

A G E N D A
FORT WAYNE HEARING OFFICER

The Hearing Officer will conduct a public hearing in Room #30, Garden Level, Citizens Square, 200 East Berry Street, Fort Wayne, Indiana on May 10, 2023 at 8:30 a.m.

OLD BUSINESS

1. Proposal: SU-2021-0013
Applicant: Indiana Teen Challenge
Location: 3901 South Wayne Street
Appeal: A request for a large group residential facility in an R1 zoning district. Second one year status report.

NEW BUSINESS

1. Proposal: DSV-2023-0043
Applicant: CASS Housing, Inc.
Location: 526 Constance Avenue
Appeal: An appeal for a development standards variance to permit two primary residential building on one platted lot and reduce the rear setback from 25 feet to 13 feet for a proposed residence structure in an R1 zoning district.
2. Proposal: DSV-2023-0044
Applicant: Matthew and Coleen Houlihan
Location: 11010 Auburn Road
Appeal: An appeal for a development standards variance to reduce the south setback for a detached garage in an AR zoning district.
3. Proposal: DSV-2023-0045
Applicant: Brian Mowry
Location: 3401 N. Washington Road
Appeal: An appeal for a development standards variance to reduce the rear setback from 25 feet to 6 feet to construct an addition in an R1 zoning district.
4. Proposal: DSV-2023-0046
Applicant: Thao Nguyen
Location: 1925 Fairfield Avenue
Appeal: An appeal for a development standards variance to increase the maximum coverage of a wall sign (mural) from 30% to 100% in a C3 zoning district.
5. Proposal: DSV-2023-0047
Applicant: Chris Roberts - Roberts and Rittenhouse Construction Inc.
Location: 1848 Crescent Avenue
Appeal: An appeal for a development standards variance to reduce the east rear setback from 25 feet to 3 feet and the south side setback from 5 feet to 3 feet to construct an attached garage in an R1 zoning district.

6. Proposal: DSV-2023-0048
Applicant: Sanderson Custom Homes/Derek Sanderson
Location: 4344 Reed Street
Appeal: An appeal for a development standards variance to reduce the south side setback from 10 feet to 4 feet for an addition in an R1 zoning district.
7. Proposal: DSV-2023-0049
Applicant: Tiffany Steel
Location: 8218 Trier Road
Appeal: An appeal for a development standards variance to reduce the front yard setback from 115 feet to 55 feet for a proposed garage and home addition in an RP zoning district.
8. Proposal: DSV-2023-0050
Applicant: Jeffrey Valliere & Jakobi Valliere (O'Connor)
Location: 1719 Poinsette Drive
Appeal: An appeal for a development standards variance to reduce the front setback from 25 feet to 15 feet for a proposed attached garage in an R1 zoning district.
9. Proposal: DSV-2023-0051
Applicant: Michael Valdez Rotunno and Shelley Vuong
Location: 3703 South Wayne Avenue
Appeal: An appeal for a development standards variance to reduce the north side setback from 5 feet to 2 feet to rebuild a second story addition in an R1 zoning district.
10. Proposal: DSV-2023-0052
Applicant: Gerald "Michael" Eldridge
Location: 4520 Old Mill Road
Appeal: An appeal for development standards variances to reduce the front setback from 25 feet to 0 feet and south side setback from 5 feet to 0 feet for a 4-foot high fence in an R1 zoning district.
11. Proposal: DSV-2023-0053
Applicant: Abbey Stombaugh
Location: 1003 Lake Avenue
Appeal: An appeal for development standards variances to: 1) reduce the lot area from 8,500 square feet to 3,172 square feet; 2) reduce the lot width from 70 feet to 45 feet, 3) reduce the front setback from 25 feet to 24 feet, 4) reduce the rear setback from 25 feet to 7 feet and 5) reduce the west side setback from 25 feet to 7 feet for a property split in an R3 zoning district.
12. Proposal: DSV-2023-0054
Applicant: Abbey Stombaugh
Location: 1114 Dearborn Street
Appeal: An appeal for development standards variances to: 1) reduce the lot area from 6,000 square feet to 3,577 square feet; 2) reduce the front setback from 25 feet to 1 foot; 3) reduce the side setback from 5 feet to 3 feet; and 4) reduce the rear setback from 25 feet to 6 feet for a property split in an R3 zoning district.

13. Proposal: DSV-2023-0056
Applicant: Zion Real Estate & Development
Location: 8501 North River Road
Appeal: An appeal for a development standards variance to increase the maximum number of lots for one entrance from 100 to 140 lots in an AR/R1 zoning district.
14. Proposal: DSV-2023-0057
Applicant: Shed Time LLC
Location: 9439 Lima Road
Appeal: An appeal for a development standards variance to amend DSV-2022-0125 to allow mini barns on site for sale without an approved primary building in a C3 zoning district.

Fort Wayne does not engage in illegal discrimination. No person shall be excluded from participation in, or denied the benefits of, a program, service, or activity of Fort Wayne or Allen County, or be subjected to discrimination because of race, color, age, sex, sexual orientation, gender identity, disability, national origin, religion, income status, or limited English proficiency.

Any individual with a disability who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Allen County, should contact the Allen County ADA and Title VI Coordinator Laura Maser, (260) 449-7555, laura.maser@allencounty.us, as soon as possible but no later than seventy-two (72) hours before the scheduled event. Individuals requiring special language services should contact the Allen County ADA and Title VI Coordinator as soon as possible but no later than at least seventy-two (72) hours prior to the date on which the services will be needed.