

**CITY OF FISHERS
BOARD OF ZONING APPEALS
CITY HALL AUDITORIUM
MINUTES
January 27, 2021**

The Board of Zoning Appeals convened at 6:00 p.m.

A roll call was taken. Tom Grinslade was welcomed as a new Member and has taken his Oath of Office.

Members present: Steve Ferrucci, Rick Fain, Howard Stevenson , and Tom Grinslade(all via Teams).

Others present: Rodney Retzner, Tony Bagato, Megan Schaefer, Kay Prange, Ben Brunnei, Cindy Thrasher, Matt and Lindsay Brockhorst, Luke and Kathryn Jahn, Tracy Gaynor, John Luke, Christina Crable.

Mr. Ferrucci confirmed quorum and called the meeting to order.

Mr. Ferrucci asked for a Motion for the approval of the previous minutes. Mr. Stevenson made a Motion to approve, seconded by Mr. Fain The Minutes were approved 3-0.

Public Hearings:

a. VA-20-33 10127 Sea Star Way *CONTINUED AT DECEMBER MEETING*

Consideration of a Development Standards Variance from Section 3.2.3.B.2c of the City of Fishers UDO to encroach into the minimum R2 aggregate side-yard setback for the purpose of building a home garage addition.

Mr. Jahn made a presentation to the Board. The property was previously R2 prior to annexation from Noblesville. He asked the Board to consider comments about a park-like atmosphere, new additions not following the same standards as newer houses, and minimum side yard setbacks for new homes. He showed pictures of newer homes in his subdivision with the similar home garage. Megan Schaefer, Assistant Director of Planning and Zoning, thanked Mr. Jahn for a thorough research.

Staff supports his request.

Mr. Ferrucci opened the meeting to Public Comment:

Several letters of support have been received and the addresses noted by Mr. Ferrucci.

10119 Sea Star Way, 11780 Sea Star Way, 10137 Sea Star Way, 10514 Chestnut Hill. Christina Crable noted that she lives on the same street and they have no objection to the request.

Mr. Ferrucci asked for a Motion for VA-20-33. Mr. Fain made a Motion to approve, seconded by Mr. Stevenson. The Motion was approved, 4-0.

b. VA-20-37-10208 Springstone Drive *CONTINUED AT DECEMBER MEETING*

Consideration of a Development Standards Variance from Section 3.2.3.5b to exceed the allowed impervious surface of 35% on lots zoned R2.

Ben Brunnei presented his request for pavers, increasing the impervious surface allowed. Megan Schaefer presented the Staff Report, noting that the overall percentage of surface would be 37%, similar to other Springs of Cambridge homes.

Staff supports the request.

Mr. Ferrucci opened the Public Comment Portion of the meeting. There was no Public Comment.

In Committee discussion, Mr. Fain asked if this was the same property with drainage concerns from a previous meeting. It was not. Ms. Schaefer noted that all the drainage eventually makes it to Geist.

Mr. Ferrucci asked for a Motion for VA-20-37. Mr. Fain made a Motion to approve, with the Variance to be recorded on the property, using plans as presented, seconded by Mr. Stevenson. The Motion was approved, 4-0.

As there was no other business, the meeting was adjourned at 6:29 p.m.

Respectfully Submitted by:

Kay Prange

Kay Prange, Recording Secretary