

DEPARTMENT OF PLANNING SERVICES

SUITE 150, CITIZENS SQUARE
200 EAST BERRY
FORT WAYNE, IN 46802

260-449-7607
260-449-7682
WWW.ALLENCOUNTY.US

TO:
All interested persons

FROM:
Bryan McMillan
Senior Land Use Planner

RE:
Public hearing notice

DATE: July 24, 2019

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PROPOSAL: DSV-2019-0082
APPLICANT: John and Lisa Melton
REQUEST: An appeal for a development standards variance to reduce the front yard setback from the minimum required 115 feet to 77 feet to construct a front porch addition.
LOCATION: 5618 Meyer Road, 150 feet north of its intersection with Alberta Drive (Section 20 of Adams Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.36 acres

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PROPOSAL: DSV-2019-0093
APPLICANT: James and DeAnna Archer
REQUEST: An appeal for a development standards variance to reduce the front yard setback from 30 to 9 feet for a garage addition.
LOCATION: 1340 W. Wallen Road, 540 feet west of its intersection with Aristotle Drive (Section 3 of Washington Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 1.36 acres

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PROPOSAL: DSV-2019-0094
APPLICANT: Keyser Industries
REQUEST: An appeal for a development standards variance to increase number of drive-through signs from a previously approved 3 to 4.
LOCATION: 255 E. Coliseum Boulevard, 800 feet east of its intersection with Speedway Drive (Section 23 of Washington Township)
PRESENT ZONING: C4/Intensive Commercial
LAND AREA: 1.91 acres

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PROPOSAL: DSV-2019-0095
APPLICANT: Keyser Industries
REQUEST: An appeal for a development standards variance to increase number of drive-through signs from 2 to 4.
LOCATION: 3202 Saint Joe Center Road, southeast corner of its intersection with Village of Canterbury Access (Section 19 of St Joseph Township)
PRESENT ZONING: NC/Neighborhood Center
LAND AREA: 1.26 acres

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PROPOSAL: DSV-2019-0096
APPLICANT: Keyser Industries
REQUEST: An appeal for a development standards variance to increase number of drive-through signs from 2 to 4.
LOCATION: 5703 W. Jefferson Boulevard, northwest corner of its intersection with South Bend Drive (Section 7 of Wayne Township)
PRESENT ZONING: C2/Limited Commercial
LAND AREA: 1.45 acres

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PROPOSAL: DSV-2019-0097
APPLICANT: Keyser Industries
REQUEST: An appeal for a development standards variance to increase number of drive-through signs from 2 to 4
LOCATION: 1103 Goshen Avenue, 120 feet southeast of its intersection with St Mary's Avenue (Section 34 of Washington Township)
PRESENT ZONING: I2/General Industrial
LAND AREA: 1.48 acres

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PROPOSAL: DSV-2019-0098
APPLICANT: Keyser Industries
REQUEST: An appeal for a development standards variance to increase number of drive-through signs from 2 to 4.
LOCATION: 5796 Coventry Lane, 550 feet west of its intersection with W. US 24 (Section 23 of Aboite Township)
PRESENT ZONING: C2/Limited Commercial
LAND AREA: 1.84 acres

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PROPOSAL: DSV-2019-0099
APPLICANT: Keyser Industries
REQUEST: An appeal for a development standards variance to increase number of drive-through signs from 2 to 4.
LOCATION: 7640 S. Anthony Boulevard, northwest corner of its intersection with Lafayette Street (Section 36 of Wayne Township)
PRESENT ZONING: SC/Shopping Center
LAND AREA: 1.24 acres

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PROPOSAL: DSV-2019-0100 and DSV-2019-0101
APPLICANT: Keyser Industries
REQUEST1: An appeal for a development standards variance to increase number of drive-through signs from 2 to 4.
REQUEST 2: An appeal for a development standards variance to reduce the front yard setback from 50 to 42 feet for a drive-through sign.
LOCATION: 9827 Lima Road, northwest corner of its intersection with Lima Road Access (Section 3 of Washington Township)
PRESENT ZONING: SC/Shopping Center
LAND AREA: 1.10 acres

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PROPOSAL: SU-2019-0029
APPLICANT: David Weikel
REQUEST: A request for a special use to allow a free-standing solar panel array.
LOCATION: 21720 Antwerp Road, southwest corner of its intersection with State Road 101
(Section 35 of Springfield Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 4.66 acres

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PROPOSAL: UVAR-2019-0012
APPLICANT: 469 Cycle Shop Inc
REQUEST: An appeal to amend UVAR-2017-0031 to allow a 4000 square foot accessory structure for additional storage.
LOCATION: 10433 E. Paulding Road, 2500 feet south of its intersection with Minnich Road (Section 24 of Adams Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 22.61 acres

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