

DPS/FORT WAYNE BZA HEARING OFFICER

Minutes: 10 April 2013

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

The Fort Wayne BZA Hearing Officer conducted a public hearing on Wednesday 10 April 2013 at 8:30 a.m. in Room 30, Citizens Square. Present were Bryan McMillan, AICP, Senior Land Use Planner, Maureen P. Voors, AICP, CFM, Principal Land Use Planner, Kim Mack, Assistant/Office Manager and Tom Harden, Legal Counsel to the Board.

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

PROPOSAL: CU-2013-0059
APPLICANT: 21st Century Homes for Sycamore Hills Golf Club
REQUEST: A request to amend contingent use 152/87 to allow two guest golf cottages as an accessory use to a golf course in an RP zoning district.
LOCATION: 11844 & 11848 Covington Road, approximately 450 feet northeast of the golf course club house located at 11836 Covington Road, north of the golf cart path, south of 2340 Turnberry Lane and west of 2335 Turnberry Lane, (Section 9 Aboite Township)
PRESENT ZONING: RP/Planned Residential
LAND AREA: approximately 0.56 acre of the 206 acre parcel

After hearing information on the matter, the Hearing Officer made certain Findings of Fact/Law a part of these minutes. Because of those findings, the request was approved as submitted. The approval requires a recorded written commitment and is subject to continuous compliance with conditions in the Findings of Fact. There was no one present in favor of or in opposition to this request.

PROPOSAL: DSV-2013-0052
APPLICANT: Burkhart Advertising for Merrill Lynch
REQUEST: An appeal for a development standards variance to increase permitted wall signage from 50 square feet to 133 square feet (75 square feet existing, 58 additional square feet proposed) in a CM1 zoning district.
LOCATION: 9921 Dupont Circle Drive West, approximately 2,600 feet south of its intersection with East Dupont Road (Section 6 of St Joseph Township)
PRESENT ZONING: CM1/Professional Offices and Personal Services
LAND AREA: 5.99 acres

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

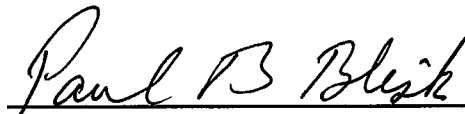
Case No.: UVAR-2012-0043
Applicant: Marshandrius Thorton
Location: 810 West State Boulevard
Appeal: An appeal for a use variance to allow a nursing home employee training facility in an R2 zoning district. (One Year Status Report)

Parkview Hospital, owner of the property, wrote a letter stating that sale of the property did not go through with Ms. Thorton and therefore the variance is no longer needed. There was no one present in favor of or in opposition to this request.

Case No.: SU-2012-0045
Applicant: Big Brothers Big Sisters of Northeast Indiana, Inc.
Location: 1025 West Rudisill Boulevard
Appeal: A request for a special use for a neighborhood facility in an R1 zoning district. (One Year Status Report)

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

There being no further business, the meeting adjourned at 9:34 a.m.



Paul B. Blisk, AICP
BZA Hearing Officer