



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: 3/22/2023, 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. 2-22-23
- 4. Public Hearings**
 - a. Ritchey Reserve (Trash Receptacle)
 - Parcel: 14-14-12-00-001.002
 - Address: 7889 E 106th St, Fishers, IN 46038
 - Case: VA-23-1
 - 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.

- Petitioner: Anvir Purewal, Representative (apurewal@realamericallc.com)
- Planner: Megan Vukusich, Director of Planning & Zoning (vukusichm@fishers.in.us)

b. Parcel: 15-11-30-00-01-004.000

- Address: 13417 Britton Park Road Fishers, IN 46038
- Case: VA-23-6
- Request: Consideration of a Development Standards Variance from Section 6.17.6 of the City's Unified Development Ordinance (UDO) to allow for an increase in height maximum of a free-standing ground sign to twenty (20) feet from ten(10) feet.
- Petitioner: Stefanie Day on behalf of Napleton Kia of Fishers (stefanie.day@napleton.com)
- Planner: Megan Vukusich, Director of Planning & Zoning (vukusichm@fishers.in.us)

c. c. 10606 Brooks School Road Second Dwelling Unit

- Parcel: 13-15-10-00-00-026.002
- Address: 10606 Brooks School Road, Fishers, IN 46037
- Case: VA-23-7 and VA-23-8Request: Consideration of two Development Standards Variances from Section 6.2.2 of the City's Unified DevelopmentOrdinance (DUO) to allow an accessory structure's maximum height to be 31' instead of 18' and to allow a side setback of14' instead of 30'7". Consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance to allow a second dwelling unit detached from the primary structure on the lot.
- Petitioner: Dan Elliott, on behalf of the homeowner (dan@danelliotthomes.com)
- Planner: Megan Vukusich, Director of Planning & Zoning (vukusichm@fishers.in.us)

d. 13535 Haven Cove Lane Impervious Coverage

- Parcel: 13-15-02-00-25-045.000
- Address: 13535 Haven Cove Lane, Fishers, IN 46055
- Case: VA-23-9
- Request: Consideration of 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 50% instead of 35%.

- Petitioner: Terri Dunville, on behalf of the property owners (tdunville@comcast.net)
- Planner: Tyler Folk, Planner (folkt@fishers.in.us)

e. 10640 Geist View Drive Pool

- Parcel: 13-15-02-00-25-059.000
- Address: 10640 Geist View Drive, Fishers, IN 46055
- Case: VA-23-10
- Request: Consideration of 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 55% instead of 35%.
- Petitioner: Troy Terew, on behalf of the property owners (troy@truenorthindy.com)
- Planner: Tyler Folk, Planner (folkt@fishers.in.us)

f. Room Service on Wheels (Outdoor Dining)

- Parcel: 15-14-01-02-04-008.000
- Address: 11110 Lantern Road, Unit 110 Fishers, IN 46038
- Case: VA-23-11
- Request: Consideration of a Development Standards Variance from Figure 1.3 Supplemental Regulations of the NickelPlate District Code (NPDC) to allow for outdoor dining in VC - Village Center.
- Petitioner: Aaron Pearlman on behalf of Room Service on Wheels (pearlmanfamily4@gmail.com)
- Planner: Ross Hilleary, Assistant Director of Planning & Zoning (hillearyr@fishers.in.us)

g. 11210 Fall Creek Road (Trash Receptacle)

- Parcel: 19-15-10-00-18-001.000
- Address: 11210 Fall Creek Road Indianapolis, IN 46256
- Case: VA-23-12
- Request: Consideration of a Development Standards Variance from Section 6.2.8 Trash Receptacles of the City of Unified Development Ordinance (UDO) to allow for a dumpster enclosure four (4) feet from the rear yard setback.
- Petitioner: Chris Schulhof (chris@indyplace.com)
- Planner: Ross Hilleary, Assistant Director of Planning & Zoning (hillearyr@fishers.in.us)

h. g. 11216 Fall Creek Road (Trash Receptacle)

- Parcel: 19-15-10-00-00-008.000
- Address: 11216 Fall Creek Road Indianapolis, IN 46256
- Case: VA-23-13
- Request: Consideration of a Development Standards Variance from Section 6.2.8 Trash Receptacles of the City of Unified Development Ordinance (UDO) to allow for a dumpster enclosure zero (0) feet from the side yard setback.
- Petitioner: Chris Schulhof (chris@indyplace.com)
- Planner: Ross Hilleary, Assistant Director of Planning & Zoning (hillearyr@fishers.in.us)

5. New Business

6. Staff Communication

7. Board Signatures – Findings of Fact

8. Adjournment