



## CITY OF FISHERS AGENDA

**BOARD/COMMISSION: Board of Zoning Appeals - Fall Creek**

**DATE: 4/23/2026 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/FCBZA](http://FishersIN.gov/FCBZA).

**1. Call to order / Pledge of Allegiance**

**2. Roll Call**

**3. Approval of Previous Minutes**

a. 1-29-26

**4. Public Hearings**

**5. New Business**

a. **Garrity RV Storage**

**Parcel:** 13-16-05-00-00-004.102, 13-16-05-00-00-004.000

**Address:** 17198 Southeastern Pkwy

**Case:** VA-26-2

**Request:** Consideration of a Land Use Variance from Section 5.1.5. of the City's Unified Development Ordinance (UDO) to allow RV storage on a lot zoned R2 - Residential. The property is generally known as 17198 Southeastern Pkwy and contains two (2) lots with the following parcel numbers: 13-16-05-00-00-004.000 and 13-16-05-00-00-004.102.

**Petitioner:** Richard L. Garrity

**Planner:** Grace Wiley

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

**CITY OF FISHERS  
BOARD OF ZONING APPEALS - FALL CREEK DIVISION  
Fishers Municipal Center- Nickel Plate Conference Room  
MINUTES  
January 29, 2026**

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

A roll call was taken. Members present: Chris Huck, Rich Bassett, Joel Fenske. Others present: Dominic Errichiello, Scott Morrison, Rob McMurray, Grace Wiley, Lucas Smith and Kay Prange.

**Mr. Bassett confirmed quorum and called the meeting to order.**

**Edited Minutes from the 4/24/25 meeting were approved, 3-0, as well as Minutes from the 11/20/25 meeting. Mr. Bassett made a Motion to approve, seconded by Mr. Fenske. A Motion to table elections until the next meeting was still held over. Lucas Smith was introduced as a new Board Secretary. Mr. Fenske made the Motion to approve, seconded by Mr. Huck. The Motion was approved, 3-0.**

**PUBLIC HEARINGS:**

**Errichiello Accessory Structure Setback**

**Parcel:** 13-15-08-00-00-006.000

**Address:** 10514 Collingswood Ln

**Case:** VA-25-29

**Request:** Consideration of a Development Standards Variance from Section 6.2.2.C.2 of the City's Unified Development Ordinance (UDO) to allow an accessory structure side setback of 5 feet, rather than the required 10 feet.

**Petitioner:** Dominic Errichiello

**Planner:** Grace Wiley

Mr. Errichiello presented his request for an accessory structure with a 5-ft. setback, instead of the required 10 feet. He wishes to grandfather a 5 ft setback instead of 10 ft. The property is non-HOA. Grace presented the Staff Report. One public comment has been received to "uphold the 10 ft setback." Staff sends no recommendation.

**The Public Hearing was open and closed.**

**Mr. Bassett made a Motion to approve, seconded by Mr. Fenske. The Motion was approved, 3-0.**

No business is pending for February.

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

Respectfully Submitted by:

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Kay Prange, Recording Secretary



# Fall Creek Board of Zoning Appeals Staff Report

Meeting Date: April 23, 2026

**DEPARTMENT CONTACT:**

Grace Wiley

**CASE NUMBER:**

VA-26-2

**PETITIONER:**

Richard L. Garrity

**PROPERTY ADDRESS/LOCATION:**

17198 Southeastern Pkwy (*parcel numbers below*)

# 13-16-05-00-00-004.000

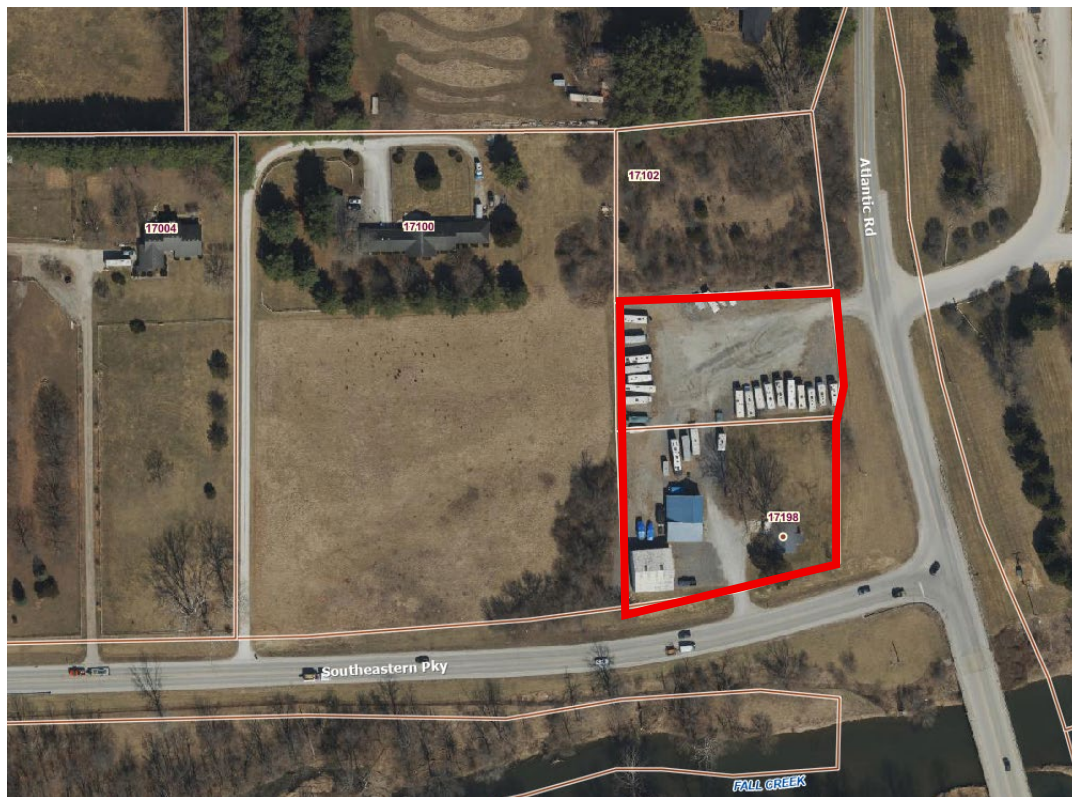
# 13-16-05-00-00-004.102

**REQUEST:** Consideration of a Land Use Variance from Section 5.1.5. of the City's Unified Development Ordinance (UDO) to allow RV storage on a lot zoned R2 - Residential.

<p><b>APPLICABLE REGULATIONS:</b> City's Unified Development Ordinance (UDO)</p>	<p><b>EXISTING ZONING:</b> R2 – Single-Family Residential</p>	<p><b>FISHERS 2040:</b> Neighborhood Service Center</p>
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**LOT SIZE:** 1.86 Acres

**LOCATION MAP**



**STAFF RECOMMENDATION**

- Approve, with Condition  
  Continue  
  Deny  
  No Recommendation

Meeting Date: April 23, 2026

Case Number: VA-26-2

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**ZONING HISTORY:**

This property is zoned R-2, regulated by the City of Fishers Unified Development Ordinance (Ord. #07618F). The property is unincorporated and located in Fall Creek Township.

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**SURROUNDING LAND USE & ZONING:**

North: R2 – single-family residential

East: R2 – single-family residential\*

*\*Current use is an industrial quarry owned and operated by IMI*

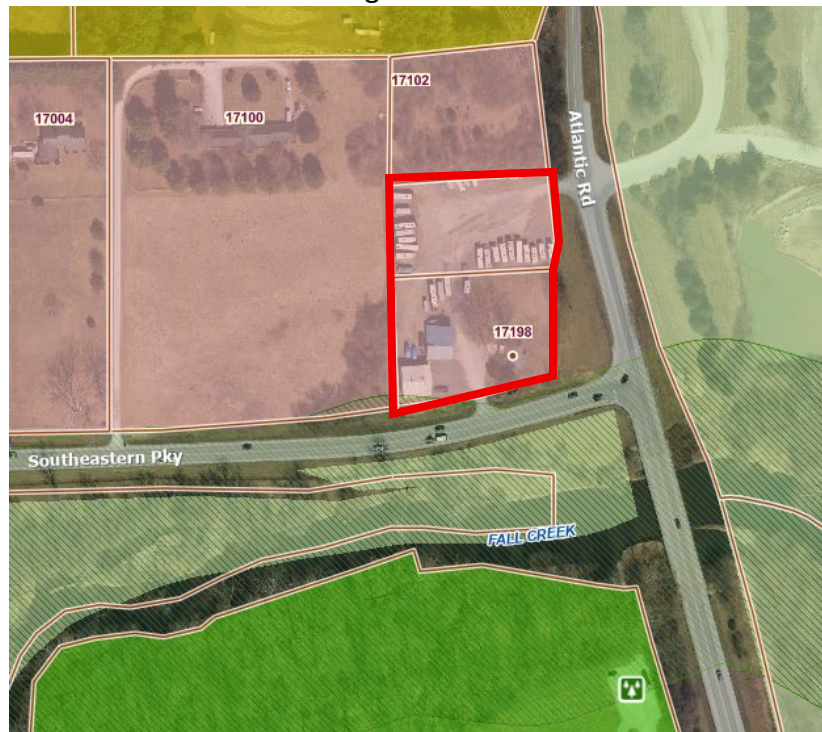
South: ER – single-family residential

West: R2 – single-family residential



FISHERS 2040 COMPREHENSIVE PLAN

The Fishers 2040 Plan identifies this area as Neighborhood Service Center.



Neighborhood Service Center

PURPOSE

Neighborhood service centers are intended to provide daily retail uses, personal services and community gathering space for the convenience of neighborhoods in which they are located. These centers may also draw from surrounding residential neighborhoods within a reasonably short distance. Integrated residential uses may be appropriate and neighborhood centers should be integrated to coordinate with surrounding residential uses to provide support and pedestrian activity.

LAND USES

- > Commercial, retail preferred on ground floor
- > Office, institutional
- > Upper floor residential
- > Community center, community open space

DENSITY/INTENSITY

- > 40,000 square feet maximum per building footprint
- > 80,000 square feet maximum cumulative per center

DEVELOPMENT FEATURES

- > Architecture style and height should be consistent with surrounding residential neighborhoods.
- > Greater sensitivity to traffic circulation, lighting, signage and hours of operation for compatibility with surrounding residential neighborhoods
- > Development shall protect and enhance natural environment.
- > Internal and external pedestrian and vehicular connectivity is required.

EXAMPLES:



An aerial photo of the commercial buildings at the northwest corner of Fall Creek and Brooks School Road demonstrate how the shops and restaurants offer a nice amenity to neighboring residents while also providing a buffer from the arterial roads.



The restaurants and shops at the northwest corner of Fall Creek and Brooks School Road are an example of a neighborhood service center.

SUMMARY OF PUBLIC COMMENTS:

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

**Meeting Date:** April 23, 2026

**Case Number:** VA-26-2

**PETITION OVERVIEW:**

The petitioner is requesting a Land Use Variance from Section 5.1.5. of the City's Unified Development Ordinance (UDO) to allow RV storage on a lot zoned R2 - Residential. The property has been owned and occupied by the petitioner's family for at least 75 years. The petitioner has used the property for commercial vehicle storage since at least 1974, per GIS aerials. The lot has been used for RV storage specifically for 5 years, per the petitioner's son. The RV storage does not qualify as legal nonconforming, as it began after City of Fishers planning and zoning jurisdiction was put in place for this property.



*Aerials of the property in 1974, 1985, and 1998. Commercial vehicle storage is visible to the north.*

Staff is supportive of this variance, as it brings a long-term existing use into compliance with City of Fishers standards. The property is located across the street from an industrial lot (a quarry owned and operated by Irving Materials Inc.). The City has received no complaints or reports from neighbors; the nonconforming use was brought to staff's attention by a City of Fishers Code Enforcement Officer.

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**STAFF RECOMMENDATION:**

Staff has a recommendation of APPROVAL to the FCBZA for this variance request.

If the Board approves this Variance, Staff requests the following conditions, and any others sought by the Board:

1. The RV storage be entirely located on the northern parcel (#13-16-05-00-004.102).
2. The RVs be stored only on paved surface.
3. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder's Office.

**Meeting Date:** April 23, 2026

**Case Number:** VA-26-2

**STAFF RECOMMENDATION**

Approve, with Conditions

Continue

Deny

No Recommendation





Hide Property Map

# Property Map for 17198 Southeastern Pkwy

**Parcel 13-16-05-  
00-00-004.000**

[Open Full  
Map View](#)



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