

**CITY OF FISHERS  
BOARD OF ZONING APPEALS  
CITY HALL AUDITORIUM  
MINUTES**

**December 14, 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 (present via phone), Greg Lannan. Howard Stevenson was not present.

Others present: Ross Hilleary, Rodney Retzner, Sydney Granlund, Tyler Folk, Kay Prange, Tracy Gaynor, Terra and Chris White, Matt Murray, Joe Logan.

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. Lannan. The Minutes were approved, 4-0.**

**Public Hearings:**

**a. VA-22-29: iTown Church Storage Containers Variance**

Matthew Murray, on behalf of iTown Church is applying for a Variance of Use from UDO Section 5.8.1.H to allow for temporary storage containers to be placed on-site for up to five years to provide storage for the church's donation outreach programs while they locate off-site storage. The site is zoned I1 and is located at 12491 E 136<sup>th</sup> Street, at the corner of 136<sup>th</sup> Street and Brooks School Road.

Matt Murray of iTown Church presented the request for 3 temporary storage containers in their parking lot to support their donation outreach. Temporary could last up to 5 years. The storage containers are new and would take up 3-4 parking spots and would not be seen from the road or surrounding homes with screening.

Tyler Folk presented the Staff Report. Arbor vitae screening will be used. No Public Comment has been received. Staff has no recommendation for the Board.

**Mr. Ferrucci opened the Public Comment portion of the Meeting. There were no members of the Public to speak and the Public Comment portion of the meeting was closed.**

In Committee discussion, Mr. Grinslade noted that he didn't consider 5 years to be temporary. Also would there be fencing? Mr. Murray answered that there would be no fencing and that they could amend their request to 3 years. Mr. Ferrucci confirmed the number of containers as 3 with Mr. Murray.

**Mr. Ferrucci asked for a motion. Mr. Grinslade made a motion to approve, 1) with the variance to be recorded on the property, 2) screening of 5 trees on the North and 5 trees on the West side, 3) the voluntary commitment of only 3 containers, and 4) the amendment of a 3-year maximum. Mr. Lannan seconded. The Motion was approved, 4-0.**

**b. VA-22-30: 14202 Turner Hollow Place Pool**

Chris White, the homeowner, is requesting a Variance of Development Standards from Section 3.2.3 of the City's Unified Development Ordinance (UDO) to allow the maximum impervious surface coverage on the lot to be 38% instead of 35% to accommodate a new pool and outdoor living space. The site is zoned R2 and is located at 14202 Turner Hollow Place, generally north of 104<sup>th</sup> Street and east of Olio Road in The Reserve at Geist.

Chris White presented the request for increasing impervious surface from 35% to 38% for a pool and outdoor living space.

Sydney Granlund presented the Staff Report. The water runoff would go to a stream and on to Geist or to a detention pond. Staff recommends approval.

**Mr. Ferrucci opened the Public Comment portion of the Meeting. There were no members of the Public to speak and the Public Comment portion of the meeting was closed.**

**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. Ferrucci. The Motion was approved, 3-0. Mr. Lannan abstained from the vote.**

**c. VA-22-31: 13499 Haven Cove Lane Roof**

Joe Logan of Timothy Homes, LLC, on behalf of Brian Webster, the lot owner, is requesting a Variance of Development Standards from Section 6.3.4 of the City's Unified Development Ordinance (UDO) to allow a roof pitch of 4/12 instead of 5/12 to accommodate a new single-family home. The site is zoned Marina PUD and is located at 13499 Haven Cove Lane, generally on the southeast side of Geist Reservoir and west of Olio Road in Springs of Cambridge.

Joe Logan presented the variance for the roof pitch. The roof pitch of 4/12 instead of 5/12 was designed. The home is under construction. The builder stated that redesigning would be very costly.

Sydney Granlund presented the Zoning history of this property. In last month's BZA, the impervious surface increase was approved. However, architectural standards were not met for the roof pitch, resulting in the 2<sup>nd</sup> variance. There have been no Public comments and Staff has no recommendation for the Board.

**Mr. Ferrucci opened the Public Comment portion of the Meeting. There were no members of the Public to speak and the Public Comment portion of the meeting was closed.**

**Prior to asking for a Motion, Mr. Ferrucci asked if this is the last variance for this property. Mr. Logan assured Mr. Ferrucci that it was.**

**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. Lannan. The Motion was approved, 4-0.**

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

Respectfully Submitted by:

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Kay Prange, Recording Secretary