

CITY OF FISHERS  
BOARD OF ZONING APPEALS - FALL CREEK DIVISION  
CITY HALL AUDITORIUM  
MINUTES  
October 27, 2022

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

A roll call was taken. Members present: Steve Richards, Chris Huck, Rich Bassett, Joel Fenske. Others present: Rodney Retzner, Megan Vukusich, Tracy Gaynor, Kay Prange, Tyler Folk, Sydney Granlund, Troy Terew, Justin Hendrick, Gary Hendrick, Stephen Dalton, Lindsay Dalton, Adam Stone, Jack Conner, Christopher Cox.

**Mr. Richards confirmed quorum and called the meeting to order.**

**Minutes from the May 26, 2022 meeting were approved, 4-0. Mr. Fenske made a Motion to approve, seconded by Mr. Richards.**

**Public Hearings:**

**a. VA-22-22: Stone Accessory Structure Setback Variance**

Christopher Cox, on behalf of Adam and Emily Stone, the property owners, is seeking a Development Standards Variance from Section 6.2.2.C of the City's Unified Development Ordinance (UDO), to allow for an accessory structure larger than 600 square feet to be closer to the property line than its height. The subject property is zoned R2 and is located at 15924 E 126<sup>th</sup> Street, east of Cyntheanne Road and south of the Britton Falls neighborhood.

**Planner:** Tyler Folk ([folkt@fishers.in.us](mailto:folkt@fishers.in.us))

Christopher Cox presented the request for the pole barn. The HOA in the neighborhood agreed to allow a build within 10 feet of the property line. Due to septic line, it can't be pushed further.

**Mr. Richards opened the meeting to Public Comment. Seeing no one from the Public available to speak, he closed the Public Hearing.**

Tyler Folk presented the Staff Report which includes public comment and photos of the property. Staff has no recommendation for the Board.

In Committee discussion, it was determined that the tree line is substantial.

**Mr. Richards asked for a Motion. Mr. Bassett made a Motion to approve, with the recording of the variance on the property, and a waiver of remonstrations of annexation, seconded by Mr. Richards. The Motion was approved, 4-0.**

**b. VA-22-23: Dalton Impervious Coverage Variance**

Troy Terew, on behalf of the homeowners, is requesting a Variance of Development Standards from the Vermillion PUD to allow impervious coverage to be 42% instead of 35% to accommodate a new pool and outdoor patio area. The site is located at 16324 Portage Trail Lane and is currently zoned Vermillion PUD. It is generally located in The Ridge at Flat Fork neighborhood, which is north of Connecticut Avenue and west of Southeastern Parkway.

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

Troy Terew presented the request for the pool and outdoor area. Impervious surface would be increased to 42%. He noted opposition from the HOA although Mr. Terew says that 2 have already been approved in this neighborhood, and some without variances. One backs up to this property. There are beehive inlets so drainage won't be affected. Pervious pavers will be used for 25% less impact. 7% over the 35% allowable will be 1200 square feet on this project.

**Mr. Richards opened the Public Comment portion of the meeting.**

Alex Hamilton (16307 Spring Bay Ct.) – HOA power trip (did not sign in)

Jack Conner (16338 Portage Trail Ln.)- The HOA President does not represent the views of the property owners.

Jamie Brown (16297 Portage Trail Ln.)- Fully supportive (did not sign in)

**Mr. Richards closed the Public Hearing.**

In Committee discussion, Mr. Richards noted that beehive drains are powerful and Fishers Stormwater is OK with it.

**Mr. Richards made a Motion to approve with the recording of the variance on the property, seconded by Mr. Fenske. The Motion was approved, 4-0.**

**The November 17, 2022 FCBZA meeting is canceled.**

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

Respectfully Submitted by:

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Kay Prange, Recording Secretary

DRAFT