



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: 6/26/2024, 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. 5-22-24 DRAFT
- 4. Public Hearings**
 - a. **14047 Northcoat Place Short Term Rental Special Exception**
Parcel: 13-11-22-00-09-021.000
Address: 14047 Northcoat Place Fishers, IN 46038
Case: 117623
Request: Consideration of a Special Exception to allow for a short-term rental use (E.g., Airbnb, Vrbo) on a property zoned for Single Family Residential zoned R5 – Residential.
Petitioner: Andrew Wert (awert@cchalaw.com) on behalf of the property owners
Planner: Ross Hilleary (hillearyr@fishers.in.us)

b. **14398 Worthington Blvd Variance**

Parcel: 19-11-20-01-05-034.000

Address: 14398 Worthington Blvd

Case: VA-24-11

Request: Consideration of a Development Standards Variance from Section 6.3.4.B.4.a. Residential Design of the City's Unified Development Ordinance (UDO) to allow a front loaded garage 10 feet in front of the front façade, from the 4 foot behind the front façade setback requirement.

Petitioner: John Cross (john@wootonhoylelaw.com)

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

c. **Holiday Inn Express at 106th & Kincaid Variance**

Parcel: 15-14-12-00-21-001.000

Address: 10570 Kincaid Dr

Case: VA-24-13

Request: Consideration of Development Standards Variance from Section 6.11.3.B.3. Parking & Loading Standards of the City's Unified Development Ordinance (UDO) to allow 5 foot setback on the south and an 4 foot setback on the west side of the property, from the 10 foot setback requirement. Also, the consideration of Development Standards Variance from Section 6.11.8. Off Street Parking Schedule of the UDO to allow a reduction in parking from 103 required to 89 proposed.

Petitioner: E. Davis Coots (dcoots@chwlaw.com)

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

d. **13302 Haven Cove Ln – Yepes Family Variances**

Parcel: 13-15-02-00-25-012.000

Address: 13302 Haven Cove Ln

Case: VA-24-12

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 45%, and to permit small sections of 4.5/12 roof pitch instead of the minimum 5/12 roof pitch required for a new single family home and pool deck.

Petitioner: Joe Logan (joelogan2086@gmail.com)

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

e. **13662 Kingston Dr – Martin Pool Party Variance**

Parcel: 13-15-11-00-17-039.000

Address: 13662 Kingston Drive

Case: VA-24-14

Request: Consideration of a Development Standards Variance from UDO Section 3.2.3 to increase the maximum allowed impervious surface percentage from 35% to 45% for a proposed pool.

Petitioner: Troy Terew (troy@truenorthindy.com)

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

- 5. New Business**
- 6. Staff Communication**
- 7. Board Signatures – Findings of Fact**
- 8. Adjournment**