



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: 10/25/2023, 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. 9-27-23

4. Public Hearings

- a. **Cambridge Lot 484 Impervious Surface Second Variance**

Parcel: 13-15-02-00-25-043.000

Address: 13499 Haven Cove Ln

Case: VA-23-26

Request: Consideration of a Development Standards Variance from Section 3.2.3 R2 Residential District Standards of the city's Unified Development Ordinance (UDO) to allow the lot's impervious surface coverage to be 59%.

Petitioner: Joe Logan (jlogan2086@aol.com)

Planner: Bre King, Senior Planner (kingb@fishers.in.us)

b. Woods at Thorpe Creek Section 6 Height Variance

Address: 12098 Shady Knoll Drive, Fishers, IN 46037

Case: VA-23-29

Request: Consideration of a Development Standards Variance from the Cove at Thorpe Creek PUD Ordinance #071921A to increase the maximum permitted height from 35 feet to 40 feet for 15 lots in the Grand Estates portion (northwest of Thorpe Creek).

Petitioner: Nick Weber (nicholas.weber@faegredrinker.com)

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

c. Biggby Coffee and Other Retail Lot Size Variance

Parcel: 13-15-12-00-00-029.001

Address: 10404 Olio Rd Case: VA-23-30

Request: Consideration of a Development Standards Variance from Section 3.3.2.B of the City's Unified Development Ordinance (UDO) to reduce the minimum required lot area from 1 acre to 0.70 acres for a lot split for the development of a new Biggby Coffee location.

Petitioner: Logan Stevens (stevens@carsonllp.com)

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

5. New Business

6. Staff Communication

7. Board Signatures – Findings of Fact

8. Adjournment