

A G E N D A
CITY OF FORT WAYNE BOARD OF ZONING APPEALS

Board Members: Connie Haas Zuber, James Hoch, Ron Howard, Rachel Tobin-Smith, Lakisha Woods

The Board of Zoning Appeals will conduct a public hearing in Room #35, Garden Level, Citizens Square, 200 East Berry Street, Fort Wayne, Indiana on Thursday October 19, 2023 at 5:30 p.m.

OLD BUSINESS

1. Proposal: UVAR-2023-0035
Applicant: Provident Healthcare Management
Location: 3310 East State Boulevard and 3320 East State Boulevard
Appeal: An appeal for a use variance for a hospital to provide inpatient and outpatient alcohol and drug detoxification for short and long-term residents in an RP zoning district.
2. Proposal: UVAR-2023-0039
Applicant: Josh Mahon
Location: 1504 Kensington Boulevard
Appeal: An appeal for a use variance for a duplex in an R1 zoning district.

NEW BUSINESS

3. Proposal: UVAR-2023-0043
Applicant: Humadi Group, LLC
Location: 615 E State Boulevard
Appeal: An appeal for a use variance to allow for a gas station canopy located between the primary building and a residential district in a C3 zoning district.
4. Proposal: UVAR-2023-0044
Applicant: Fort Wayne Investment Club, LLC
Location: 9033 Lima Road
Appeal: An appeal for a use variance to permit auto service in a C2 zoning district.
5. Proposal: UVAR-2023-0045
Applicant: David Ramirez Salgado
Location: 7002 Ideal Avenue
Appeal: An appeal for a use variance to allow a sign as the primary use of a property in a C4 zoning district.
6. Proposal: UVAR-2023-0046
Applicant: Brigitte Luyeye
Location: 4805 Palatine Drive
Appeal: An appeal for a use variance to allow a child care center in an R1 zoning district.
7. Proposal: UVAR-2023-0047
Applicant: Janae DuBose
Location: 4109 Tacoma Avenue
Appeal: An appeal for a use variance to allow a child care center in an R1 zoning district.

OTHER BUSINESS

1. September 2023 Minutes

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 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.