

**CITY OF FISHERS  
BOARD OF ZONING APPEALS  
CITY HALL AUDITORIUM  
MINUTES  
September 22, 2021**

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

A roll call was taken. Members present: Howard Stevenson, Tom Grinslade, and Rick Fain.

Member not present: Steve Ferrucci. Others present: Rodney Retzner, Ross Hilleary, Tyler Folk, Kay Prange, Tracy Gaynor, Brian Yoxall, Lucianna and Matt Strom.

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

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

**Public Hearings:**

**a. Case #VA-21-32 Strom Impervious 10579 Geist View Drive, Fishers, IN 46055**

Parcel: 13-15-11-00-17-019.000

Matthew Strom 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 from 35% to 45%, to accommodate a planned patio and potential future pool and patio area. The subject site is generally located on the southeast side of Geist Reservoir, west of Olio Road, in the Springs of Cambridge subdivision.

Matt Strom presented the request to increase impervious surface from 35% to 45% for pool and patio area. This is a typical request from Springs of Cambridge.

Tyler Folk presented the Staff Report. No Comments have been received and Staff recommends approval.

**Mr. Stevenson opened the Public Hearing portion of the meeting. Seeing no one present to speak, he closed the Public Hearing.**

Mr. Fain asked about drainage from Geist View Drive. The stormwater drains under the street and the Stormwater assessment from Jason Armour is that it is adequate. Mr. Grinslade noted that the address on the plot plan was incorrect.

**Mr. Stevenson asked for a Motion for VA-21-32. Mr. Fain made a Motion to approve, with the recording of the approval letter on the property, seconded by Mr. Grinslade. The Motion was approved, 3-0.**

**b. Case #VA-21-33 Yoxall Impervious 11836 Bengals Drive, Fishers, IN 46037**

Parcel: 13-11-27-00-15-033.000

Kelly Yoxall is requesting approval of a Development Standards Variance from UDO Article 3.2., Sec. 3.2.4. R3 Residential District Standards, Line 5b. Impervious area of lot (max) to allow for an increase in maximum impervious surface coverage from 40% to 45%, thus permitting the addition of a pool and patio area. The subject site is generally located north of 126<sup>th</sup> Street and east of Hoosier Rd, in The Bristols subdivision.

Brian Yoxall presented the request to increase impervious surface from 40% to 45%.

Tyler Folk noted that R3 zoning max is 40% and runoff is to a detention pond. No comments have been received and staff recommends approval.

**Mr. Stevenson opened the Public Hearing portion of the meeting. Seeing no one present to speak, he closed the Public Hearing.**

There was no discussion from the Board. **Mr. Stevenson asked for a Motion for VA-21-33. Mr. Grinslade made a Motion to approve, seconded by Mr. Fain. The Motion was approved, 3-0.**

**Old Business**                **None**

**New Business**            **None**

**Staff Communication**   **None**

**Board Signatures- Findings of Fact**

**Adjournment**        As there was no other business, the meeting was adjourned at 6:16 p.m.

Respectfully Submitted by:

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Kay Prange, Recording Secretary