

A G E N D A
ALLEN COUNTY 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 November 8th, 2023 at 8:30 a.m.

OLD BUSINESS

1. Proposal: DSV-2023-0122
Applicant: GRE Development, LLC
Location: 13905 & 14025 Bass Road
Appeal: A request for a development standards variance to allow more than one conveyance of a parcel of land in a 12 month period in an R1 zoning district. (Continued from October)

2. Proposal: DSV-2023-0125
Applicant: Louis A. Lengacher
Location: 20106 State Road 37
Appeal: A request for a development standards variance to reduce front yard setbacks from 115 feet to 61 feet for an addition to a buggy shed in an A1 zoning district. (Continued from October)

3. Proposal: SU-2023-0031 – **Request to Withdraw**
Applicant: Dahm Meadows, LLC
Location: 8935 Hollopete Road
Appeal: A request for a special use for a limited plant nursery (dahlia and ancillary florals, dahlia floral tubers, related workshops and educational events) in an A1 zoning district. (Continued from October)

NEW BUSINESS

4. Proposal: SU-2023-0037
Applicant: Solar Energy Systems LLC
Location: 16437 Van Zile Road
Appeal: A request for a special use for a ground mounted solar panel installation in an A1 zoning district.

5. Proposal: SU-2023-0036
Applicant: Jason Zirkle
Location: 7522 Brindle Road
Appeal: A request for a special use to allow an accessory building conversion to a single family dwelling in an A1 zoning district.

6. Proposal: SU-2023-0038
Applicant: Jason Zirkle
Location: 7522 Brindle Road
Appeal: A request for a special use to allow a single family dwelling in the Airport Overlay Area 1 in an A1 zoning district.

7. Proposal: SU-2023-0034
Applicant: Lori Hamilton
Location: 7434 Bass Road
Appeal: A request for a special use for a home workshop (animal grooming) to continue operation in an A1 zoning district.

8. Proposal: DSV-2023-0137
Applicant: Jeff Bower
Location: 4704 Carroll Road, Huntertown
Appeal: An appeal for a development standards variance to allow a height increase from 25 feet to 30.5 feet for a proposed accessory building in an AR zoning district.

9. Proposal: DSV-2023-0141
Applicant: Jeff Bower
Location: 4704 Carroll Road, Huntertown
Appeal: An appeal for a development standards variance to allow a gravel drive related to a proposed accessory building in an AR zoning district.

10. Proposal: DSV-2023-0136
Applicant: Northwest Allen County Schools
Location: 3550 W. Shoaff Road
Appeal: An appeal for a development standards variance to increase the number of permitted freestanding signs from one to two for a future school in an A1 zoning district.

11. Proposal: DSV-2023-0139
Applicant: Northwest Allen County Schools
Location: 3550 W. Shoaff Road
Appeal: An appeal for development standards variances to 1) increase the maximum height of athletic field lighting from 25 feet to 80 feet and 2) increase the maximum height of parking lot lighting for a future school from 25 feet to 33 feet in an A1 zoning district.

12. Proposal: DSV-2023-0140
Applicant: Northwest Allen County Schools
Location: 3550 W. Shoaff Road
Appeal: An appeal for a development standards variance to increase the maximum fence height from 8 feet to 16 feet for athletic courts in an A1 zoning district.

13. Proposal: DSV-2023-132
Applicant: Chick-fil-A, inc.
Location: 4700 Block of E. Dupont Road
Appeal: An appeal for a development standards variance to reduce required front setback from 35 feet to 10 feet for canopy in a C3 zoning district.

Allen County 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.

A G E N D A
FORT WAYNE HEARING OFFICER

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ADMINISTRATIVE

1. Proposal: DSV-2023-0131
***CONTINUED* TO THE BOARD OF ZONING APPEALS MEETING DECEMBER 21, 2023**
Applicant: B & P Properties, LLC
Location: 6314 Saint Joe Road
Appeal: An appeal for a development standards variance to permit three primary residential buildings on one platted lot to allow construction of two new single-family houses in a RP zoning district.

2. Proposal: DSV-2023-0130
***CONTINUED* TO THE BOARD OF ZONING APPEALS MEETING DECEMBER 21, 2023**
Applicant: B & P Properties, LLC
Location: 6330 Saint Joe Road
Appeal: An appeal for a development standards variance to permit four primary residential buildings on one platted lot to allow construction of four new single-family houses in a RP zoning district.

3. Proposal: DSV-2023-0142
***CONTINUED* TO THE BOARD OF ZONING APPEALS MEETING DECEMBER 21, 2023**
Applicant: B & P Properties, LLC
Location: 6330 Saint Joe Road
Appeal: An appeal for a development standards variance to reduce the minimum lot size for a new lot from 6000 square feet to 5800 square feet for a new single family house in a RP zoning district.

OLD BUSINESS

4. Proposal: UVAR-2022-0048 – One Year Status Report
Applicant: Fox Homes, LLC
Location: 2330 W. Ludwig Road
Appeal: An appeal for a use variance for a contractor storage and business location and business office in an R1 zoning district.

5. Proposal: UVAR-2022-0049 – One Year Status Report
Applicant: Fox Homes, LLC
Location: 2330 W. Ludwig Road
Appeal: An appeal for a use variance to operate a 10-unit storage facility in an R1 zoning district.

NEW BUSINESS

6. Proposal: DSV-2023-0128
Applicant: Ralph Farris
Location: 2411 Freeman Street

- Appeal: An appeal for development standards variances to: 1) reduce the minimum front yard setback from 25 feet to 5 feet to allow for installation of a home addition; and to 2) reduce the minimum front yard setback from 25 feet to 21 feet to allow for an existing shed in an R1 zoning district.
7. Proposal: DSV-2023-0133
 Applicant: Wahli Enterprises
 Location: 1307 Rockhill Street
 Appeal: An appeal for a development standards variance to reduce the minimum south side yard setback from 5 feet to zero feet to rebuild part of the residence in a R2 zoning district.
8. Proposal: DSV-2023-0134
 Applicant: The Baldus Company
 Location: 101 Three Rivers North
 Appeal: An appeal for a development standards variance to increase maximum freestanding signage height from 8 feet to 10 feet in a DC zoning district.
9. Proposal: DSV-2023-0136
 Applicant: Commercial Signs Inc.
 Location: 4433 Gulfstream Drive
 Appeal: Appeals for development standards variances to increase the height from 3 feet to 7 feet and size from 6 square feet to 20 square feet for three information signs in an I2 zoning district.
10. Proposal: SU-2023-0033
 Applicant: Karen Hannigan
 Location: 5523 Sable Court
 Appeal: A request for a special use to have a home business (alternative/natural medicine) in an R1 zoning district.

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