

CITY OF FISHERS  
BOARD OF ZONING APPEALS  
MINUTES  
June 26, 2019

APPROVED

The Board of Zoning Appeals convened at 6:00 p.m.

A roll call was taken and those members present were: Warren Harling, Howard Stevenson, Steve Ferrucci, Rick Fain

Members absent: Chuck Gillespie

Others present were: Rodney Retzner, Kevin Stotts, Jessie Boshell, Megan Schaefer, Kay Prange, Trudy Paige, Cathie Brown, and Nathan Swingley

Mr. Harling confirmed quorum and called the meeting to order.

Mr. Harling asked for a Motion to approve the Minutes from the May 22, 2019 meeting. Mr. Fain made a Motion to approve the Minutes, which was seconded by Mr. Stevenson. The Minutes were approved, 3-0-1. Mr. Ferrucci abstained as he did not attend the May meeting.

Public Hearings:

a. Case # VA-19-5 Geist Point **WITHDRAWN**

b. Case # VA-19-16- 10530 Geist Cove Way

Request to consider a development standards variance from section 3.2.3.B.5 of the City of Fishers UDO (Unified Development Ordinance) to allow an increase of the maximum impervious surface coverage from thirty-five percent (35%) to forty-two percent (42%). Subject site is located in the Springs of Cambridge Subdivision, with the common address of 10530 Geist Cove Way.

Nathan Swingley presented the request for the variance. The home is located in Springs of Cambridge and a pool, pool deck, and patio is being added. He has received no objections from neighbors.

Mr. Harling opened the meeting to Public Comment. Seeing none, he noted no remonstrations.

Jessie Boshell, Planner II, presented the Staff Report. This is a common request from Springs of Cambridge, located on Geist. Staff recommends approval. There was no Committee discussion.

Mr. Harling asked for a Motion for VA-19-16. Mr. Ferrucci made a Motion to approve, subject to plans presented, and with the Approval letter recorded on the property. Mr. Fain Seconded. The Motion was approved, 4-0.

c. Case # VA-19-15- JR Promotions Sign **CONTINUED**

Consideration of a Development Standards Variance from the Unified Development Ordinance Section 6.16.6.E. "Ground Signs" for sign height & square footage and from the Britton Falls PUD Ordinance #041513 Section 6.12.3.a for sign illumination.

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d. **Case # VA-19-17- 6340 E. 116<sup>th</sup> St. CONTINUED**

Request to consider a Development Standards Variance from UDO section(s) 6.2.2.B & 6.2.2.C of the Accessory Structure Standards to allow a twenty-two foot (22') tall accessory structure five feet (5') from the east, side property line.

Trudy Paige, representing Jeffrey Silvey, presented the request. The storage structure would be 5-feet from the property line. It could potentially be 22-feet high storing cars and with a loft. The owner is trying to prevent moving their driveway and to save trees by placing it at that spot on the property. The home is on a densely wooded spot on the White River.

**Mr. Harling opened the meeting to Public Comment.**

Cathy Brown (6455 and 6459 E. 116<sup>th</sup> ST.)- They are concerned about the garage being visible since it is close to the street.

**Mr. Harling closed the Public Hearing portion of the Meeting.**

Megan Schaefer, Planner II, presented the Staff Report. A letter was received from a neighbor to the East asking that the Variance not be granted. Also, there is a non-conforming shed that already exists. Staff would like the shed to be relocated to meet setback requirements. A Non-remonstration agreement was discussed since this is unincorporated property.

In Committee discussion, Mr. Fain asked if there would be utilities. Yes, there would be electrical. What would be stored? Cars and miscellaneous. Can he be limited to what he could store? Yes, but how to enforce this. Mr. Stevenson noted that neighbor's concerns had not been totally addressed. Mr. Ferrucci suggested considering a continuance in order to talk to the neighbors. Mr. Harling sees a theme of lack of information. Mr. Harling tabled the item so Ms. Paige could leave the meeting to attempt to contact Mr. Silvey but she was unable to reach him. She agrees to a Continuance.

**Mr. Harling made a Motion to Continue VA-19-17, seconded by Mr. Stevenson. The Continuance was approved, 4-0 to the July 24 BZA meeting.**

New Business- Kevin Stotts noted that Planning and Zoning is working on the impervious surface standards.

As there was no other business, the meeting was adjourned at 6:25 p.m.

Respectfully Submitted by:

  
Kay Prange, Recording Secretary