

# 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

The City of Fort Wayne Board of Zoning Appeals will hold a public hearing on **Thursday, August 22, 2019 beginning at 5:30 p.m.** The hearing will be in **Room 35 of the Citizens Square building at 200 East Berry Street.** To seek input on these issues, the Board has asked us to inform you of this public hearing and encourage you to attend. That is the purpose of this notice. Included on the agenda is the following request.

PROPOSAL: DSV-2019-0081 and UVAR-2019-0015  
APPLICANT: Blue Eagle Real Estate LLC  
REQUEST 1: An appeal for a development standards variance to reduce required setback for a privacy fence from 25 feet to 0 feet.  
REQUEST 2: An appeal for a use variance to allow a solid steel fence.  
LOCATION: 2612 E. Pontiac Street, southwest corner of its intersection with Fruehauf Drive (Section 18 of Adams Township)  
PRESENT ZONING: I2/General Industrial  
LAND AREA: 4.58 acres

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**Please note this application does not seek to rezone the property.** Rather, it requests approval of the Board for deviations from required use and development standards. The Board may approve the request if the applicant can prove that the request will meet the legal requirements of the Zoning Ordinance.

If you're unable to attend the hearing but want to be heard, or, if you're planning to attend and wish to submit information for review, please get your comments to us before **12:00 p.m. on Wednesday, August 21st, 2019.** This will allow us to have the information ready before the hearing.

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PROPOSAL: DSV-2019-0085  
APPLICANT: Matt Fletter  
REQUEST: An appeal for a development standards variance to reduce the minimum rear yard setback from 3 feet to 2 feet to construct a carport.  
LOCATION: 1240 St. Joe Boulevard, south of its intersection with Dearborn Street  
(Section 1 of Wayne Township)  
PRESENT ZONING: R3/Multi-Family Residential  
LAND AREA: 0.12 acres

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PROPOSAL: DSV-2019-0086  
APPLICANT: Robert Cline  
REQUEST: An appeal for a development standards variance to reduce the rear yard setback from 40 feet to 14 feet for an accessory structure.  
LOCATION: 1028 W. Cook Road  
PRESENT ZONING: C1/Professional Office and Personal Services  
LAND AREA: 0.12 acres

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PROPOSAL: DSV-2019-0087  
APPLICANT: SIRVA Worldwide  
REQUEST: An appeal for a development standards variance to increase allowable square footage for a wall sign to exceed 5% coverage.  
LOCATION: 101 E. Washington Boulevard, northwest corner of its intersection with S Calhoun Street (Section 2 of Wayne Township)  
PRESENT ZONING: DC/Downtown Core  
LAND AREA: 1.08 acres

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PROPOSAL: DSV-2019-0088, 0089, 0090  
APPLICANT: Eric Heffley/West End Workers Cottages LLC  
REQUEST 1: An appeal for a development standards variance to reduce the minimum west side yard setback from 3 feet to 2 feet to construct a detached garage.  
REQUEST 2: An appeal for a development standards variance to reduce the minimum west side yard setback from 5 feet to 1.5 feet to construct a 2nd story addition to a house.  
REQUEST 3: An appeal for a development standards variance to reduce the minimum west side yard setback to 0 (zero) to construct a deck.  
LOCATION: 1019 Wilt Street, 155 feet east of its intersection with Rockhill Street (Section 11 of Wayne Township)  
PRESENT ZONING: R2/Two-Family Residential  
LAND AREA: 0.08 acres

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PROPOSAL: DSV-2019-0091 and DSV-2019-0092  
APPLICANT: David Buuck  
REQUEST: An appeal for a development standards variance to reduce the required rear setback from 25 feet to 18.5 feet for a new structure.  
REQUEST 2: An appeal for a development standards variance to reduce the required rear setback from 25 feet to 18.5 feet for a new structure.  
LOCATION: 515 Constance Avenue and 3511 Allen Avenue, 250 feet east of its intersection with Eleanor Avenue (Section 25 of Washington Township)  
PRESENT ZONING: R1/Single Family Residential  
LAND AREA: 0.56 acres

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