



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: September 28, 2022 at 6:00 p.m.
DIRECTIONS: **Fishers City Services Court Room, 3 Municipal Drive, Fishers, IN 46038.**
PLEASE ENTER THROUGH THE DOOR LOCATED ON THE EAST SIDE OF THE BUILDING,
DIRECTLY ACROSS FROM AND FACING THE POLICE STATION.

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO VIEW THE MEETING VIA LIVE STREAM AND SUBMIT COMMENTS BY 12:00 PM ON SEPTEMBER 28, 2022 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

MEMBERS OF THE PUBLIC MAY STREAM THE LIVE MEETING BY CLICKING [here](#).

1. Call to order / Pledge of Allegiance
2. Roll Call
3. Approval of Previous Minutes [8-24-22](#)
4. Public Hearings:

a. VA-22-13: Starbucks (96th Street)

Bill Niemier (niemier@sbcglobal.net) on behalf of Starbucks is requesting consideration of a Variance of Land Use from Ord. No. 090391A (Lantern Pines PUD) Sec 2.C.2 to allow for a drive-thru pickup window to be utilized by a Starbucks drive-thru restaurant. The site is zoned PUDM (Lantern Pines) with a site address of 8880 E 96TH ST, generally located north of 96th St and east of Lantern Rd.

Planner: Jonah M Butler (butlerj@fishers.in.us)

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

b. VA-22-14: Legacy Bible Church Temporary Classrooms Variance

Craig Elliot, PE, on behalf of Legacy Bible Church is applying for a Variance of Use from UDO Section 5.8.1.H to allow for temporary classrooms to be placed on-site for up to five years to accommodate the growth of the church while they construct permanent additional space. The site is zoned R2 and is located at 13490 Howe Road, between 131st Street and 141st Street.

Planner: Tyler Folk (folkt@fishers.in.us)

[Staff Report](#)
[Petitioners Packet](#)
[Public Comment](#)

c. VA-22-16: Ryan Residence Height Variance

JA Yancey & Associates, on behalf of the homeowners, is requesting a Variance of Development Standards to allow for a maximum primary structure height of 46 feet, as opposed to the maximum primary structure height of 35 feet that is permitted by the Hamilton Proper Planned Unit Development (PUD), Ordinance No. 010693A, in order to accommodate a new single-family residence. The site is located at 11328 Great Blue Trace, in The Horizon neighborhood that is generally located south of 116th Street in between Hoosier Road and Brooks School Road.

Planner: Sydney Granlund (granlunds@fishers.in.us)

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

d. VA-22-17: ArtJack Creative Studio Use Variance

Tammy Kelly, on behalf of ArtJack Creative Studio, is requesting a Variance of Use from the Unified Development Ordinance (UDO) to allow an Indoor Recreation use – an art studio – in the C1 Commercial Zoning District. The site is located at 7340 Crossing Place, in the Fishers Crossing subdivision which is generally located north of 116th Street and west of Allisonville Road.

Planner: Sydney Granlund (granlunds@fishers.in.us)

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

e. VA-22-19: Cambridge Lot 369 Impervious Coverage Variance

Troy Terew with True North Surveying, on behalf of the homeowners, is requesting a Variance of Development Standards to allow for an increase in impervious lot coverage to 42.5% to accommodate a planned pool and patio space, as opposed to the maximum 35% impervious lot coverage permitted by the Fishers Unified Development Ordinance. The site is zoned R2 and is located at 10590 Geist View Drive, generally located on the southeast side of Geist Reservoir and west of Olio Road, in the Springs of Cambridge neighborhood.

Planner: Tyler Folk (folkt@fishers.in.us)

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

f. VA-22-20: Cambridge Lot 418 Impervious Coverage Variance

Troy Terew with True North Surveying, on behalf of the homeowners, is requesting a Variance of Development Standards to allow for an increase in impervious lot coverage to 45% to accommodate a planned pool and patio space, as opposed to the maximum 35% impervious lot coverage permitted by the Fishers Unified Development Ordinance. The site is zoned R2 and is located at 13473 Lake Ridge Lane, generally located on the southeast side of Geist Reservoir and west of Olio Road, in the Springs of Cambridge neighborhood.

Planner: Tyler Folk (folkt@fishers.in.us)

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

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

Next Meeting: October 26, 2022