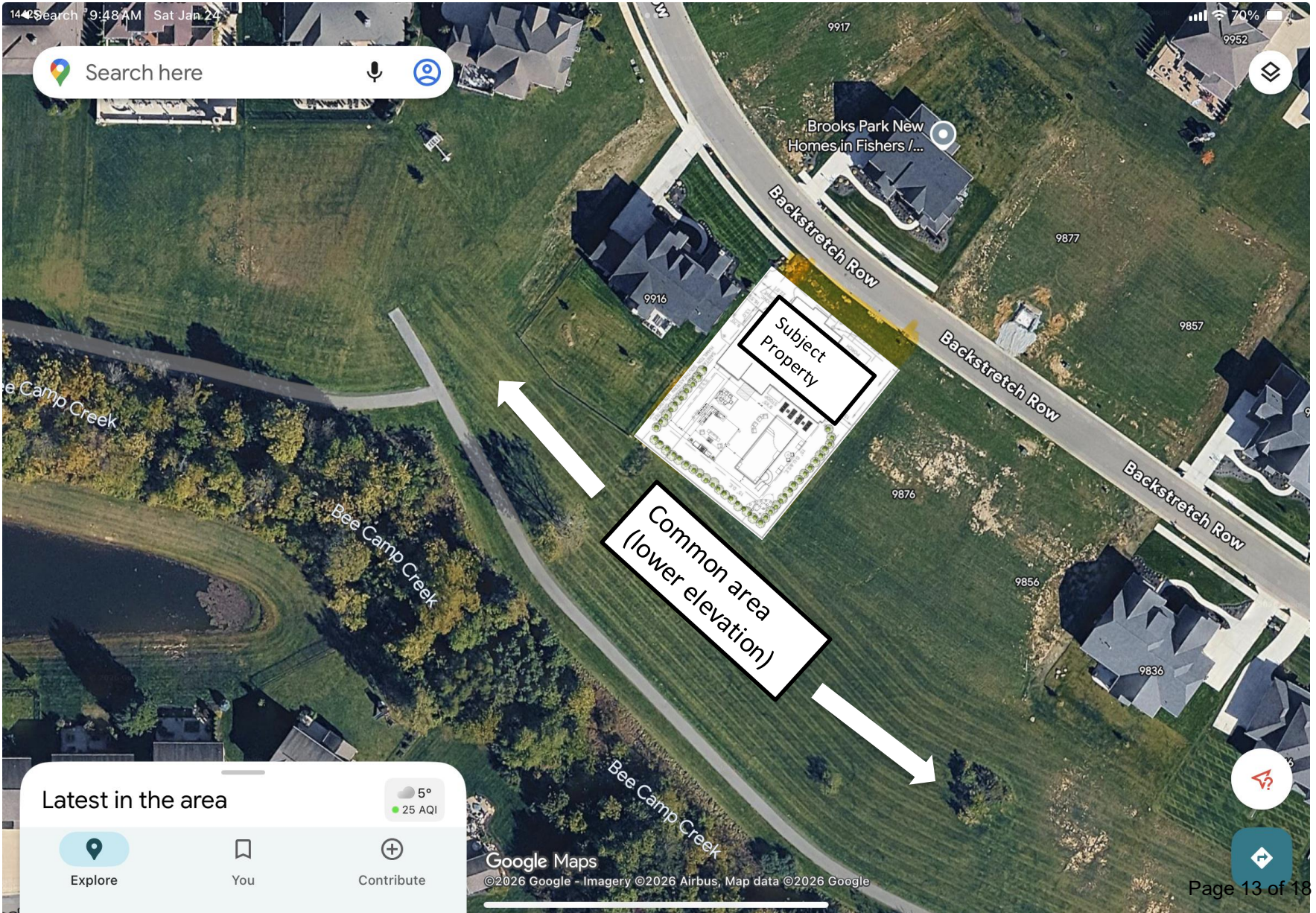
<sup>12</sup> Refers to total common area

# Variance Request – Impervious Surface

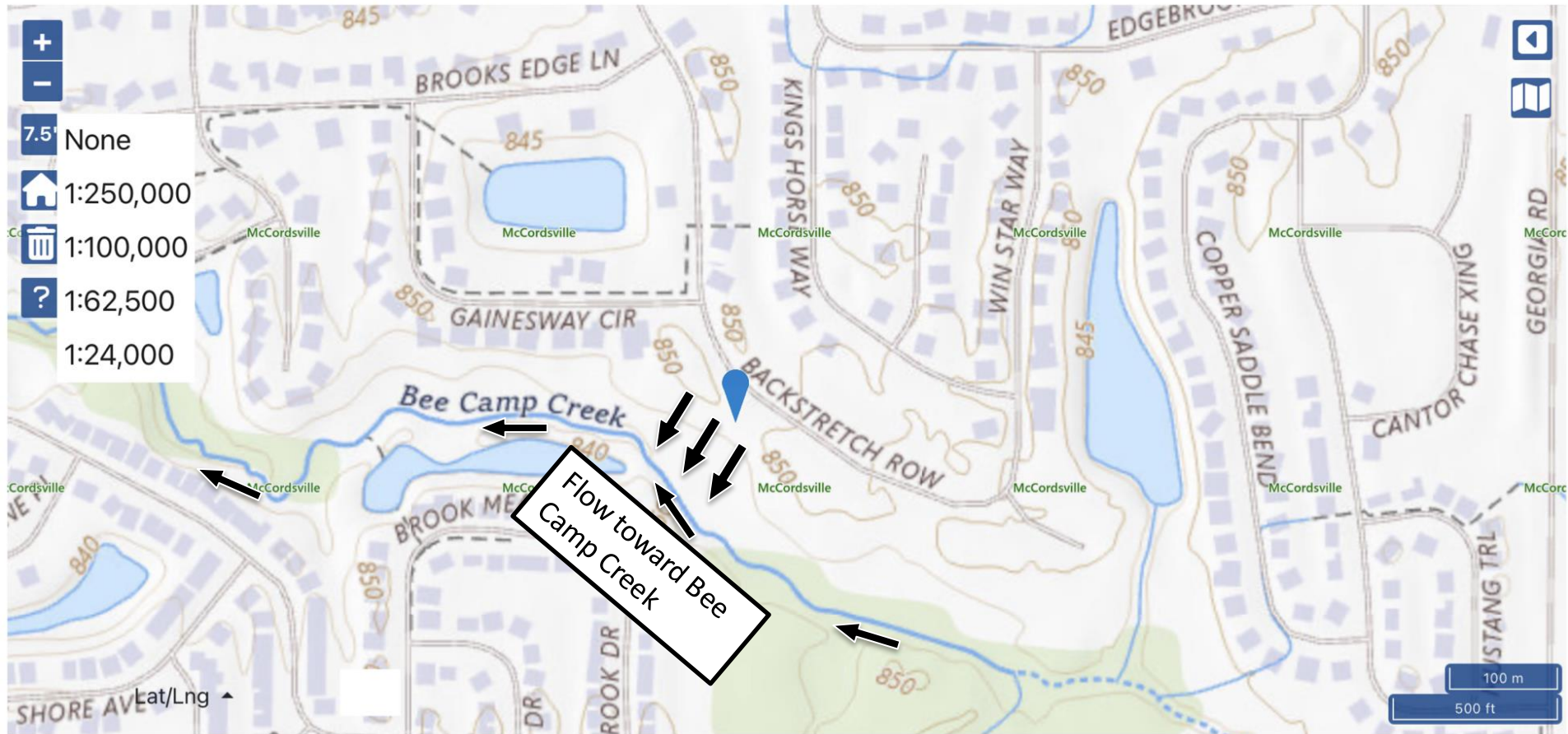
9896 Backstretch Row

Increase from 35% —> 50%

# No homes downhill

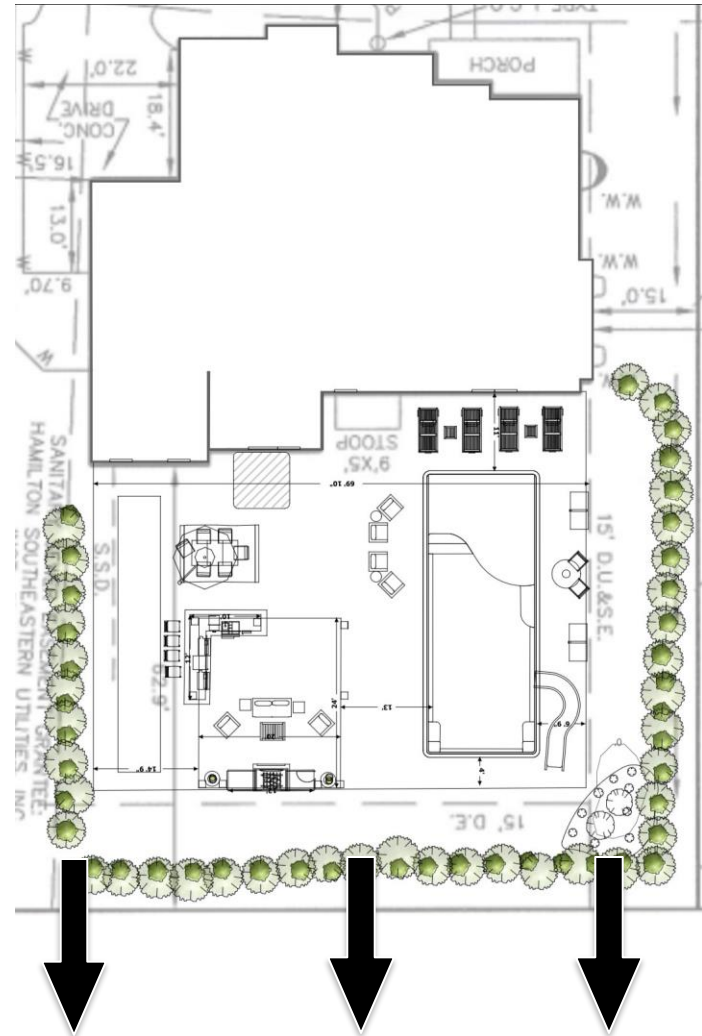


# Drainage flows away from all adjacent properties



# Impervious Surface

- Existing: 35%
- Proposed: ~50%
- **No change to drainage direction or discharge location**

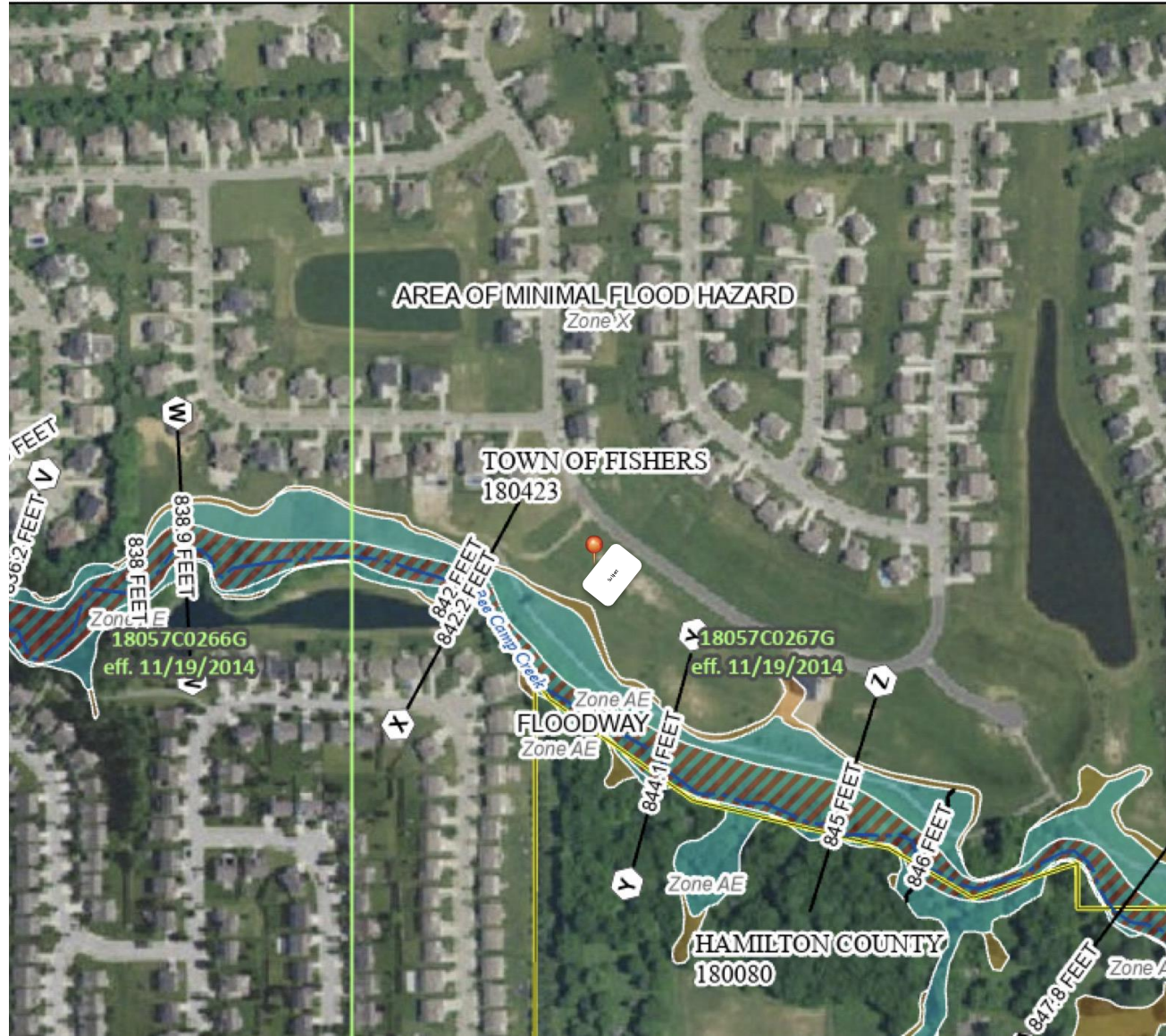


# Downstream system designed to convey stormwater

## National Flood Hazard Layer FIRMette



85°54'33"W 39°56'10"N



### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/18/2026 at 3:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or

# Optional Mitigation

- Dry well / basin
- French drain
- Downspout extensions
- Grading adjustments (if requested)

# Conclusion

- The intent of the ordinance is to prevent adverse drainage impacts — and in this case, that condition doesn't exist.
- Unique topography supports variance
- No impact to adjacent properties
- Drainage path unchanged
- Open to reasonable conditions if requested by the Board