



CITY OF FISHERS AGENDA

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

The public may [stream the meeting online](#). Members of the public may [submit comments online](#).

BOARD/COMMISSION: Board of Zoning Appeals – Fishers Meeting

DATE: 5/22/2024, at 6:00 PM

DIRECTIONS: Launch Fishers, 12175 Visionary Way, Fishers, Indiana 46038

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

a. 4-24-24

4. Public Hearings

a. **10929 Innisbrooke Lane**

Parcel: 19-15-09-00-14-019.000

Address: 10929 Innisbrooke Lane

Case: VA-24-9

Request: Consideration of a Development Standards Variance from Section 3.2.4 R3 Development Standards of the City's Unified Development Ordinance (UDO) to increase the maximum permitted impervious surface area from 40% to 48%.

Petitioner: John Coy (john@coylandscaping.com)

Planner: Christy Cashin (christyc@fishers.in.us)

b. **13423 Nottingham Road**

Address: 13423 Nottingham Road

Case: VA-24-10

Request: Consideration of a development standard variance to allow a 33-foot setback, where the minimum setback allowed is 40-feet. The petitioner is also requesting a development standard variance to allow a garage 7 feet in front of the front façade.

Petitioner: Gregory and Kim Troyer

Planner: Grace Wiley (wileyg@fishers.in.us)

5. Staff Communication

6. Board Signatures – Findings of Fact

7. Adjournment

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
LAUNCH FISHERS AUDITORIUM
April 24, 2024**

The Board of Zoning Appeals convened at 6:00 p.m.

A roll call was taken. Members present: Steve Ferrucci, Jeffrey Silvey, Greg Lannan, Tom Grinslade. Howard Stevenson was not present.

Others present: Ross Hilleary, Kevin Martin, Kay Prange, Paul Walters, Rob McMurray, Tracy Gaynor, Christy Cashin, Gabrielle Herin, Rodney Retzner, Joe Logan, Tim Ruth, Cathy Trimble, Steve Trimble, Keith Bayless

Mr. Ferrucci confirmed quorum and called the meeting to order.

Mr. Ferrucci asked for a Motion for the approval of the previous minutes. Mr. Silvey made a Motion to approve, seconded by Mr. Grinslade. The Minutes were approved, 4-0.

Public Hearings:

a. 7803 Hardwick Place

Parcel: 15-10-36-03-09-007.000

Address: 7803 Hardwick Place

Case: VA-24-4

Request: Consideration of a Development Standard Variance from Section 3.2.5 R4 Residential of the City's Unified Development Ordinance (UDO) to allow a 5 foot side setback, from the 10 foot side setback requirement.

Petitioner: Steve Trimble (smtrimble@yahoo.com)

Planner: Christy Cashin (christyc@fishers.in.us)

Staff has No Recommendation. No Public comments have been received.

Mr. Ferrucci opened the Public Hearing. As there was no one from the Public to speak, he closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve with the recording of the approval with the County, seconded by Mr. Silvey. The Motion was approved, 4-0.

b. 13320 Haven Cove Ln

Parcel: 13-15-02-00-25-011.000

Address: 13320 Haven Cove Lane

Case: VA-24-5

Request: Consideration of Development Standard Variances from Sections 3.2.3 and 6.3.4.B.3.d of the City's Unified Development Ordinance (UDO) and the Marina PUD Ordinance #: 041210 to increase the maximum permitted impervious surface area from 35% to 43% and to permit a 0/12 roof pitch instead of the minimum 5/12 roof pitch required for a new single family house.

Petitioner: Keith Bayless (keith@eatoncustomhomes.com)

Planner: Gabrielle Herin (hering@fishers.in.us)

Staff has no recommendation. No Public Comments have been received.

Mr. Ferrucci opened the Public Hearing. As there was no one from the Public to speak, he closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve with the recording of the approval with the County, seconded by Mr. Silvey. The Motion was approved, 4-0.

c. 13284 Haven Cove Ln

Parcel: 13-15-02-00-25-013.000

Address: 13284 Haven Cove Lane

Case: VA-24-7

Request: Consideration of Development Standard Variances from Sections 3.2.3 and 6.3.4.B.3.d of the City's Unified Development Ordinance (UDO) and the Marina PUD Ordinance #: 041210 to increase the maximum permitted impervious surface area from 35% to 42%, to permit a 3/12 roof pitch and a flat roof over the front porch instead of the minimum 5/12 roof pitch required and to increase the maximum permitted height from 35 feet to 43 feet for a new single family home.

Petitioner: Joe Logan (joelogan2086@gmail.com)

Planner: Gabrielle Herin (hering@fishers.in.us)

The property is in the Marina PUD on Geist. Staff has No Recommendation. No Public comments have been received.

Mr. Ferrucci opened the Public Hearing. As there was no one from the Public to speak, he closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Silvey made a Motion to approve with the recording of the approval with the County, seconded by Mr. Grinslade The Motion was approved, 4-0.

d. 12953 Silbury Hill Way

Parcel: 13-11-25-00-15-025.000

Address: 12953 Silbury Hill Way

Case: VA-24-8

Request: Consideration of a Development Standards Variance from the Avalon PUD Ordinance #:121503E to increase the maximum allowed impervious surface percentage from 45% to 52% for a proposed pool.

Petitioner: Tim Ruth (tim_ruth@icloud.com)

Planner: Gabrielle Herin (hering@fishers.in.us)

Staff has no recommendation. No Public Comments have been received.

Mr. Ferrucci opened the Public Hearing. As there was no one from the Public to speak, he closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve with the recording of the approval with the County, seconded by Mr. Silvey. The Motion was approved, 4-0.

New Business- none

Adjournment As there was no other business, the meeting was adjourned at 6:26 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary

Sump line approximate

Egress

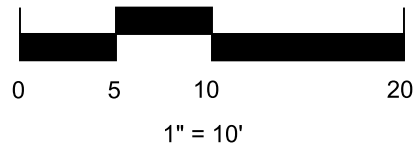
Pool will have an automatic cover

Egress

Pool equipment
Gas heater, salt cell,
pool pump and filter

Property line

Easement



Pool equipment

Property line

Hand rail

Easement

3' 3"

Drainage flow

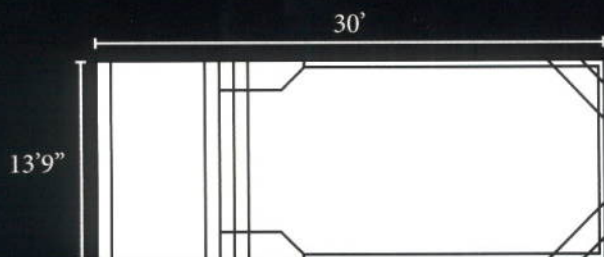
Deck drain

Drainage flow

Bay Harbor

LEADING EDGE POOLS

The Bay Harbor our new model for 2024 is a midsize pool based on our best selling model the Grand Ledge. You will enjoy all of the beautiful seating and the large sun shelf for enjoying your personal lounging area in your favorite chair. Jump in and enjoy the Bay Harbor!!



- Width 13'9"
- Length 30'

- Depth 3'11" - 5'8"
- Gallons 13,200

SELECT YOUR CUSTOM COLOR



Marina Blue



Gray Surf



North Shore



White





Board of Zoning Appeals Staff Report

Meeting Date: May 22, 2024

DEPARTMENT CONTACT: Christy Cashin (cashinc@fishers.in.us)	CASE NUMBER: VA-24-9
---	--------------------------------

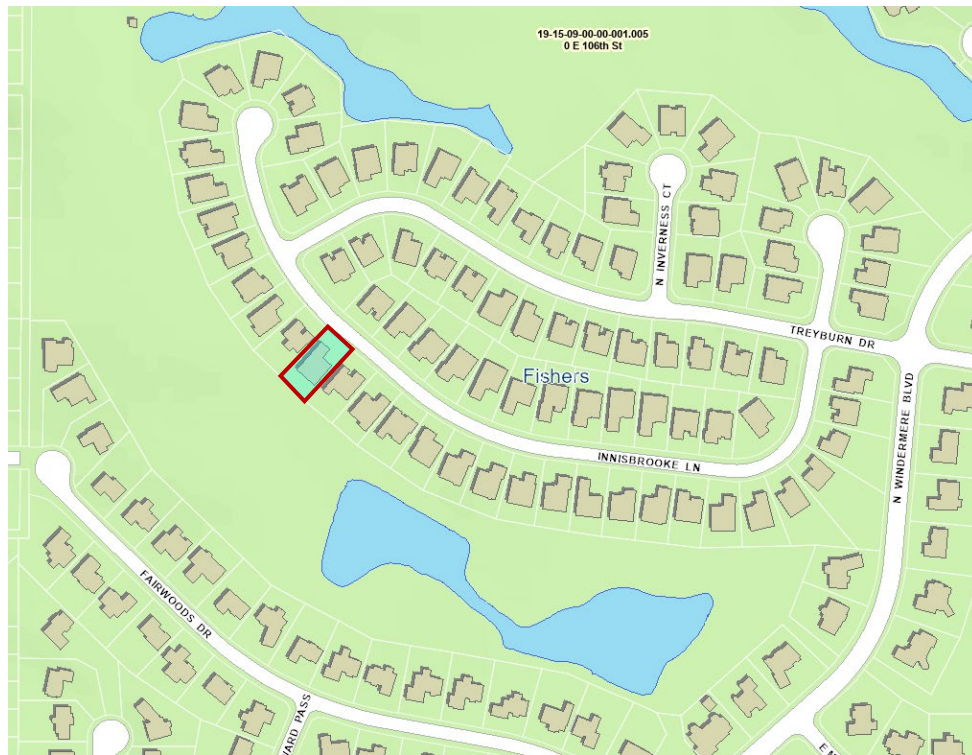
PETITIONER: John Coy (john@coylandscaping.com)	PROPERTY ADDRESS/LOCATION: 10929 Innisbrooke Lane
---	---

REQUEST: Consideration of a Development Standards Variance from Section 3.2.4 R3 Development Standards of the City's Unified Development Ordinance (UDO) to increase the maximum permitted impervious surface area from 40% to 48%.

APPLICABLE REGULATIONS: City of Fishers UDO	EXISTING ZONING: R-3 Residential District	FISHERS 2040: Suburban Residential
---	---	--

LOT SIZE: 0.25 Acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve
 ☐ Continue
 ☐ Deny
 ☒ No Recommendation

ZONING HISTORY:

This property is located in the Windermere Villas neighborhood, zoned R-3 residential.

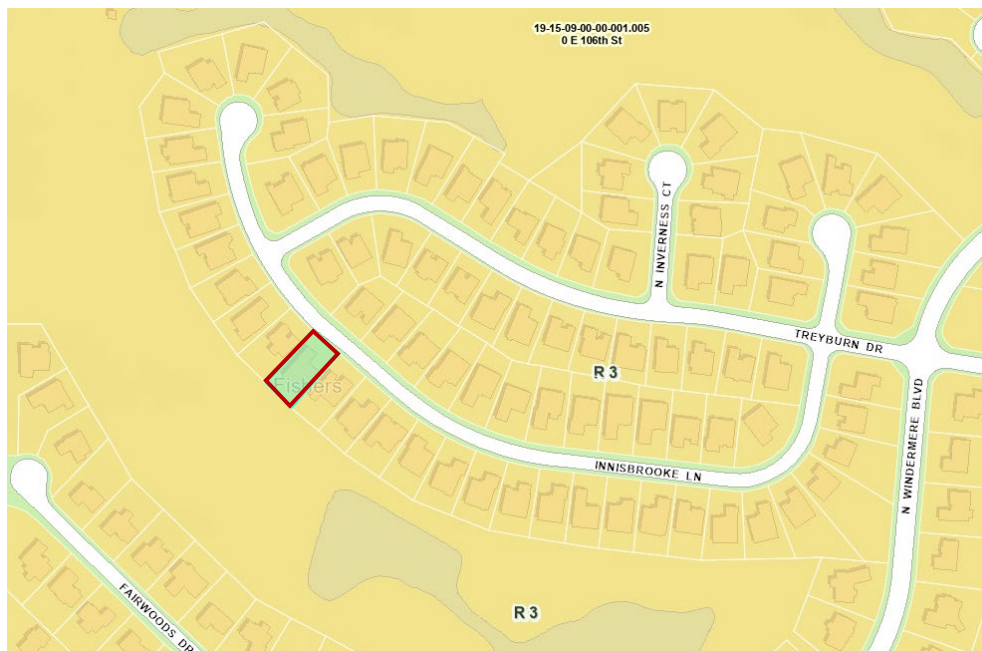
SURROUNDING ZONING & LAND USE:

North: R-3 Residential District (single family residential)

East: R-3 Residential District (single family residential)

South: R-3 Residential District (single family residential)

West: R-3 Residential District (single family residential)



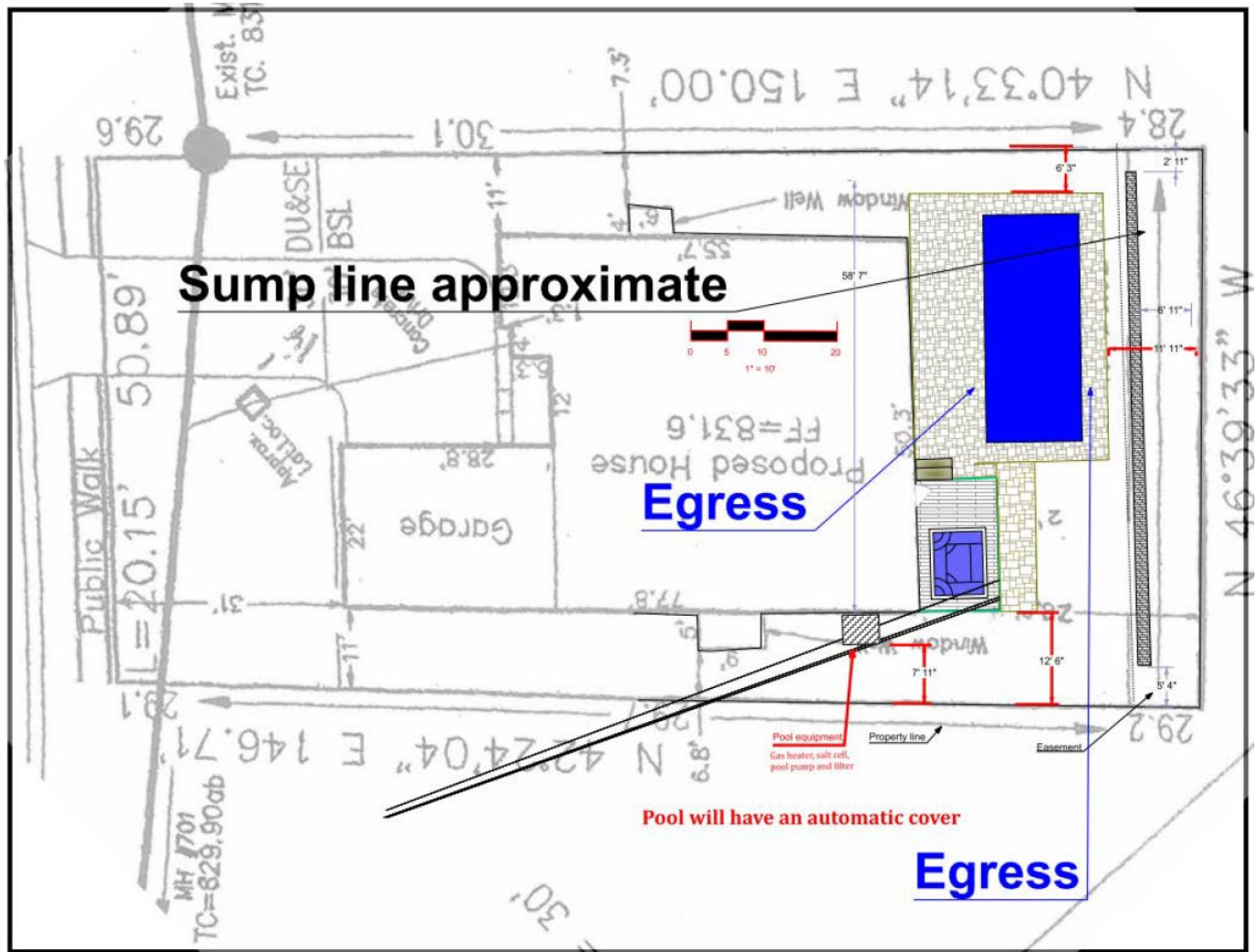
SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Summary of Request

The petitioner is requesting a development standard variance to allow an increase in the impervious surface maximum permitted surface area from 40% to 48%. The addition of the pool and patio will increase the impervious surface area to 48%. Planning staff confirmed with Stormwater staff that this impervious surface increase would not be a concern to the area.



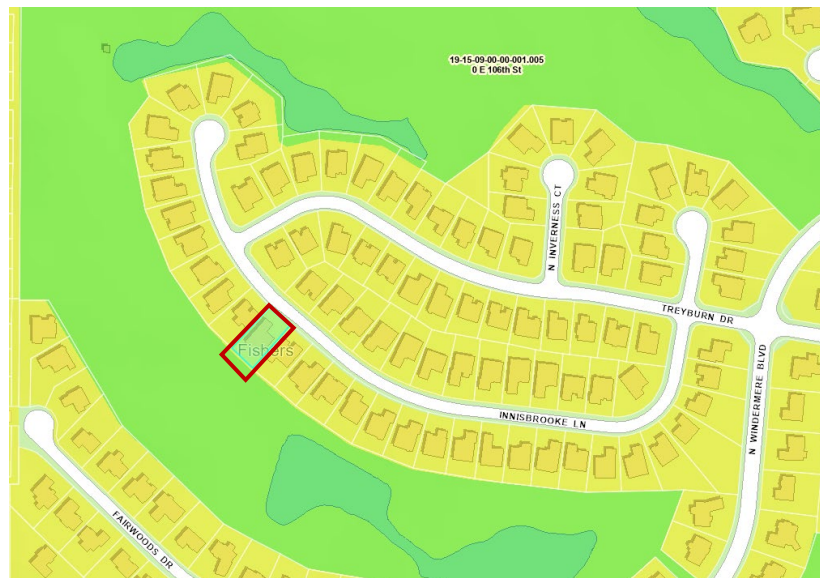
Site plan



Aerial view of the property

Fishers 2040 Comprehensive Plan

The Fishers 2040 Plan identifies this area as Suburban Residential. The variance request aligns with this vision.



STAFF RECOMMENDATION:

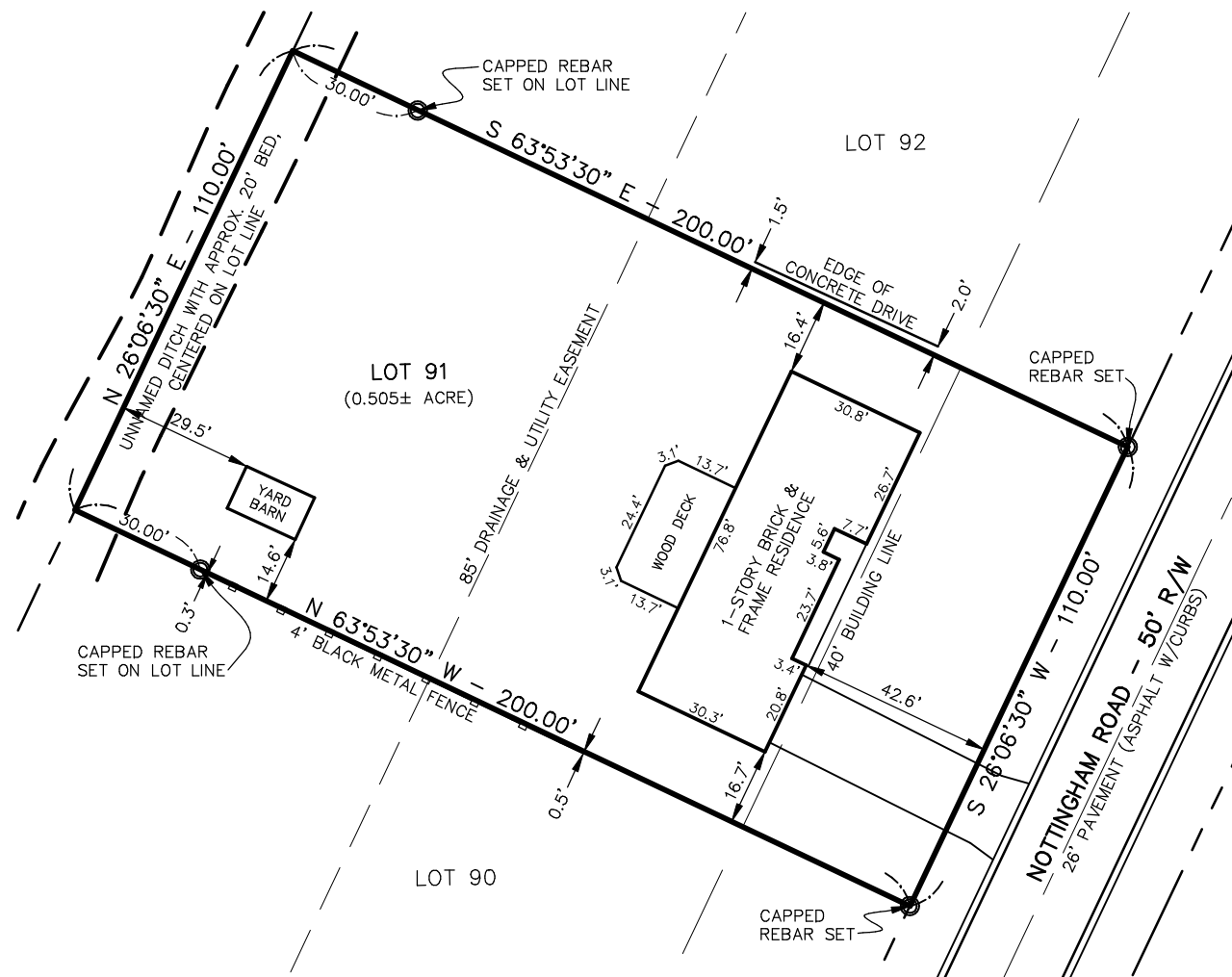
Staff has no recommendation for this request.

If the Board approves this variance staff requests the following condition:

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

STAFF RECOMMENDATION

☐ Approve ☐ Continue ☐ Deny ☒ No Recommendation



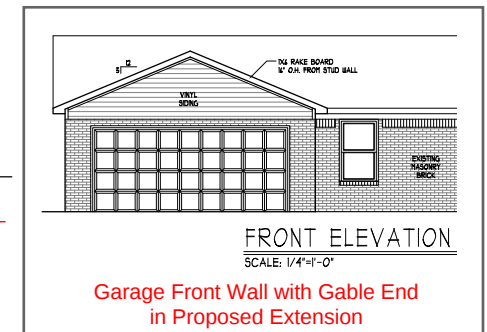
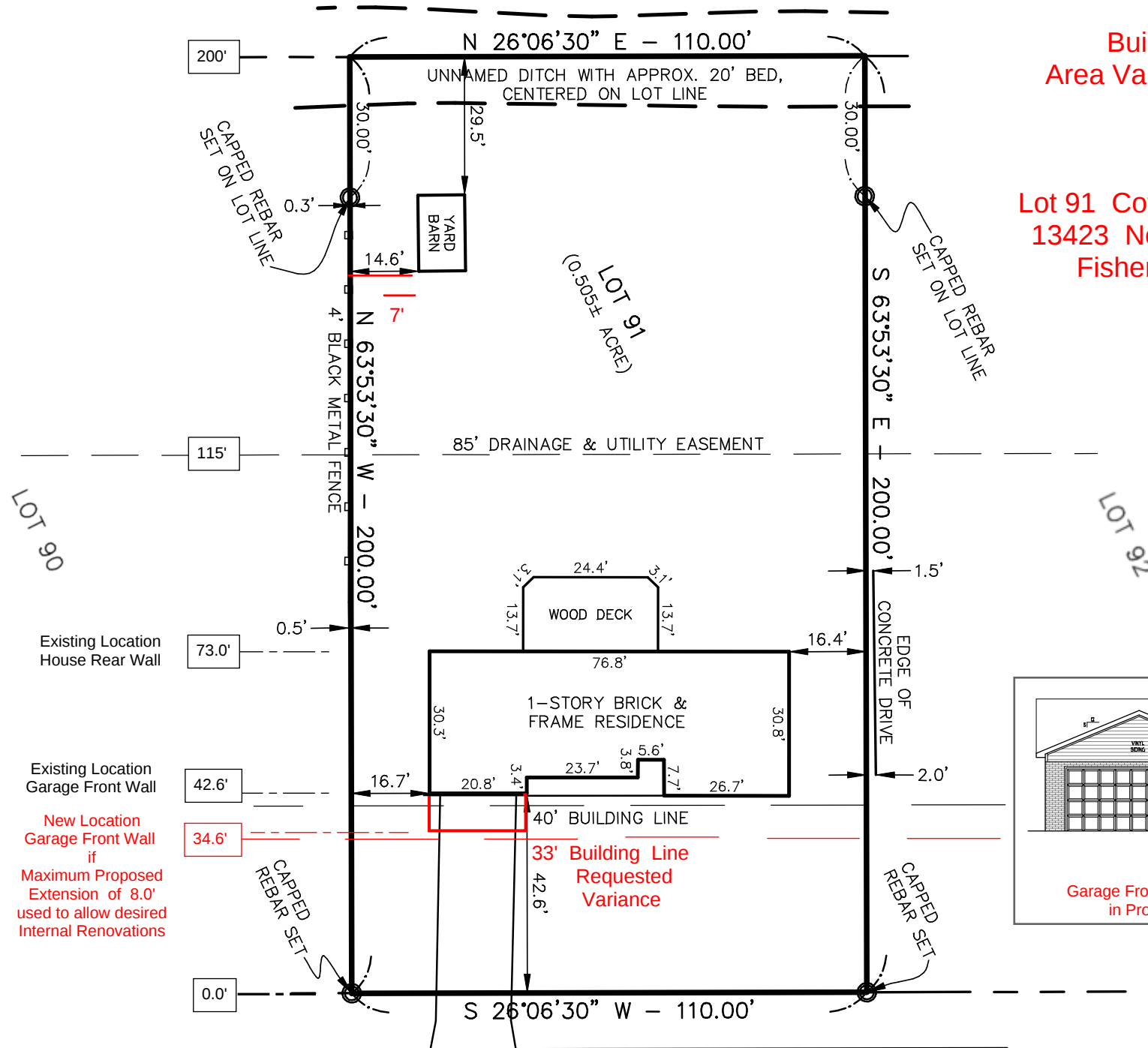
A circular professional seal for a land surveyor. The outer ring contains the text "R. ERIC BROWNING" at the top and "LAND SURVEYOR" at the bottom, separated by dots. Inside this ring, the word "REGISTERED" is at the top and "INDIANA" is at the bottom, also separated by dots. The center of the seal features the text "No." above "LS 20000001", which is above "STATE OF".

Page 13 of 19

Building Line Area Variance Diagram

for

Lot 91 Cottingham Estates
13423 Nottingham Road
Fishers IN 46038



Reference Document

BOUNDARY RETRACEMENT SURVEY OF:
LOT 91, COTTINGHAM ESTATES, SECTION FOUR
FISHERS, HAMILTON COUNTY, INDIANA
PROPERTY ADDRESS: 13423 NOTTINGHAM ROAD
FOR: GREG TROYER

NOTTINGHAM ROAD - 50' R/W
26' PAVEMENT (ASPHALT W/CURBS)



Board of Zoning Appeals Staff Report

Meeting Date: May 22, 2024

DEPARTMENT CONTACT:

Grace Wiley (wileyg@fishers.in.us)

CASE NUMBER:

VA-24-10

PETITIONER:

Gregory and Kim Troyer
(gltroyer413@gmail.com)

PROPERTY ADDRESS/LOCATION:

13423 Nottingham Rd

REQUEST: Consideration of a Development Standards Variance from Unified Development Ordinance (UDO) Section 3.2.3.B.2a. R2 Residential District. Minimum Building Setback. Front. for a reduction from 40 feet to 33 feet and a Development Standards Variance from Section 6.3.4.B.4.a. Residential Design. to allow a garage 7 feet in front of the front façade.

APPLICABLE REGULATIONS:

City of Fishers UDO

EXISTING ZONING:

R-2 Residential District

FISHERS 2040:

Low Density Suburban
Residential

LOT SIZE: 0.52 Acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve

☐ Continue

☐ Deny

☒ No Recommendation

ZONING HISTORY:

This property is located in the Cottingham Estates neighborhood, zoned R-2 residential.

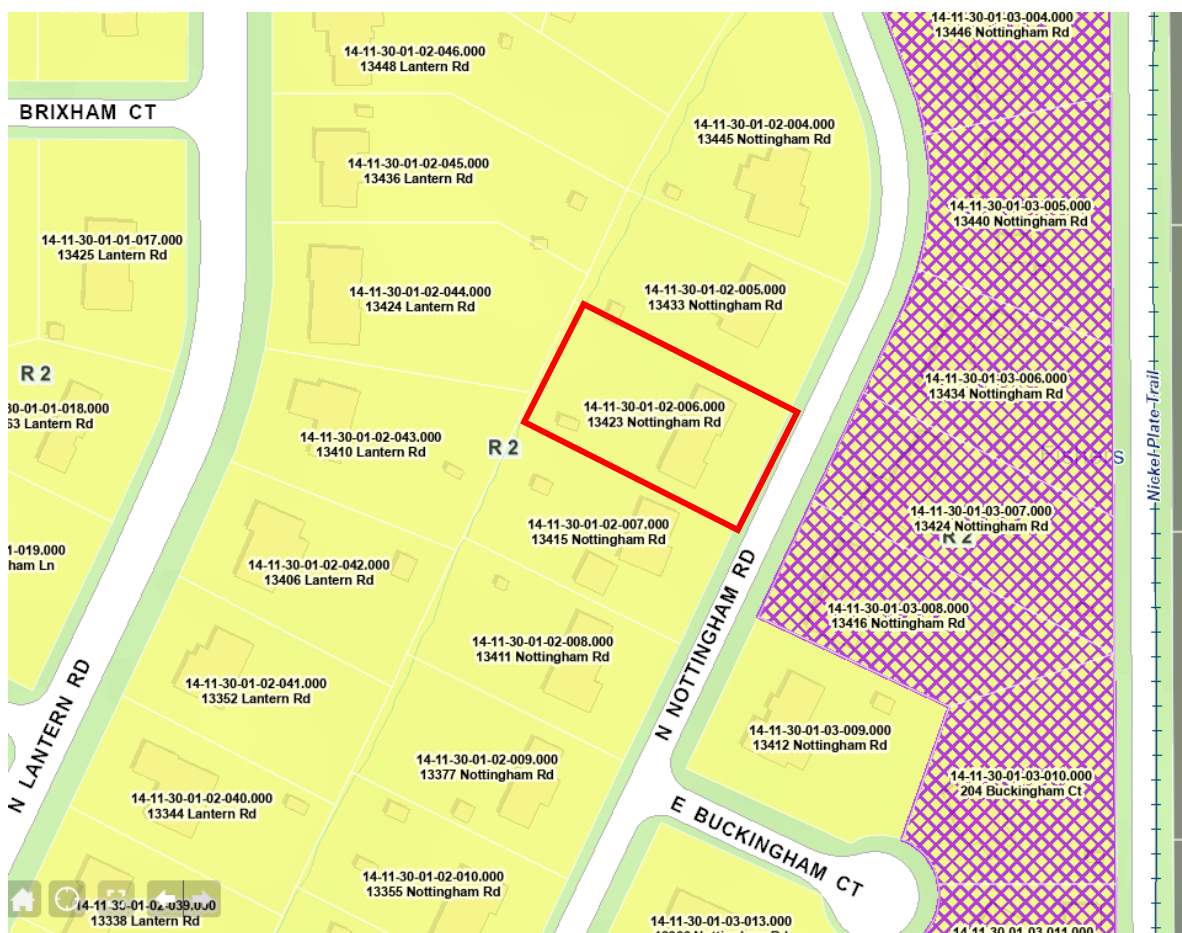
SURROUNDING ZONING & LAND USE:

North: R-2 Residential District (single family residential)

East: R-2 Residential District (single family residential), Nickel Plate Trail Overlay

South: R-2 Residential District (single family residential)

West: R-2 Residential District (single family residential)



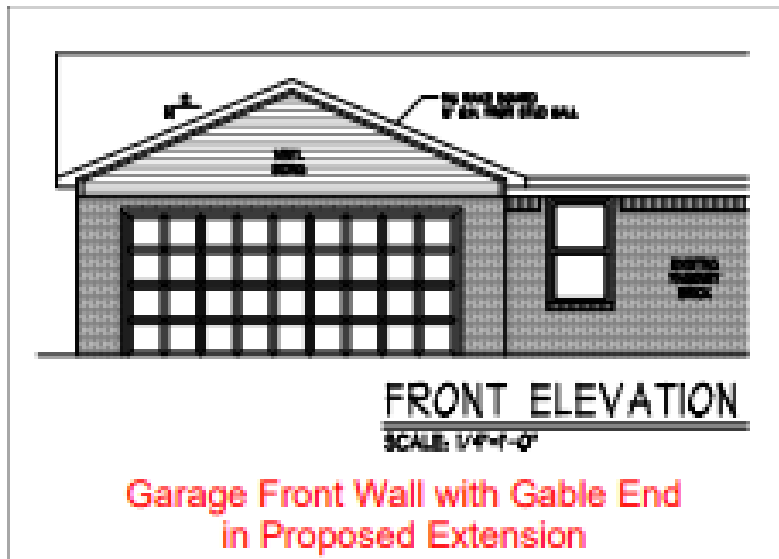
SUMMARY OF PUBLIC COMMENTS:

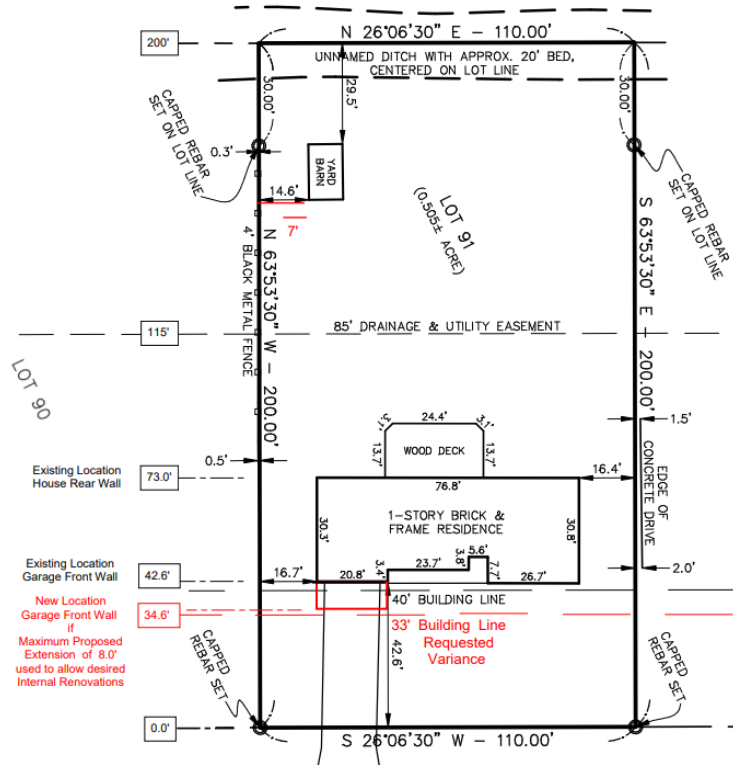
At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Summary of Request

The petitioner is requesting a development standard variance to allow a 33-foot setback, where the minimum setback allowed is 40-feet. The petitioner is also requesting a development standard variance to allow a garage 7 feet in front of the front façade. The petitioner plans to extend their attached garage, located on the southwest side of their home, by 8 feet to the southeast. The proposed expansion will keep the property under the 35% impervious surface requirement.





Site plan



Aerial view of the property

Fishers 2040 Comprehensive Plan

The Fishers 2040 Plan identifies this area as Low Density Suburban Residential. The variance request aligns with this vision.



STAFF RECOMMENDATION:

Staff has no recommendation for this request.

If the Board approves this variance staff requests the following condition:

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

STAFF RECOMMENDATION

☐ Approve

☐ Continue

☐ Deny

☒ No Recommendation