

FORT WAYNE BOARD OF ZONING APPEALS
Minutes: 16 FEBRUARY 2023

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

Chairman Mr. Hoch called to order the February 2023 public hearing of the Fort Wayne Board of Zoning Appeals at 5:30 p.m. on Thursday, 16 February 2023. The hearing was held in Room 35, Garden Level of the Citizens Square Building. Attendance of Board members was as follows.

	Appointed By	Present	Absent
Chairman James Hoch	City Council’s Citizen	X	
Member LaKeisha Woods	Mayor’s Citizen	X	
Member Ron Howard	Mayor’s Citizen	X	
Vice Chairperson Rachel Tobin-Smith	Mayor’s from Plan Commission		X
Member Connie Haas Zuber	Plan Commission	X	

Staff members present were, Patrick D Rew, Deputy Land Use Director, Bryan L. McMillan, AICP, Senior Land Use Planner, Maureen Voors, AICP, CFM Principal Land Use Planner, Gabrielle Herin, Associate Land Use Planner, Beth Morales, Associate Land Use Planner, Kimberly Mack, Assistant Front Office Manager, and Robert Eherenman, Legal Counsel to the Board.

NEW BUSINESS:

PROPOSAL: UVAR-2023-0001
 APPLICANT: Dennis Miller, Cedar Falls Investments LLC
 REQUEST: An appeal for a use variance to permit a new two-family dwelling in a R1 zoning district.
 LOCATION: 2002 Hillside Avenue, 300 feet south of Forest Avenue (Section 36 of Washington Township)
 PRESENT ZONING: R1/Single Family Residential
 LAND AREA: 0.17 acres

Following discussion, Mrs. Haas Zuber moved the Board deny UVAR-2022-0021 based on certain Findings of Fact that are to be made a part of these minutes. After a second by Mr. Hoch, the motion was approved, 4-0. No one spoke in support and one spoke against the proposal.

PROPOSAL: UVAR-2023-0002
 APPLICANT: Stillwater Hospice (dba Visiting Nurse & Hospice Home)

REQUEST: An appeal for a use variance to allow expansion of an existing hospice home in an R1 zoning district.
LOCATION: 5910 Homestead Road, 500 feet west of Homestead Road (Section 28 of Aboite Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 8.08 acres

Following discussion, Mrs. Haas Zuber moved the Board approve UVAR-2023-0002 based on certain Findings of Fact that are to be made a part of these minutes. After a second by Mr. Howard, the motion was approved, 4-0. No one spoke in support and no one spoke against the proposal.

OLD BUSINESS:

PROPOSAL: CU-2022-0001
APPLICANT: Board of Commissioners of the County of Allen
REQUEST: A request for a contingent use to allow a correctional institution (1500 bed Allen County jail facility).
LOCATION: 3003 Meyer Road, 2,500 feet west of S. Maplecrest Road (Section 16 of Adams Township)
PRESENT ZONING: I1/I2/I3 Limited, General, and Intensive Industrial
LAND AREA: Approx. 115 acres

Following discussion, Mrs. Haas Zuber moved the Board approve CU-2022-0001 based on certain Findings of Fact that are to be made a part of these minutes. This approval requires a recorded written commitment and is subject to continuous compliance with the conditions listed in the Findings of Fact. After a second by Mr. Howard, the motion was approved, 3-1. Miss. Woods voted against. No one spoke in support and nineteen spoke against the proposal.

MINUTES: Following discussion, Mrs. Haas Zuber moved the Board approve the minutes and Findings of Fact of the January 2023 meeting. After a second by Mr. Howard the motion carried, 4-0.

ADMINISTRATIVE ITEM: Mr. Ehrenman presented the Annual Conflict of Interest Disclosure Statement. Following discussion Mrs. Haas Zuber motioned for approval and Mr. Hoch second. The motion carried unanimously, 4-0.

There being no further business, the meeting adjourned at 8:12 p.m.

Patrick Rew Deputy Land Use Director,
Secretary to the City of Fort Wayne Board of Zoning Appeals