



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@wootonhoylaw.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

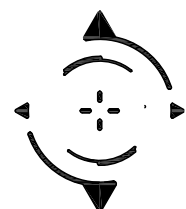
8. Board Signatures – Findings of Fact

9. Adjournment



NOTICE

**The Fishers Board of
Zoning Appeals
Meeting for
January 25, 2023 has
been CANCELED.**



STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

(PIN)

THE FOOTINGS FOR THIS HOUSE SHOULD BE PINNED SINCE THERE IS LITTLE OR NO TOLERANCE ON THE SIDE YARD REQUIREMENT. CALL US WHEN FOOTING IS IN SO WE CAN SCHEDULE PINNING.

JOB ID 102789 (OY115)

CONTROL# 102789 DAV

11142 TIMBERVIEW DRIVE
FISHERS IN 46037

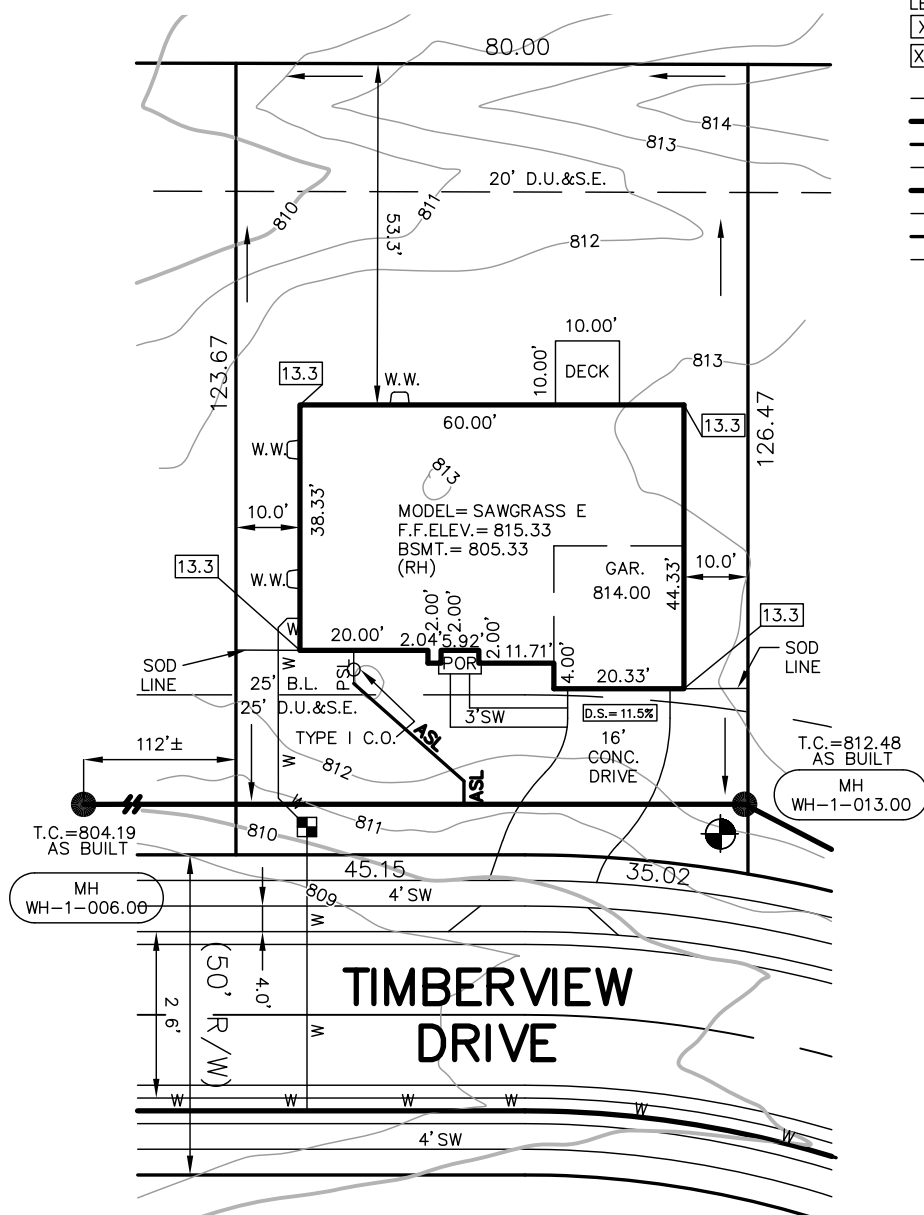
1" = 30'

LOT AREA: 9,921 Sq. Ft.

IMPERVIOUS AREA=3,108
LOT COVERAGE=31.3%

LEGEND:

XX.X	PROPOSED GRADE PER PLAN
XX.XAB	AS BUILT GRADE
--- S.S.D. ---	SUB-SURFACE DRAIN
ASL	SANITARY SEWER
PSL	6" AS BUILT SANITARY LATERAL
	6" PROPOSED SANITARY LATERAL
	STORM SEWER
W	3/4" WATER CONNECTION
W	WATER MAIN
ooo ←	SWALE
	SANITARY MANHOLE
	STORM MANHOLE
	CURB INLET
	FIRE HYDRANT
D.U.&S.E.	DRAINAGE, UTILITY & SEWER EASEMENT
B.L.	BUILDING LINE



BENCHMARK
TOP OF CASTING=812.48

ALL UNDERGROUND SEWERS AND UTILITIES SHOWN ARE PLOTTED BY SCALE FROM
<https://map.fishers.in.us/MapFishers/>

SOD: 2,310 ± Sq. Ft.
SEEDING: 4,973 ± Sq. Ft.
CONC. DRIVEWAY: 686 ± Sq. Ft.
PRIVATE WALK: 71 ± Sq. Ft.
PUBLIC WALK: N/A ± Sq. Ft.

LOT 40 WALNUT HILLS AMENDED SECONDARY PLAT

INST. #9909932817

P.C. #2, Slide #272

ZONING: R-3

10' MINIMUM SIDE YARD
5' MINIMUM SIDE YARD W/
SIDELOAD GARAGE
20' MINIMUM AGGREGATE
30' MINIMUM REAR YARD
40% MAX. IMPERVIOUS AREA

PREPARED FOR (DAVIS HOMES)



David J. Stoepfelwerth

NOTE: THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

2ND REV REVISE LATERALS
07/14/22 CEJ
1ST REV CHG MODEL
07/07/22 CEJ
03/09/22 CEJ





Board of Zoning Appeals Staff Report

Meeting Date: February 22, 2023

DEPARTMENT CONTACT:

Sydney Granlund, Planner
granlunds@fishers.in.us

CASE NUMBER:

VA-22-32

PETITIONER:

John Cross, on behalf of the property owner

PROPERTY ADDRESS/LOCATION:

11142 Timberview Drive, Fishers, IN 46037

REQUEST: Consideration of two Development Standards Variances to allow a front setback of 25' instead of 30' and to allow a front-loaded garage to extend 4' in front of the front façade plane instead of having a 4' setback from the front façade plane

APPLICABLE REGULATIONS:

Sec. 3.2.4.B.2a and
Sec. 6.3.4.B.4.a of the City's
Unified Development
Ordinance (UDO)

EXISTING ZONING:

R3 Residential District

FISHERS 2040:

Suburban Residential

LOT SIZE: 0.23 acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve

☐ Continue

☐ Deny

☒ No Recommendation

ZONING HISTORY:

A Residential Building Permit was applied for in September of 2022 for a new primary structure on the subject lot. Upon staff review, the applicant and builder were informed that the home, as proposed, was not meeting multiple development standards, including the front setback as well as two architectural standards regarding the garage. The applicant committed to adding decorative garage doors to meet that standard, and ultimately decided on seeking two variances for the remaining unmet standards: the front setback and the 4' garage offset for front-loading garages.

The subject lot is located in Walnut Hills, which was developed in the late 1990s. The original home on this lot was lost to a fire, leading to this rebuild. The lot itself remains legal-nonconforming to current zoning standards, but the new home is subject to current zoning standards. The site plan proposes a 25' front setback to match the front setback of the other homes in Walnut Hills, but the current R3 front setback standard is 30' thus requiring a Variance. The architectural design standards in the UDO also require a 4' offset from the front façade plane for front-loading garages, and the site plan proposes that the garage extend 4' in front of the front façade instead.

John Cross reached out to staff in November of 2022 regarding Variances for these remaining standards that would not be met. A pre-file was held, and the Variance application was submitted in December of 2022.

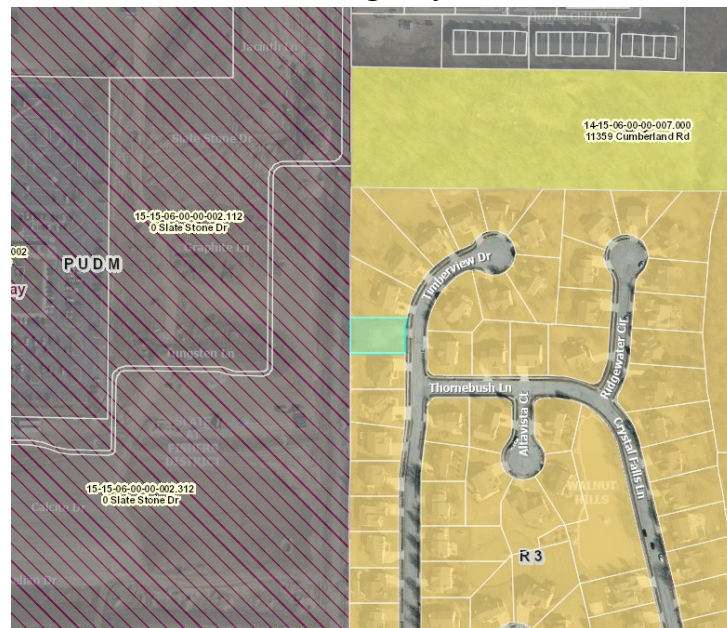
SURROUNDING LAND USE & ZONING:

North, East, and South: R3 Residential District

West: PUD (Villas at Fishers District) and I-69 Overlay

The subject site is surrounded by straight-zoned residential lots to the north, east, and south. To the west, a residential development is under construction that is part of the Slate at Fishers District and will include paired villas as well as townhomes.

Zoning Map



SUMMARY OF PUBLIC COMMENTS:

No public comments regarding these Variances have been received.

PETITION OVERVIEW:

Summary of Request

The petitioner is requesting two development standards Variances to accommodate the construction of a new single-family residence:

- 1) Requesting a front setback of 25' instead of 30'
- 2) Requesting the front-loaded garage may extend 4' in front of the front façade instead of having a 4' offset from the front façade

Fishers 2040

Fishers 2040 identifies the future land use of this lot to be suburban residential.

Fishers 2040 Future Land Use Map



STAFF RECOMMENDATION:

Staff recommends approval to the Board of a Variance from Section 3.2.4 of the UDO to allow a front setback of 25'.

Staff has no recommendation for the Board for a Variance from Section 6.3.4 of the UDO to allow a front-loaded garage to extend 4' in front of the front façade.

STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☒ No Recommendation



Board of Zoning Appeals Staff Report

Meeting Date: March 22, 2023

DEPARTMENT CONTACT:

Megan Vukusich (vukusichm@fishers.in.us)

CASE NUMBER:

VA-23-1

PETITIONER:

Anvir Purewal (apurewal@realamericallc.com)

PROPERTY ADDRESS/LOCATION:

7889 E 106th St, Fishers, IN 46038

REQUEST: Consideration of a Development Standards Variance from Section 6.2.8.f and Section 6.18.2.B of the City's Unified Development Ordinance (UDO) to permit a trash receptacle facing a residential zone with an eight (8) foot fence and landscaping to screen from view of 106th Street. **Continued from the February BZA meeting with the addition of the 8' fence to help screen the enclosure gates.**

APPLICABLE REGULATIONS:

Section 6.2.8.f and
Section 6.18.2.B

EXISTING ZONING:

Ritchey Reserve PUD
([Ord. No. 121718E](#))

FISHERS 2040:

Flex Employment Center
(developed as MF apartments)

LOT SIZE: 7 acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation

Meeting Date: February 22, 23

Case Number: VA-23-1

ZONING HISTORY:

The property in question was, in 2018, rezoned to the Ritchey Reserve PUD-R ([Ord. No. 121718E](#)). This PUD permits the development of two (2) age-restricted senior-living apartments. So far, only one building of the allowable two buildings have been constructed.

SURROUNDING LAND USE & ZONING:

North: R2 – Single Family Residential

East: C1 – Professional Office

South: I1 – Low-Intensity Industrial

West: PUD-C – Veterinary Office



SUMMARY OF PUBLIC COMMENTS:

The existing violation for the dumpster enclosure on the property is in response to code enforcement case #98423 which was filed by Michael Benz at 7585 Willow Ridge, Fishers, IN 46038.

Meeting Date: February 22, 23

Case Number: VA-23-1

Staff has received thirteen (13) public comments remonstrating against this request. These are included with the agenda for your review. A summary of the comments are below:

Darrell Gabbard (12462 Saksons Blvd) – Concerned with impact on property values.

Rebecca Stout (9425 Claymount Ln) – Concerned with the visual impact on the vibrancy of the area.

Chuck Farmer (10780 Briar Stone Lane) – Opposed to allowing a deviation from the ordinance.

Vivian Hinders (10762 Sheffield Court) – Believes it is an eyesore.

Kathy Kendall (13231 Eastwood Ln) - Believes it is an eyesore.

Janine Shopp (10670 Tarragon Ct) - Opposed to allowing a deviation from the ordinance.

Jim Beaty (7538 Linden Ct) - Concerned with impact on property values.

Karen Wagner (11104 Lake Run) - Concerned with the visual impact.

Tom Schnefke (10633 Tarragon) – Does not want to be able to see the dumpster.

Jeff Johnson (10623 Tarragon Ct.) - Opposed to allowing a deviation from the ordinance.

Jancy Motz (7652 Willow Ridge) - Does not want to be able to see the dumpster.

Michael Benz (7585 Willow Ridge) – Does not want to be able to see the dumpster and opposed to allowing a deviation from the ordinance.

Stephen Beard (7546 Linden Ct) - Opposed to allowing a deviation from the ordinance and believes it will be an eyesore.

PETITION OVERVIEW:

Summary of Request

Through the review and errant approval, by staff, of the Improvement Location Permit (ILP-19-48) sought in 2019 to permit the construction of the site improvements, a nonconformity was unrecognized by staff and was left unaddressed. The nonconformity in question is the orientation of the Trash Receptacle existing on-site today, which illegally faces an R2 residential zone (the Berkley Ridge subdivision).

A code enforcement case is currently active on this property. Case #98423. Staff has made an Administrative Determination that the existing dumpster enclosure is not compliant with the UDO. See determination AD-22-5.

The violated standard in question is [UDO Sec 6.2.8-F](#), which reads:

F. The gate shall not face a residential zone. The gate shall not face a right-of-way within 50 feet.

This standard notwithstanding, the Trash Receptacle would be otherwise compliant with all UDO and PUD-R standards.

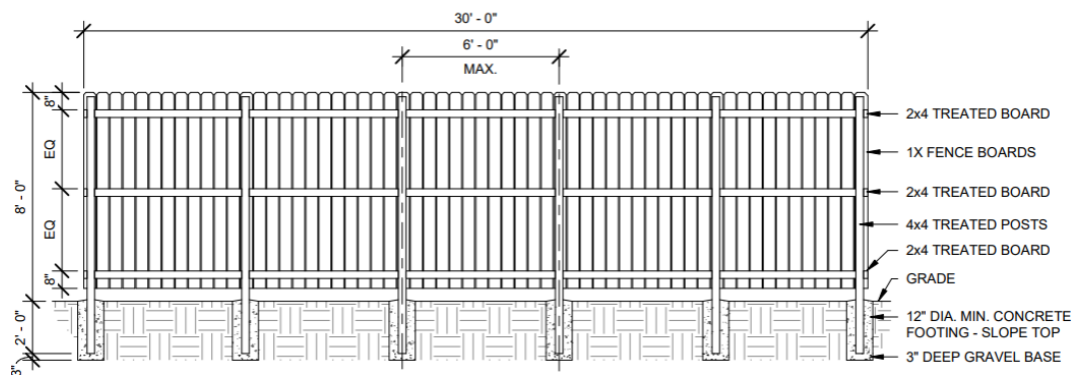
Meeting Date: February 22, 23

Case Number: VA-23-1

As you will see on the attached site-plan from the initially approved Improvement Location Permit (ILP-19-48), the trash receptacle is shown oriented towards the 106th St Right-of-Way, and thus the gate is facing athwart the R5 zone.

Additional facts regarding this case:

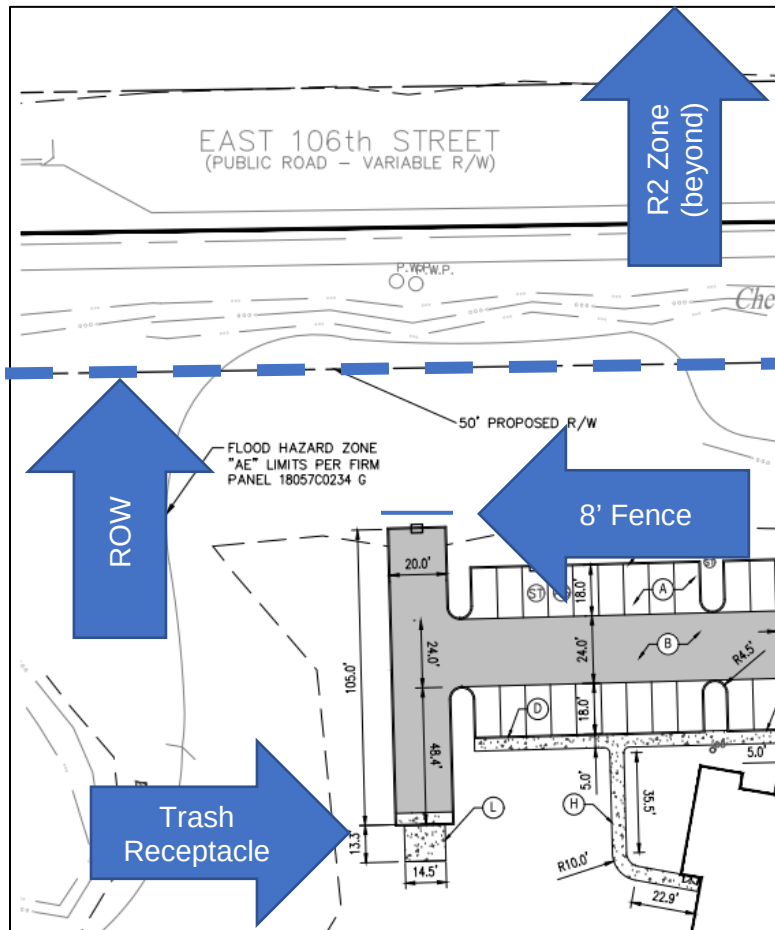
- UDO Sec. 6.2.8. requires that any dumpster facing right-of-way shall be setback 50' from the road. The dumpster for the subject property is located approximately 150' from 106th Street.
- The dumpster is located no closer to the right-of-way than the primary structure.
- There is a Tree Preservation easement established between the parking lot and 106th Street.
- The property owner has installed additional plantings to help screen the enclosure. These plantings will take some time to fully mature.
- Trash pick-up is permitted between the hours of 6AM to 9PM. The property manager is closing the gate around 8AM on the day of trash pick-up.
- **ADDITIONAL UPDATE FROM FEBRUARY:** The property owner has agreed to install an 8' solid fence to help screen the dumpster enclosure gates from the residential area.



BOARD FENCE
DETAIL
1
1/4" = 1'-0"

Meeting Date: February 22, 23

Case Number: VA-23-1



STAFF RECOMMENDATION:

Staff recommends APPROVAL with 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.
2. This variance expires upon the future substantial redevelopment of the site through the normal legal public processes.

STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation



December 21, 2022

Ritchey Reserve LLC
8250 Dean Rd
Indianapolis, IN 46240

RE: Notice of Property Violations – Case #98423
7889 E 106th St FISHERS, IN 46038 (the "Property")

Dear Property Owner,

During a recent review of the Property, the City was made aware of conditions that are not compliant with the Fishers Unified Development Ordinance (UDO). The most recent property issue compliant (case #98423) was received on 12/14/2022 regarding a dumpster on the property at 7889 E 106th St. I have completed a zoning review of the property and have found the dumpster to be in violation of the following standard:

UDO Section 6.2.8.F.: "The gate shall not face a residential zone."

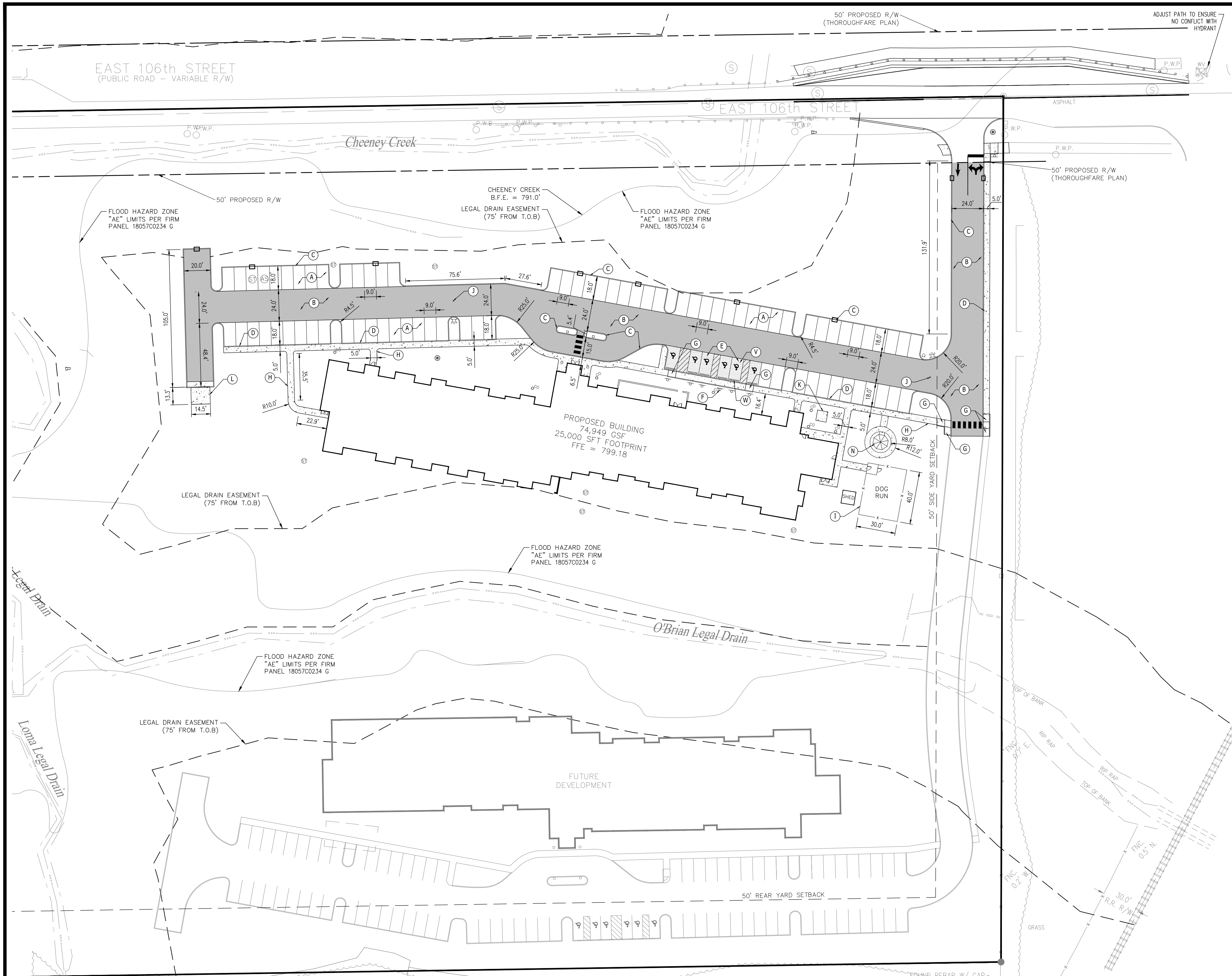
This letter serves as notice that the above-mentioned conditions on the Property are not compliant with the Fishers Unified Development Ordinance (UDO). The dumpster shall either be relocated to comply with the above standard, or a variance of development standards shall be sought from the Board of Zoning Appeals (BZA).

Please contact the Fishers Planning & Zoning Department and begin the process of bringing site into compliance. Failure to correct these violations may result in further penalties and fines.

I can be reached at (317) 588-1431 or yukusichm@fishers.in.us.

Thank you,

Megan Vukusich
Director, Planning & Zoning



LEGEND	
XX' SETBACK	PROPERTY LINE
	BUILDING SETBACK LINE
	RIGHT-OF-WAY
	EASEMENT

KEY NOTES	
(A)	STANDARD DUTY ASPHALT
(B)	HEAVY DUTY ASPHALT
(C)	6" CONCRETE CURB
(D)	INTEGRAL CURB AND WALK
(E)	ADA ACCESSIBLE PARKING SPACE
(F)	ADA PARKING SIGN
(G)	ADA ACCESSIBLE RAMP
(H)	CONCRETE SIDEWALK
(I)	4" VINYL COATED CHAIN LINK FENCE
(J)	SNOWPLOWABLE RAISED PAVEMENT MARKER WITH BLUE REFLECTOR LENSE. INSTALLATION AND MATERIAL SHALL COMPLY WITH SECTIONS 800 AND 900 OF THE MOST RECENT REVISION OF THE INDOT SPECIFICATIONS AND DETAILS.
(K)	8'X8' CONCRETE TRANSFORMER PAD. COORDINATE WITH UTILITY REGARDING PAD SPECIFICATIONS AND LOCATION.
(L)	CONCRETE DUMPSTER PAD
(M)	ASPHALT MULTI-USE PATH CONNECT TO EXISTING PATH
(N)	GAZEBO. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
(O)	STOP SIGN
(P)	4" SOLID WHITE THERMOPLASTIC LINE
(PI)	4" SOLID WHITE PAINT LINE
(Q)	4" SOLID YELLOW THERMOPLASTIC LINE
(R)	SOLID WHITE MESSAGE THERMOPLASTIC ARROW
(RI)	SOLID WHITE MESSAGE PAINT ARROW
(S)	24" SOLID WHITE STOP BAR
(T)	GUARDRAIL
(U)	2' WIDE INDOT NO. 53 SHOULDER
(V)	STANDARD DUTY CONCRETE PAVEMENT
(W)	CONCRETE WHEELSTOP

SEE C600 SERIES SHEETS FOR CONSTRUCTION DETAILS

SITE PLAN NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE IS TO BE PERFORMED IN COMPLIANCE WITH MOST CURRENT APPLICABLE OSHA STANDARDS FOR WORKER SAFETY.
5. ALL RADII AND STREET DIMENSIONS SHALL BE MEASURED TO FACE OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
6. EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING PAVEMENT.
7. THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
8. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURER'S DIRECTIONS.
9. ALL PARKING STRIPES ARE TO BE 4" WHITE PAINT. ADA PARKING AREAS AND ACCESS AISLES TO BE 4" BLUE PAINT.
10. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
11. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
12. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS, MUTCD AND INDOT SPECIFICATIONS.
13. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
14. CONTACT ENGINEER IF ADDITIONAL DIMENSIONS ARE NEEDED FOR CONSTRUCTION.
15. SEE STRUCTURAL PLANS FOR DETAILS OF CONCRETE STOOPS TO BE CONSTRUCTED OUTSIDE BUILDING AT ENTRY POINTS. ALL STOOPS TO BE 5'X5' UNLESS NOTED OTHERWISE.

PARKING SUMMARY

REQUIREMENT:
1 SPACE PER UNIT + 1 VISITOR SPACE PER 8 UNITS + 1 PER EMPLOYEE

UNIT COUNT:
(38) 1 BEDROOM UNITS
(27) 2 BEDROOM UNITS

REQUIRED SPACES:
77 SPACES

PROVIDED SPACES:
83 SPACES

REQUIRED ADA SPACES:
4 SPACES
1 VAN SPACE

PROVIDED ADA SPACES:
6 SPACES
1 VAN SPACE

ADA PARKING LAYOUT

SCALE: 1" = 20'



#	Revision	Date
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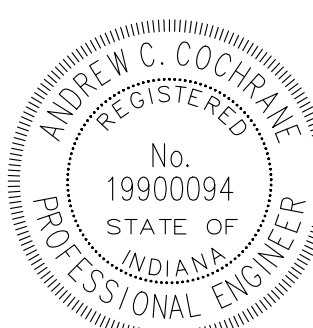
Project #: 20-400-018-1

Designed By: DKR

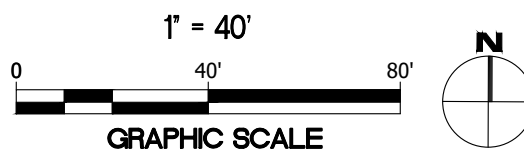
Drawn By: DKR

Checked By: MSO

Date: 01/02/2020



Andrew C. Cochrane



SITE LAYOUT PLAN

C200



CALL 2 WORKING DAYS BEFORE YOU DIG



December 21, 2022

Michael Benz
7585 Willow Ridge
Fishers, IN 46038

RE: 7889 E 106th St – Administrative Determination (AD-22-5)

Dear Property owner,

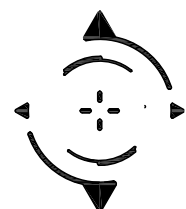
Please consider this letter a formal Administrative Determination Letter in accordance with the City of Fishers Unified Development Ordinance (UDO). The UDO gives the Director of Planning and Zoning the authority to render written interpretations pertaining to zoning standards. The most recent property issue compliant (case #98423) was received on 12/14/2022 regarding a dumpster on the property at 7889 E 106th St. I have completed a zoning review of the property and have found the following:

- UDO Sec. 6.2.8. requires that any dumpster facing right-of-way shall be setback 50' from the road. The dumpster for the subject property is located approximately 150' from 106th Street.
- UDO Section 6.2.8.F. states "The gate shall not face a residential zone." UDO Section 1.4.3.B. states that zoning district boundaries follow the centerline of rights-of-way (paraphrased). All rights-of-way (and roads, easements, so on) carry the adjacent parcel zoning district to the centerline. The dumpster gates therefore are determined to face a residential zone.
- The dumpster is located no closer to the right-of-way than the primary structure.
- There is a Tree Preservation easement established between the parking lot and 106th Street.
- The property owner has installed additional plantings to help screen the enclosure. These plantings will take some time to fully mature.
- Trash pick-up is permitted between the hours of 6AM to 9PM. The property manager is closing the gate around 8AM on the day of trash pick-up.

Therefore, it is determined that the dumpster located at 7889 E 106th St is not in compliance with UDO Section 6.2.8.F. The city will be issuing notice of violation regarding this matter and will work with the property owner to bring the property into compliance. As per IC 36-7-4-918.1, any Administrative Determination may be appealed to the local Board of Zoning Appeals.

Sincerely,

Megan Vukusich
Director, Planning & Zoning
vukusichm@fishers.in.us
(317) 588-1431



STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

(PIN)

THE FOOTINGS FOR THIS HOUSE SHOULD BE PINNED SINCE THERE IS LITTLE OR NO TOLERANCE ON THE SIDE YARD REQUIREMENT. CALL US WHEN FOOTING IS IN SO WE CAN SCHEDULE PINNING.

JOB ID 102789 (OY115)

CONTROL# 102789 DAV

11142 TIMBERVIEW DRIVE
FISHERS IN 46037

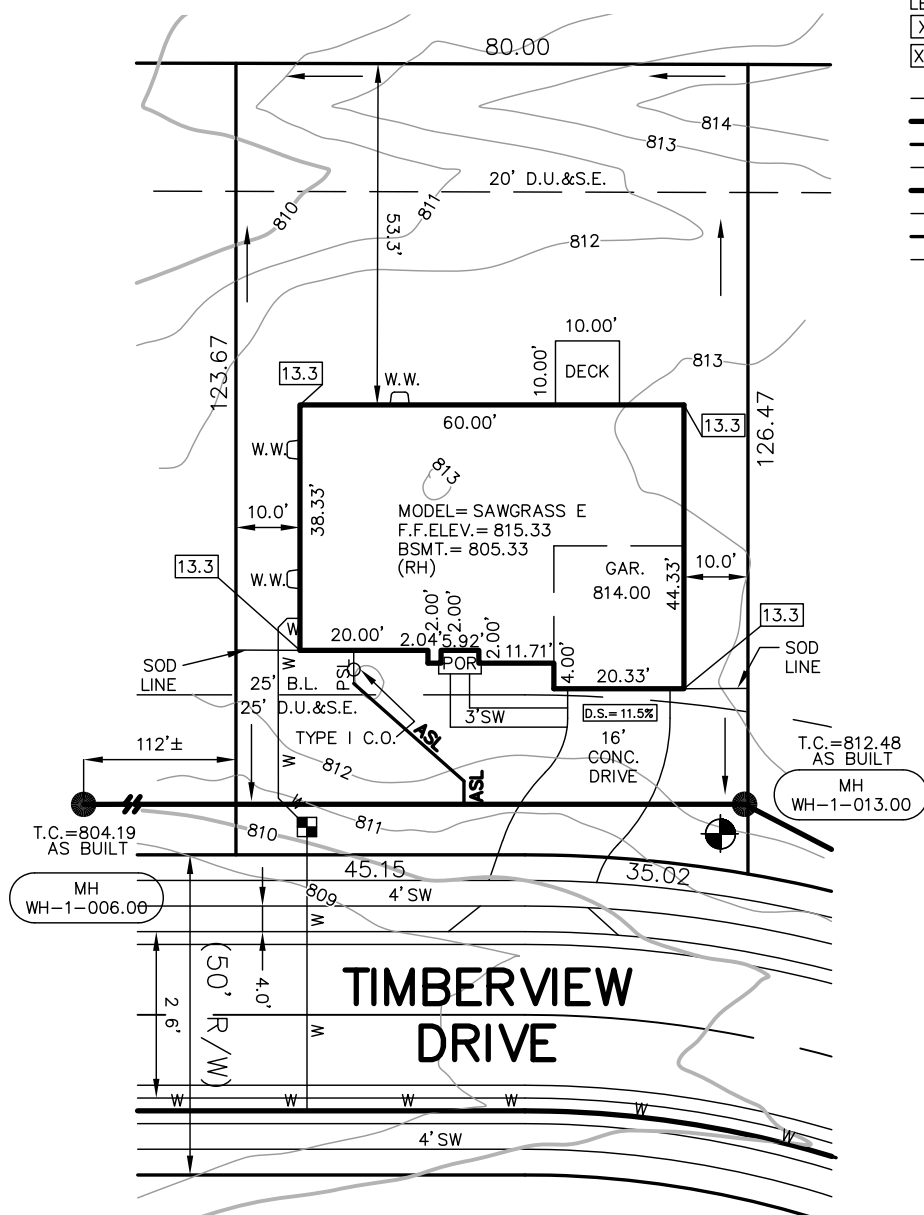
1" = 30'

LOT AREA: 9,921 Sq. Ft.

IMPERVIOUS AREA=3,108
LOT COVERAGE=31.3%

LEGEND:

XX.X	PROPOSED GRADE PER PLAN
XX.XAB	AS BUILT GRADE
S.S.D.	SUB-SURFACE DRAIN
ASL	SANITARY SEWER
PSL	6" AS BUILT SANITARY LATERAL
PSL	6" PROPOSED SANITARY LATERAL
W	STORM SEWER
W	3/4" WATER CONNECTION
W	WATER MAIN
SWALE	SWALE
SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE
CURB INLET	CURB INLET
FIRE HYDRANT	FIRE HYDRANT
D.U.&S.E.	DRAINAGE, UTILITY & SEWER EASEMENT
B.L.	BUILDING LINE



BENCHMARK
TOP OF CASTING=812.48

ALL UNDERGROUND SEWERS AND UTILITIES SHOWN ARE PLOTTED BY SCALE FROM
<https://map.fishers.in.us/MapFishers/>

SOD: 2,310 ± Sq. Ft.
SEEDING: 4,973 ± Sq. Ft.
CONC. DRIVEWAY: 686 ± Sq. Ft.
PRIVATE WALK: 71 ± Sq. Ft.
PUBLIC WALK: N/A ± Sq. Ft.

LOT 40 WALNUT HILLS AMENDED SECONDARY PLAT

INST. #9909932817

P.C. #2, Slide #272

ZONING: R-3

10' MINIMUM SIDE YARD
5' MINIMUM SIDE YARD W/
SIDELOAD GARAGE
20' MINIMUM AGGREGATE
30' MINIMUM REAR YARD
40% MAX. IMPERVIOUS AREA

PREPARED FOR (DAVIS HOMES)



David J. Stoepfelwerth

NOTE: THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

2ND REV REVISE LATERALS
07/14/22 CEJ
1ST REV CHG MODEL
07/07/22 CEJ
03/09/22 CEJ



NOTE:

- THE LOWEST ELEVATION TO HAVE GRAVITY SANITARY SEWER SERVICE MUST BE MORE THAN ONE (1) FOOT ABOVE THE LOWEST TOP OF CASTING ELEVATION OF EITHER THE FIRST UPSTREAM OR DOWNSTREAM MANHOLE ON THE MAIN LINE SEWER TO WHICH THE CONNECTION IS TO BE MADE. (NOTE: IF THE VERTICAL SEPARATION CAN NOT BE MAINTAINED, THEN THE HOME OR BUILDER OWNER MUST INSTALL A GRINDER/EFFLUENT PUMP.)
- HSEU DOES NOT PERMIT CLEAR WATER SOURCES TO DISCHARGE INTO SANITARY SEWERS.
- BUILDER/DEVELOPER MUST MAINTAIN POSITIVE FLOW AWAY FROM THE SANITARY STRUCTURE.
- UNLESS APPROVED OTHERWISE BY HSEU, FINAL PAD ELEVATIONS FOR LOTS IN THIS DEVELOPMENT CANNOT EXCEED THOSE SHOWN HEREON BY MORE THAN FIVE TENTHS (0.50) OF A FOOT.
- UNLESS APPROVED OTHERWISE BY HSEU, THE FINISHED FLOOR ELEVATION ON A PLOT PLAN FOR A LOT IN THIS DEVELOPMENT CANNOT EXCEED THE CORRESPONDING MINIMUM FINISH FLOOR ELEVATION(MFFE) SHOWN HEREON BY MORE THAN FIVE TENTHS (0.50) FOOT.
- A 10' SEPARATION BETWEEN SANITARY AND WATER LATERALS AND MAINS MUST BE MAINTAINED.
- ELEVATIONS MUST BE SET TO ENSURE DRAINAGE AWAY FROM SANITARY MANHOLES AND TOP OF CASTING ELEVATIONS SET AT TWO TENTHS (0.20) FEET ABOVE FINISH GRADE



Board of Zoning Appeals Staff Report

Meeting Date: February 22, 2023

DEPARTMENT CONTACT:
Sydney Granlund, Planner
granlunds@fishers.in.us

CASE NUMBER:
VA-23-2

PETITIONER:
Blair Lynch, on behalf of the property owner

PROPERTY ADDRESS/LOCATION:
13626 Haven Cove Lane, Fishers, IN 46055

REQUEST: Consideration of a Development Standards Variance to allow the lot's maximum impervious surface coverage to be 57% instead of 35%

APPLICABLE REGULATIONS:
Sec. 3.2.3.B.5b of the City's
Unified Development
Ordinance (UDO)

EXISTING ZONING:
PUD (Marina)

FISHERS 2040:
Suburban Residential

LOT SIZE: 0.35 acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve ☐ Continue ☐ Deny ☒ No Recommendation

ZONING HISTORY:

A Residential Building Permit was applied for in July of 2022 for a new primary structure on the subject lot. Two Variances were sought by the property owners in August of 2022 for the maximum height of the primary structure as well as impervious surface coverage. At the August 24, 2022, Board of Zoning Appeals meeting, the Board approved a Variance (VA-22-12) to allow a maximum primary structure height of 40' and to allow the lot's maximum impervious surface coverage to be 50%.

While discussing the Variances in August, the homeowner brought up the possibility of adding a pool to the lot in the future. However, nothing was certain and there were no plans for this drawn, so staff recommended moving forward with the impervious surface coverage Variance that would accommodate the residence and coming back to the Board if and when the pool plans were finalized.

In January of 2023, Blair Lynch of Mermaid Pools applied for a Swimming Pool permit to be built on the subject lot. Staff measured the proposed impervious coverage at 56% during review and informed the applicant that any increase in impervious coverage on the lot would require a Variance since one was already granted in August of 2022. A Variance to further increase the impervious surface coverage maximum on the lot was applied for in January of 2023.

SURROUNDING LAND USE & ZONING:

North, East, South, and West: PUD (Marina)

The subject site is located within and surrounded by the Marina PUD. It is in the residential subdivision of Springs of Cambridge.

Zoning Map



SUMMARY OF PUBLIC COMMENTS:

No public comments regarding this Variance have been received.

PETITION OVERVIEW:

Summary of Request

The petitioner is requesting a Development Standards Variance to increase the lot's maximum impervious surface coverage to 57%.

Fishers 2040

Fishers 2040 identifies the future land use of this lot to be suburban residential.

Fishers 2040 Future Land Use Map



STAFF RECOMMENDATION:

Staff has no recommendation for the Board.

STAFF RECOMMENDATION

☐ Approve ☐ Continue ☐ Deny ☒ No Recommendation



Board of Zoning Appeals Staff Report

Meeting Date: February 22, 2023

DEPARTMENT CONTACT:

Tyler Folk, Planner

folkt@fishers.in.us

CASE NUMBER:

VA-23-3

PETITIONER:

Adam Richter, property owner

PROPERTY ADDRESS/LOCATION:

REQUEST: Consideration of two Development Standards Variances to allow a front setback of 25' instead of 40' and to allow an aggregate side setback of 23' instead of 30'.

APPLICABLE REGULATIONS:

Sec. 3.2.3.B.2a and
Sec. 3.2.3.B.2b of the City's
Unified Development
Ordinance (UDO)

EXISTING ZONING:

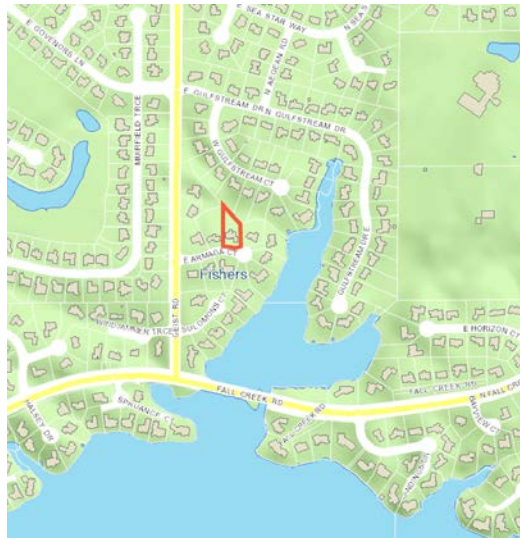
R2 Residential District

FISHERS 2040:

Suburban Residential

LOT SIZE: 0.23 acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve

☐ Continue

☐ Deny

☒ No Recommendation

ZONING HISTORY:

The subject lot is located in the Masthead Subdivision, which was developed in the mid 1980s, with the secondary plat having been recorded in November 1984. The development of the area around Geist Reservoir, including the Masthead Subdivision, was under the City of Noblesville's purview.

The subject property is within the R2 Zoning District, and as such, has a required front setback of 40' to the primary structure, and a required aggregate side setback of 30' to the primary structure (that is, the sum of the two side setbacks must be at least 30').

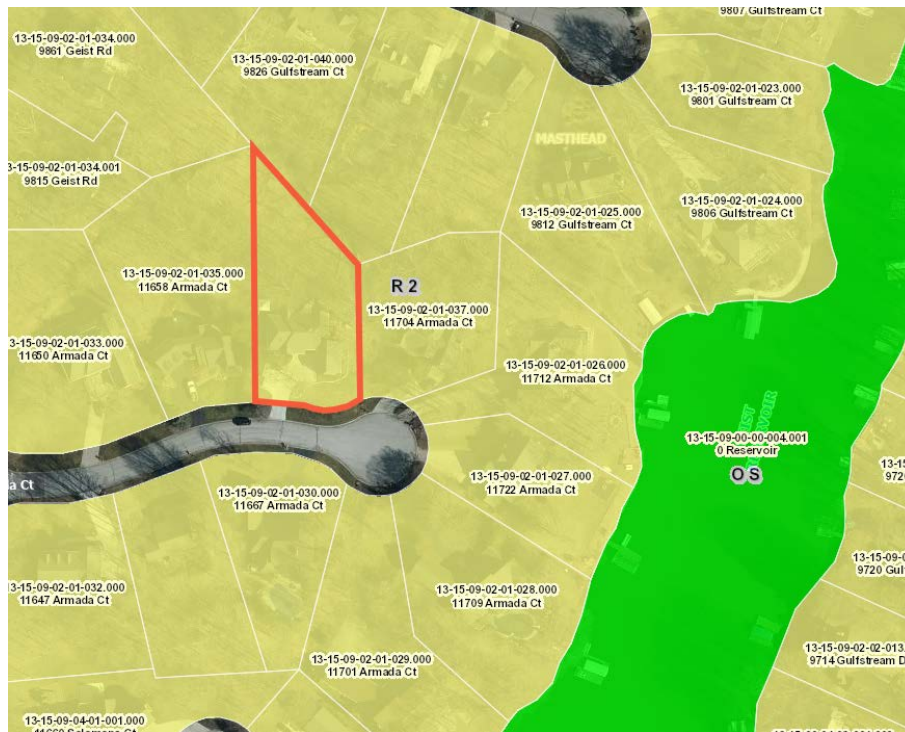
In January 2023, a Residential Building Permit application for a building addition was submitted to the City of Fishers. The scope of the proposed work was to add a 3rd vehicle bay to the existing 2-car garage and to add a screen porch to the east side of the home. Staff informed the permit applicant (Todd Williams with Corinthian Inc, on behalf of the property owner) that the proposed plan did not meet the front and aggregate setback requirements for the R2 Zoning District, and that the proposed plan would either need to be amended to meet the zoning requirements or a variance sought.

SURROUNDING LAND USE & ZONING:

North, East, South, and West: R2 Residential District

The subject site is surrounded by other straight-zoned R2 residential lots to the north, east, south, and west. Geist Reservoir is located approximately 300' to the southeast of the property.

Zoning Map



SUMMARY OF PUBLIC COMMENTS:

The homeowner received an email in support of their petition from the eastern adjacent homeowner at 11704 Armada Ct. This email has been included in the attachments with this Staff Report.

PETITION OVERVIEW:

Summary of Request

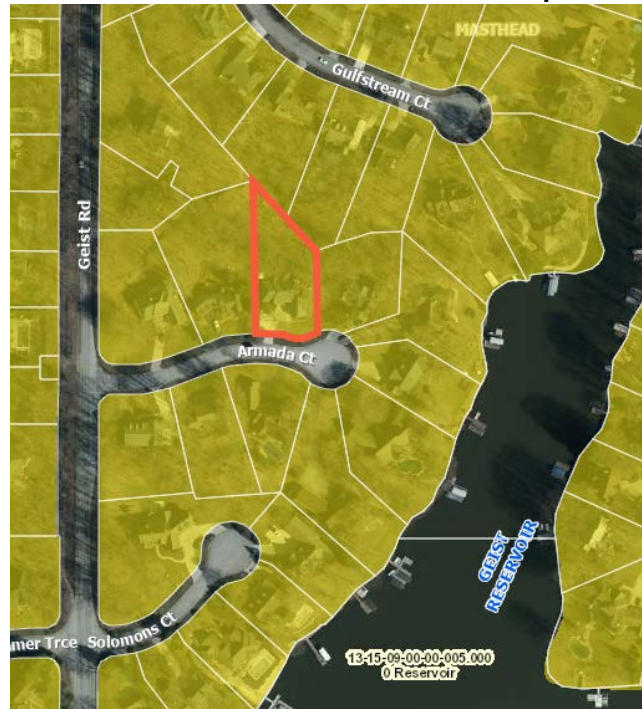
The petitioner is requesting two development standards Variances to accommodate the construction of an addition to an existing garage and a new screen porch.

- 1) Requesting a front setback of 20' instead of 40'
- 2) Requesting a side aggregate setback of 25' instead of 30'

Fishers 2040

Fishers 2040 identifies the future land use of this lot to be suburban residential.

Fishers 2040 Future Land Use Map



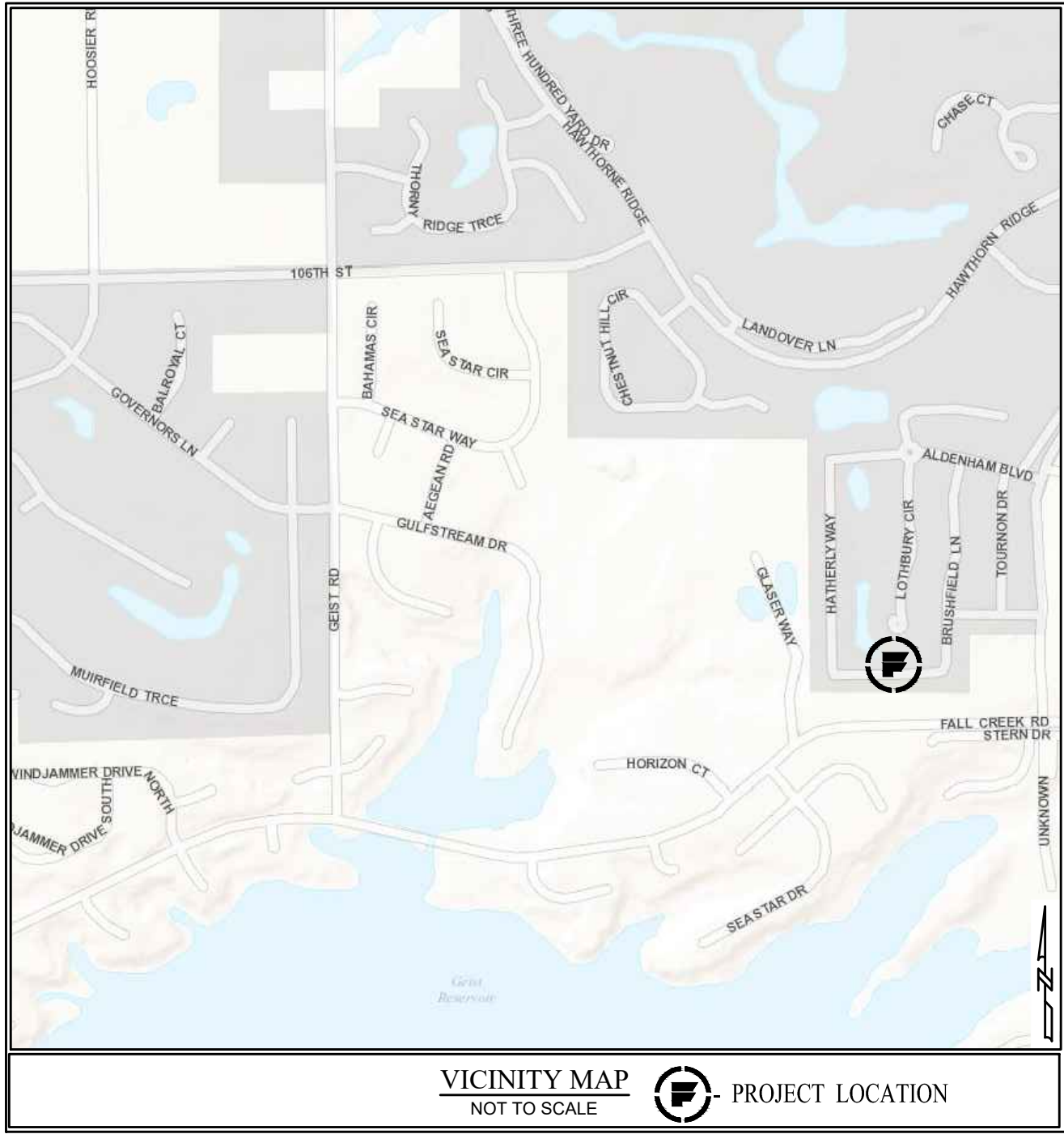
STAFF RECOMMENDATION:

Staff has no recommendation for the Board.

STAFF RECOMMENDATION

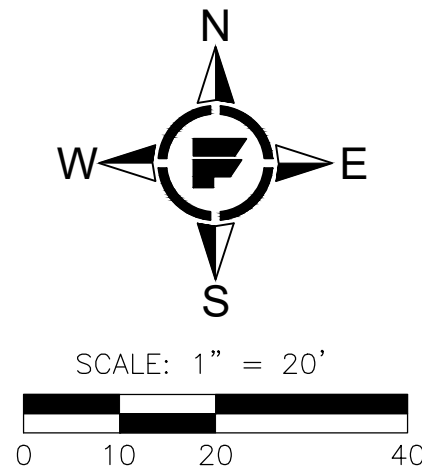
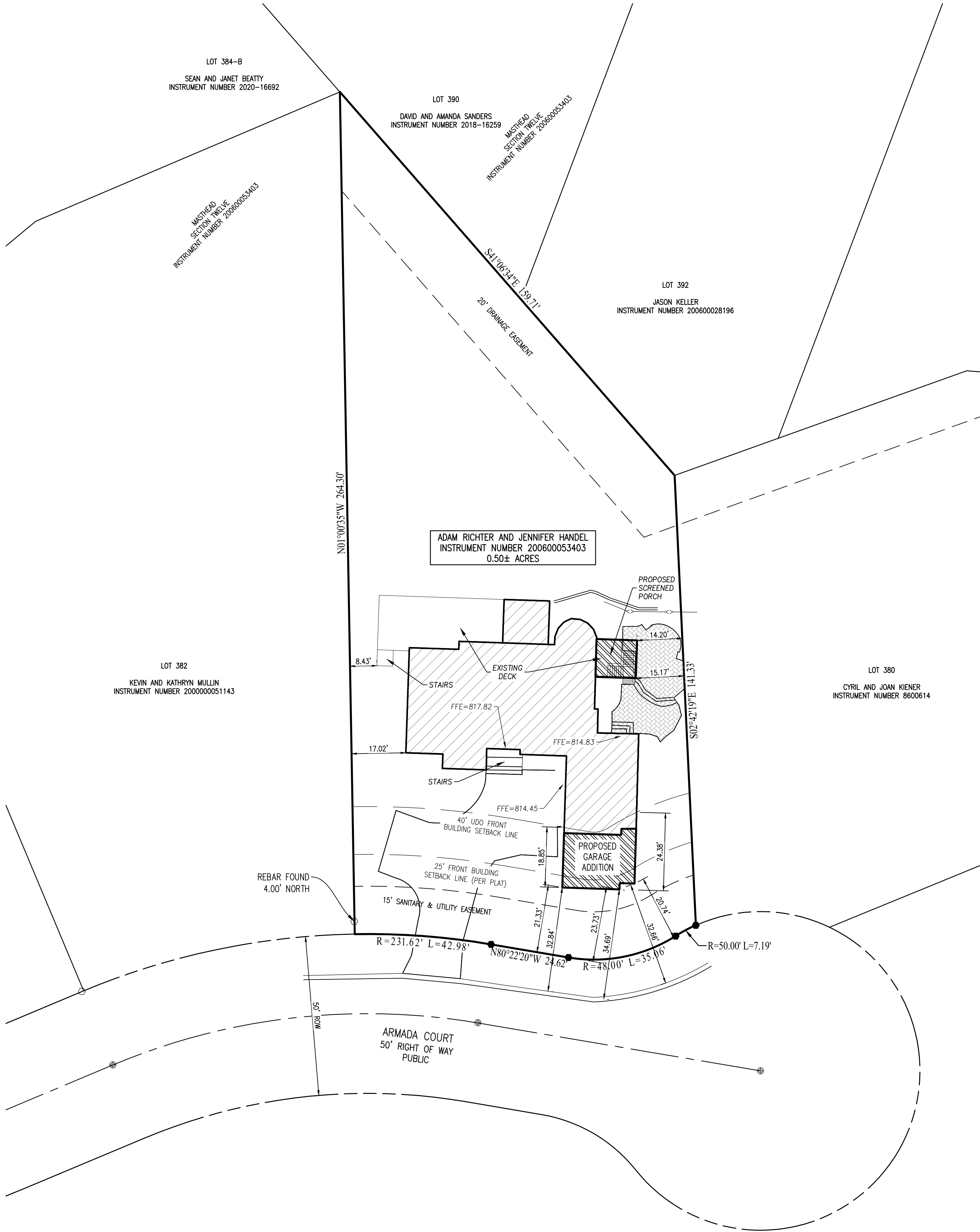
☐ Approve ☐ Continue ☐ Deny ☒ No Recommendation

\\02019_C\\Operations\\Jobs\\Survey\\00_Archive_2022\\Projects\\22SE-403_11668_Aramada Court Exhibit.dwg
LAYOUT: 1
DATE: 01/16/2023
PLOTTER: B7-2400
PLOT DATE: 01/17/2023 - 4:18pm



VICINITY MAP
NOT TO SCALE

PROJECT LOCATION



FORFRONT

SURVEYING + ENGINEERING

17241 FOUNDATION PARKWAY
WESTFIELD, IN 46074
317-785-0850
WWW.FORFRONTSE.COM

BY	
DATE	
REVISIONS AND ISSUES	

PROJECT DATA:

CLIENT INFORMATION:
ADAM RICHTER
11668 ARAMADA COURT
FISHERS, INDIANA

SECTION:	9	TOWNSHIP:	17 NORTH
RANGE:	5 EAST	COUNTY:	HAMILTON

DATE:	01/16/2023	FIELD BY:	JT
DRAWN BY:	RWW	CHECKED BY:	JLT

PROJECT NO.
22SE-823

SHEET NO.
1

OF 1



DESIGN CRITERIA:

COUNTY: HAMILTON
WIND SPEED: 115 MPH
SEISMIC ZONE: A
GROUND SNOW: 20 PSF
FOUNDATION: 30" MIN DEPTH
WINTER TEMP: 2°F
DECAY: SLIGHT TO MODERATE
TERMITE: MODERATE TO HEAVY
MEAN ANNUAL TEMP: 51.5°F

ROOF LOADS: 50 PSF SNOW LOAD
8 PSF TOP CHORD DL
7 PSF BOTTOM CHORD DL
5 PSF NET WIND UPLIFT

FLOOR LOADS: 40 PSF LL
10 PSF TOP CHORD DL
5 PSF BOTTOM CHORD DL

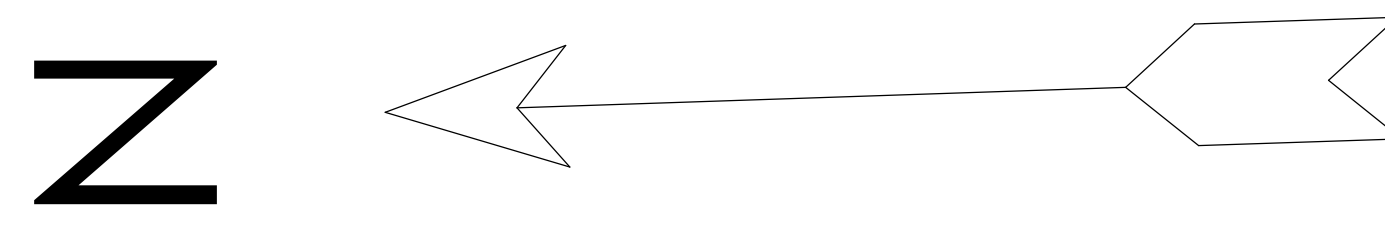
SOIL: 2,000 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION

LOT DETAILS	
LEGAL DESC:	SECTION 9, TOWNSHIP 17, RANGE 5, MASTHEAD, SECTION 12, LOT 381
PARCEL #:	29-15-09-201-036.000-020
ADDRESS:	11668 ARMADA CT FISHERS, IN 46037

PROJECT OVERVIEW:

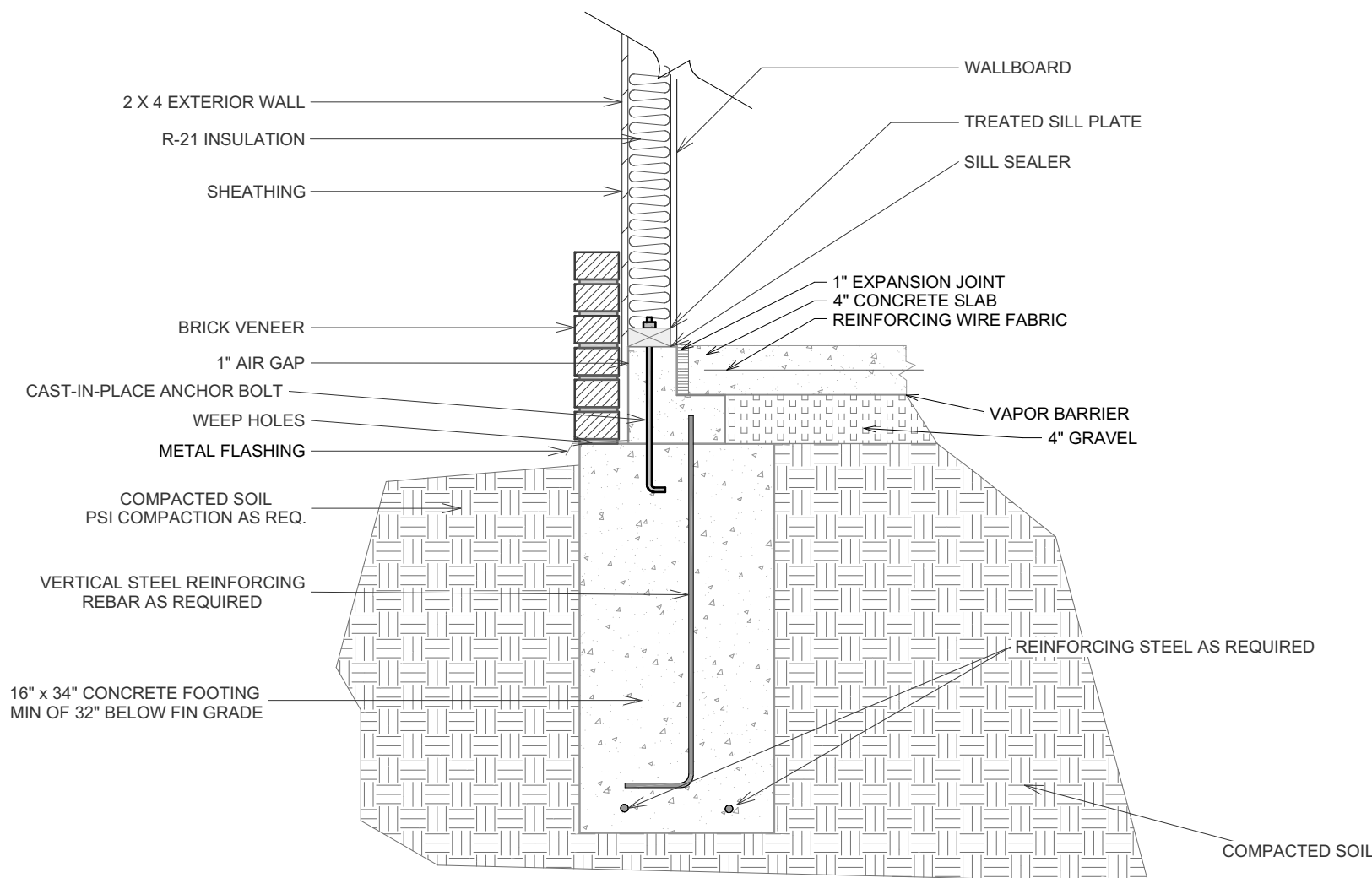
- 1 DEMO SIDE DECK AND CREATE A 12' x 12' SCREENED PORCH.
2 ADD A THIRD BAY TO THE GARAGE.

LAYOUT PAGE TABLE	
SHEET	TITLE
S0	PROJECT OVERVIEW
S1	SITE PLAN
A1	FOUNDATION PLAN
A2	FULL FLOORPLAN
A3	FLOORPLAN CLOSEUPS
A4	FRONT/REAR ELEVATIONS
A5	SIDE ELEVATIONS
A6	CLOSEUP ELEVATIONS
F1	SCREEN PORCH FRAMING PLAN
E1	ELECTRICAL PLAN



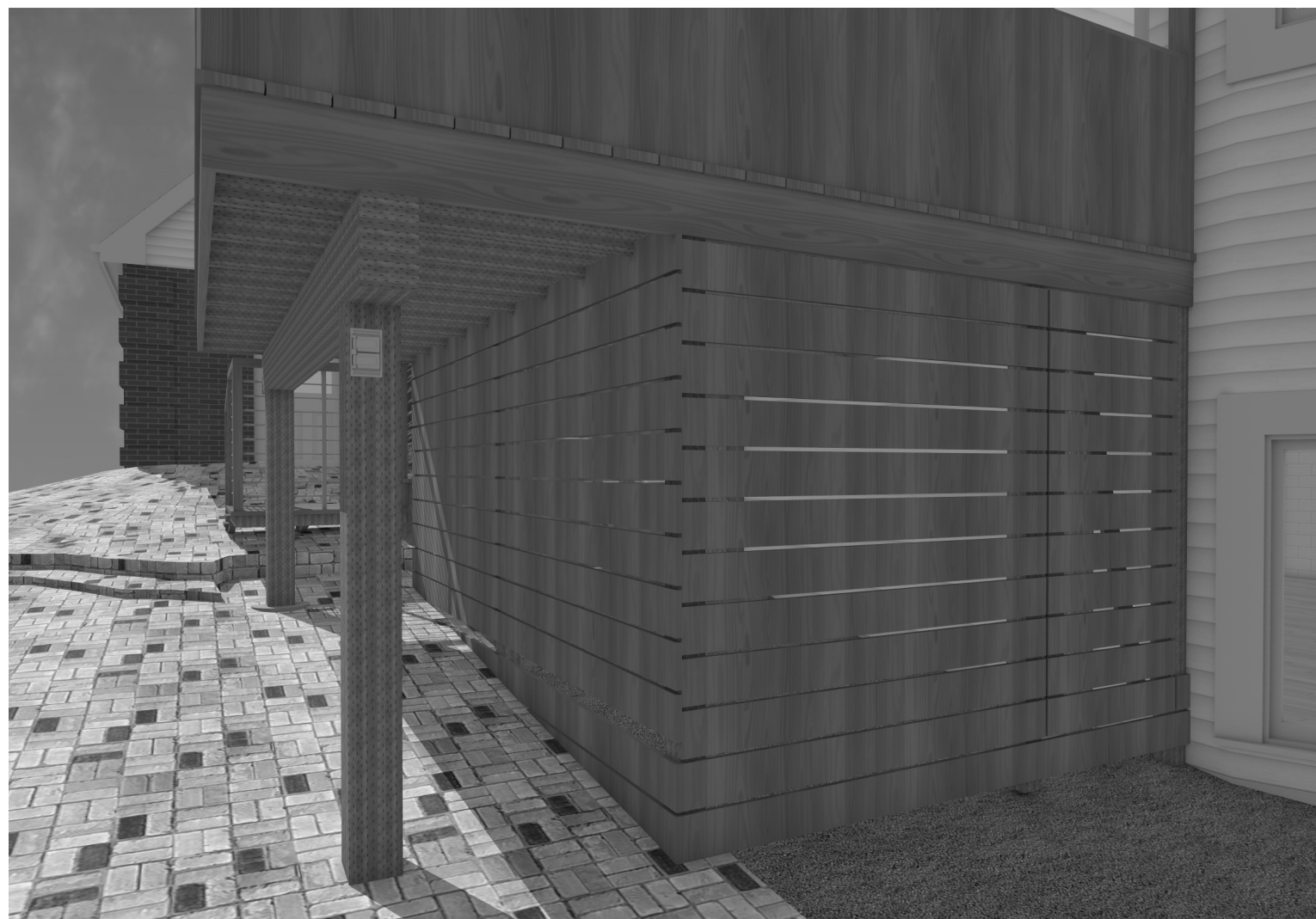
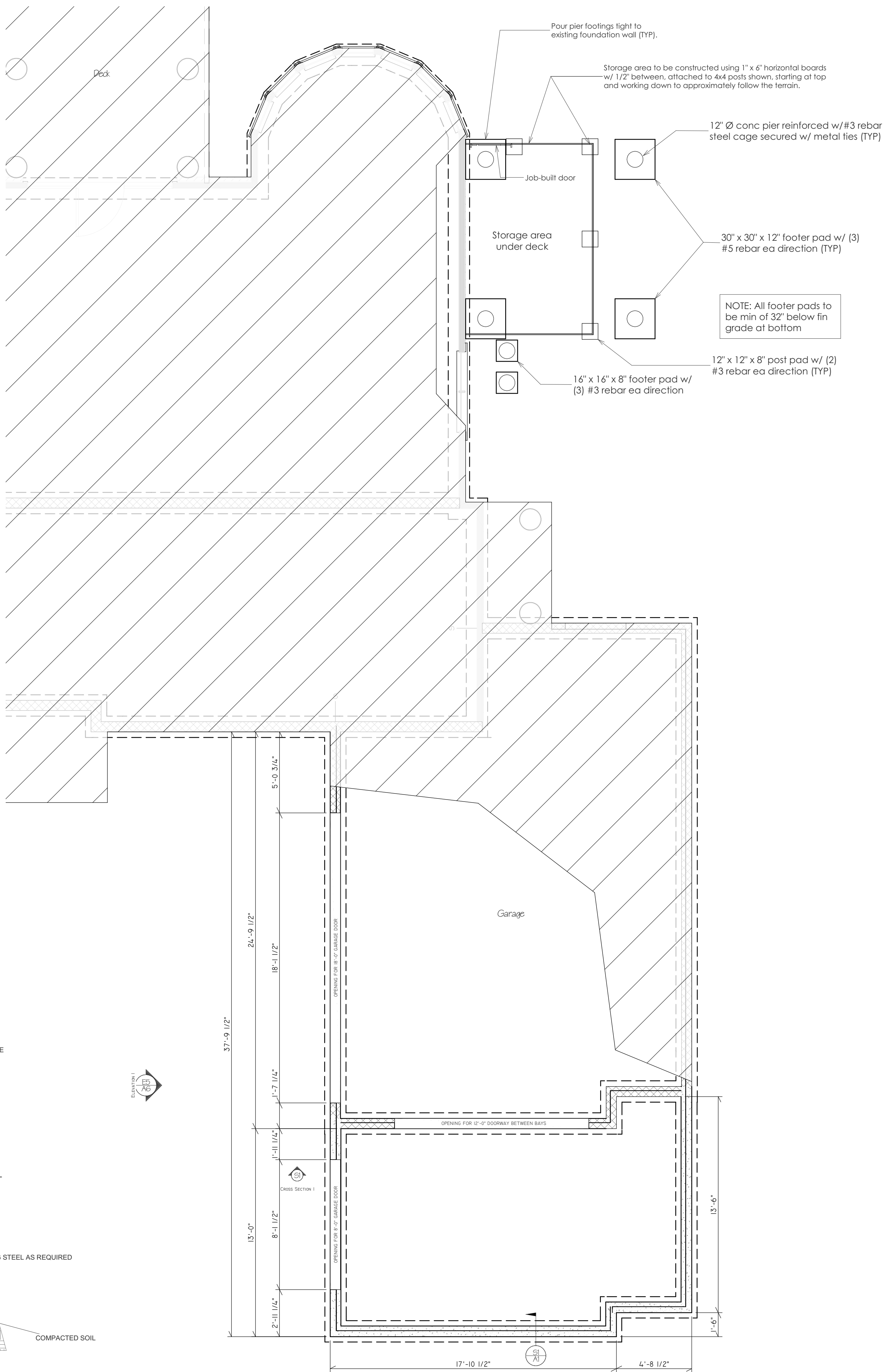
218 Kirk Drive West
Indianapolis IN 46234
352.483.6477
david@masterplandrafting.com

RICHTER RESIDENCE REMODEL
11668 ARMADA CT
FISHERS IN 46037



Concrete Stem Wall w/Brick Ledge & Garage Slab
N.T.S.

S1



Storage Area Under Deck

ASPHALT SHINGLES WITH SELF-SEALING STRIPS AND COMPLY WITH ASTM D3462 AND FASTENED WITH A MIN OF (6) GALV NAILS PER SHINGLE OVER MIN 15LB FELT OVER 7/16" OSB INSTALLED PERPENDICULAR TO TRUSSES. SHEATHING FASTENED WITH 8d NAILS @ 4" OC AT THE EDGES AND 8" OC IN THE FIELD ON ENGRD WOOD TRUSSES.

2x12 RAFTER (VAULTED CEILING)

R-38 KRAFT FACED BATT INSULATION

2-PLY 1-3/4" x 14" LVL RIDGE BEAM

ROOF PITCH PER ELEVATIONS AND ROOF PLAN

INSULATION BAFFLE

METAL DRIP EDGE

FASCIA TO MATCH ELEVATIONS. (SEE DETAIL)

STRIP VENTED SOFFIT
FLAT OR PITCHED PER
ELEV & CROSS SECTION

(2) 2x12 W/ 1/2" PLYWOOD
FLITCH PLATE HEADER
(SEE HEADER CHART)

BOTTOM OF WALL SHEATHING MUST BE
AT LEAST 6-1/2" ABOVE GRADE

WINDOW UNIT PER
ELEVATIONS & FLOOR
PLAN

1/2" EXTERIOR GRADE PLYWOOD
(SEE SHEATHING DETAIL FOR
NAILING SPECS)

TYVEK® OR EQUIVALENT HOUSE
WRAP MOISTURE BARRIER OVER
EXTERIOR SHEATHING

EXTERIOR FINISH
PER ELEVATIONS

GRADE

SEE FOUNDATION PLAN FOR FOOTER AND
STEMWALL DETAILS

PLATE HEIGHT
(SEE ELEVATIONS &
CROSS SECTIONS)

DOUBLE 2x TOP PLATE
(TYP FOR ALL BEARING WALLS)

CEILING 5/8" DRYWALL (TYP)
WALLS 1/2" DRYWALL (TYP)

2x4 OR 2x6 STUD WALL
(SEE FLOOR PLAN FOR
TYPE USED). STUDS TO BE
SPACED MIN OF 16" OC

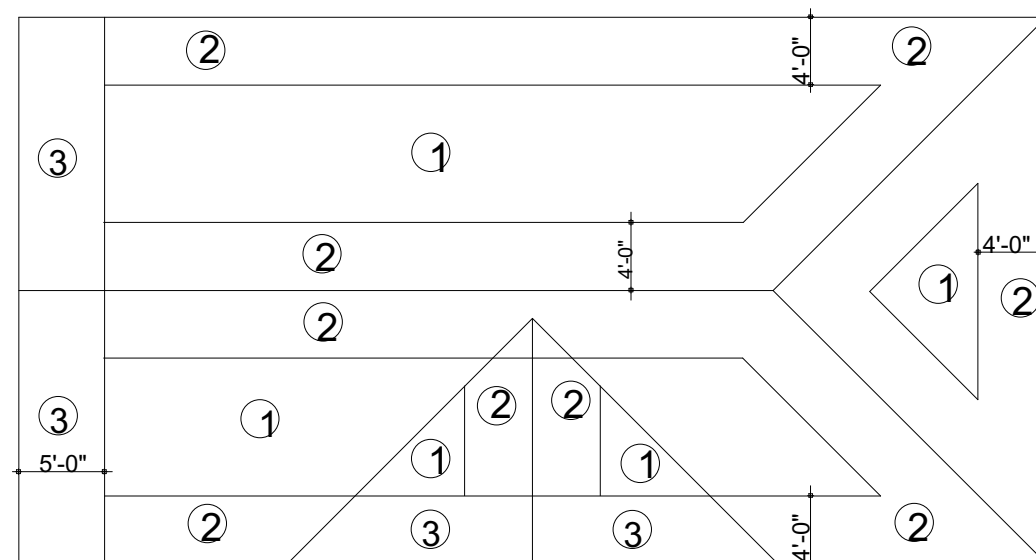
INSULATION IN EXTERIOR
WALLS TO BE MIN OF
R-11 FOR 2x4 STUD WALL
R-19 FOR 2x6 STUD WALL

WINDOW SILL PER
BUILDERS SPEC.

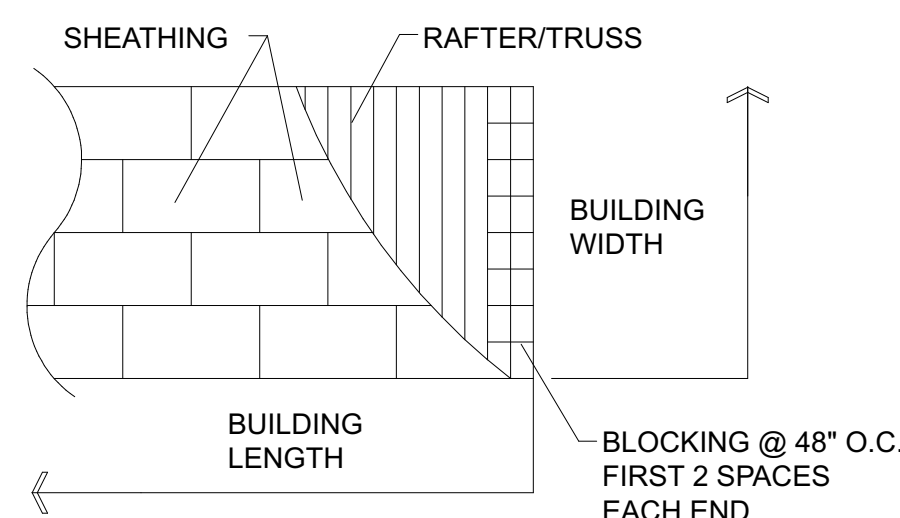
1/2" x 10" ANCHOR BOLTS @
32" OC AND AT CORNERS AND
ENDS W/2" WASHERS. MIN
EMBEDMENT 7".

PT 2x SILL PLATE
SP1 @ 32" OC

ONE STORY VAULTED FRAME WALL SECTION (TYP) N.T.S.



Roof Nailing Schedule



Roof Sheathing Layout

ROOF SHEATHING NAILING ZONE NOTES

ROOF SHEATHING NAILING PATTERN

ZONE ①: USE 8d COMMON NAILS @ 6" O.C.
AT EDGES AND 12" O.C. INTERMEDIATE

ZONE ②: USE 8d COMMON NAILS 6" O.C. (ALL FIELDS)

ZONE ③: USE 8d COMMON NAILS 4" O.C. (ALL FIELDS)

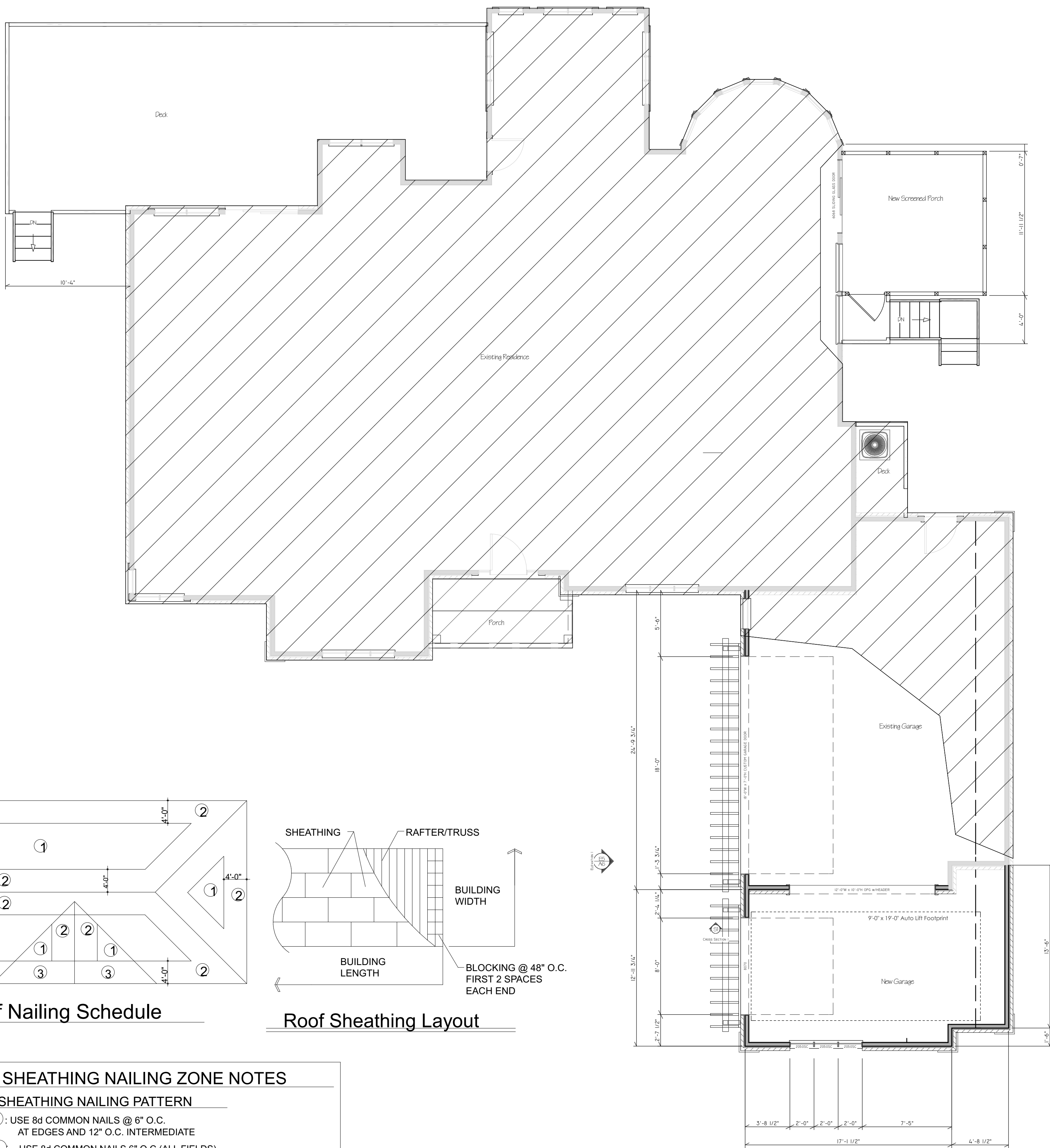
WALL SHEATHING NAILING PATTERN

USE 8d COMMON NAILS...

AT SHEARWALL SEGMENTS: PANEL EDGES 4" O.C.
8" O.C. INTERMEDIATE

ELSEWHERE: PANEL EDGES 6" O.C.
12" O.C. INTERMEDIATE

1/2" GYPSUM CEILING : Use 5d Nails @ 7" on center
SECOND FLOOR NAILING : 8d @6" O.C. Edges (glue & nail)
@ 12" O.C @ Field



Full Floorplan

Master Plan
DRAFTING, INC.

RICHTER RESIDENCE REMODEL
11668 ARMADA CT
FISHERS IN 46037

2121 East 56th Street
Indianapolis, IN 46220
317.578.0237
CorinthianInc.com

Corinthian
FINE HOMES

DRAWN BY: DLC

DATE: 02/02/2023

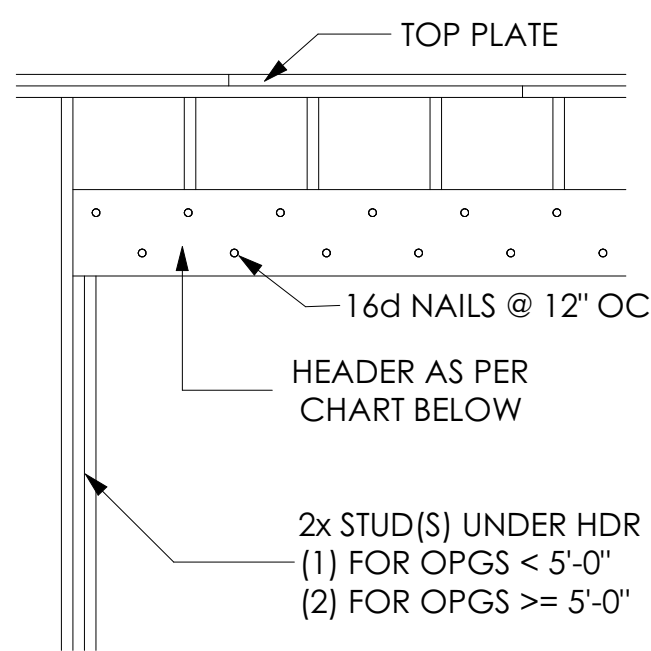
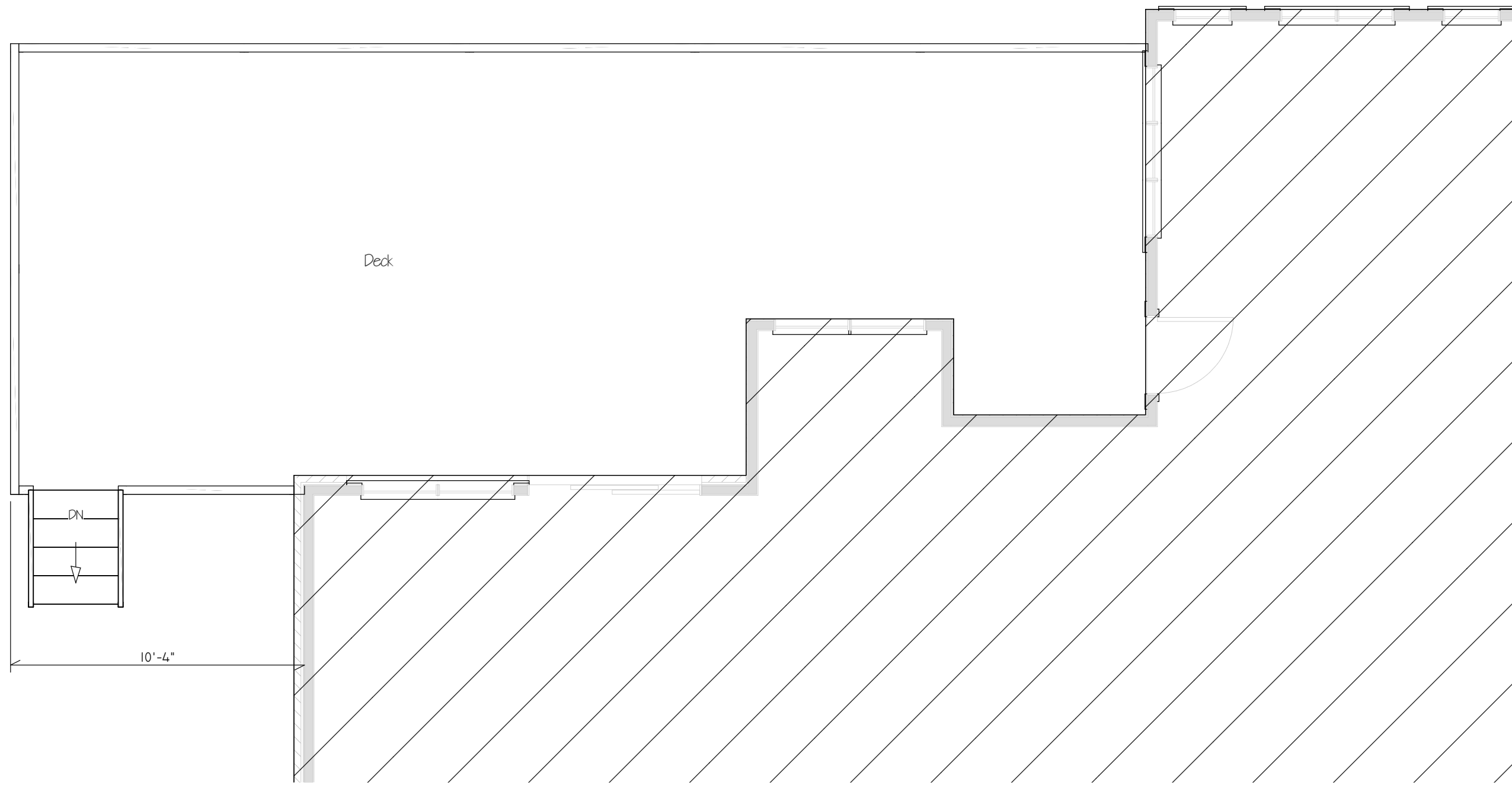
SCALE: 3/16" = 1'-0"

SHEET:

A2

218 Kirk Drive West
Indianapolis IN 46234
352.483.6477
david@masterplandrafting.com

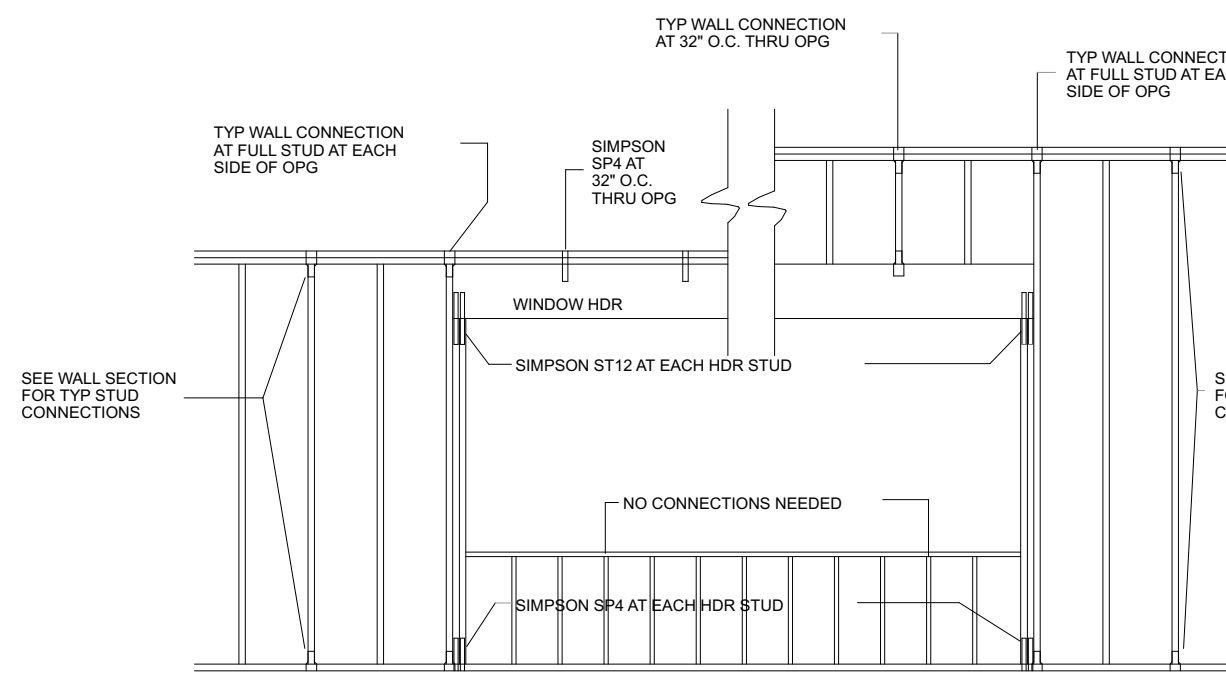




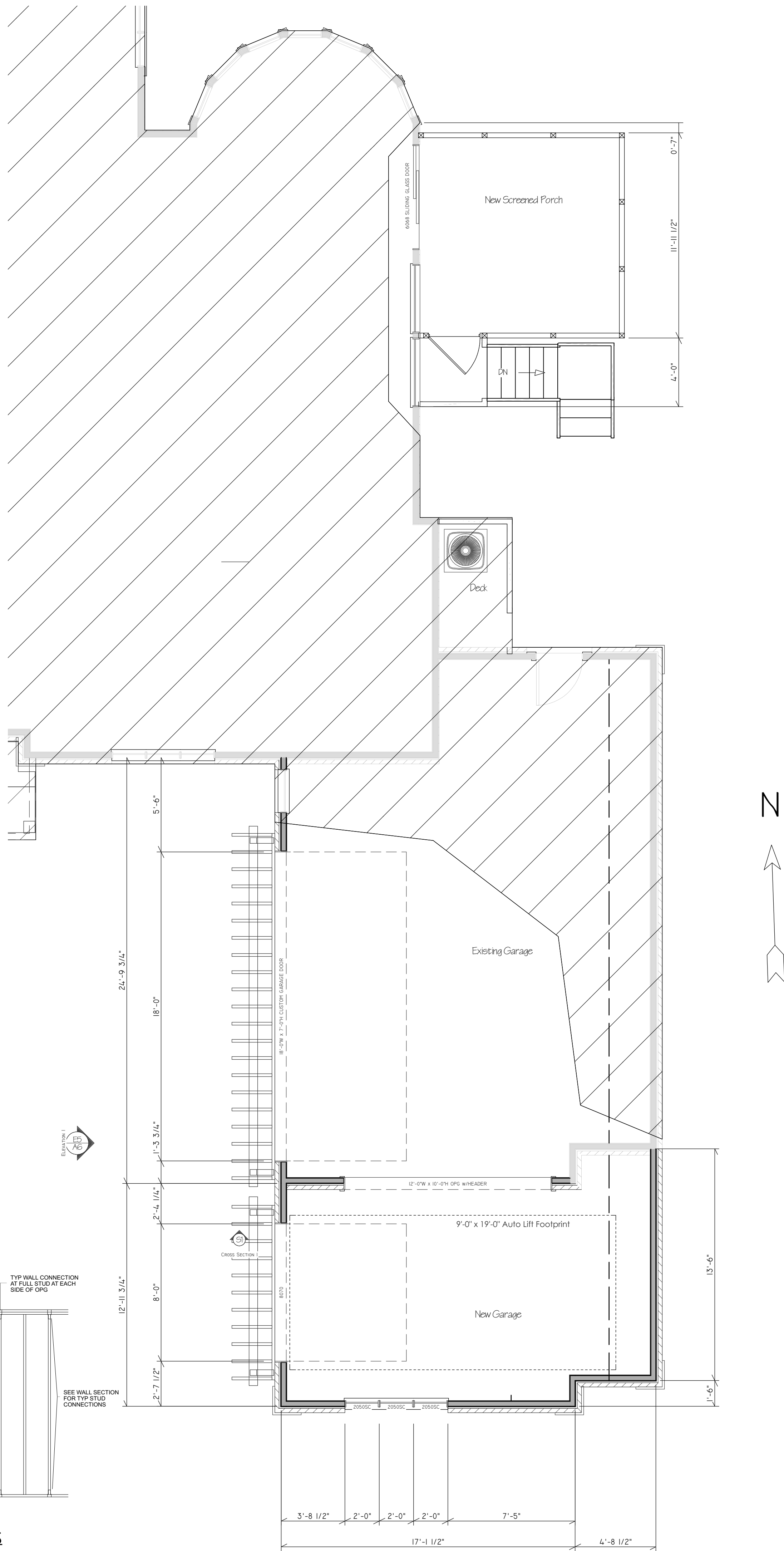
HEADER CHART

OPENING WIDTH	BEARING WALL OR SHEARWALL	NON-BEARING WALLS
0'-0" - 3'-0"	(2) 2x6's	(2) 2x4's
3'-1" - 5'-0"	(2) 2x10's	(2) 2x4's
5'-1" - 7'-0"	(2) 2x12's	(2) 2x6's
7'-1" - 9'-0"	(2) 2x12's	(2) 2x8's
ANY OPG > 9'-0"	SEE FLOOR PLAN FOR SIZE	SEE FLOOR PLAN FOR SIZE

- ALL HEADERS SHOULD HAVE 1/2" PLYWOOD FLITCH PLATE BETWEEN HEADER MEMBERS.
- USE HEADER SIZES ABOVE UNLESS NOTED OTHERWISE.
- PRIMARY FRAMING (BEAMS, GIRDERS, ETC) WERE SIZED USING 1800 'FB' EXTREME FIBER IN BENDING (SINGLE), 90 'FV' HORIZONTAL SHEAR, 16E 'E' MODULES OF ELASTICITY.
- JOISTS, RAFTERS, LINTELS, ETC WERE SIZED USING 1200 'FB' EXTREME FIBER IN BENDING (SINGLE), 90 'FV' HORIZONTAL SHEAR, 16E 'E' MODULES OF ELASTICITY.



TYPICAL FRAMING/CONNECTORS
FOR WINDOW AND DOOR OPENINGS



Floorplan Closeups



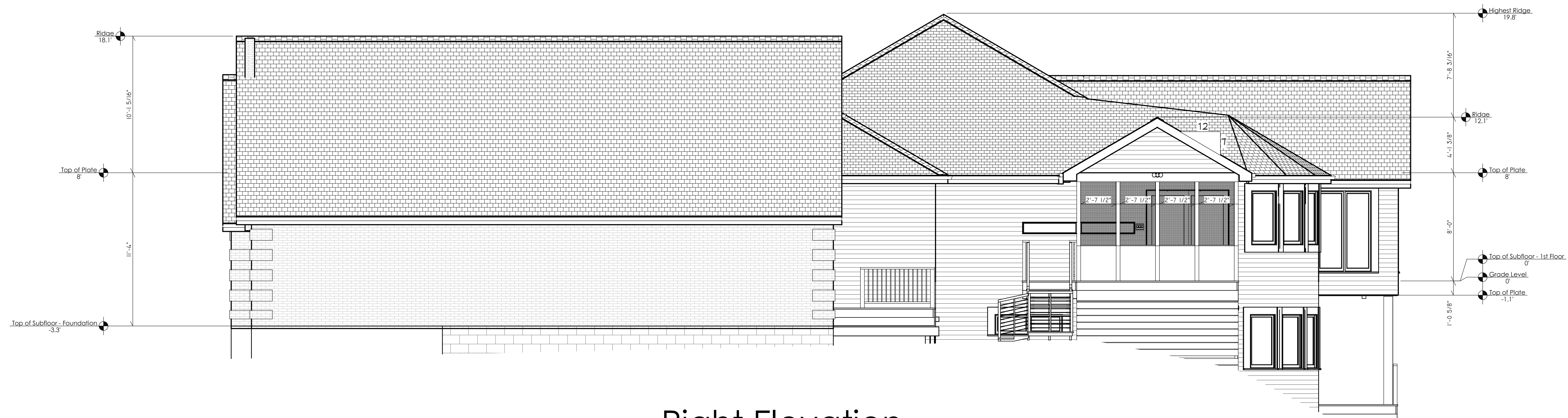
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

Side Elevations

218 Kirk Drive West
Indianapolis IN 46234
352.483.6477
david@masterplandrafting.com



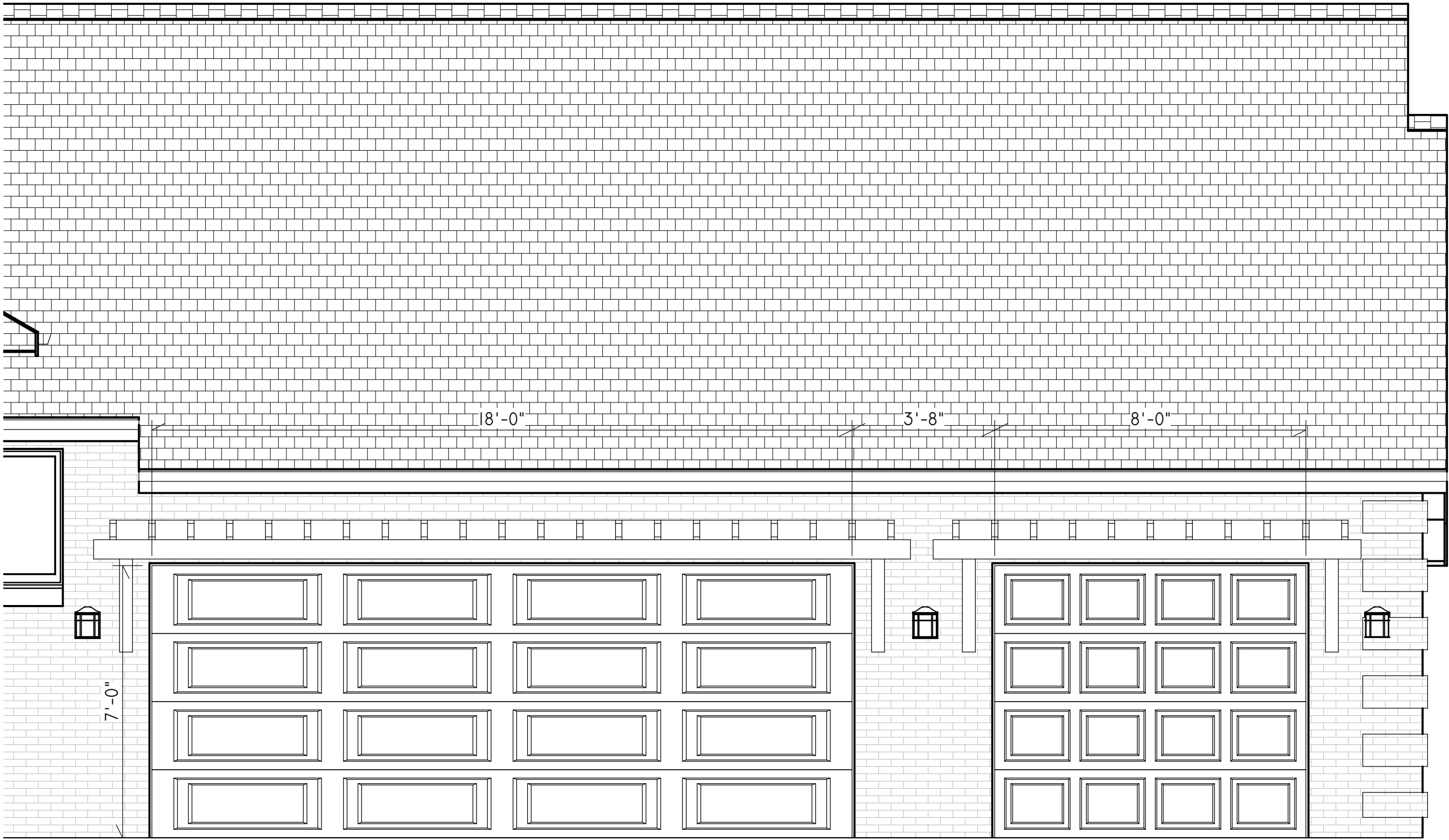
RICHTER RESIDENCE REMODEL
11668 ARMADA CT
FISHERS IN 46037

2121 East 56th Street
Indianapolis, IN 46220
317.578.0237
CorinthianInc.com



DRAWN BY: DLC
DATE: 02/02/2023
SCALE: 1/4" = 1'-0"
SHEET:

A5



Garage Elevation



Screen Porch Elevation

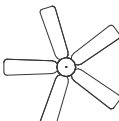
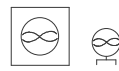
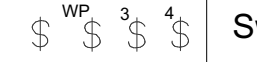
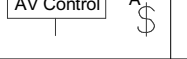
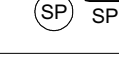
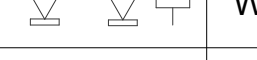
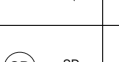
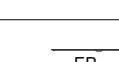
Architectural floor plan of a building with the following dimensions and details:

- Overall Dimensions:**
 - Width: 8'-0" (left section) + 4'-0" (right section) = 12'-0"
 - Depth: 1'-0" (top section) + 9'-11 1/2" (main section) + 1'-0" (bottom section) = 11'-11 1/2"
- Internal Dimensions and Spacing:**
 - Top section width: 3'-1 3/8" (left), 4'-10 5/8" (middle), 2'-8" (right)
 - Bottom section width: 2'-8" (left)
 - Main section depth: 5'-11" (left), 5'-11" (right)
 - Right section depth: 1'-4" (top), 1'-0" (middle), 1'-0" (bottom)
 - Bottom section depth: 2'-0" (left), 1'-0" (middle), 1'-0" (right)
- Structural Details:**
 - 2x8 FLOOR JOISTS (TYP) @ 16" OC:** Running horizontally across the main section.
 - 2x8 RM JOIST (TYP):** Running vertically along the right edge.
 - 6x6 POST:** Located at the corners and intersections of the main section.
 - 4x4 POST:** Located at the corners of the top and bottom sections.
 - 6x10 BEAM:** Located at the corners of the main section.
 - 4x8 BEAM:** Located at the corner of the bottom-left section.
- Other Features:**
 - A dashed line indicates a boundary or path on the left side.
 - Various symbols (circles with crosses, squares with crosses) represent structural elements like posts and beams.

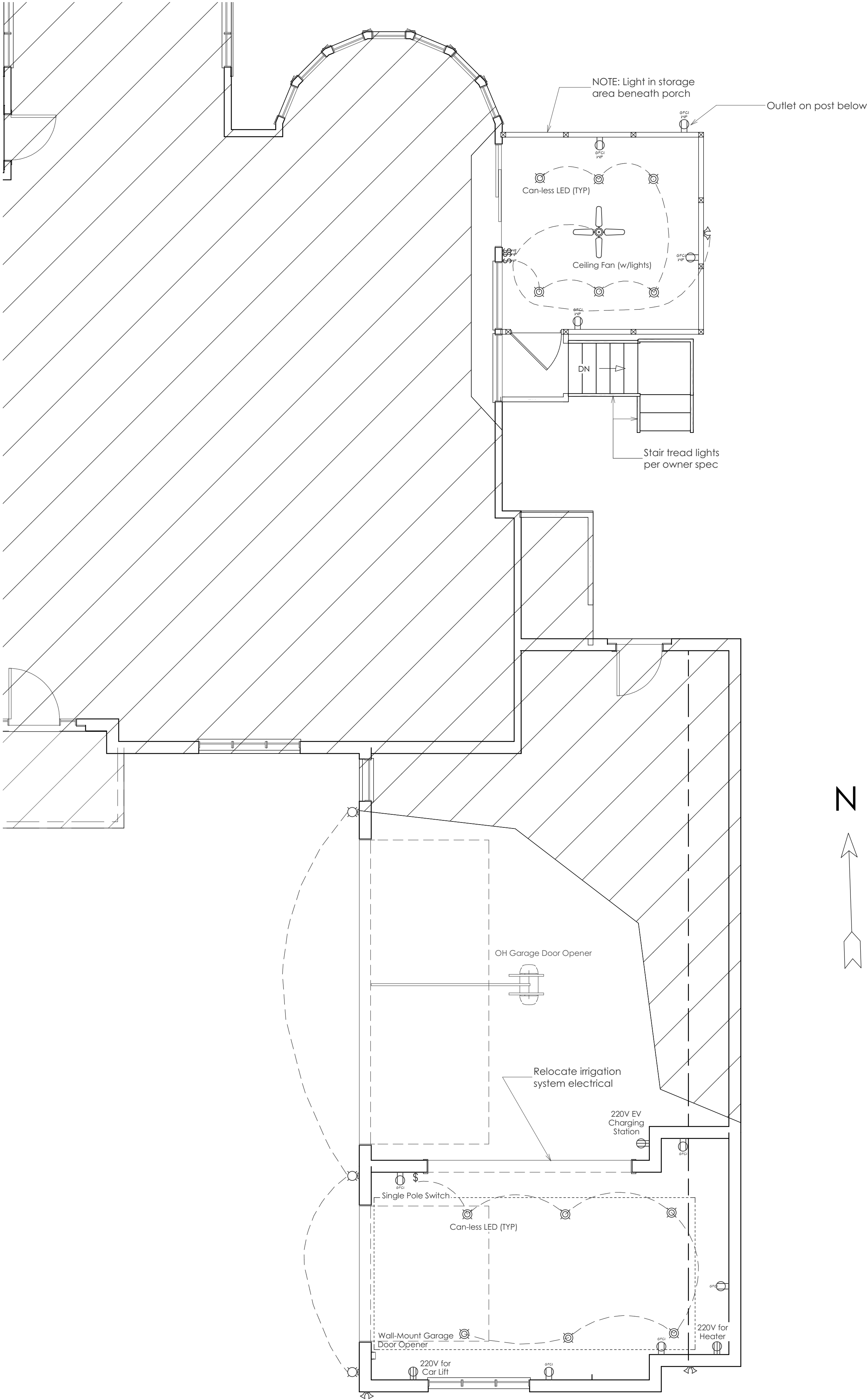
Diagram illustrating the reinforcement details for a concrete wall and footing. The wall is 30" x 30" x 12" and contains #5 rebar at 32" minimum spacing. The footing is 30" x 30" x 12" and contains #5 rebar at 32" minimum spacing. Metal ties are shown connecting the wall and footing reinforcement.

Architectural floor plan of a building addition. The plan shows a rectangular structure with a staircase and various structural elements. Key features include:

- Structural Labels:**
 - 2x6 RAFTERS (TYP)
 - 3 1/2" x 1/2" BEAM
- Dimensions:**
 - Overall width: 6'-6"
 - Overall depth: 11'-11 1/2"
 - Staircase width: 4'-0 1/2"
 - Staircase depth: 6' 13/16"
- Other Details:**
 - Roof lines and gables are shown on the left side.
 - Interior walls and structural members are indicated by solid and dashed lines.
 - Staircase treads and risers are shown in the lower right section.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

NOTE: Yard Light to be relocated per covenants and new driveway layout



ELECTRICAL PLAN

218 Kirk Drive West
Indianapolis IN 46234
352.483.6477
david@masterplandrafting.com



RICHTER RESIDENCE REMODEL
11668 ARMADA CT
FISHERS IN 46037

2121 East 56th Street
Indianapolis, IN 46220
317.578.0237
CorinthianInc.com



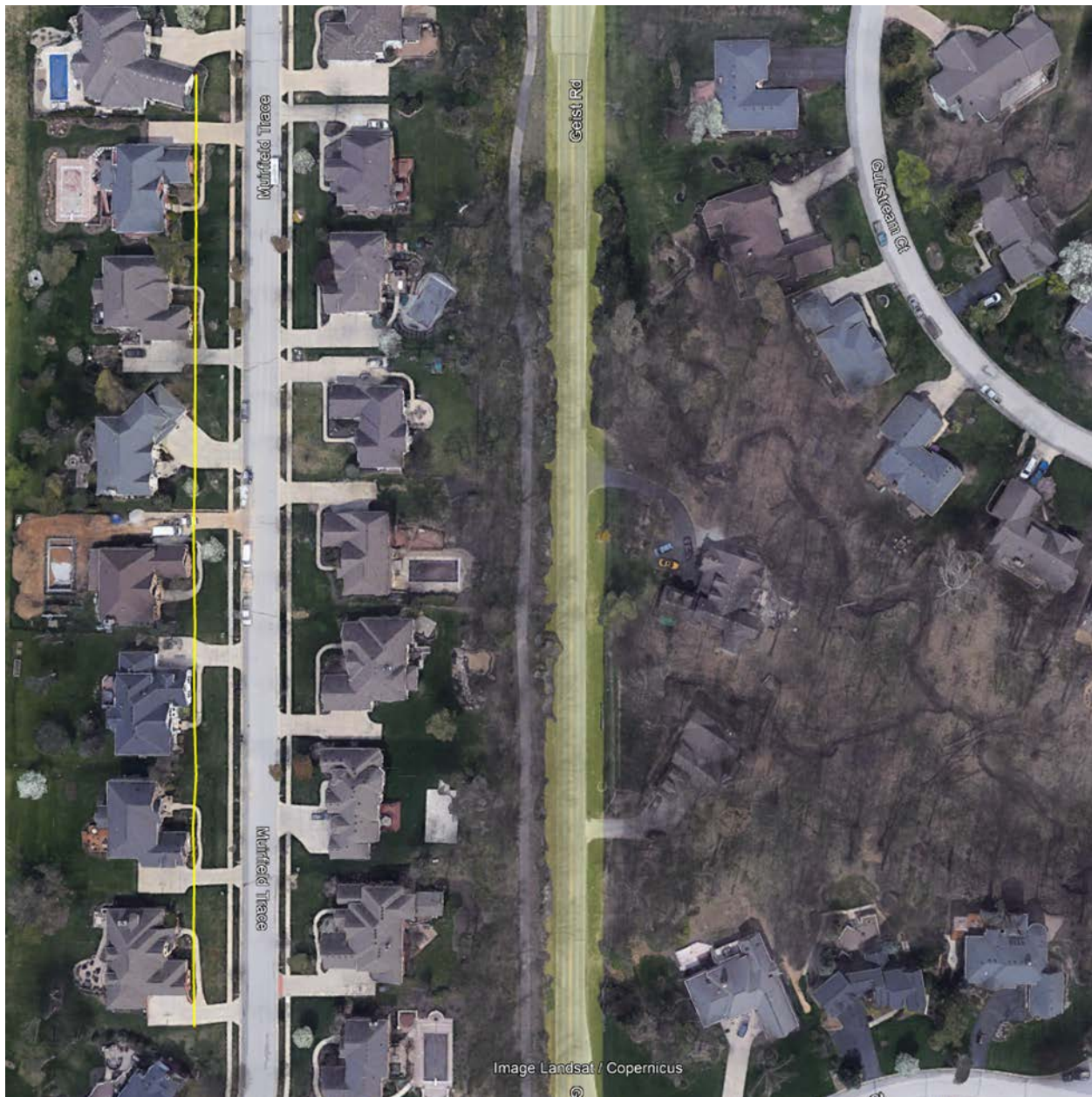
DRAWN BY: DLC
DATE: 02/02/2023
SCALE: 1/4" = 1'-0"
SHEET:

E1

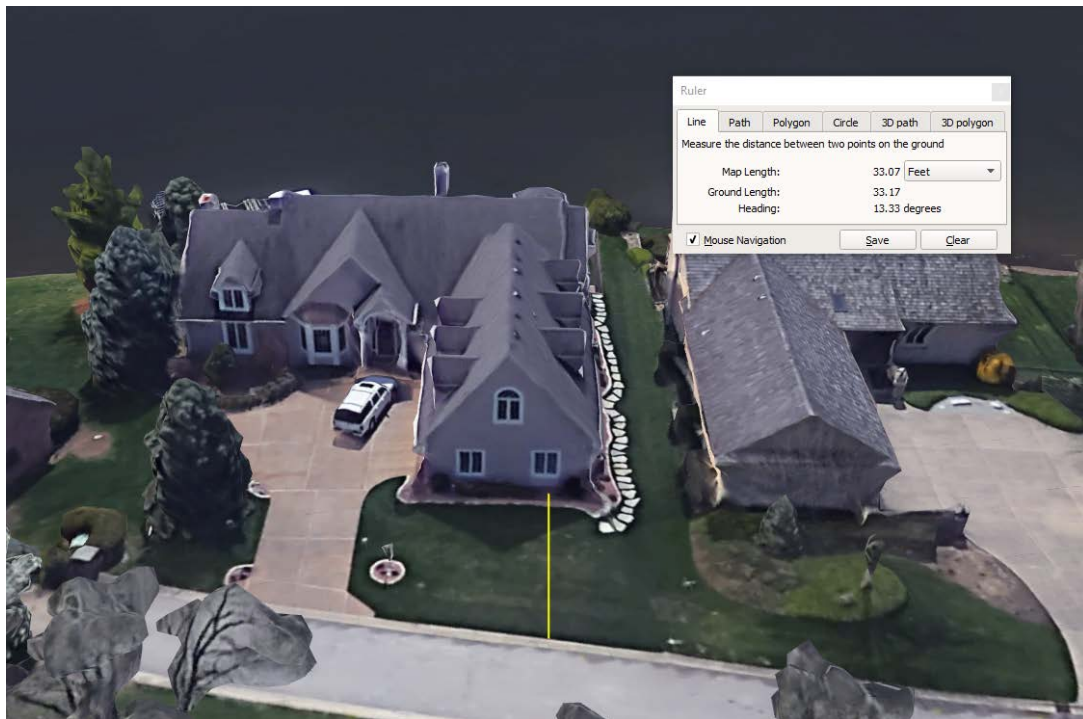
Richter Variance Petition for 11668 Armada Court
Neighboring Property Setback Exhibit

This exhibit shows the prevalence of homes in the immediate vicinity of the subject property that have a setback from the street of approximately 40 or less, as requested by Petitioner.

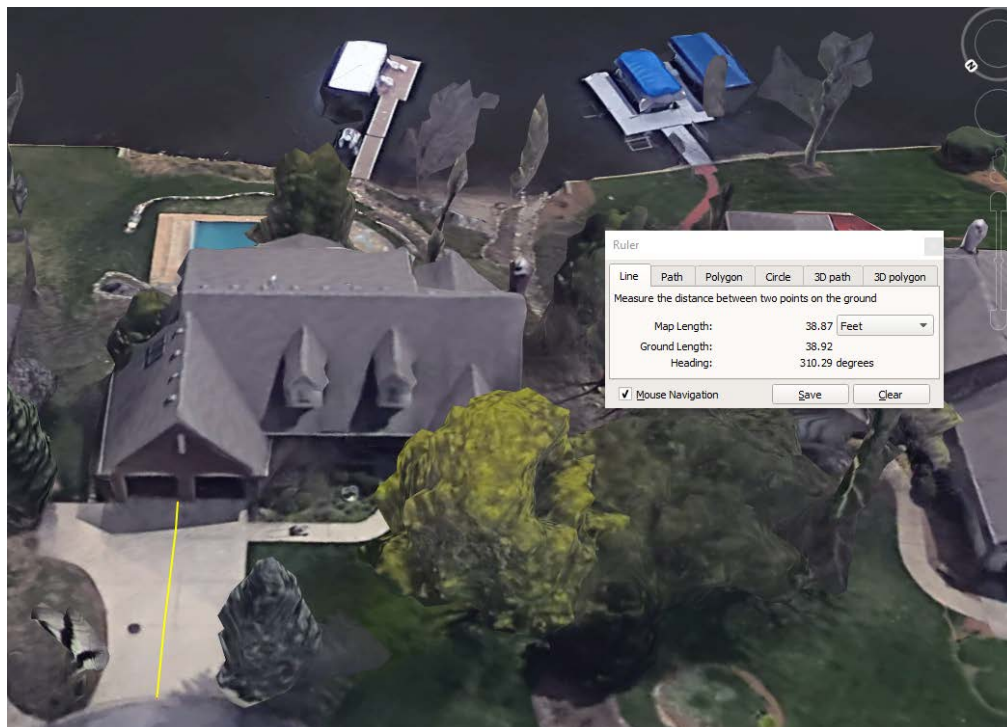
Example 1-8: Eight homes located on Muirfield Trace are set back off the road by 35 feet, less than requested by petitioner.



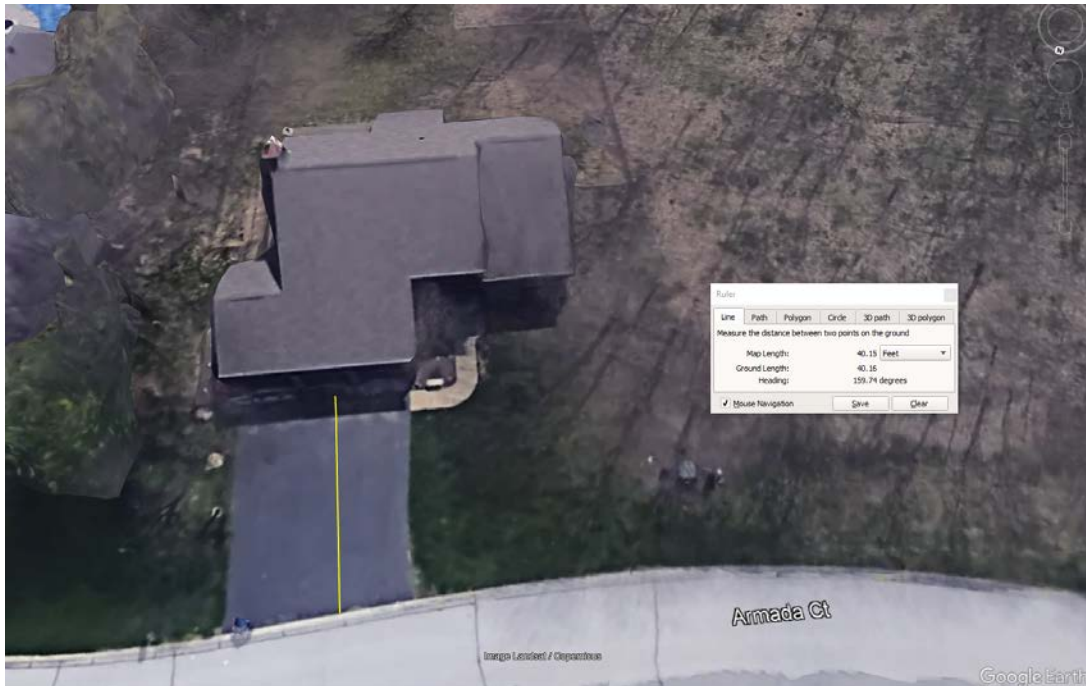
Example #9: 9652 Spruance Court, located in the same development as the subject property, is located approximately 33 feet off the street.



Example #10: 11661 Solomons Court, located one street south from the subject property, on a cul-de-sac similar to Armada Court, is located approximately 39 feet off the street.



Example #11: 11657 Armada Court, located across the street from the subject property, is located approximately 40 feet off the street.



Example #12: 11658, located directly across the street from the subject property, is located approximately 40 feet off the street.



Notice from Fishers

Bobbie Kiener <bkiener@sbcglobal.net>
Reply-To: Bobbie Kiener <bkiener@sbcglobal.net>
To: "Adam J. Richter" <ajrichte@gmail.com>

Fri, Jan 20, 2023 at 10:21 AM

You will love your new porch. Enjoy! We live in ours during the summer.

On Friday, January 20, 2023 at 09:14:33 AM EST, Adam J. Richter <ajrichte@gmail.com> wrote:

Thank you. Sorry for another email on this subject. I should have also mentioned in my email that we are tearing out the small deck on the east side of our house and replacing it with a small screened in porch. It'll be 12ft by 12ft. It'll look nice and blend in with the rest of the house. I know you're probably not concerned, but I wanted to be completely accurate. Again, if you have any concerns or want to see further details, please let me know. Thank you!

From: Bobbie kiener <bkiener@sbcglobal.net>
Sent: Wednesday, January 18, 2023 8:52 PM
To: Adam J. Richter <ajrichte@gmail.com>
Subject: Re: Notice from Fishers

Hi Adam.

Very thoughtful of you to advise us of your addition but we have no concerns. We are confident it will look amazing when completed. Yes, we are getting anxious to start the master bath remodel. We really appreciate your recommendation of Matt as he seems to be on top of the job. Good luck on your project. Wish we had the space to do the same!

Joe and Bobbie

Sent from my iPhone

> On Jan 18, 2023, at 5:20 PM, Adam J. Richter <ajrichte@gmail.com> wrote:

>

>

> Hi Joe and Bobbie,

>

> I'm writing to provide a heads up that you'll likely receive a notice in the mail from the City of Fishers related to a project Jenny and I would like to pursue at our house. We're asking the City for approval to add a third garage bay. The HOA approved it, and now the City is reviewing it. If you have any concerns whatsoever, don't hesitate to call my mobile at 317-509-9169.

>

> We heard you hired Matt Wright. Good luck with your project! Thank you for continuing to invest in the neighborhood!



Board of Zoning Appeals Staff Report

Meeting Date: February 22, 2023

DEPARTMENT CONTACT:

Sydney Granlund, Planner
granlunds@fishers.in.us

CASE NUMBER:

VA-23-4 and VA-23-5

PETITIONER:

David Gilman, on behalf of the property owner

PROPERTY ADDRESS/LOCATION:

10476 Haven Cove Way, Fishers, IN 46055

REQUEST: Consideration of a Development Standards Variance to allow a front setback of 16' instead of 30', and consideration of a Land Use Variance to allow two dwelling units in a single primary structure.

APPLICABLE REGULATIONS:	EXISTING ZONING:	FISHERS 2040:
Sec. 4.A.1 of the Marina PUD and Sec. 5.1.5 of the City's Unified Development Ordinance (UDO)	PUD (Marina)	Suburban Residential

LOT SIZE: 1.55 acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve

☐ Continue

☐ Deny

☒ No Recommendation

ZONING HISTORY:

A Residential Building Permit was applied for in January of 2023 for a new primary structure on the subject lot. Upon review, staff determined that it was not meeting the front setback standard outlined by the Marina PUD and that it was proposing a two-unit living situation, with a self-sufficient dwelling unit situated above an attached garage, which is not permitted. David Gilman reached out to staff in January of 2023 on behalf of the lot owners to apply for two Variances regarding these standards.

The subject site went through the platting process in April of 2022 to combine two lots into the one that exists today.

SURROUNDING LAND USE & ZONING:

North, East, and South: PUD (Marina)

West: Open Space (Geist Reservoir)

The subject site is located on Geist Reservoir and Citizens Reservoir, within the Springs of Cambridge subdivision in the Marina PUD.

Zoning Map



SUMMARY OF PUBLIC COMMENTS:

No public comments regarding these Variances have been received.

PETITION OVERVIEW:

Summary of Request

The petitioner is requesting two Variances:

- 1) A Development Standards Variance to allow a front setback of 16' instead of 30'
- 2) A Land Use Variance to allow two dwelling units within a single primary structure

Fishers 2040

Fishers 2040 identifies the future land use of this lot to be suburban residential.

Fishers 2040 Future Land Use Map



STAFF RECOMMENDATION:

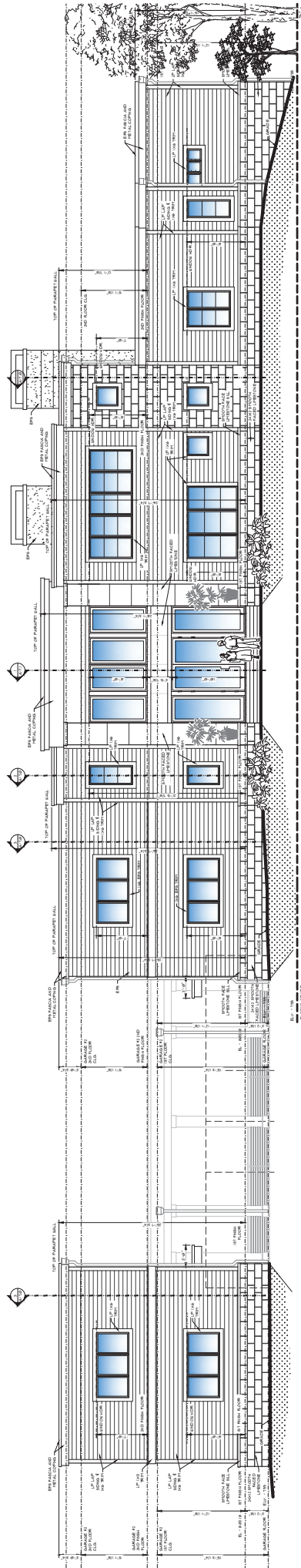
Staff has no recommendation for the Board.

Should the Board approve these petitions, staff recommends it is done with the following conditions:

1. The Variances are recorded on the property with the County.
 2. The accessory dwelling unit will not be rented out for profit.
 3. The accessory dwelling unit will have the same address as the existing primary dwelling unit.
 4. The accessory dwelling unit will be used only by the property owner(s) or guests of the property owner(s).
-

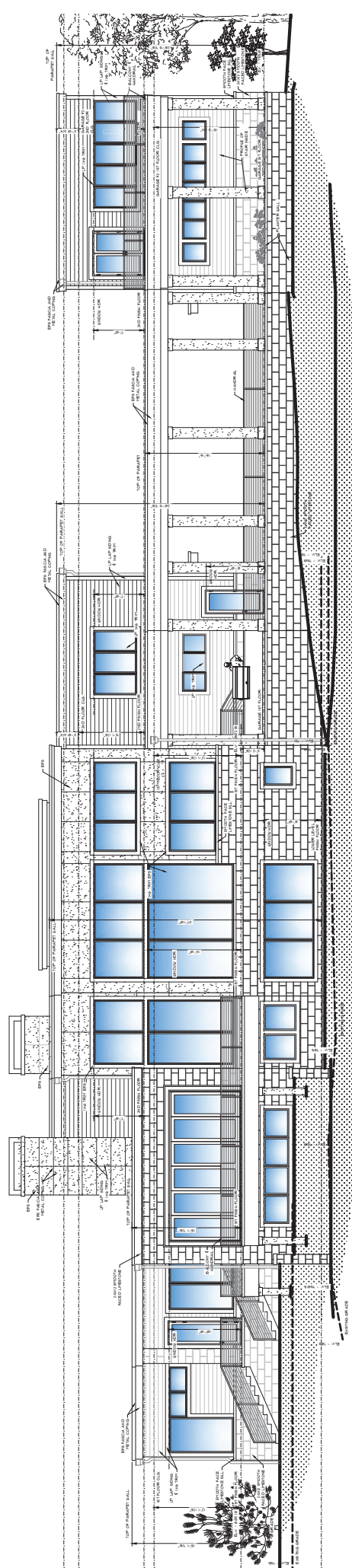
STAFF RECOMMENDATION

☐ Approve ☐ Continue ☐ Deny ☒ No Recommendation



GARAGE #2 FRONT ELEVATION
SCALE 3/16" = 1'-0"

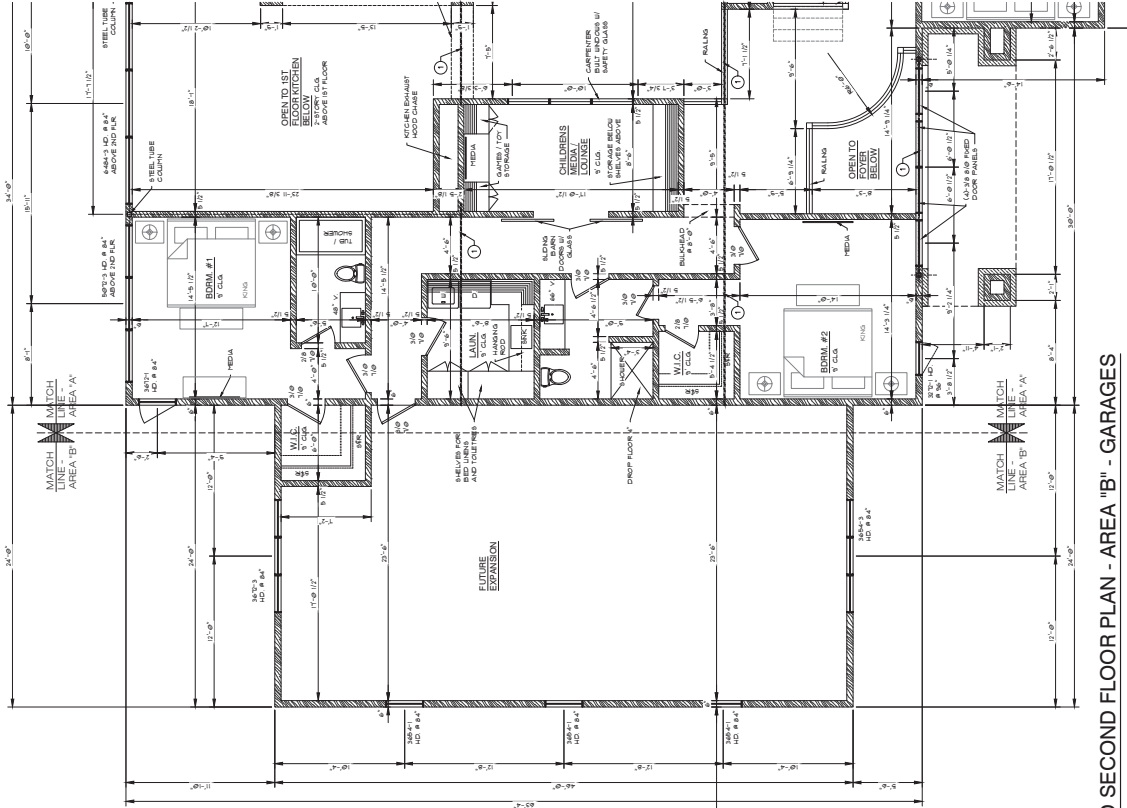
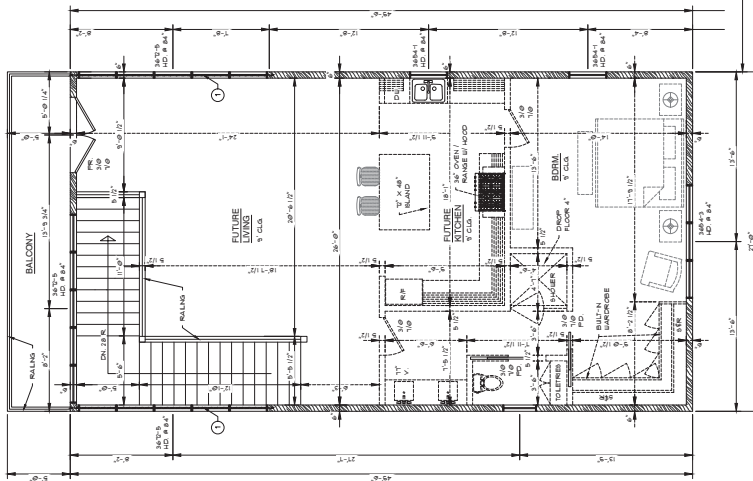
MASTER FRONT ELEVATION
SCALE 3/16" = 1'-0"



MASTER REAR ELEVATION
SCALE 3/16" = 1'-0"

GARAGE #2 REAR ELEVATION
SCALE 3/16" = 1'-0"

 11825 BROADWAY STREET INDIANAPOLIS, IN 46236 317.823.9788 WWW.HOSSHOMES.COM	Architectural Consultants By GARY NANCE DESIGN 7203 3rd Avenue South West, Carmel, IN 46032 garynancedesign@gmail.com garynancedesign.com	SARK 2520 Durbin Drive Indianapolis, IN 46202 317.733.5525 hsark@sarkassociates.com	An All New Residence for: MARJAC HOLDINGS Lots 457 & 458 Springs of Cambridge, Section 12 Indianapolis, IN 46256	Project No: 2022-0302 Date: 12-28-2022 MASTER FRONT AND REAR ELEVATIONS Sheet No. A-1.0
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HOSS
 HOMES
 DESIGNER/
 BUILDERS

11825 BROADWAY STREET
 INDIANAPOLIS, IN 46236
 317.823.9788
 WWW.HOSSHOMES.COM

Architectural Consultants By



GARY NANCE DESIGN

720 3rd Avenue South West, Carroll, IN 46032
 gary@gnance.com 317.823.9788
 garynancedesign.com



2520 Durbin Drive
 Indianapolis, IN 46202
 317.733.5525
 bsark@sarkassociates.com

An All New Residence for:

MARJAC HOLDINGS

Lots 457 & 458 Springs of Cambridge, Section 12
 Indianapolis, IN 46256

Sheet Title

REVISIONS

Sheet No.

Project No: 2022-0302
 Date: 12-28-2022

**ENLARGED
 SECOND FLOOR
 PLAN - AREA "B"
 GARAGES**

A-5.2

Sheet No.