

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

Board Members: James Hoch, Rachel Tobin-Smith, Ron Howard, Lakisha Woods, Connie Haas Zuber

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 February 17, 2022 at 5:30 p.m.

**OLD BUSINESS**

1. Proposal: UVAR-2021-0050-WITHDRAWAL REQUESTED \_\_\_\_\_  
Applicant: Jessica Payne  
Location: 2116 W. Ludwig Road  
Appeal: An appeal for a use variance to have a vintage furniture refinishing home workshop in an R1 zoning district.
  
2. Proposal: UVAR-2021-0057 – CONTINUED FROM JANUARY 2022 \_\_\_\_\_  
Applicant: Tim Stirlen  
Location: 7709 Woodbine Avenue  
Appeal: An appeal for a use variance to have a sandblasting business in a R1 zoning district.
  
3. Proposal: DSV-2021-0204 \_\_\_\_\_  
Applicant: Fort Wayne Community Schools  
Location: 950 E. Fairfax Avenue  
Appeal: An appeal for a development standards variance to reduce south minimum setback from 25 feet to 10 feet for a building addition in an R1 zoning district.
  
4. Proposal: DSV-2021-0205 \_\_\_\_\_  
Applicant: Fort Wayne Community Schools  
Location: 950 E. Fairfax Avenue  
Appeal: An appeal for a development standards variance to reduce the minimum landscape buffer yard width along the south property line from 20 feet to 10 feet for a building addition in an R1 zoning district.

**NEW BUSINESS**

1. Proposal: SU-2022-0006 \_\_\_\_\_  
Applicant: Crazy Pinz  
Location: 1414 Northland Boulevard  
Appeal: A request for a special use for a recreation facility to include a bowling alley, indoor miniature golf, and indoor go-kart track in a NC zoning district.
  
2. Proposal: DSV-2022-0012 \_\_\_\_\_  
Applicant: Crazy Pinz  
Location: 1414 Northland Boulevard  
Appeal: An appeal for a development standards variance to allow an individual tenant building at 81,000 square feet to allow for an addition to the existing building in a NC zoning district.
  
3. Proposal: UVAR-2022-0002 \_\_\_\_\_  
Applicant: Drew Hoppas  
Location: 3608 Hazelhurst Drive  
Appeal: An appeal for a use variance to have a second single family house described as a community barn on one property in a R1 zoning district.

4. Proposal: DSV-2022-0003 \_\_\_\_\_  
 Applicant: Drew Hoppas  
 Location: 3608 Hazelhurst Drive  
 Appeal: An appeal for a development standards variance to have two residential buildings on one  
 platted lot in a R1 zoning district.
5. Proposal: SU-2022-0005 \_\_\_\_\_  
 Applicant: Orchard Ridge Country Club  
 Location: 4531 Lower Huntington Road  
 Appeal: A request for a special use to have a country club in a R1 zoning district.
6. Proposal: UVAR-2022-0003 \_\_\_\_\_  
 Applicant: Steven L. Sneary  
 Location: 1225 White Oak Drive  
 Appeal: An appeal for a use variance to permit an office and storage for a commercial kitchen  
 cleaning company in a R1 zoning district.
7. Proposal: DSV-2021-0206 \_\_\_\_\_  
 Applicant: Cammack Estates LLC/CCC Investments LLC  
 Location: 541 E. Douglas Avenue  
 Appeal: Appeals for development standards variances to: 1) have two residential buildings on a platted  
 lot, 2) reduce minimum lot width from 70 feet to 45 feet, 3) reduce front setback from 25 feet  
 to 10 feet, 4) reduce the house side setback from 25 feet to 5 feet, and 5) reduce garage side  
 setback from 10 feet to 5 feet for a proposed two family house and garage, in an R3 zoning  
 district.
8. Proposal: DSV-2021-0207 \_\_\_\_\_  
 Applicant: Cammack Estates LLC/CCC Investments LLC  
 Location: 535 E. Douglas Avenue  
 Appeal: Appeals for development standards variances to: 1) have two residential buildings on a platted  
 lot, 2) reduce minimum lot width from 50 feet to 45 feet, and 3) reduce front setback from 25  
 feet to 10 feet for a proposed two family carriage house in an R3 zoning district.
9. Proposal: DSV-2021-0208 \_\_\_\_\_  
 Applicant: Cammack Estates LLC/CCC Investments LLC  
 Location: 531 E. Douglas Avenue  
 Appeal: Appeals for development standards variances to: 1) have two residential buildings on a platted  
 lot, 2) reduce minimum lot width from 50 feet to 45 feet, and 3) reduce front setback from 25  
 feet to 10 feet for a proposed two family house in an R3 zoning district.

**OTHER BUSINESS**

1. January 2022 Minutes \_\_\_\_\_
2. Discussion Topic – Board vs. Hearing Officer Case Allocation \_\_\_\_\_