

CITY OF FISHERS
BOARD OF ZONING APPEALS
CITY HALL AUDITORIUM
MINUTES
August 24, 2022

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

A roll call was taken. Members present: Steve Ferrucci, Tom Grinslade, Jeffrey Silvey, Howard Stevenson

Others present: Megan Vukusich, Rodney Retzner, Ross Hilleary, Sydney Granlund, Kay Prange, Tracy Gaynor, Troy Terew, Matt and Shannon McCollom.

Mr. Ferrucci confirmed quorum and called the meeting to order.

Mr. Ferrucci asked for a Motion for the approval of the previous minutes. Mr. Grinslade made a Motion to approve, seconded by Mr. Silvey. Mr. Stevenson abstained as he did not attend the previous meeting. The Minutes were approved 3-0-1.

Public Hearings:

a. VA-22-10: Cambridge Lot 401 Impervious Coverage

Troy Terew of True North Surveying, on behalf of the homeowners, is requesting a Variance of Development Standards to allow for an increase in impervious lot coverage up to 52% to accommodate a planned pool and patio space, as opposed to the maximum 35% impervious lot coverage permitted by the City of Fishers' Unified Development Ordinance for the R2 zoning district. The site is located at 10550 Geist Cove Way, in the Springs of Cambridge neighborhood that is generally located on the southeast side of Geist Reservoir and west of Olio Road.

Troy Terew of True North Surveying presented the request to increase the impervious surface from 35% to 52%. The increase does include a public sidewalk on the property in Springs of Cambridge. Water flow will go to Geist or to storm sewer. Sydney Granlund, Planner, presented the Staff Report. Staff recommends approval.

Mr. Ferrucci opened the meeting to Public Comment.

As there was no one from the public to speak, he closed the Public Comment portion of the meeting.

The Board members had no further discussion.

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, 4-0.

b. VA-22-11: Cambridge Lot 391 Impervious Coverage

Troy Terew of True North Surveying, on behalf of the homeowners, is requesting a Variance of Development Standards to allow for an increase in impervious lot coverage up to 48% to accommodate a planned pool, hot tub, and patio space, as opposed to the maximum 35% impervious lot coverage permitted by the City of Fishers' Unified Development Ordinance for the R2 zoning district. The site is located at 13554 Lake Ridge Lane, in the Springs of Cambridge neighborhood that is generally located on the southeast side of Geist Reservoir and west of Olio Road.

Troy Terew of True North Surveying presented the request to increase the impervious surface from 35% to 48%. The property is in Springs of Cambridge and is typical for that area. Sydney Granlund presented the Staff Report. Water flow will go to Geist or to storm sewer. The home is in the construction phase. Staff recommends approval.

Mr. Ferrucci opened the meeting to Public Comment.

As there was no one from the public to speak, he closed the Public Comment portion of the meeting.

The Board members had no further discussion.

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. Stevenson. The Motion was approved, 4-0.

c. VA-22-12: McCollom Impervious Coverage and Building Height

Matt McCollom is requesting two Variances of Development Standards to allow lot impervious coverage to be 50% and to allow a primary structure height of 40 feet to accommodate a new single-family home. The site is zoned as part of the Marina Planned Unit Development (PUD) which defaults to the City of Fishers' Unified Development Ordinance R2 zoning standards for impervious coverage, which is a maximum of 35%, and for primary structure height, which is a maximum of 35 feet. The site is located at 13626 Haven Cove Lane, in the Springs of Cambridge neighborhood that is generally located on the southeast side of Geist Reservoir and west of Olio Road.

Matt and Shannon McCollom presented their request for two variances. One, to increase impervious surface coverage and the other for an increase in primary structure height from 35' to 40'.

Sydney Granlund presented the Staff Report and elevations and is in line with other homes in Springs of Cambridge.

Mr. Ferrucci opened the meeting to Public Comment.

As there was no one from the public to speak, he closed the Public Comment portion of the meeting.

Steve Ferrucci asked about the length of the roof that would be 40" high. It was agreed that it was approx. 10-12 linear feet. The Board members had no further discussion.

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, 4-0.

Adjournment As there was no other business, the meeting was adjourned at 6:15 p.m.

Respectfully Submitted by:



Kay Prange, Recording Secretary