

APPROVED

CITY OF FISHERS
BOARD OF ZONING APPEALS
CITY HALL AUDITORIUM
MINUTES
April 26, 2023

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

A roll call was taken. Members present: Steve Ferrucci, Jeffrey Silvey, Howard Stevenson, Greg Lannan, Tom Grinslade. Others present: Megan Vukusich, Ross Hilleary, Rodney Retzner, Kay Prange, Tyler Folk, Adam Mears, Mark Demerly. Mr. Ferrucci confirmed quorum and called the meeting to order.

Mr. Ferrucci asked for a Motion for the approval of the previous minutes. Mr. Stevenson made a Motion to approve, seconded by Mr. Silvey. The Minutes were approved, 4-0.

Public Hearings:

a. VA-23-14: 11411 Forest Knoll Circle Accessory Structure Variance

Mark Demerly, on behalf of the property owners, is seeking a variance of three Development Standards from Section 6.2.2 of the City's Unified Development Ordinance (UDO), to allow for the construction of a boathouse with a maximum height over 18' and side and rear setbacks of 0'. The subject property is zoned R2 and is located on Geist Reservoir, south of 116th Street.

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

Mark Demerly presented the Variance request for a Boathouse on Geist Reservoir. The Variance includes a side and rear setback of 0 feet and a height variance of 22 feet. Tyler Folk presented the Staff report. Staff has No Recommendation for the Board.

Tyler did not see any previous records for the existing foundation. The HOA has given their OK for it. There have been no Public comments.

Mr. Ferrucci opened the Public Hearing.

Seeing no member of the Public to speak, Mr. Ferrucci closed the Public Hearing.

In Board discussion, Mr. Grinslade told the Petitioner that they would need to seek out Sea Wall expertise from the Army Corps of Engineers.

Mr. Ferrucci asked for a Motion. Mr. Lannan made a Motion to approve, with the conditions for the developer to look into any regulations regarding the sea wall, an indemnification agreement for encroachment, and for the variance to be recorded on the property. The Motion was seconded by Mr. Stevenson. The Motion was approved, 4-1.

b. VA-23-15: 8705 Morgan Drive Setback Variance

Adam Mears of Gradison Design Build, on behalf of the property owners is seeking a Development Standards Variance from Figure 1.3. VC – Village Center of the City's Nickel Plate District Code to allow for a side yard setback of 60 feet. The subject property is zoned VC – Village Center and is located at the common address of 8705 Morgan Drive.

Petitioner: Adam Mears (amears@gradison.net)

Planner: Ross Hilleary (hillearyr@fishers.in.us)

Adam Mears of Gradison presented the Variance request for 8705 Morgan Drive. The maximum sideyard setback variance has been changed to 27 feet. This is for adding on to a spec home plus a pool.

Ross Hilleary presented the Staff Report. Public Comments were received from Joe Nixon. Staff has no recommendation other than the variance, if approved, be recorded on the property.

Mr. Ferrucci opened the Public Hearing.

Seeing no member of the Public to speak, Mr. Ferrucci closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, with the recording of the variance on the property, seconded by Mr. Silvey. The Motion was approved, 5-0.

Adjournment As there was no other business, the meeting was adjourned at 6:29 p.m.

Respectfully Submitted by:


Kay Prange, Recording Secretary