

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 Thursday March 21, 2019 at **5:30 p.m.**

OLD BUSINESS

1. Proposal: DSV-2019-0015 _____
Applicant: Junior Achievement of Northern Indiana
Location: 550 E. Wallen Road
Appeal: An appeal for a development standards variance to increase allowable size of an electronic message center wall sign from 40 square feet to 128 square feet in a C1 zoning district.
(Continued from March 2019)

NEW BUSINESS

1. Proposal: DSV-2019-0043 _____
Applicant: D.A Brown Engineering Consultants, Inc.
Location: 1014 Henley Cove
Appeal: An appeal for a development standards variance to reduce side yard setback from 25 feet to 21 feet and reduce the front yard setback from 25 feet to 24 feet for a recently constructed house in an R1 zoning district.
2. Proposal: UVAR-2019-0006 _____
Applicant: Graycraft Signs
Location: 5010 W. Jefferson Boulevard
Appeal: An appeal for a use variance to permit an electronic message center for a replacement freestanding sign for a medical office in a RP zoning district.
3. Proposal: DSV-2019-0045 _____
Applicant: Renewing Management
Location: 1604 Reed Road
Appeal: An appeal for a development standards variance to reduce the north side yard setback from 25 feet to 10 feet for a new clubhouse in an RP zoning district.
4. Proposal: DSV-2019-0018 _____
Applicant: Fort Wayne AAL LP
Location: 7125 S. Hanna Street
Appeal: An appeal for a development standards variance to allow upward directed lighting for an assisted living facility in an RP zoning district.
5. Proposal: DSV-2019-0046 _____
Applicant: Oppidian
Location: 1033 W. Washington Center Boulevard
Appeal: An appeal for a development standards variance to reduce the minimum setback for an outside activity area (loading dock) from 50 feet to 10 feet in a C2 zoning district.
6. Proposal: DSV-2019-0047 _____
Applicant: Oppidian
Location: 1033 W. Washington Center Boulevard
Appeal: An appeal for a development standards variance to allow increase permanent outdoor display area from 10 feet to 40 feet from the primary structure for trailer sales in a C2 zoning district.

7. Proposal: DSV-2019-0048 _____
Applicant: Eric Heffley
Location: 1020 Jackson Street
Appeal: Appeals for multiple development standards variances to:
1) Reduce the minimum property width from 60 feet to 29.5 feet;
2) Reduce the minimum property area from 6,000 square feet to 2,950 square feet;
3) Reduce the south side yard setback from the minimum 3 feet for a deck to zero feet;
4) Reduce the north side yard setback minimum from 3 feet to zero for a new detached garage to allow a property split for a new house in a R3 zoning district.

8. Proposal: DSV-2019-0049 _____
Applicant: Eric Heffley
Location: 1018 Jackson Street
Appeal: Appeals for multiple development standards variances to:
1) Permit a third residence on two lots;
2) Reduce the minimum property width from 50 feet to 29.5 feet;
3) Reduce the minimum property area from 6,000 square feet to 2,950 square feet;
4) Reduce the minimum front setback for an open porch from 17 feet to 5 feet;
5) Reduce the north side yard from the minimum required 5 feet to 3 feet;
6) Reduce the south side setback from the minimum required 5 feet to 3 feet;
7) Reduce the minimum south side yard setback for a new detached garage from 3 feet to zero to allow a property split for a new house in a R3 zoning district.

OTHER BUSINESS

1. Approval of March 2019 Minutes _____