

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:
November 27, 2019

The Allen County Board of Zoning Appeals will hold a public hearing on **Wednesday, December 18, 2019 beginning at 1:00 p.m. in Room 35 of the Citizens Square, 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. Included on the agenda is the following request.

PROPOSAL: CU-2019-0001
APPLICANT: Muslim Community Help Cemetery Association, Inc.
REQUEST: A request for a contingent use to allow a cemetery.
LOCATION: 8631 Decatur Road, 1190 feet south of its intersection with Maples Road (Section 31 of Adams Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 14.48 acres

AFTER December 9, 2019 PLEASE GO TO OUR WEBSITE

AT: www.allencounty.us/departments-of-planning-services FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decisions, please contact our office.

Please note this application does not seek to rezone the property. Rather, it requests approval of the Board for a deviation 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 have your comments to us before **12:00 p.m. on Tuesday, December 17, 2019**. This will allow us to have the information ready before the hearing.

Thank you for your attention to this matter. Please call us if you have any questions.

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PROPOSAL: DSV-2019-0140
APPLICANT: The Baldus Company
REQUEST: An appeal for a development standards variance to allow a master sign plan including an additional freestanding sign and information signs larger than ordinance standards for The Chapel.
LOCATION: 2505 S. West Hamilton Road, northeast corner of its intersection with Covington Road (Section 8 of Aboite Township)
PRESENT ZONING: R3/Multi-Family Residential
LAND AREA: 21.82 acres

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PROPOSAL: SU-2019-0044
APPLICANT: Lengacher Meats
REQUEST: A request for a special use to amend RSU-2014-0128, a home workshop for custom meat processing, to replace 3 refrigerated semi-trailers with a freestanding cooler/freezer building.
LOCATION: 13601 Antwerp Road, 2250 feet west of its intersection with Roth Road (Section 25 of Cedar Creek Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 31.56 acres

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PROPOSAL: SU-2019-0047 and DSV-2019-0145
APPLICANT: JB Towers
REQUEST 1: A request for a special use to allow a commercial communications tower.
REQUEST 2: An appeal to increase maximum height of a tower from 80 feet to 120 feet.
LOCATION: 17455 Lochner Road, 2000 feet south of its intersection with Garman Road (Section 10 of Cedar Creek Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 19.30 acres

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