



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: 6/10/2024, at 6:00 PM

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

- 1. Call to order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Election of Officers, Appointments, and Designations:**
 - a. Election of Chairperson
 - b. Election of Vice-Chairperson. Appointment of Secretaries (Megan Vukusich, Ross Hilleary, Bre King, Sydney Granlund, TylerFolk)
 - c. Appointment of Recording Secretary (Kay Prange and Kelly Lewark)
 - d. Designation of Plan Commission Legal Counsel (Krieg DeVault)
 - e. Designation of Commission Legal Publications (Noblesville Times and The Current)
- 4. Approval of Previous Minutes**
 - a. 12-14-22
- 5. Public Hearings**

a. **11142 Timberview Drive Front Setback and Garage Setback**

Parcel: 15-15-06-02-04-040.000

Address: 11142 Timberview Drive, Fishers, IN 46037

Case: VA-22-32

Request: To approve two Development Standards Variances from Section 3.2.4.B.2a and Section 6.3.4.B.4.a of the City's Unified Development Ordinance (UDO) to allow a front setback of 25' and to allow a front-loaded garage to extend 4' in front of the front façade plane.

Petitioner: John Cross, on behalf of the property owners (john@wootonhoylelaw.com)

Planner: Sydney Granlund, Planner (granlunds@fishers.in.us)

b. **Ritchey Reserve Trash Enclosure - CONTINUED TO THE MARCH MEETING**

- Address: 7889 E 106th St, Fishers, IN 46038
- Case: VA-23-1
- Request: To approve of a Development Standards Variance of Section 6.2.8.F of the City's Unified Development Ordinance (UDO) to allow for a trash enclosure gate facing a residential zone.
- Petitioner: Anvir Purewal, Representative (apurewal@realamericallc.com)
- Planner: Megan Vukusich, Director of Planning & Zoning (vukusichm@fishers.in.us)

c. **13626 Haven Cove Lane Pool**

- Parcel: 13-15-02-00-25-008.000
- Address: 13626 Haven Cove Lane, Fishers, IN 46055
- Case: VA-23-2
- Request: To approve a Development Standards Variance from Section 3.2.3 of the City's Unified Development Ordinance (UDO) to allow the lot's maximum impervious surface coverage to be 57%.
- Petitioner: Blair Lynch, on behalf of the property owners (blynch@mermaidpoolsinc.com)
- Planner: Sydney Granlund, Planner (granlunds@fishers.in.us)

d. **11668 Armada Court Front and Aggregate Setbacks**

- Parcel: 13-15-09-02-01-036.000
- Address: 11668 Armada Court Fishers, IN 46037
- Case: VA-23-3
- Request: To approve two Development Standards Variance from Section 3.2.3.B.2a. and Section 3.2.3.B.2b of the City's Unified Development Ordinance (UDO) to allow a front setback of 25' and to allow an aggregate setback of 23'.
- Petitioner: Adam Richter, property owner

- Planner: Tyler Folk, Planner (folkt@fishers.in.us)

e. 10746 Haven Cove Way Front Setback and Second Dwelling Unit

- Parcel: 13-15-02-00-00-046.106
- Address: 10746 Haven Cove Way, Fishers, IN 46055
- Case: VA-23-4 and VA-23-5
- Request: To approve a Development Standards Variances from Section 4.A.1 of the Marina Planned Unit Development (PUD) to allow a front setback of 16' and to approve a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow two dwelling units in a single primary structure.
- Petitioner: David Gilman, on behalf of the property owners (davidgilman78@gmail.com)
- Planner: Sydney Granlund, Planner (granlunds@fishers.in.us)

6. New Business

7. Staff Communication

8. Board Signatures – Findings of Fact

9. Adjournment