

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, December 21, 2023 at 5:30 p.m.

OLD BUSINESS

1. Proposal: UVAR-2023-0051
Applicant: Karen Jones
Location: 5134 Vance Avenue
Appeal: An appeal for a use variance to permit the keeping of a pig in an R1 zoning district.

NEW BUSINESS

2. Proposal: CU-2023-0001
Applicant: Matthew R. Myers Construction, Inc.
Location: 5965 E State Boulevard
Appeal: A request for a contingent use to allow an existing cemetery and a proposed expansion in a C2 zoning district.
3. Proposal: DSV-2023-0130
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.
4. Proposal: DSV-2023-0142
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.
5. Proposal: DSV-2023-0131
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.
6. Proposal: SU-2023-0040 – **REQUEST FOR CONTINUANCE**
Applicant: Brandon Bauermeister, Blessed Bundles
Location: 3416 Lower Huntington Road
Appeal: A request for a special use to allow a tree service operation in a C4 zoning district.
7. Proposal: UVAR-2023-0054
Applicant: Kayvion S. Jones
Location: 6008 Brandy Chase Cove
Appeal: An appeal for a use variance to permit firearms storage in a C2 zoning district.

8. Proposal: UVAR-2023-0058
 Applicant: Tracy Sweeney
 Location: 2911 Getz Road
 Appeal: An appeal for a use variance to allow an advertising office in an R1 zoning district.

9. Proposal: UVAR-2023-0059
 Applicant: TFF Investments, Lee Fuhr
 Location: 3003 Adams Street
 Appeal: An appeal for a use variance to allow a two-family dwelling in an R1 zoning district.

10. Proposal: DSV-2023-0145
 Applicant: Outfront Media
 Location: 3750 E Dupont Road
 Appeal: An appeal for a development standards variance to reduce front-yard setback from 20 feet to 10 feet for a new digital billboard in a C3 zoning district.

11. Proposal: UVAR-2023-0060
 Applicant: Mike's Carwash Inc.
 Location: 6215 W Jefferson Boulevard
 Appeal: An appeal for a use variance to permit a 2 foot and 5 inch by 42 foot and 3 inch electronic messaging center on a drive-through canopy in a C2 zoning district.

12. Proposal: UVAR-2023-0057
 Applicant: RNS Properties, LLC
 Location: 6508 Bradbury Avenue
 Appeal: An appeal for a use variance to allow a single family dwelling in an I1 zoning district.

OTHER BUSINESS

1. November 2023 Minutes

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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.