

CITY OF FISHERS  
BOARD OF ZONING APPEALS  
CITY HALL AUDITORIUM  
MINUTES  
November 16, 2022

**The Board of Zoning Appeals convened at 6:06 p.m.**

A roll call was taken. Members present: Steve Ferrucci, Tom Grinslade, Jeffrey Silvey (present via phone), Howard Stevenson, Greg Lannan

Others present: Megan Vukusich, Rodney Retzner, Sydney Granlund, Tyler Folk, Kay Prange, Tracy Gaynor, Ravneet Dhillon, Pikramjit Dhillon, Joe Logan, Zachary Meece, Mallory Brehmer.

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. Grinslade. The Minutes were approved 5-0.**

**Public Hearings:**

**a. VA-22-27: Top Fashion Boutique**

Ravneet Dhillon is requesting consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow Retail Sales on a property zoned I1. The site is located at 12526 Promise Creek Lane, Unit 328, within the Promise Road Business Park, near the intersection of 126<sup>th</sup> Street and Promise Road.

Ravneet Dhillon presented the Request for a Land Use Variance to allow a retail store on property zoned I1. The Indian community in Fishers is growing and the ethnic clothing business is currently operated in a home, and more room is needed for the public. Improvements are planned for inside and outside the building. There were technical difficulties viewing the presentation.

**Mr. Ferrucci opened the Public Hearing portion of the meeting. Seeing no member of the Public to speak, the Public hearing was closed.**

Tyler Folk presented the Staff Report. There have been no public comments received. Staff has no recommendation for the Board.

Mr. Ferrucci noted that if there is an association for the Business Park, covenants would need to be followed. Mallory Brehmer, who owns a business at the Promise Road Business Park, spoke that there are no covenants.

**Mr. Ferrucci asked for a Motion. Mr. Lannan made a Motion to approve, seconded by Mr. Stevenson. The Motion was approved, 5-0.**

**b. VA-22-28: Cambridge Lot 484 Impervious Surface Variance**

Joe Logan of Timothy Homes LLC, on behalf of Brian Webster, the lot owner, is requesting a Variance of Development Standards from the Unified Development Ordinance (UDO) to allow impervious surface coverage on the lot to be 50% as opposed to the maximum of 35% to accommodate a new single-family home. The site is zoned Marina PUD and is located at 13499 Haven Cove Lane, generally located on the southeast side of Geist Reservoir and west of Olio Road in Springs of Cambridge.

Joe Logan of Timothy Homes presented the Variance for increased impervious surface coverage to 50%. This is the typical Springs of Cambridge request due to the small lot size.

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

Sydney Granlund presented the Staff report. There have been no public comments. This request is for a covered porch and patio. There is no room for a pool. Staff recommends approval.

**Mr. Ferrucci asked for a motion. Mr. Grinslade made a motion to approve, with the variance to be recorded on the property, seconded by Mr. Stevenson. The Motion was approved, 5-0.**

**Adjournment** As there was no other business, the meeting was adjourned at 6:30 p.m.

Respectfully Submitted by:

Kay Prange  
Kay Prange, Recording Secretary