

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

Board Members: Rick Briley, Connie Haas Zuber, James Hoch, Richard Karcher, Rachel Tobin-Smith

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 Wednesday **December 9, 2020** at 4:00 p.m.

**NEW BUSINESS**

1. Proposal: DSV-2020-0108 \_\_\_\_\_  
Applicant: Tun Tun  
Location: 1550 Seddlemeyer Avenue  
Appeal: An appeal for a development standards variance to allow 5 primary residential buildings on 3  
platted lots in a R1 zoning district.
  
2. Proposal: UVAR-2020-0026 \_\_\_\_\_  
Applicant: Andrenette Lee Montgomery  
Location: 1201 Hancock Avenue  
Appeal: An appeal for a use variance to allow a child care center in a R2 zoning district.
  
3. Proposal: SU-2020-0036 \_\_\_\_\_  
Applicant: YWCA Northeast Indiana, Inc.  
Location: 1313 W. Washington Center Road  
Appeal: A request for a special use to allow a residential facility for a court ordered re-entry program  
in a C2 zoning district.

**OTHER BUSINESS**

1. Approval of October 2020 Minutes \_\_\_\_\_

**A G E N D A**  
**FORT WAYNE 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 December 9, 2020 at 8:30 a.m.

**NEW BUSINESS**

1. Proposal: DSV-2020-0116 \_\_\_\_\_  
Applicant: Sweet Real Estate, LLC  
Location: 7100 W. Jefferson Boulevard  
Appeal: An appeal for a development standards variance to allow 2 entrance signs in a C1 zoning district.
  
2. Proposal: SU-2020-0039  
Applicant: Power Home Solar  
Location: 2009 Sundown Lane  
Appeal: A request for a special use to allow a solar array in an R1 zoning district.
  
3. Proposal: DSV-2020-0117  
Applicant: Whitley/ Noble Farmland LLC  
Location: 3730 Engle Road  
Appeal: An appeal for a development standards variance to reduce the east side yard setback from the minimum required 5 feet to 4 feet for an existing car wash in an I1 zoning district.
  
4. Proposal: SU-2020-0040  
Applicant: Catholic Cemetery Association  
Location: 3500 Lake Avenue  
Appeal: A request for a special use to allow an expansion of SU-2013-0012 permitting a funeral home with crematory in a R1 zoning district.

**Reassigned from November Board of Zoning Appeals – 9:30 a.m.**

5. Proposal: DSV-2020-0107 \_\_\_\_\_  
Applicant: Allen Seely  
Location: 5618 Industrial Road  
Appeal: Appeals for development standards variances to reduce the side and rear yard setback from 25 feet to 3 feet each for an accessory garage in an I2 zoning district.
  
6. Proposal: DSV-2020-0109 \_\_\_\_\_  
Applicant: Xplor Commercial Real Estate Corporation  
Location: 6527 E. State Boulevard  
Appeal: An appeal for a development standards variance to reduce the rear yard setback from the minimum required 10 feet to 6 inches for a cooler addition in a NC zoning district.
  
7. Proposal: DSV-2020-0110 \_\_\_\_\_  
Applicant: Commack Estates  
Location: 1630 Maumee Avenue

Appeal: An appeal for development standards variances to reduce front setback from 35 feet to 21 feet and west side setback from 40 feet to 24 feet to allow additional floors on the existing building in a C3 zoning district.

8. Proposal: DSV-2020-0111 \_\_\_\_\_  
Applicant: Citizen Planning and Development, LLC  
Location: 1320 W. Washington Boulevard  
Appeal: Appeals for development standards variances to reduce allowable square footage for a new house from 950 square feet to 936 square feet and to allow 2 primary residential buildings on 1 platted lot in an R3 zoning district.

**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 December 9, 2020 at 8:30 a.m.

**NEW BUSINESS**

1. Proposal: DSV-2020-0118  
Applicant: Kevin Caldwell  
Location: 15306 Covington Road  
Appeal: An appeal for a development standards variance to reduce the front yard setback from the minimum required 115 feet to 70 feet from centerline to construct a house in an A1 zoning district.
  
2. Proposal: SU-2020-0041  
Applicant: Power Home Solar  
Location: 11212 Leesburg Rd  
Appeal: A request for a special use to allow a solar array in an A1 zoning district.
  
3. Proposal: SU-2020-0042  
Applicant: Anthony Wayne Rehabilitation Center for the Handicapped and blind, Inc.  
Location: 3900 Hursh Road  
Appeal: A request to amend SU-2020-0022, SU-2020-0023, and SU-2020-0024 to allow a 45 square foot freestanding sign in an A3 zoning district.