



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.

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO VIEW THE MEETING VIA LIVE STREAM AND SUBMIT COMMENTS 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

MEMBERS OF THE PUBLIC MAY STREAM THE LIVE MEETING BY GOING TO: <http://tinyurl.com/CityOfFishers>

BOARD/COMMISSION: Board of Zoning Appeals- City of Fishers
DATE: August 25, 2021 at 6:00 PM
DIRECTIONS: Fishers City Hall Auditorium
One Municipal Drive, Fishers, IN 46038-1574

1. Call to order / Pledge of Allegiance
2. Roll Call
3. Approval of Previous Minutes: [7-28-21](#)
4. Public Hearings:

a. Case #VA-21-26 Twigs & Tea Outdoor Dining

Consideration of a Development Standards Variance from Figures 1.3. Supplemental Regulations Outdoor Dining of the Nickel Plate District Code to allow for outdoor dining for a boutique retail and tearoom.

PETITIONER: Joe Nixon Properties, LLC. on behalf of Twigs & Tea

PROJECT MGR: Ross Hilleary, Assistant Director of Planning & Zoning
(317)588-1436
hillearyr@fishers.in.us

[Staff Report](#)

[Floor Plan](#)

[Site Image](#)

b. Case #VA-21-27 – 11210 Fall Creek Rd Commercial Accessory Structure

Consideration of a Development Standards Variance from Article 6.2 Accessory Structure Standards of the City of Fishers Unified Development Ordinance (UDO) for the placement of an accessory structure.

PETITIONER: Chris Schulhof, Property Owner

PROJECT MGR: Andrew Magee, Planner I
317-595-3131
mageea@fishers.in.us

[Staff Report](#)

[Petitioners Packet](#)

[Aerial Image](#)

[Harbour PUD Ordinance](#)

c. Case #VA-21-28 – 12491 E 136th St Commercial Accessory Structure

Consideration of a Development Standards Variance from Article 6.2 Accessory Structure Standards of the City of Fishers Unified Development Ordinance (UDO) for the placement of a commercial accessory structure.

PETITIONER: Stoeppelwerth and Associates Inc. on behalf of property owner Itown Ministries Inc

PROJECT MGR: Andrew Magee, Planner I

317-595-3131

mageea@fishers.in.us

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

d. Case # VA-21-29 Schoenrock Pool & Patio

Nick Kell with Family Leisure is requesting approval of a Development Standards Variance from UDO Sec. 3.2.3.B-5.a “Impervious Area of Lot (max)” to allow for an increase in maximum impervious surface coverage, thus permitting the construction of a new pool and subsequent site improvements. The subject site is located at 12170 Bridgewater Road, Fishers, IN 46265, south of Fall Creek and Brooks School Roads. The project manager is Nick Kell with Family Leisure.

nkell@familyleisure.com.

Parcel: 13-15-10-00-11-005.000

PETITIONER: Nick Kell, Family Leisure

PROJECT MGR: Jonah M Butler, Planner II

(317) 595-3422

butlerj@fishers.in.us

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

e. Case #VA-21-30 Residential Chickens

Consideration of a Use Variance from Sec 5.1.5 Permitted Use Table of the City of Fishers Unified Development Ordinance (UDO) for the husbandry of chickens on a lot zoned R3.

PETITIONER: Mark Sadowski, Homeowner

PROJECT MGR: Bre King, Planner II

(317)595-3213

kingb@fishers.in.us

[Staff Report](#)

f. Case #VA-21-31 Ordone Deck

Terence Ordone is requesting approval of a Development Standards Variance from UDO Article 3.2., Sec. 3.2.3. R2 Residential District Standards, Line 5b. Impervious area of lot (max) to allow for an increase in maximum impervious surface coverage, thus permitting the expansion of an existing deck. The subject site is located at 13641 Lake Ridge Lane, Fishers, IN 46055, on the southeast side of Geist Reservoir, west of Olio Road. Parcel: 13-15-11-00-18-048.000

PETITIONER: Terence Ordone, Homeowner

PROJECT MGR: Tyler Folk, Planner I

(317)595-3116

folkt@fishers.in.us

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

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

Next Meeting: September 22, 2021