



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: February 22, 2023, at 6:00 p.m.
DIRECTIONS: **Launch Fishers Huston Theater-12175 Visionary Way Fishers, IN 46038**

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO SUBMIT COMMENTS BY 12:00 PM ON FEBRUARY 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. Election of Officers, Appointments, and Designations:
 - a. Election of Chairperson
 - b. Election of Vice-Chairperson
 - a. Appointment of Secretaries (Megan Vukusich, Ross Hilleary, Bre King, Sydney Granlund, Tyler Folk)
 - c. Appointment of Recording Secretary (Kay Prange and Kelly Lewark)
 - d. Designation of Plan Commission Legal Counsel (Krieg DeVault)
 - e. Designation of Commission Legal Publications (Noblesville Times and The Current)
4. Approval of Previous Minutes [12-14-22](#)
5. Public Hearings:
 - a. **11142 Timberview Drive Front Setback and Garage Setback**
Parcel: 15-15-06-02-04-040.000
Address: 11142 Timberview Drive, Fishers, IN 46037
Case: VA-22-32
Request: To approve two Development Standards Variances from Section 3.2.4.B.2a and Section 6.3.4.B.4.a of the City's Unified Development Ordinance (UDO) to allow a front setback of 25' and to allow a front-loaded garage to extend 4' in front of the front façade plane.
Petitioner: John Cross, on behalf of the property owners (john@wootonhoylaw.com)
Planner: Sydney Granlund, Planner (granlunds@fishers.in.us)

[Staff Report](#)

[Petitioner Packet](#)

b. Ritchey Reserve Trash Enclosure

Address: 7889 E 106th St, Fishers, IN 46038

Case: VA-23-1

Request: To approve of a Development Standards Variance of Section 6.2.8.F of the City's Unified Development Ordinance (UDO) to allow for a trash enclosure gate facing a residential zone.

Petitioner: Anvir Purewal, Representative (apurewal@realamericallc.com)

Planner: Megan Vukusich, Director of Planning & Zoning (vukusichm@fishers.in.us)

[Staff Report](#)

[Site Plan](#)

[Administrative Determination](#)

[Notice of Violation](#)

c. 13626 Haven Cove Lane Pool

Parcel: 13-15-02-00-25-008.000

Address: 13626 Haven Cove Lane, Fishers, IN 46055

Case: VA-23-2

Request: To approve 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 57%.

Petitioner: Blair Lynch, on behalf of the property owners (blynch@mermaidpoolsinc.com)

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

[Staff Report](#)

[Petitioner Packet](#)

d. 11668 Armada Court Front and Aggregate Setbacks

Parcel: 13-15-09-02-01-036.000

Address: 11668 Armada Court Fishers, IN 46037

Case: VA-23-3

Request: To approve two Development Standards Variance from Section 3.2.3.B.2a. and Section 3.2.3.B.2b of the City's Unified Development Ordinance (UDO) to allow a front setback of 25' and to allow an aggregate setback of 23'.

Petitioner: Adam Richter, property owner

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

[Staff Report](#)

[Petitioner Packet](#)

[Letter of Support](#)

e. 10746 Haven Cove Way Front Setback and Second Dwelling Unit

Parcel: 13-15-02-00-00-046.106

Address: 10746 Haven Cove Way, Fishers, IN 46055

Case: VA-23-4 and VA-23-5

Request: To approve a Development Standards Variances from Section 4.A.1 of the Marina Planned Unit Development (PUD) to allow a front setback of 16' and to approve a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow two dwelling units in a single primary structure.

Petitioner: David Gilman, on behalf of the property owners (davidgilman78@gmail.com)

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

[Staff Report](#)

[Petitioner Packet](#)

6. New Business- None

7. Staff Communication

8. Board Signatures- Findings of Fact

9. Adjournment

Next Meeting: March 22, 2023