

CITY OF FISHERS
BOARD OF ZONING APPEALS
LAUNCH FISHERS THEATER
MINUTES
August 23, 2023

APPROVED

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

A roll call was taken. Members present: Steve Ferrucci, Tom Grinslade, and Howard Stevenson. Greg Lannan and Jeffrey Silvey were not present.

Others present: Megan Vukusich, Ross Hilleary, Rodney Retzner, Kay Prange, Gabrielle Herin, Amanda Deardorff

Mr. Ferrucci confirmed quorum and called the meeting to order. Mr. Ferrucci explained to the Petitioner that since only 3 members were present, their decision would need to be unanimous to pass. Petitioner has chosen to go forward.

Mr. Ferrucci asked for a Motion for the approval of the previous minutes. Mr. Grinslade made a Motion to approve, seconded by Mr. Stevenson. The Minutes were approved, 3-0.

Public Hearings:

a. **Brooks Park Height Variance**

Address: 9857 Backstretch Row, Fishers, IN 46040

Case: VA-23-23

Request: Consideration of a Development Standards Variance from the Southeast Fishers Planned Development Ordinance #100305E, as amended, to increase the maximum permitted height from 35 feet to 40 feet for 23 proposed single family homes of the Brooks Park Subdivision.

Petitioner: Amanda Deardorff of Fischer Homes of Indiana (adeardorff@fischerhomes.com)

Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

Amanda Deardorff of Fischer Homes presented the Variance request to allow height on a section of homes in Brooks Park Subdivision to go to a height of 40 feet. Currently 35 feet is allowed. In practice, the models in question would only go to 39 feet high. The models in question are part of their Masterpiece and Grand Estates models. An explanation was given on how the height is calculated and is affected by grade and roof pitch. Woods at Thorpe Creek has these models already. The Jameson model is 39 feet.

Gabrielle Herin, Senior Planner, presented the Staff Report. The map showing the B1 section in question was reviewed. Public comments have been received, one in favor, and two remonstrances. Staff has no recommendation for the Board.

Mr. Ferrucci opened the Public Hearing. Seeing no one from the Public present to speak, he closed the Public Hearing.

Mr. Grinslade asked how many floor plans and elevations there were. Customer demand would drive this. There are 6 floor plans, 3 elevations. Mr. Ferrucci confirmed that none are over 40 feet, and Mr. Stevenson confirmed with the builder that an anti-monotony stipulation is in place.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve with the recording of the variance with the County. Mr. Stevenson seconded. The Motion was approved, 3-0.

Adjournment As there was no other business, the meeting was adjourned at 6:25 p.m.

Respectfully Submitted by:


Kay Prange, Recording Secretary