



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: December 20, 2023, at 6:00 p.m.
DIRECTIONS: Launch Fishers Theater - 12175 Visionary Way, Fishers, IN. 46038

1. Call to order / Pledge of Allegiance
2. Roll Call
3. Approval of Previous Minutes [10-25-23](#)

a. Biggby Coffee and Other Retail Lot Size Variance – THIS ITEM IS CONTINUED FROM OCTOBER

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](#)
[Petitioners Packet](#)
[Traffic Study Letter](#)

b. Claudio Residence Setback Variance

Parcel: 13-16-07-00-05-007.000

Address: 15584 Provincial Ln

Case: VA-23-31

Request: Consideration of a Development Standards Variance from Section 2:Development Standards, The Grand subsection of The Boulders PUD to allow a side yard setback of 5 feet from 10 feet, and an aggregate setback of 36 feet from 40 feet.

Petitioner: Delaney McNichols (Delaney@nicholasdesignbuild.com)

Planner: Christy Cashin (cashinc@fishers.in.us)

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

c. Ratliff Residence Development Standards Variance

Parcel: 13-15-02-00-25-046.000

Address: 13553 Haven Cove Ln

Case: VA-23-32

Request: Consideration of three Development Standards Variances from Section 3.2.3 R2 Development Standards of the City's Unified Development Ordinance (UDO) to allow lot impervious coverage of 52% from 35%, and a variance from Architectural Design Standards, Section 6.3.4B.3.d. to allow a roof pitch 4/12 from 5/12, and a variance from Architectural Design Standards, Section 6.3.4.B.4.a to allow a front load garage to be set 4' in front of the front facade plane instead of setting back 4' from the front facade plane.

Petitioner: Joe Logan (joelogan2086@gmail.com)

Planner: Christy Cashin (cashinc@fishers.in.us)

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

d. Brooks Park Impervious Surface Variance

Address: 9817 Backstretch Row, Fishers, IN 46040

Case: VA-23-33

Request: Consideration of a Development Standards Variance from the Southeast Fishers Planned Development Ordinance #100305E, as amended to increase the maximum permitted lot coverage from 35% to 45% for 13 proposed single family homes of the Brooks Park Subdivision located at 9698 Winning Ticket Court, 9697 Winning Ticket Court, 9863 Win Star Way, 9876 Backstretch Row, 9856 Backstretch Row, 9836 Backstretch Row, 9798 Backstretch Row, 9758 Backstretch Row, 9777 Backstretch Row, 9817 Backstretch Row, 9857 Backstretch Row, 9877 Backstretch Row and 9917 Backstretch Row.

Petitioner: Amanda Deardorff of Fischer Homes of Indiana (adeardorff@fischerhomes.com)

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

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

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

Next Meeting: January 24, 2024