



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 contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

BOARD/COMMISSION: Board of Zoning Appeals- City of Fishers
DATE: March 22, 2023, at 6:00 p.m.
DIRECTIONS: **Launch Fishers Theater-12175 Visionary Way Fishers, IN 46038**

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO SUBMIT COMMENTS BY 12:00 PM ON MARCH 22, 2023 TO THE BOARD VIA FORM SUBMITTAL.

MEMBERS OF THE PUBLIC MAY SUBMIT COMMENTS BY GOING TO:
https://townoffishers.formstack.com/forms/public_meeting_comment_form

1. Call to order / Pledge of Allegiance
2. Roll Call
3. Approval of Previous Minutes [2-22-23](#)
4. Public Hearings:

a. **Ritchey Reserve (Trash Receptacle)**

Parcel: 14-14-12-00-00-001.002

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)

[Staff Report](#)
[Site Plan](#)
[Notice of Violation Letter](#)
[Administrative Determination](#)
[Fence Detail](#)
[Public Comments](#)

b. Napleton Kia (Signage)

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)

[Staff Report](#)
[Petitioner Packet](#)

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-23-8

Request: Consideration of two Development Standards Variances from Section 6.2.2 of the City's Unified Development Ordinance (DUO) to allow an accessory structure's maximum height to be 31' instead of 18' and to allow a side setback of 14' 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)

[Staff Report](#)
[Petitioner Packet](#)

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)

[Staff Report](#)
[Petitioner Packet](#)

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)

[Staff Report](#)
[Petitioner Packet](#)

e. 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 Nickel Plate 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)

[Staff Report](#)

[Site Plan](#)

f. 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)

[Staff Report](#)

[Site Plan](#)

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)

[Staff Report](#)

[Site Plan](#)

- 5. New Business- None
- 6. Staff Communication
- 7. Board Signatures- Findings of Fact
- 8. Adjournment

Next Meeting: April 26, 2023