

# AGENDA

## FORT WAYNE HEARING OFFICER

The Fort Wayne Hearing Officer will conduct a public hearing in Room #30, Garden Level, Citizens Square, 200 East Berry Street, Fort Wayne, IN on January 12, 2026 at 8:30 a.m.  
Please contact BZA Staff with questions about accessibility: [ACFWBZAZHO@allencounty.us](mailto:ACFWBZAZHO@allencounty.us)

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### Hearing Officer:

Patrick Rew, Deputy Director

### Staff:

Jacob Rose, Maureen Voors, Sean Rigler, Tina Fraley Long

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### NEW BUSINESS

1. Proposal: [DSV-2025-0105](#)  
Applicant: Prestige Remodeling  
Location: 1933 S Calhoun St  
Zoning: C3 - General Commercial  
Description: Reduce the front setback to construct a fence
2. Proposal: [DSV-2025-0106](#)  
Applicant: Wah Wah  
Location: 5311 Winter St  
Zoning: R1 - Single Family Residential  
Description: Reduce rear and side yard setbacks
3. Proposal: [DSV-2025-0107](#)  
Applicant: Connor Blanchard  
Location: 1710 Apple Glen Blvd  
Zoning: SC - Shopping Center  
Description: Increase the height and size of information signage
4. Proposal: [DSV-2025-0115](#)  
Applicant: Vidal Briseno  
Location: 4121 S Clinton St  
Zoning: R2 - Two Family Residential  
Description: Reduce front yard setback
5. Proposal: [DSV-2025-0114](#)  
Applicant: Marisela Vasquez  
Location: 3624 Brentwood Ave  
Zoning: R1 - Single Family Residential  
Description: Reduce side yard setback for already built home

### OTHER BUSINESS

1. Approval of December 2025 Minutes

## AGENDA ALLEN COUNTY HEARING OFFICER

The Allen County Hearing Officer will conduct a public hearing in Room #30, Garden Level, Citizens Square, 200 East Berry Street, Fort Wayne, IN on January 12, 2026 at 8:30 a.m. Please contact BZA Staff with questions about accessibility: [ACFWBZAZHO@allencounty.us](mailto:ACFWBZAZHO@allencounty.us)

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**Hearing Officer:**

Patrick Rew, Deputy Director

**Staff:**

Jacob Rose, Maureen Voors, Sean Rigler, Tina Fraley Long

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**NEW BUSINESS**

1. Proposal: [DSV-2025-0103](#)  
Applicant: Noah Graber  
Location: 13436 2nd Street  
Zoning: R1 - Single Family Residential  
Description: Split lots into two 5000 sq feet lot
  
2. Proposal: [SU-2025-0041](#)  
Applicant: Johnny Richardson  
Location: 16901 Scipio Rd  
Zoning: A1 - Agricultural  
Description: Operate a home enterprise for a machine shop
  
3. Proposal: [DSV-2025-0096](#)  
Applicant: Windsor, Inc.  
Location: 16901 Scipio Rd  
Zoning: A1 - Agricultural  
Description: Increase the height for a new barn
  
4. Proposal: [DSV-2025-0108](#)  
Applicant: Joshua Ungerer  
Location: 14990 Johnson Rd  
Zoning: A1 - Agricultural  
Description: Permit accessory structure larger than primary building and reduce side yard setbacks
  
5. Proposal: [DSV-2025-0110](#)  
Applicant: Ron Derickson  
Location: 2329 Centralyard Ct  
Zoning: I2 - General Industrial  
Description: Reduce side yard setback
  
6. Proposal: [DSV-2025-0111](#)  
Applicant: Luke Unger  
Location: 12405 Saint Joe Road  
Zoning: A3 - Estates  
Description: Reduce rear yard setback for pool

**AGENDA**  
**ALLEN COUNTY HEARING OFFICER**

7.    Proposal:    [DSV-2025-0113](#)  
     Applicant:   Matthew Kovacs  
     Location:     7203 Hosler Rd  
     Zoning:       A1 - Agricultural  
     Description:  Reduce front yard set back for accessory building
  
8.    Proposal:    [DSV-2025-0104](#)  
     Applicant:   Nathan Pratt  
     Location:     2727 Canterbury Blvd  
     Zoning:       AR - Agricultural  
     Description:  Reduce setbacks for existing fence
  
9.    Proposal:    [DSV-2025-0112](#)  
     Applicant:   Shippy Outdoor LLC  
     Location:     1500 Rochus Dr  
     Zoning:       I3 - Intensive Industrial  
     Description:  Allow a digital billboard adjacent to MHS zoning

**OTHER BUSINESS**

1.    Approval of December 2025 Minutes