

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 City of Fort Wayne Hearing Officer will hold a public hearing on **Wednesday, December 11, 2019 beginning at 8:30 a.m. in Room 30 of 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: DSV-2019-0138
APPLICANT: Eric Heffley
REQUEST: An appeal to amend development standards variance DSV-2019-0048 to increase allowable size of a deck along the south property line from 144 square feet to 224 square feet.
LOCATION: 1020 Jackson Street, 100 feet north of its intersection with W. Jefferson Blvd (Section 11 of Wayne Township)
PRESENT ZONING: R3/Multi-Family Residential
LAND AREA: 0.14 acres

AFTER December 6th, 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 10th, 2019**. This will allow us to have the information ready before the hearing.

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PROPOSAL: DSV-2019-0139
APPLICANT: Colonial Homes Inc.
REQUEST: An appeal for a development standards variance to increase allowable height for a detached garage from 25 feet to 28 feet in an A3 zoning district.
LOCATION: 10308 Riverhouse Lane, 1150 feet north of its intersection with Saint Joe Road (Section 27 of Cedar Creek Township)
PRESENT ZONING: A3/Estates
LAND AREA: 3 acres

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PROPOSAL: SU-2019-0042
APPLICANT: Robert and Joyce Kaufman
REQUEST: A request for a special use to allow a ground-mounted solar panel in an A1 zoning district.
LOCATION: 18808 Fogel Road, 2600 feet south of its intersection with W. North County Line Road (Section 2 of Eel River Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 12.05 acres

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PROPOSAL: SU-2019-0043
APPLICANT: David Geller
REQUEST: A request for a special use for a nonconforming use to expand the existing commercial plant nursery in an R1 zoning district.
LOCATION: 12515 Coldwater Road, west of its intersection with Laddle Lane (Section 28 of Perry Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 23.14 acres

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