

CITY OF FISHERS
BOARD OF ZONING APPEALS
CITY HALL AUDITORIUM
MINUTES
July 28, 2021

APPROVED

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

A roll call was taken. Members present: Steve Ferrucci, Howard Stevenson, and Tom Grinslade. Member not present: Rick Fain. Others present: Rodney Retzner, Megan Schaefer, Jonah Butler, Kay Prange, Susan Baker, Matthew Wyse, Brett Schubert, Matthew Murray.

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. Grinslade. The Minutes were approved 3-0.

Mr. Ferrucci clarified that the three members present make quorum but that in this meeting, all 3 members would need to vote in favor to approve an item.

Public Hearings:

a. VA-21-24 Wyse Bath Expansion

Mathew Wyse, home-owner, is seeking consideration of a Variance of Development Standards (UDO Sec. 3.2.3.B-2.b&c) to allow for a 3' encroachment into the required side yard setback and a reduced required aggregate side setback. This is sought to permit for the construction of a master bath addition.

Mr. Wyse presented the request for the expansion/construction of a master bath addition. The property is already non-conforming due to annexation from Noblesville (Geist Annexation). The neighbor directly affected by the expansion approves of the side yard setback.

Mr. Ferrucci opened the Public Comment portion of the meeting. Seeing no one available to speak, he closed the Public Hearing.

Staff gave no recommendation in the Staff Report.

Mr. Ferrucci asked for a Motion for VA-21-24. Mr. Stevenson made a Motion to approve with the recording of the BZA letter on the property, seconded by Mr. Grinslade. The Motion was approved, 3-0.

b. VA-21-25 Murray Pool House

Brett Schubert (contractor), on behalf of Mathew & Stephanie Murray (home-owners), is seeking consideration of a Variance of Development Standards (Sec 6.2.2-A) to allow for a 640 SF increase in maximum permitted accessory structure floor area. This is sought to permit for a rear yard pool-house accessory structure addition.

Brett Schubert and Matthew Murray presented the request to increase impervious surface area by their pool. Mr. Murray stated that it is already over by 320 square feet and now this would be an additional 320 square feet. A 16 x 20 open air structure would be built. There is no impact on neighbors.

Mr. Ferrucci opened the Public Comment portion of the meeting. Seeing no one available to speak, he closed the Public Hearing.

Jonah Butler presented the Staff Report. There are no public comments. Staff has no recommendation for the Board.

Mr. Ferrucci asked for a Motion for VA-21-25. Mr. Grinslade made a Motion to approve with the recording of the BZA letter on the property, seconded by Mr. Stevenson. The Motion was approved, 3-0.

New Business:

Rodney Retzner made a recommendation to the Board for the BZA and FCBZA based on recent situation in Carmel. Discussion of the Findings of Fact among members post-meeting constituted a Public Meeting which would need to be noticed. If this discussion needs to happen it needs to be an Agenda item at the next meeting. Megan Schaefer also noted that scheduling requests would be sent out in the near future for a working lunch to cover Board expectations.

As there was no other business, the meeting was adjourned at 6:25 p.m.

Respectfully Submitted by:


Kay Prange, Recording Secretary