



## 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](mailto:lewarkk@fishers.in.us).*

**BOARD/COMMISSION:** Board of Zoning Appeals- City of Fishers  
**DATE:** October 26, 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 October 26, 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](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 [9-28-22](#)
4. Public Hearings:

**a. VA-22-15 Stone Deck Impervious Coverage and Rear Setback Variance**

Dan Stone, the homeowner, is requesting two Variances of Development Standards from the Unified Development Ordinance (UDO) to allow a rear setback of 14 feet instead of 20 feet and to allow impervious coverage to be 50% instead of 35% to accommodate a deck improvement project. The site is located at 13637 Golden Ridge Lane and is currently zoned R2. It is generally located in the Springs of Cambridge neighborhood that is on the south side of Geist Reservoir and west of Olio Road.

**Planner:** Sydney Granlund ([granlunds@fishers.in.us](mailto:granlunds@fishers.in.us))

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

**b. VA-22-21 Pennington Park Church Temporary Classrooms Variance**

Consideration of a Land Use Variance from Section 5.8.1.H of the City's Unified Development Ordinance (UDO) to allow two (2) temporary classrooms for a maximum of three (3) years

Petitioner: Mark Schuitema on behalf of Pennington Park Church

Planner: Ross Hilleary ([hilleary@fishers.in.us](mailto:hilleary@fishers.in.us))

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

**c. VA-22-24 Emmons Flooring Sign Variance**

Consideration of a Signage Variance from Section 6.17.7.C. of the City's Unified Development Ordinance (UDO) to allow for a wall sign on a secondary frontage facing 106th Street that exceeds the allowable size.

Petitioner: Kelly Cheslyn, Architectural Brick & Tile

Planner: Megan Vukusich

[Staff Report](#)

[Existing Building and Signage](#)

[Proposed-Signage](#)

**d. VA-22-25 Northridge Gracious Retirement Living Variance**

Consideration of a Development Standards Variance from The Residences at the Crossing PUD Ordinance #100311 and the City's Unified Development Ordinance (UDO), where applicable, to allow for a reduced number of parking spaces, building setback, landscaping requirements, and to allow a temporary sign, due to the increased right-of-way on the southwest corner of 146th and Allisonville Road.

Petitioner: Hamilton County on behalf of Northridge Gracious Retirement Living

Planner: Megan Vukusich

[Staff Report](#)

[Petitioner Packet](#)

**e. VA-22-26 The Mower Shop Parking Variance**

Consideration of a Development Standards Variance from Section 6.11.3.A. Parking Lot Design of the City's Unified Development Ordinance (UDO) to allow parking of motor vehicles on grass.

Petitioner: Paul McNarney, The Mower Shop

Planner: Megan Vukusich

[Staff Report](#)

[Site Plan](#)

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

**Next Meeting: November 16, 2022**