



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers

DATE: 6/25/2026 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.

- 1. Call to order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Previous Minutes**
 - a. BZA Minutes 5-27-26 DRAFT
- 4. Public Hearings**
 - a. **Mission Christian Academy Temporary Classrooms**
Parcel: 15-11-30-00-00-023.101
Address: 13095 Publishers Dr
Case: VA-26-4
Request: Consideration of a Development Standards Variance from Section 5.6.2.B.3. of the City's Unified Development Ordinance (UDO) to allow for four (4) portable classrooms for two (2) years for the use of additional classroom space at Mission Christian Academy.
Petitioner: Jerry Ackerman
Planner: Grace Wiley
 - b. **Garringer Setback**

Parcel: 15-14-01-02-06-031.000

Address: 8523 Legacy Ct

Case: VA-26-5

Request: Consideration of a Development Standards Variance from Section 3.2.10.B.2d of the City's Unified Development Ordinance (UDO) to allow a rear setback of 15 feet, rather than the required 20 feet, for the construction of an attached three-seasons room.

Petitioner: Mark Garringer

Planner: Grace Wiley

c. **Pendleton Short-Term Rental**

Parcel: 15-11-19-00-03-038.000

Address: 13962 Wakefield Pl

Case: SE-26-2

Request: Consideration of a Special Exception to allow for a Short-Term Rental use on a property zoned R5 - Residential.

Petitioner: Lynda Pendleton

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
May 27, 2026**

The Board of Zoning Appeals was convened at 6:10 p.m. by Steve Ferrucci.

In attendance: Howard Stevenson. Jeffrey Silvey. Tom Grinslade, Steve Ferrucci and Greg Lannan. Others in attendance: Rodney Retzner, Ross Hilleary, Grace Wiley, Paul Walters, Kay Prange, Ronald Courtney, Josh Courtney.

Mr. Stevenson and the board agreed to bring forward the Minutes from 2/25/26, and 3/4/26 to May along with the minutes for 3/25/26 in order to have proper quorum for approval. The Motion to approve the Minutes was made by Mr. Grinslade and seconded by Mr. Lannan. All Minutes were approved, 4-0. Mr. Silvey abstained.

A Executive Session was held.

Public Hearings:

Circle K Signage

Parcel: 15-10-35-00-00-017.001

Address: 11601 Allisonville Rd

Case: VA-26-3

Request: Consideration of a Development Standards Variance from Section 6.17.5.I. of the City's Unified Development Ordinance (UDO) to allow four (4) digital sign panels at a fueling station: two (2) located in ground signs and two (2) located in the existing canopy.

Petitioner: Lindsey Olj & Ron Courtney

Planner: Grace Wiley

The petitioner is requesting a Development Standards Variance from Section 6.17.5.I. of the City's Unified Development Ordinance (UDO) to allow four (4) digital sign panels at a fueling station: two (2) located in ground signs and two (2) located in the existing canopy.

The right-of-way acquisition for intersection improvements at E 116th Street and Allisonville Road requires the removal of the legal non-conforming 26-foot pylon sign. Staff has worked with the property owners to approve a replacement of the pylon sign with two ground signs. The petitioner is requesting this variance to allow digital pricing signage in both ground signs, as well as the existing canopy.

This item was heard as VA-24-16 in December 2024 and was denied. Since at least six (6) months have passed, the applicant was allowed to resubmit.

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.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of this request to the Board of Zoning Appeals.

Should the Board approve this petition, staff recommends it is done with the following conditions:

1. The Approval Letter and related documentation be recorded on the property with the Hamilton County Recorder's Office.

Criteria for Approval of Variances of Signage

1. That the location and placement of the sign will not endanger or distract motorists or pedestrians; and,
2. That the sign will not cover or blanket any prominent view of a structure or facade of historical or architectural significance; and,
3. That the sign will not obstruct views of users of adjacent buildings; and,
4. That the sign will not interfere with the visual quality of public open space ; and,
5. That the sign is compatible with building heights of the existing skyline; and,
6. That the sign does not impose a foreign element to an existing skyline; and,
7. That the sign's illumination, lighting or digital character will not distract motorists or pedestrians nor contribute to hazardous or unsafe driving conditions for motorists; and,
8. That the sign size (e.g. height, width, distance between grade and sign, copy size), composition (e.g. materials, posts, poles), lighting or location conditions are consistent with the time, place and manner conditions imposed by the Unified Development Ordinance.

Board of Zoning Appeals | Planning & Zoning Department

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, seconded by Mr. Stevenson.

As there was no other business, the meeting was adjourned at 6:11 p.m.

Respectfully Submitted by:
Kay Prange

Kay Prange, Recording Secretary



Board of Zoning Appeals Staff Report

Meeting Date: June 25, 2026

DEPARTMENT CONTACT:

Grace Wiley

CASE NUMBER:

VA-26-4

PETITIONER:

Jerry Ackerman

PROPERTY ADDRESS/LOCATION:

13095 Publishers Dr

REQUEST: Consideration of a Development Standards Variance from Section 5.6.2.B.3. of the City's Unified Development Ordinance (UDO) to allow for four (4) portable classrooms for two (2) years for the use of additional classroom space at Mission Christian Academy.

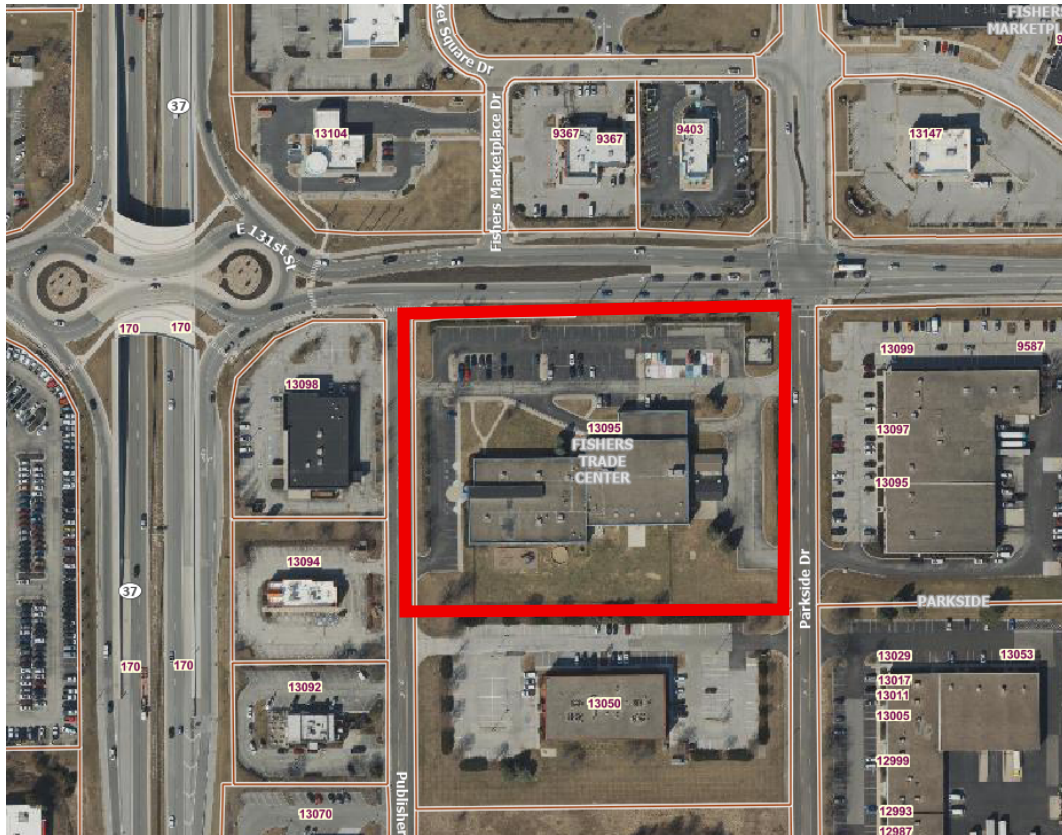
APPLICABLE REGULATIONS:
Parkside PUD; Unified Development Ordinance (UDO), where applicable

EXISTING ZONING:
PUD-C – Parkside PUD

FISHERS 2040:
Employment Node; Flex Employment Center/R+D

LOT SIZE: 5.81 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve, with Condition
 Continue
 Deny
 No Recommendation

Meeting Date: June 25, 2026

Case Number: VA-26-4

ZONING HISTORY:

This property is zoned PUD-C, located in the Parkside PUD and regulated by Ord. #030294C and the City of Fishers Unified Development Ordinance (UDO), where applicable. The property has a Special Exception allowing a school use.

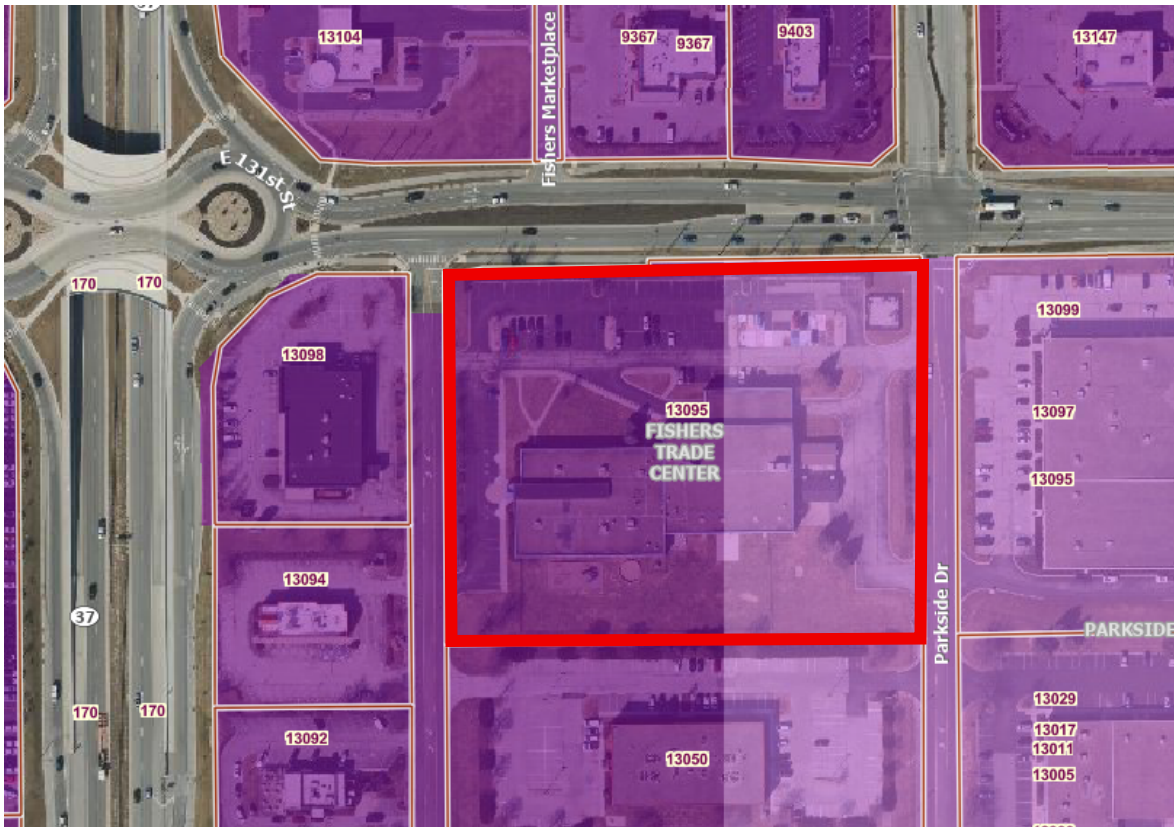
SURROUNDING LAND USE & ZONING:

- North: PUDM – Fishers Marketplace PUD (mixed-use)
- East: PUDC – Parkside (commercial)
- South: PUDC – Parkside (commercial)
- West: PUDC – Parkside (commercial)



FISHERS 2040 COMPREHENSIVE PLAN

The Fishers 2040 Plan identifies this area as both Employment Node and Flex Employment Center/R+D.



Employment Node

PURPOSE

Establish areas for large office buildings providing regional employment with opportunity to integrate employment-serving mixed-use.

LAND USES

- Professional and business office
- Makers space
- Medical offices
- Employment supporting commercial (small-scale restaurants, office supply and the like)
- Ancillary uses

DENSITY/INTENSITY

- The maximum densities and intensities shall be limited by development standards. The UDO may add further standards on density and intensity and may utilize more than one zoning district to regulate this category.

DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Connectivity to surrounding neighborhoods via active transportation is a priority.
- Buffering between residential uses where appropriate.
- Screened and landscape parking areas.
- Careful attention to traffic circulation and pedestrian connectivity both internally and externally.

EXAMPLES:



The Forum Conference Center is an example of an existing development in Fishers in an area where additional employment growth is envisioned.



The rendering above is an example of an office park that integrates walkable open spaces.

Flex Employment Center / R+D

PURPOSE

A mix of employment uses that includes office, research and development (R&D) and components of light or flex-industrial uses. R&D includes basic and applied research, application of such knowledge to the production process, research facilities, clean manufacturing and support services in a coordinated and high quality, aesthetic environment and incubator facilities for start-ups and growing tech/research companies. Campus settings with coordinated buildings and pedestrian environments are strongly encouraged. Employment intensive uses which allow existing buildings to be converted to high tech office and makers space are also encouraged.

LAND USES

- Professional and business office
- Research and development centers
- Manufacturing and makers space
- Employment supporting commercial (small-scale restaurants, office supply and the like)
- Warehouse uses permitted for products made on-site

DENSITY/INTENSITY

- The maximum densities and intensities shall be limited by development standards. The UDO may add further standards on density and intensity and may utilize more than one zoning district to regulate this category.

DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Connectivity to surrounding neighborhoods via active transportation is a priority.
- Buffering between residential uses where appropriate.
- Screened and landscape parking areas.
- Careful attention to traffic circulation and pedestrian connectivity both internally and externally.

EXAMPLES:



The Meyer Najem building in Fishers is an example of a modern office building that meets the needs of the twenty-first century employer.



The photo above is an example of the building scale and aesthetic that is envisioned in the Flex Employment category. Buildings are encouraged to use innovative materials and construction methods that allow for adaptation to changing needs.

SUMMARY OF PUBLIC COMMENTS:

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

Meeting Date: June 25, 2026

Case Number: VA-26-4

PETITION OVERVIEW:

The petitioner is requesting a Development Standards Variance from Section 5.6.2.B.3. of the City's Unified Development Ordinance (UDO) to allow for four (4) portable classrooms for two (2) years for the use of additional classroom space at Mission Christian Academy.

Section 5.8.2.B.3. states that, "Portable Classrooms are permitted for no more than two (2) years."

The petitioner sought and received a Temporary Use Permit to allow two (2) portable classrooms for two (2) years in August 2024. This Temporary Use Permit expires in August 2026 and cannot be renewed without a variance. In addition to extending the Temporary Use Permit, the petitioner is seeking to add two (2) additional portable classrooms, for a total of four (4) portable classrooms.

The petitioner provided the following statement regarding the length of time portable classrooms will be needed: *"We have requested a two-year extension to our permit to use these portables temporarily during the internal expansion within our existing facility, an addition to the existing facility, or the purchase of the Community Health building next door. During this time, we will also identify a permanent home for more students, not to include the portables after the potential permit extension expires."*



Proposed site plan. Yellow boxes indicate proposed portable classrooms. 1 and 2 are existing; 3 and 4 are proposed additional classrooms

Meeting Date: June 25, 2026

Case Number: VA-26-4



Existing portable classrooms



Existing conditions, with existing portable classrooms outlined in red

Meeting Date: June 25, 2026

Case Number: VA-26-4



Preliminary site plan for potential building expansion

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; and
2. Portable classrooms must be kept in good condition for the duration of their installation, including replacement of damaged skirting, paint touch-ups, and other maintenance, as needed; and
3. Mission Christian Academy understands that no continuation of temporary space will be allowed after July 2028 and the Board will entertain no further requests for temporary space on the Subject Property after July 2028; and
4. Mission Christian Academy must expand the current building on the Subject Property to adequately accommodate a student population of 700 to be completed by July 2028; or must acquire adequate additional and permanent space at a separate location by July 2028.

STAFF RECOMMENDATION

Approve, with Conditions Continue Deny No Recommendation



**13095 Publishers Dr.
Fishers, IN 46038**

The City of Fishers and Community,

Beginning six years ago, we have appreciated the support of the community for us installing portable classrooms in our parking lot on the east side of our property. Our growing school and limited building capacity at the time led us to pursue this temporary space. The City of Fishers granted us a two-year permit for the portables, recognizing we were planning for and have, over the years, completed an internal expansion of our school building. From the start, we invested significant funds to ensure the trailers' appearance is pleasing to our community, they are well maintained and blend in with our building's color and landscaping. We remain committed to continuing the same with additional portables. With a growing school and a larger building comes more demand for the expanded permanent space, from both within and outside our school population. As we continue to grow in number, we continue to be creative in helping ensure all students who wish a private education be able to attend Mission Christian Academy.

We have requested a two-year extension to our permit to use these portables temporarily during the internal expansion within our existing facility, an addition to the existing facility, or the purchase of the Community Health building next door. During this time, we will also identify a permanent home for more students, not to include the portables after the potential permit extension expires.

We appreciate Fishers' receptiveness to our proposed plans, and hope this letter conveys the reasons and temporary nature of this permit extension request. Thank you for taking the time to read this letter and please don't hesitate to let me know if you have any questions or comments.

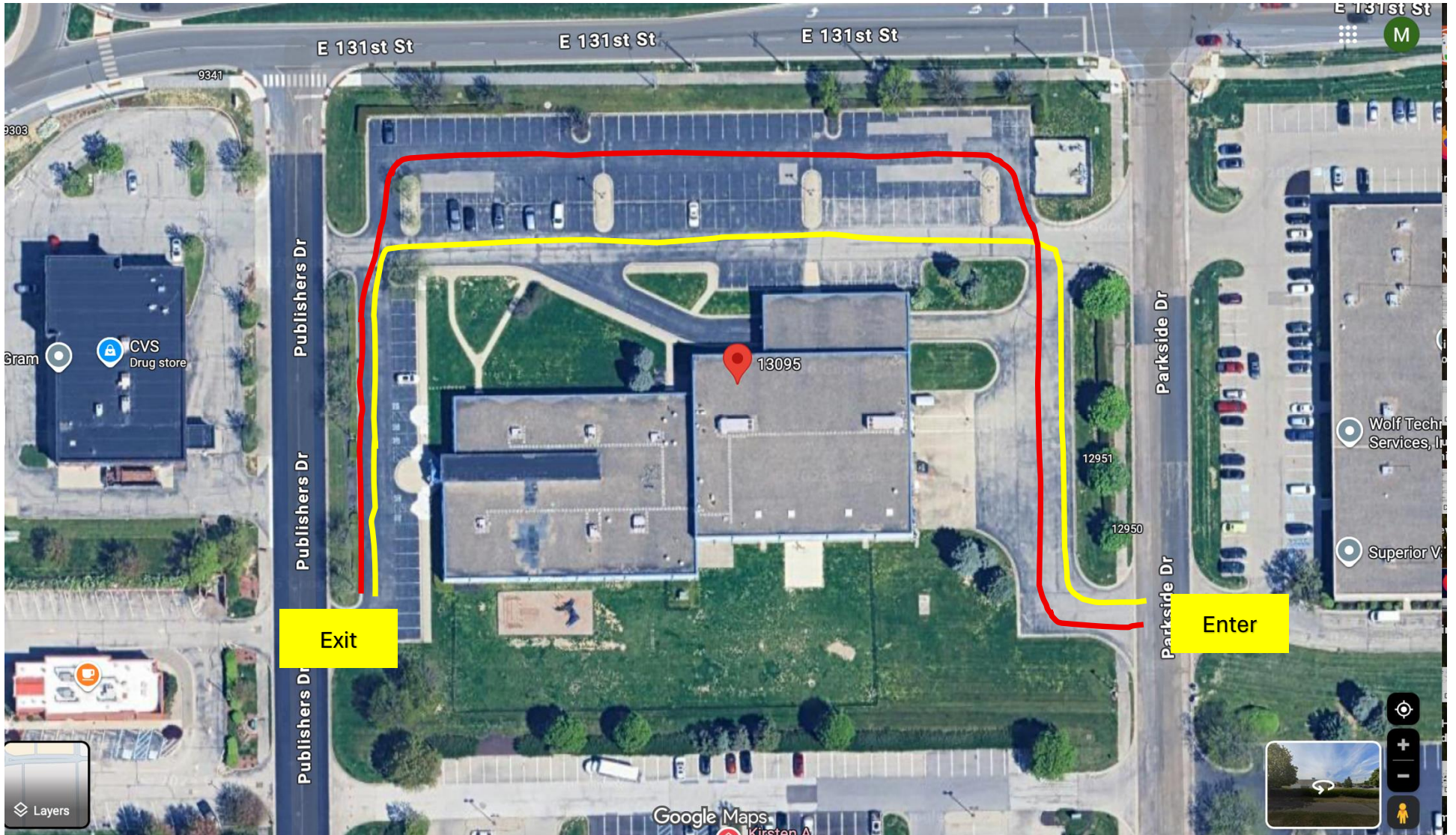
Thank you,

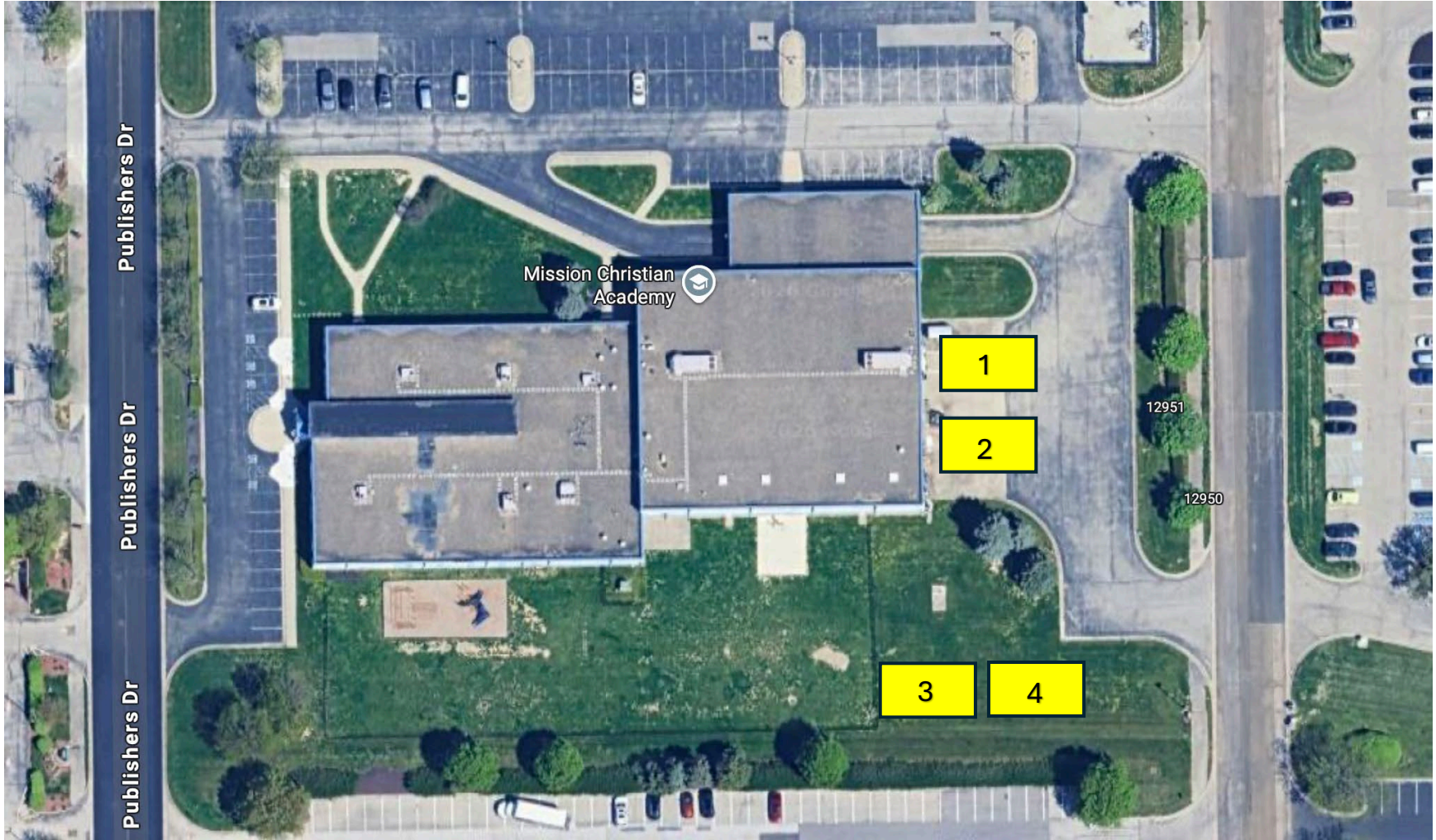
Jerry Ackerman, Director of Operations

Addendum:

As Mission Christian Academy expands, we recognize the traffic it generates. To alleviate the issue for the next school year, we are soliciting the help of the Fishers police department to conduct both drop-off and pick-up for the three in-person school days (Tuesdays, Wednesdays, and Thursdays).

Moreover, we are creating a “staggered drop-off” beginning next year which should cut the lines 50% for both morning and afternoon car lines.

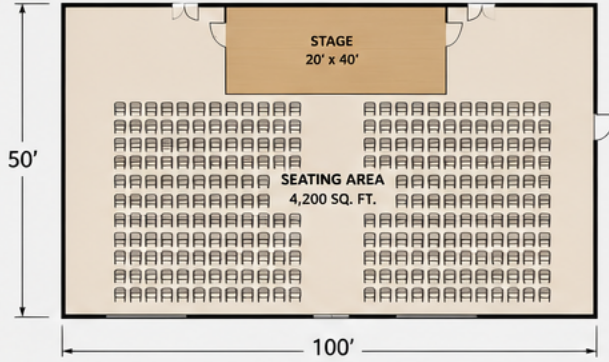




5,000 SQ. FT. MULTIPURPOSE ADDITION OPTIONS FOR MCA

OPTION A: CHAPEL + MULTIPURPOSE SPACE

100' x 50' (5,000 SQ. FT.)



CAPACITY

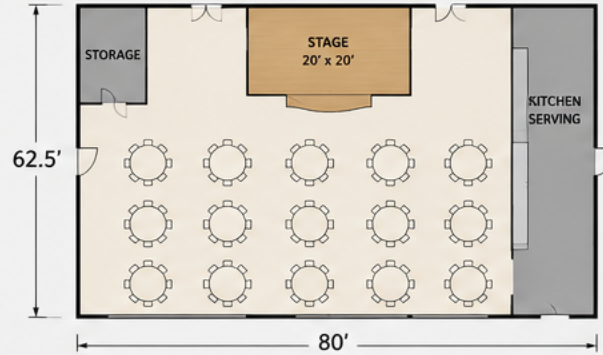
- Chairs Only: 420 – 500 people
- School Assembly Seating: 500 – 600 students
- Round Tables (Banquets): 250 – 300 people

BEST FOR:

- Elementary Chapel
- Middle School Chapel
- Parent Nights
- Graduation
- Staff Meetings

OPTION B: CAFETERIA + CHAPEL HYBRID

80' x 62.5' (5,000 SQ. FT.)



CAPACITY

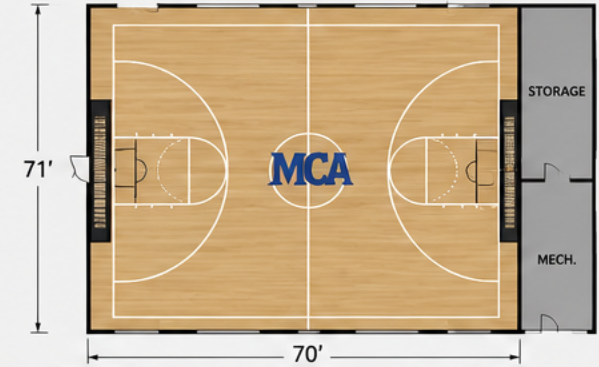
- Lunch Seating: 240 – 300 students (At one time)
- Chapel Seating: 450 – 550 chairs

BEST FOR:

- Lunch / Dining
- Chapel
- Parent Events
- Multiuse Gatherings

OPTION C: GYM-FOCUSED DESIGN

70' x 71' (4,970 SQ. FT.)



CAPACITY

- Assembly Seating (Chairs around court): 450 – 600 people
- Bleachers (Optional): 700 – 900 people

BEST FOR:

- PE Classes
- Athletics (Basketball/Volleyball)
- Assemblies
- Indoor Events

EXTERIOR CONCEPT



COMMON FEATURES (ALL OPTIONS)

- Clear-Span Metal Building
- High Ceilings (18' – 24')
- Insulated Walls and Roof
- LED Lighting
- HVAC System
- Restrooms
- Storage Rooms
- Sound / A/V Infrastructure
- Safety and Fire Code Compliant

KEY BENEFITS FOR MCA

- Solves multiple needs with one space
- Supports growth to 1,000+ students
- Used daily for chapel, PE, lunch, events & more
- High return on investment
- Flexible for future needs



Board of Zoning Appeals Staff Report

Meeting Date: June 25, 2026

DEPARTMENT CONTACT:

Grace Wiley

CASE NUMBER:

VA-26-5

PETITIONER:

Mark Garringer

PROPERTY ADDRESS/LOCATION:

8523 Legacy Ct

REQUEST: Consideration of a Development Standards Variance from Section 3.2.10.B.2d of the City's Unified Development Ordinance (UDO) to allow a rear setback of 15 feet, rather than the required 20 feet, for the construction of an attached three-seasons room.

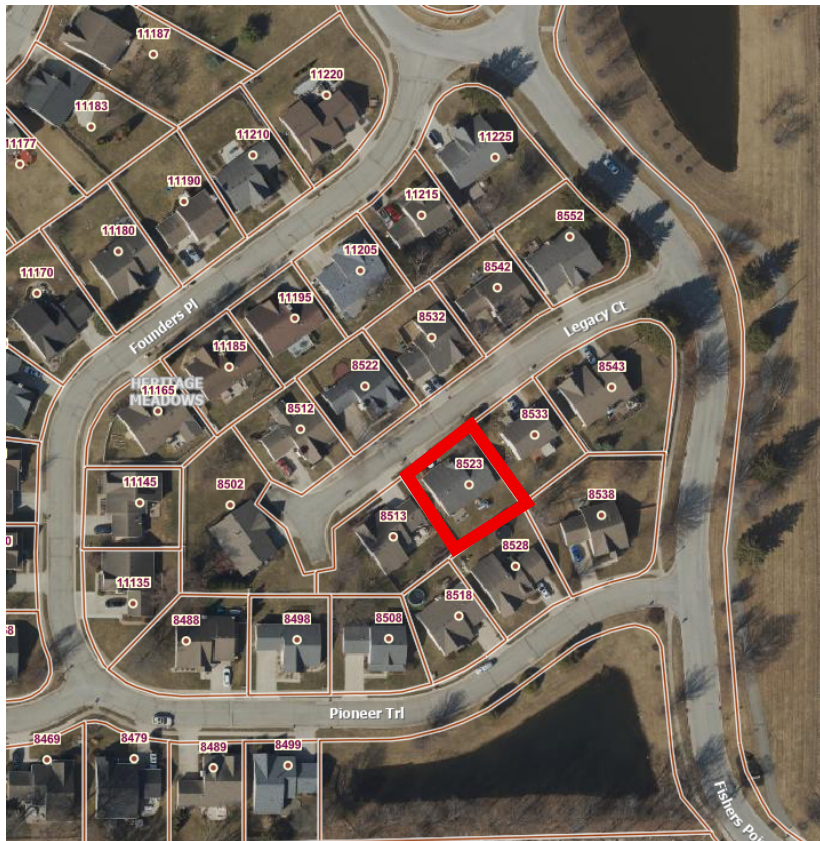
APPLICABLE REGULATIONS:
Unified Development Ordinance (UDO)

EXISTING ZONING:
TCR – Town Center Residential

FISHERS 2040:
Core Residential

LOT SIZE: 0.14 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve, with Condition
 Continue
 Deny
 No Recommendation

Meeting Date: June 25, 2026

Case Number: VA-26-5

ZONING HISTORY:

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

SURROUNDING LAND USE & ZONING:

North: TCR – Town Center Residential
East: TCR – Town Center Residential
South: TCR – Town Center Residential
West: TCR – Town Center Residential



FISHERS 2040 COMPREHENSIVE PLAN

The Fishers 2040 Plan identifies this area as Core Residential.



Core Residential

PURPOSE

Residential neighborhoods that may incorporate a variety of single- and multiple-family dwellings. The integration of a broad range of housing within neighborhoods allows for greater housing choices particularly for younger and older age groups. This classification is intended to provide market flexibility for a wider range of housing choices. This land classification is appropriate in areas close to the downtown core or other mixed-use districts. Larger sites are expected to incorporate a mix of housing types and to be designed to look, feel and function as a cohesive neighborhood. Smaller sites may include a single housing type, appropriately scaled to the surrounding context.

LAND USES

- Single-family detached residential
- Townhomes or condominiums
- Duplexes

DENSITY/INTENSITY

- Density is intended to be between four to eight units per acre. Density shall be further defined through the applicable development standards in the UDO.

DEVELOPMENT FEATURES

- A mix of housing types and architectural styles is desired.
- Development shall protect and enhance natural environment.
- A grid-like street layout that is well-connected to neighboring parcels.
- Internal and external pedestrian and vehicular connectivity is required.
- On-street parking and use of alleys for garage access preferred.
- Features such as porches that support street-level activity are encouraged.

EXAMPLES: Saxony



The aerial photo above shows townhomes in the Saxony area. The mix of a variety of housing types in a walkable setting is what is envisioned for the core residential neighborhoods.



The photo above is an example of cottage homes that fit the vision for the core residential areas.

Meeting Date: June 25, 2026

Case Number: VA-26-5

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.

STAFF RECOMMENDATION

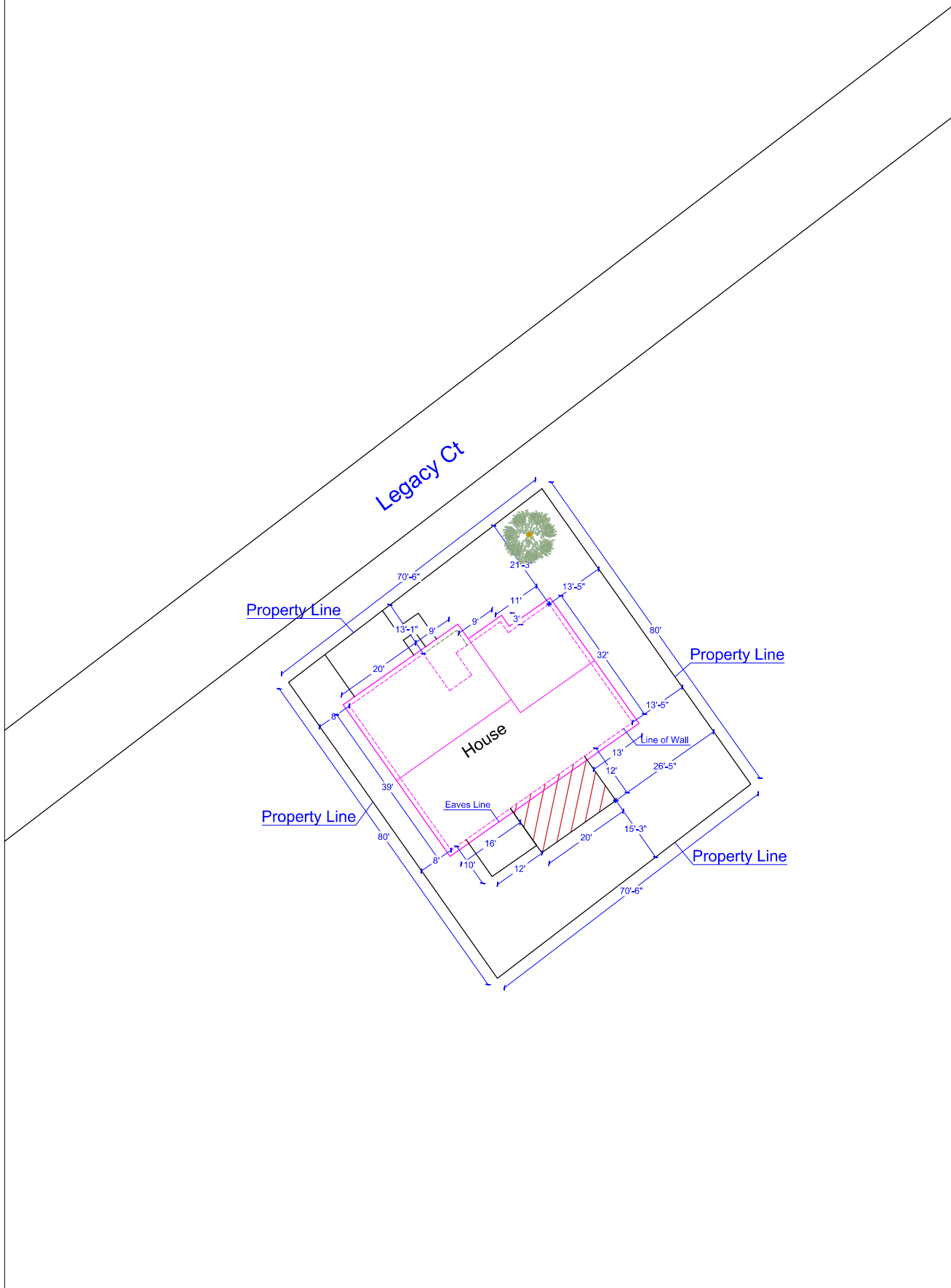
Approve, with Conditions

Continue

Deny

No Recommendation

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
 This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



Plot Plan for:	Owner: Garringer, Mark A	Lot: 31
	Address: 8523 Legacy Ct	Scale: 1"=20'
Submitted by:	Subdivision: Heritage Meadows	Add. Info: Indianapolis - Garringer_6000003366
	Parcel/Locator: 29-14-01-206-031.000-006	



Board of Zoning Appeals Staff Report

Meeting Date: June 25, 2026

DEPARTMENT CONTACT:

Grace Wiley

CASE NUMBER:

SE-26-2

PETITIONER:

Lynda Pendleton

PROPERTY ADDRESS/LOCATION:

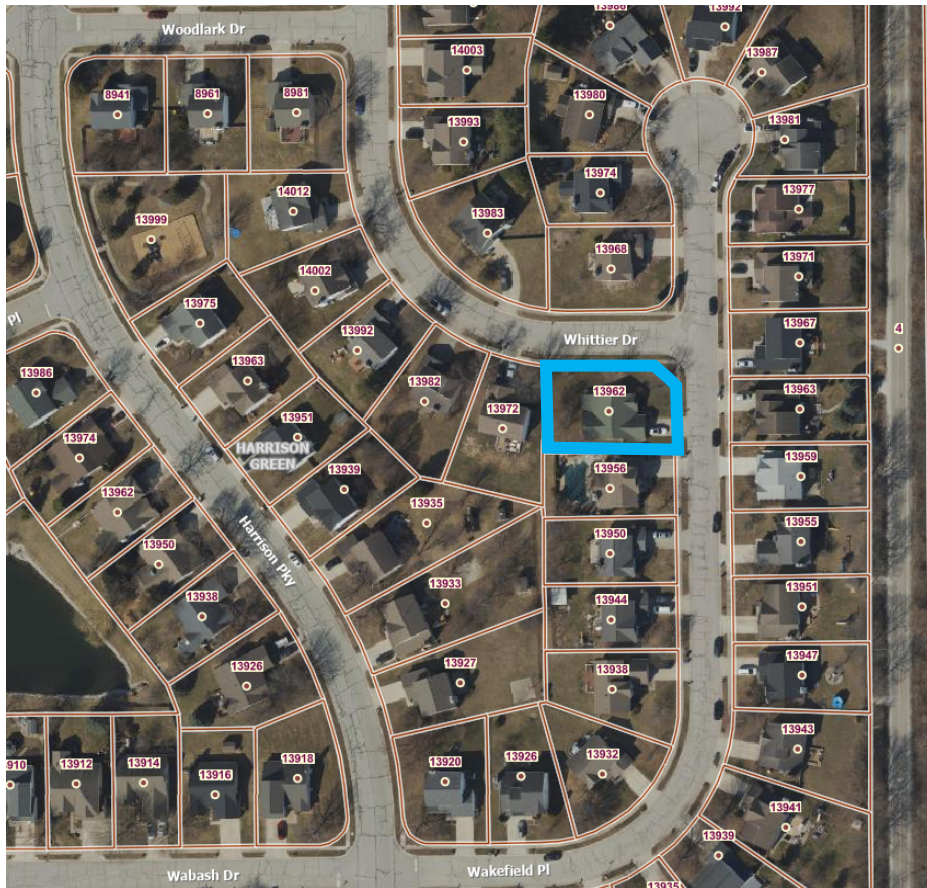
13962 Wakefield Pl

REQUEST: Consideration of a Special Exception to allow for a Short-Term Rental use on a property zoned R5 - Residential.

<p>APPLICABLE REGULATIONS: Unified Development Ordinance (UDO)</p>	<p>EXISTING ZONING: R5 - Residential</p>	<p>FISHERS 2040: Suburban Residential</p>
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LOT SIZE: 0.2 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve
 Continue
 Deny
 No Recommendation

Meeting Date: June 25, 2026

Case Number: SE-26-2

ZONING HISTORY:

The property is zoned R5, regulated by the City of Fishers Unified Development Ordinance (Ord. #07618F).

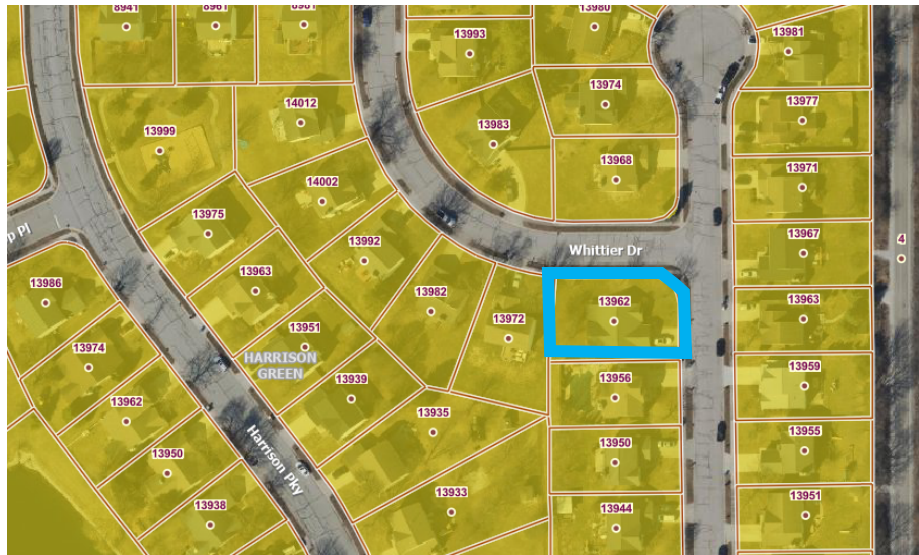
SURROUNDING LAND USE & ZONING:

- North: R5 – Single-Family Residential
- East: R5 – Single-Family Residential; NPT-OL – Nickel Plate Trail Overlay
- South: R5 – Single-Family Residential
- West: R5 – Single-Family Residential



FISHERS 2040 COMPREHENSIVE PLAN

The Fishers 2040 Plan identifies this area as Suburban Residential.



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 the writing of this staff report, no public comments have been received.

Meeting Date: June 25, 2026

Case Number: SE-26-2

PETITION OVERVIEW:

The petitioner is requesting a special exception from the Unified Development Ordinance to allow for a short-term rental use (e.g., Airbnb, VRBO) at a property zoned R5 - Residential. The State of Indiana does not allow municipalities to limit short-term rentals when it relates to home-occupation, meaning the property owner must live at the residence.

This property does not meet our home-occupation standards and therefore requires this special exception to allow short-term rentals.

The home is currently listed on Airbnb with immediate availability. The listing is for the entire home and up to 10 guests, with 3 bedrooms, 5 beds, and 2 bathrooms. The listing appears to have been active since November 2022.

The illegal use came to the attention of staff as part of routine enforcement of the City’s rental registration in April 2026. The property owners were notified that the home was identified as a non-registered rental property, in violation of §163.03, §163.04, and §163.05 of the Fishers Code of Ordinances. The property owner then informed staff that the property was being operated as a short-term rental, which is not eligible for a Home Rental Permit.

STAFF RECOMMENDATION:

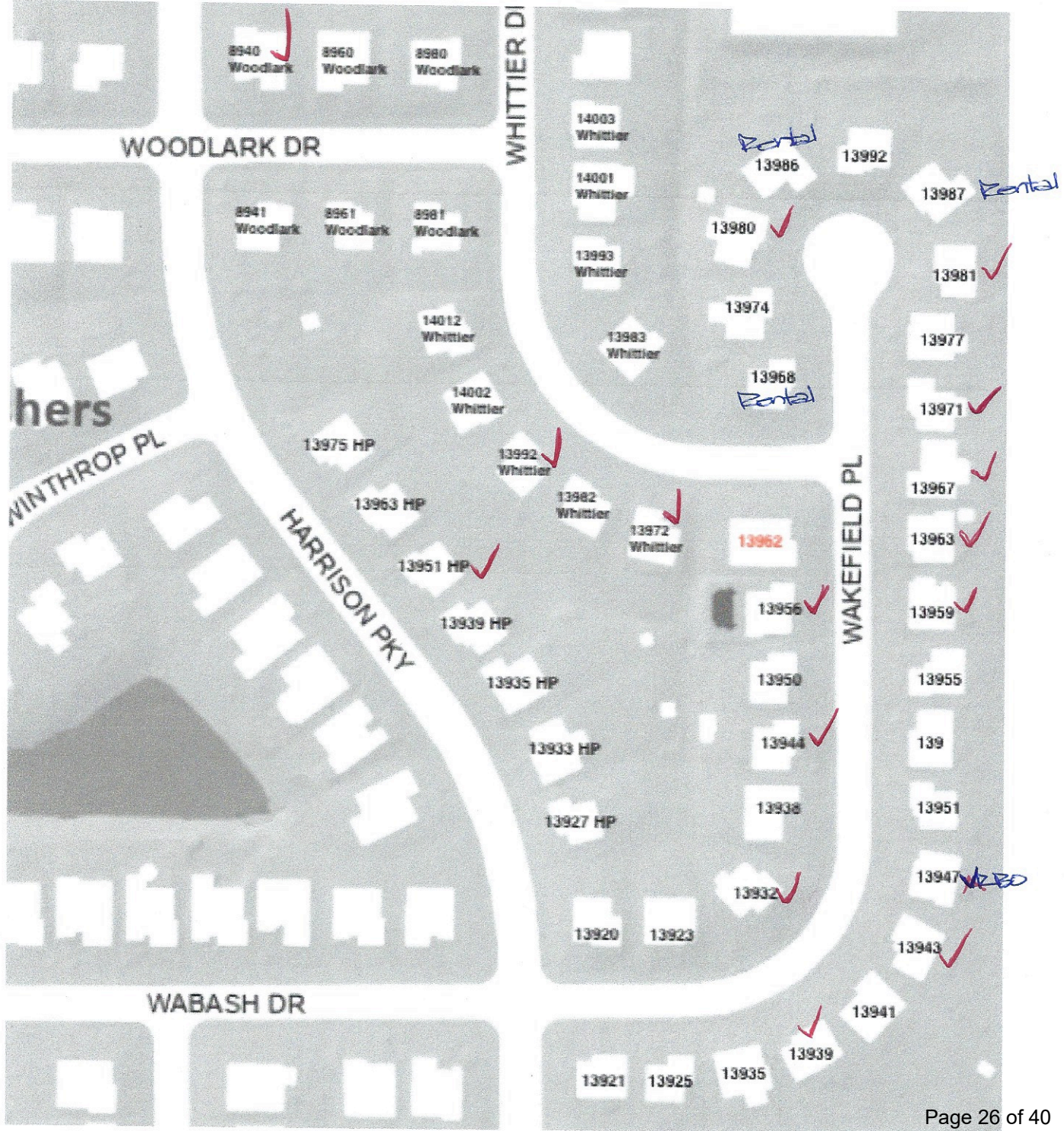
Staff has NO RECOMMENDATION to the BZA for this special exception request.

If the Board approves this Special Exception for short-term rental, staff requests the following conditions, and any others sought by the Board:

1. The special exception is tied to the user and specific use. If the current property owner was to sell or vacate the property, the special exception would be void.
2. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder’s Office.

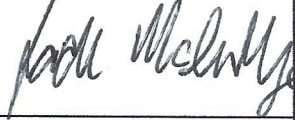

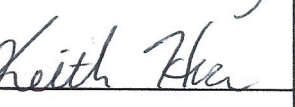

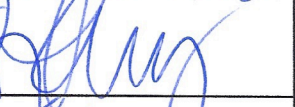
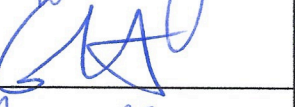
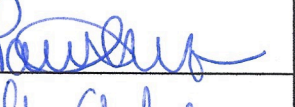
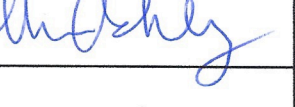
STAFF RECOMMENDATION

Approve Continue Deny No Recommendation



To the Board of Zoning Appeals:

The property at 13962 Wakefield Place has been run as a short-term rental for 3.5 years. I am in support of its continuing to be used as a short-term rental.

Date	Signature	Printed Name	Street Address	Contact Info
4/28/20		Jade McIntyre	13959 Wakefield Pl. Fishers, IN 46038	317-420-1578
4/28/20		Jillian Cunningham	13992 Whittier Drive	317-650-6881
4/28/20		Keith Hicks	13939 Wakefield Pl	314-629-8631
5/7/26		DIANE AKERS	13967 WAKEFIELD PL	(317)374-9819
5/7/26		Rosemary Flannery	13963 Wakefield Pl	317-847-8072
5/7/26		Georgia Henneberry	8940 Woodlark Dr - Fishers IN 46038	314-570-7124
5/7/26	Samantha Matthews	Samantha Matthews	13940 Wakefield Pl	602.645.9253
5/7/26		Patricia Nytko	13981 Wakefield Pl	904 9944274
5/7/26		Michelle Ashley	13980 Wakefield Place	317-869-9020

1.

From: Patricia Nytko pdetz23@hotmail.com
Subject: Air bnb
Date: April 21, 2026 at 6:35 PM
To: momsplacefishers@gmail.com



To whom it may concern, My name is Patricia Nytko and my husband and I own a home 3 houses down from the Air bnb. We actually used the rental during our daughters graduation last June and had a wonderful experience. It was so helpful to have our family near us but still have their own space. We would not hesitate to use this rental again in the future. There have never been any concerns or issues with it being an Airbnb, it is well maintained and never a disturbance. I work from home and have never noticed anything but normal activity. Thanks for you time.

Patricia Nytko
904-994-4274

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

2.

From: Kendra Lambuth rlbuth@comcast.net
Subject: Airbnb located at 13962 Wakefield Place
Date: April 21, 2026 at 12:19 PM
To: momsplacefishers@gmail.com



Hello,

My husband and I own a home at 13972 Whittier Drive in Fishers, which is located around the corner from the Airbnb at 13962 Wakefield Place. The Airbnb backs up to our property.

I am writing this letter to express my full support of the continued operation of the Airbnb within our neighborhood for the following reasons:

1. The property has been well maintained by the owners. I cannot say the same about other long-term rentals in our neighborhood.
2. The owners operate the Airbnb responsibly, and I am confident they will continue to do so.
3. We have never encountered any negative impacts related to its operation, including no issues with excessive noise or loud gatherings, no large or disruptive parties, and no safety concerns or individuals who made us feel fearful or uncomfortable.
4. This has also been a valuable lodging option for our own family, including when we hosted out-of-town guests for our daughter's wedding. Other neighbors have used it as well.

Overall, I believe the use of the Airbnb is compatible with the quiet, family-focused character of our community and does not have a negative economic impact on surrounding properties. I fully support and encourage its continued operation.

Thank you for your consideration,
Kendra Lambuth

Sent from my iPhone

From: Colleen Fields cfields6744@gmail.com
Subject: Experience with Airbnb at 13962 Wakefield
Date: April 14, 2026 at 6:34 PM
To: momsplacefishers@gmail.com



Hi David and Lynda,

Happy to share our experience as a neighbor of your Airbnb, who has lived here for over a decade.

We've appreciated your transparency and communication over the years. We've felt informed of what's going on and appreciate the opportunity to provide input. No other rental owner/ property manager in the neighborhood has done that.

Having an owner that we personally know gives us peace of mind and a local point of contact. The larger venture capital firms/ investment groups that own long term rental properties nearby do not provide this.

We've appreciated how your air bnb has been run and have never had any issues with guests, noise, etc. The property is meticulously maintained. I see landscape work and upkeep being done multiple times a week.

Again, all this contrasts venture capital / investors, that own multiple properties, have no vested interest in the community, do not communicate at all with the neighbors, neglect maintenance and upkeep and poorly vet tenants.

Whereas with you and your Airbnb we know you personally and have an open line of communication and have had a great experience.

Feel free to reach out if we can help,

Colleen & Matt Fields
13971 Wakefield

From: Angel Osladil agaesser@hotmail.com
Subject: Neighborhood Airbnb
Date: April 17, 2026 at 6:31 AM
To: momsplacefishers@gmail.com



Good morning,

I wanted to take a minute to express how much we have loved having an Airbnb next door to us. We've been able to meet so many wonderful, friendly people over the last few years. The yard is always well maintained, and the exterior of the home continues to look pristine. In the last three and a half years, we truly have never had a negative experience with the Airbnb. In fact, I am more concerned about the potential of a long term rental being next door to us. With having frequent short term stays, the owners are able to be diligent in consistent up keep of the property, maintaining wonderful curb appeal. We appreciate the positives this Airbnb have brought to our neighborhood and hope to see it continue to thrive for many years.

Angel Osladil

As a neighbor, I have experienced the following with 13962 Wakefield Place being run as an Airbnb since November 1, 2023:

I have seen parties held at 13962 Wakefield by Airbnb guests.
 Tenants at 13962 Wakefield Place have been loud and disruptive.
 Traffic has been heavy and inconvenient for me as a result of the Airbnb.
 I have felt endangered by the renters at 13962 Wakefield Place.
 My ability to park near my home has been affected by the Airbnb.
 The house seems neglected, and the yard reflects poorly on the neighborhood.
 I believe having 13962 Wakefield Place as an Airbnb has lowered the value of my property.
 I have used the Airbnb at 13962 Wakefield Place for personal use when friends and family visit.
 I've called the police on tenants of the Airbnb.
 I've seen the police arrive at 13962 Wakefield Place in the last three years to talk to guests or tenants of the Airbnb.

I have been invited to communicate any and all information with David or Lynda Pendleton about the Airbnb, whether it is good news or bad.
 I have been given personal phone numbers and email addresses in order that I could rent directly from the Pendletons OR report suspicious activity.
 I have reached out to the Pendletons to inform or inquire on the Airbnb guests.
 I see the Pendletons at the house frequently.
 I would be open to discussing the Airbnb at 13962 Wakefield Place with the City of Fishers.

Optional:
 My address is:

	Frequently	Occasionally	Rarely	Never
I have seen parties held at 13962 Wakefield by Airbnb guests.				<input checked="" type="checkbox"/>
Tenants at 13962 Wakefield Place have been loud and disruptive.				<input checked="" type="checkbox"/>
Traffic has been heavy and inconvenient for me as a result of the Airbnb.				<input checked="" type="checkbox"/>
I have felt endangered by the renters at 13962 Wakefield Place.				<input checked="" type="checkbox"/>
My ability to park near my home has been affected by the Airbnb.				<input checked="" type="checkbox"/>
The house seems neglected, and the yard reflects poorly on the neighborhood.				<input checked="" type="checkbox"/>
I believe having 13962 Wakefield Place as an Airbnb has lowered the value of my property.				<input checked="" type="checkbox"/>
I have used the Airbnb at 13962 Wakefield Place for personal use when friends and family visit.				<input checked="" type="checkbox"/>
I've called the police on tenants of the Airbnb.				<input checked="" type="checkbox"/>
I've seen the police arrive at 13962 Wakefield Place in the last three years to talk to guests or tenants of the Airbnb.				<input checked="" type="checkbox"/>
	Yes	No		
I have been invited to communicate any and all information with David or Lynda Pendleton about the Airbnb, whether it is good news or bad.				
I have been given personal phone numbers and email addresses in order that I could rent directly from the Pendletons OR report suspicious activity.				
I have reached out to the Pendletons to inform or inquire on the Airbnb guests.				
I see the Pendletons at the house frequently.				
I would be open to discussing the Airbnb at 13962 Wakefield Place with the City of Fishers.				

*moved in 4
 mo. 08*

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Traffic has been heavy and inconvenient for me as a result of the Airbnb.				<input checked="" type="checkbox"/>
I have felt endangered by the renters at 13962 Wakefield Place.				<input checked="" type="checkbox"/>
My ability to park near my home has been affected by the Airbnb.				<input checked="" type="checkbox"/>
The house seems neglected, and the yard reflects poorly on the neighborhood.				<input checked="" type="checkbox"/>
I believe having 13962 Wakefield Place as an Airbnb has lowered the value of my property.				
I have used the Airbnb at 13962 Wakefield Place for personal use when friends and family visit.				<input checked="" type="checkbox"/>
I've called the police on tenants of the Airbnb.				<input checked="" type="checkbox"/>
I've seen the police arrive at 13962 Wakefield Place in the last three years to talk to guests or tenants of the Airbnb.				<input checked="" type="checkbox"/>
	Yes	No		
I have been invited to communicate any and all information with David or Lynda Pendleton about the Airbnb, whether it is good news or bad.	<input checked="" type="checkbox"/>			
I have been given personal phone numbers and email addresses in order that I could rent directly from the Pendletons OR report suspicious activity.	<input checked="" type="checkbox"/>			
I see the Pendletons at the house frequently.		<input checked="" type="checkbox"/>		
I would be open to discussing the Airbnb at 13962 Wakefield Place with the City of Fishers.	<input checked="" type="checkbox"/>			

Optional:
My address is:

Month	Stays	Nights	Guests Exact	Guests Average	Taxes Pd	Year - Taxes
Nov-22					\$246.87	
Dec-22					\$517.91	\$764.78
Jan-23					\$88.32	
Feb-23					\$193.08	
Mar-23					\$258.68	
Apr-23					\$424.53	
May-23					\$306.61	
Jun-23					\$360.59	
Jul-23					\$579.94	
Aug-23					\$360.85	
Sep-23					\$554.51	
Oct-23					\$252.80	
Nov-23					\$391.92	
Dec-23					\$138.32	\$3,910.15
Jan-24					\$289.80	
Feb-24					\$146.18	
Mar-24					\$564.20	
Apr-24					\$469.94	
May-24					\$638.64	
Jun-24		18			\$623.36	
Jul-24		18			\$707.72	
Aug-24		15			\$486.30	
Sep-24		7			\$414.76	
Oct-24		14			\$657.49	
Nov-24		6			\$234.04	
Dec-24		6			\$279.87	\$5,512.30
Jan-25	4	6	5, 9, 7, 4	6.25	\$223.72	
Feb-25	4	11	4, 1, 9, 6	5	\$320.09	
Mar-25	8	15	6, 8, 4, 6, 7, 4, 6, 5	5.75	\$631.81	
Apr-25	6	7	8, 6, 4, 5, 4, 7	5.66	\$312.91	
May-25	8	19	4, 1, 10, 4, 5, 8, 8, 6	5.75	\$746.94	
Jun-25	10	19	5, 7, 7, 6, 6, 6, 6, 4, 9, 4	6	\$873.87	

Jul-25	1	2	3	3	\$186.58	
Aug-25	9	15	3, 4, 4, 7, 3, 4, 4, 5, 5	4.35	\$421.43	
Sep-25	9	9	5, 4, 8, 5, 7, 6, 6, 9, 3	5.88	\$571.89	
Oct-25	6	19	3, 7, 4, 5, 4, 4	4.5	\$674.06	
Nov-25	9	16	4, 5, 4, 5, 4, 6, 6, 5, 5	4.88	\$512.67	
Dec-25	3	11	4, 6, 2	4	\$379.30	\$5,855.27
Jan-26	5	8	5, 9, 5, 4, 3	5.2	\$261.90	
Feb-26	3	16	4, 4, 4	4	\$465.50	
Mar-26	5	12	4, 6, 4, 7, 4	5	\$416.81	
Apr-26	6	18	3, 6, 4, 4, 4, 2	3.83	\$587.89	
May-26	6	9	8, 4, 6, 5, 6, 8	6.17	\$421.61	\$2,153.71
26-Jun	4	9	3, 4, 4, 5	4		

Year	
2022	\$764.78
2023	\$3,910.15
2024	\$5,512.30
2025	\$5,855.27
2026	\$2,153.71

Total Taxes **\$18,196.21**