



# Board of Zoning Appeals Staff Report

Meeting Date: February 28, 2024

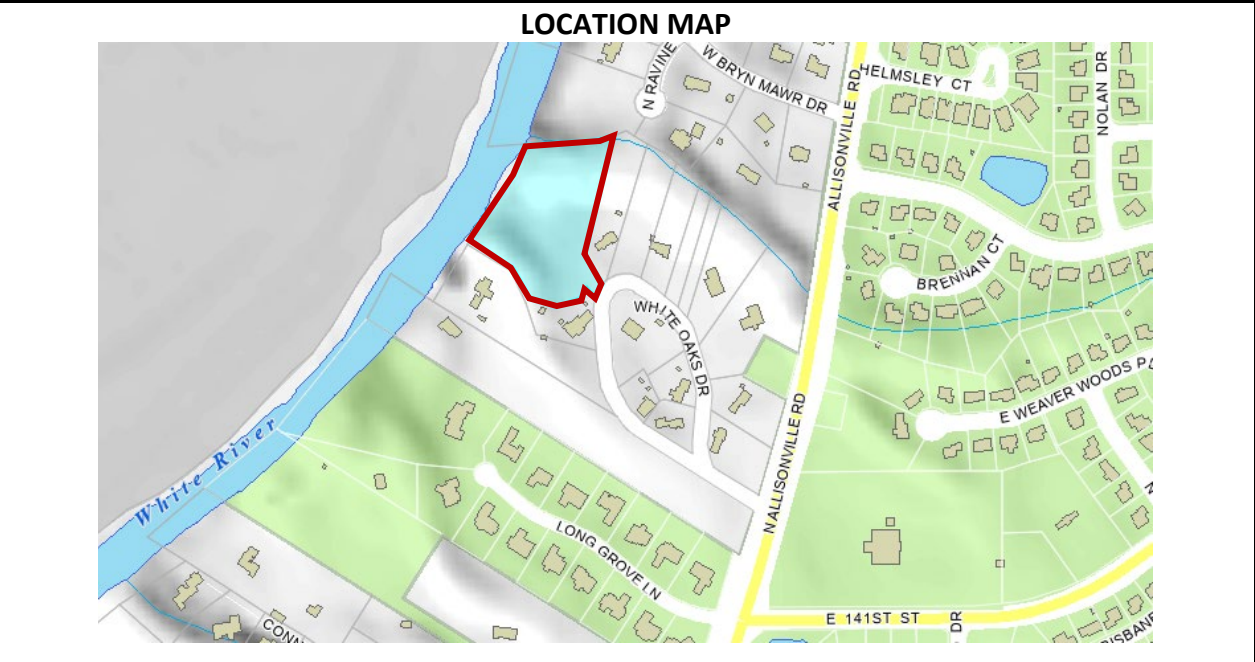
**DEPARTMENT CONTACT:** Christy Cashin ([cashinc@fishers.in.us](mailto:cashinc@fishers.in.us))      **CASE NUMBER:** VA-24-1

**PETITIONER:** Samuel Pfeifer ([samuel@neonarchitecture.com](mailto:samuel@neonarchitecture.com))      **PROPERTY ADDRESS/LOCATION:** 140 White Oaks Dr.

**REQUEST:** Consideration of two Development Standard Variances from Section 3.2.3. R2 Residential District of the City's Unified Development Ordinance (UDO) to allow for a 500 square foot minimum building floor area from the 1600 square foot minimum for an owner occupied single family home and from Section 6.3.4.B.4.c. Automobile Storage Standards of the UDO to allow no garage requirements from the two-car garage requirement.

<b>APPLICABLE REGULATIONS:</b> City of Fishers UDO	<b>EXISTING ZONING:</b> R-2 Residential District	<b>FISHERS 2040:</b> Low Density Suburban Residential and Open Space
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**LOT SIZE:** 3.4 Acres



### STAFF RECOMMENDATION

- Approve     
  Continue     
  Deny     
  No Recommendation

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## ZONING HISTORY:

This property is an unannexed Hamilton County property under the City of Fishers R-2 residential zoning district.

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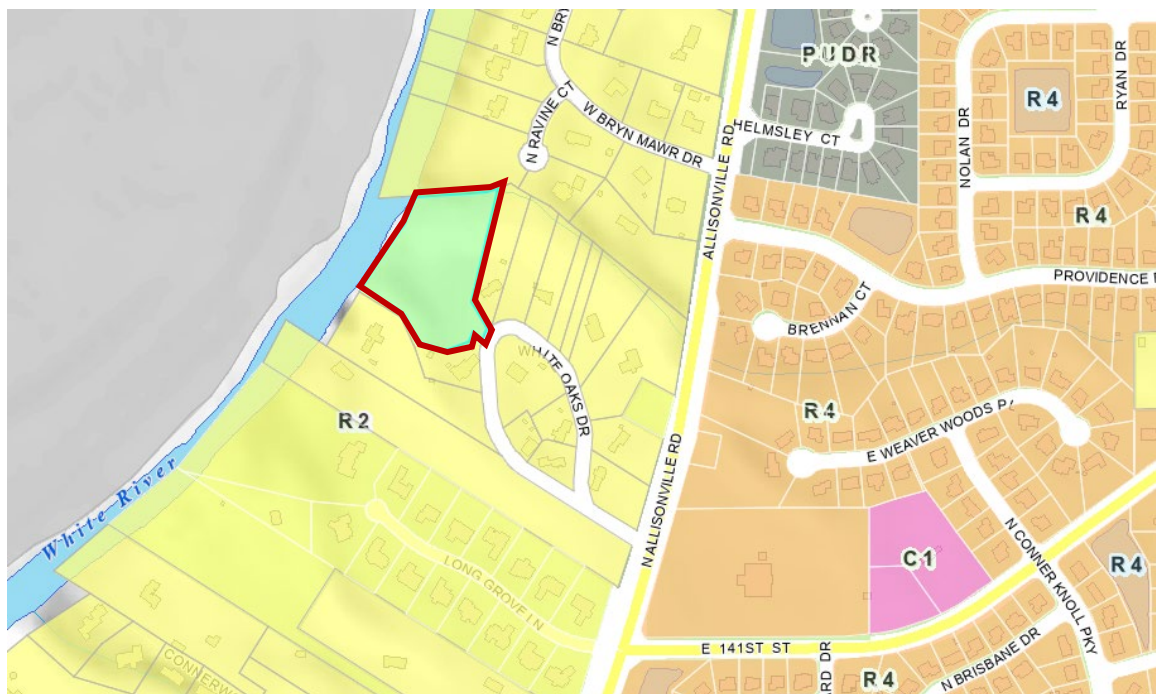
## SURROUNDING ZONING & LAND USE:

North: R-2 Residential District (single family residential)

East: R-2 Residential District (single family residential)

South: R-2 Residential District (single family residential)

West: White River and beyond that is vacant land in Carmel, Indiana



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## SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

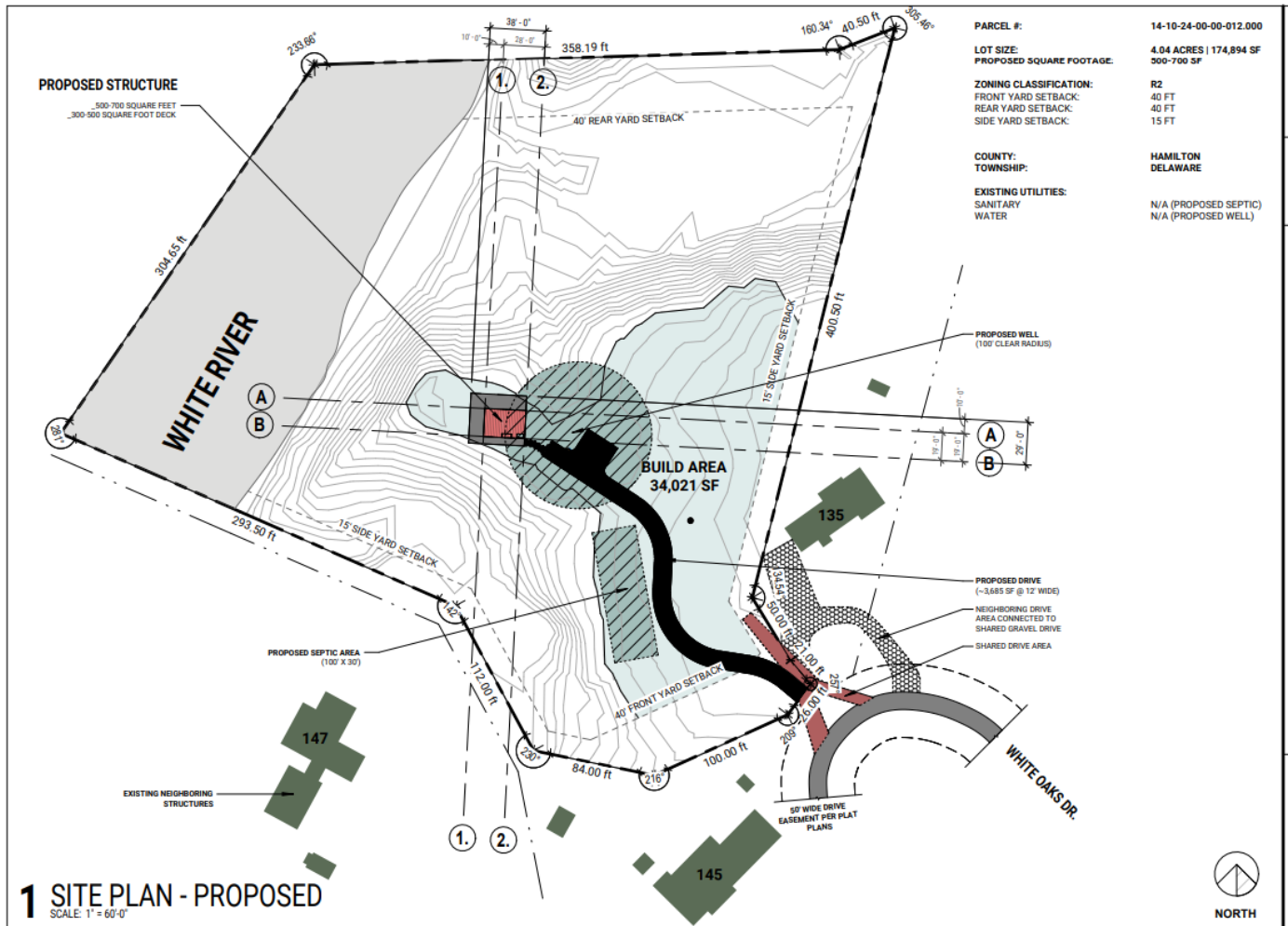
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## PETITION OVERVIEW:

### Summary of Request

The petitioner is requesting Development Standards variances to allow a 500-700 square foot dwelling with no garage requirements for an owner-occupied single-family home on 3.4 acres of unannexed land. The property has varying terrain creating a difficult building environment. The buildable area on the property is approximately 34000 square feet, with most of the building area directly abutting the neighboring property to the east.

The proposed dwelling location is set in the middle of the property and proposes a driveway with a shared entrance and a parking pad near the proposed dwelling.



Site plan with topography



Aerial view of the property



*Proposed dwelling*

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## Fishers 2040 Comprehensive Plan

The Fishers 2040 Plan identifies this area as Low Density Suburban Residential and Open Space. The variance request aligns with this vision.



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### **STAFF RECOMMENDATION:**

Staff has no recommendation for this request.

If the Board approves this Variance staff request the following conditions:

1. The Approval Letter and related documentation be recorded on the property with the Hamilton County Recorder's Office.
2. This dwelling will be used only by the property owner(s) or guests of the property owner(s).
3. The dwelling will not be rented out for profit.
4. Any existing foundation on the property will be removed or used as part of the new structure.

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### **STAFF RECOMMENDATION**

Approve       Continue       Deny       No Recommendation