



CITY OF FISHERS AGENDA

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

BOARD/COMMISSION: Board of Zoning Appeals- City of Fishers
DATE: October 25, 2023, at 6:00 p.m.
DIRECTIONS: Delaware Township Community Center (NEW LOCATION for this meeting only)
9094 E. 131st St. Fishers, IN 46038

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO SUBMIT COMMENTS BY 12:00 PM ON OCTOBER 25, 2023, TO THE BOARD VIA FORM SUBMITTAL. MEMBERS OF THE PUBLIC MAY SUBMIT COMMENTS BY GOING TO:

https://townoffishers.formstack.com/forms/public_meeting_comment_form

1. Call to order / Pledge of Allegiance
2. Roll Call
3. Approval of Previous Minutes [9-27-23](#)
4. Public Hearings:

a. Cambridge Lot 484 Impervious Surface Second Variance

Parcel: 13-15-02-00-25-043.000

Address: 13499 Haven Cove Ln

Case: VA-23-26

Request: Consideration of a Development Standards Variance from Section 3.2.3 R2 Residential District Standards of the City's Unified Development Ordinance (UDO) to allow the lot's impervious surface coverage to be 59%.

Petitioner: Joe Logan (jlogan2086@aol.com)

Planner: Bre King, Senior Planner (kingb@fishers.in.us)

[Staff Report](#)
[Petitioner Packet](#)

b. Woods at Thorpe Creek Section 6 Height Variance

Address: 12098 Shady Knoll Drive, Fishers, IN 46037

Case: VA-23-29

Request: Consideration of a Development Standards Variance from the Cove at Thorpe Creek PUD Ordinance #071921A to increase the maximum permitted height from 35 feet to 40 feet for 15 lots in the Grand Estates portion (northwest of Thorpe Creek).

Petitioner: Nick Weber (nicholas.weber@faegredrinker.com)

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

[Staff Report](#)
[Petitioner Packet](#)

c. Biggby Coffee and Other Retail Lot Size Variance

Parcel: 13-15-12-00-00-029.001

Address: 10404 Olio Rd

Case: VA-23-30

Request: Consideration of a Development Standards Variance from Section 3.3.2.B of the City's Unified Development Ordinance (UDO) to reduce the minimum required lot area from 1 acre to 0.70 acres for a lot split for the development of a new Biggby Coffee location.

Petitioner: Logan Stevens (stevens@carsonllp.com)

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

[Staff Report](#)
[Petitioner Packet](#)

- 5. New Business- None
- 6. Staff Communication
- 7. Board Signatures- Findings of Fact
- 8. Adjournment

Next Meeting: November 15, 2023