

DPS/FORT WAYNE HEARING OFFICER
Minutes: 8 February 2023

(The following reflects a synopsis of action taken by the Fort Wayne Hearing Officer. Actual audio recordings of the proceedings before the Fort Wayne Hearing Officer are available upon request.)

The Fort Wayne Hearing Officer conducted a public hearing on Wednesday, 8 February 2023, at 8:30 a.m. in Room 30, Citizens Square. Present were Patrick Rew, Hearing Officer, Bryan McMillan, AICP, Senior Land Use Planner, Beth Morales, Associate Land Use Planner, Gabrielle Herin, Associate Land Use Planner and Kim Mack, Assistant Front Office Manager.

Testimony was heard on items advertised per requirements of the Indiana Code. Immediately following the public hearing, the Hearing Officer acted on those items.

After hearing information on the matter, the Zoning Hearing Officer made certain Findings of Fact/Law and Conditions of Approval a part of these minutes. Because of those findings, the request was approved. There was no one present in favor of and no one in opposition to this request.

NEW BUSINESS:

PROPOSAL: DSV-2023-0001
APPLICANT: Aaron Platt
REQUEST: An appeal for a development standards variance to reduce the west side setback from 5 feet to 0 feet for a second story residential addition in an R3 zoning district.
LOCATION: 820 Madison Street, 200 feet east of Harmar Street (Section 01 of Wayne Township)
PRESENT ZONING: R3/Multiple Family Residential
LAND AREA: 0.10 acres

After hearing information on the matter, the Zoning Hearing Officer made certain Findings of Fact/Law and Conditions of Approval a part of these minutes. Because of those findings, the request was approved. There was no one present in favor of or in opposition to this request.

PROPOSAL: DSV-2023-0002
APPLICANT: Kenefic Properties, LLC
REQUEST: An appeal for a development standards variance to: 1) reduce the north side setback from 25 feet to 18 feet and 2) reduce the north buffer yard from 20 feet to 18 feet for an addition in an I1 zoning district.
LOCATION: 7702 Bluffton Road, at the southwest corner of its intersection with Alma Avenue (Section 33 of Wayne Township)
PRESENT ZONING: I1/Limited Industrial
LAND AREA: 0.71 acres

After hearing information on the matter, the Zoning Hearing Officer made certain Findings of Fact/Law and Conditions of Approval a part of these minutes. Because of those findings, the request was approved. There was no one present in favor of or in opposition to this request.

PROPOSAL: SU-2023-0002

APPLICANT: Engineering Resources, Inc.
REQUEST: A request for a special use for a gas station in Airport Overlay District 2 in a C4 zoning district.
LOCATION: 8699 Bluffton Road, at the northeast corner of its intersection with Airport Expressway (Section 34 of Wayne Township)
PRESENT ZONING: C4/Intensive Commercial
LAND AREA: 3.69 acres

After hearing information on the matter, the Zoning Hearing Officer made certain Findings of Fact/Law and Conditions of Approval a part of these minutes. Because of those findings, the request was approved. There was no one present in favor of or in opposition to this request.

PROPOSAL: DSV-2023-0004 &
APPLICANT: Woodruff Contracting and Sales, LLC
REQUEST: An appeal for a development standards variance to reduce the west side setback from 25 feet to 6 feet and south rear setback from 10 feet to 5 feet for the existing building for a planned property split in a C3 zoning district.
LOCATION: 1114-1116 S. Monroe Street, at the southwest corner of its intersection with E. Jefferson Boulevard (Section 01 of Wayne Township)
PRESENT ZONING: C3/General Commercial
LAND AREA: 0.21 acres

After hearing information on the matter, the Zoning Hearing Officer made certain Findings of Fact/Law and Conditions of Approval a part of these minutes. Because of those findings, the request was approved. There was no one present in favor of or in opposition to this request.

PROPOSAL: DSV-2023-0005
APPLICANT: Woodruff Contracting and Sales, LLC
REQUEST: An appeal for a development standards variance to reduce the east front setback from 35 feet to 6 feet and west rear setback from 10 feet to 8 feet for the existing building for a planned property split in a C3 zoning district.
LOCATION: 1114-1116 S. Monroe Street, at the southwest corner of its intersection with E. Jefferson Boulevard (Section 01 of Wayne Township)
PRESENT ZONING: C3/General Commercial
LAND AREA: 0.21 acres

After hearing information on the matter, the Zoning Hearing Officer made certain Findings of Fact/Law and Conditions of Approval a part of these minutes. Because of those findings, the request was approved. There was no one present in favor of or in opposition to this request.

There being no further business, the meeting adjourned at 9:36 a.m.

Patrick Rew, Deputy Land Use Director
BZA Hearing Officer