

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 Board of Zoning Appeals will hold a public hearing on **Thursday, December 19th, 2019 beginning at 5:30 p.m. in Room 35 of Citizens Square, 200 East Berry Street.** To seek input on these issues, the Board directed us to inform you of this public hearing and encourage you to attend. Included on the agenda is the following request.

PROPOSAL: DSV-2019-0131
APPLICANT: Jeff McMahan
REQUEST: An appeal of development standards to amend the Jefferson Pointe Master Sign Plan to: 1) increase the number of entry signs; 2) increase the size and height of information signs; and 3) increase blade signage in a SC zoning district.
LOCATION: 4130 W. Jefferson Boulevard (Jefferson Pointe), at the west corner of its intersection with Illinois Road (Section 8 of Wayne Township)
PRESENT ZONING: SC/Shopping Center
LAND AREA: 33.85 acres

AFTER December 13th, 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 decision, 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 get your comments to us before **12:00 p.m. on Wednesday, December 18th, 2019.** This will allow us to have the information ready before the hearing.

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PROPOSAL: DSV-2019-0142, 0143, 0144
APPLICANT: Kevin Brown
REQUEST 1: An appeal for a development standards variance to allow gravel in place of hard pavement for a semi-truck and trailer display area.
REQUEST 2: An appeal for a development standards variance to eliminate required south side landscape screening for a semi-truck and trailer display area.
REQUEST 3: An appeal for a development standards variance to eliminate required west side landscape screening for a semi-truck and trailer display area.
LOCATION: 4425 W. Washington Boulevard, 800 feet west of its intersection with US 33 (Section 20 of Washington Township)
PRESENT ZONING: C3/General Commercial
LAND AREA: 83.44 acres

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PROPOSAL: SU-2019-0045
APPLICANT: Amy J. Krider
REQUEST: A request for a special use to allow a Class II child care facility.
LOCATION: 9540 Spurwood Court, 200 feet east of its intersection with Turf Lane (Section 15 of Aboite Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.35 acres

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PROPOSAL: SU-2019-0046
APPLICANT: Amy J. Krider
REQUEST: A request for a special use to allow a Class II child care facility.
LOCATION: 3719 Marchfield Place, 455 feet south of its intersection of Summersworth Run (Section 14 of Aboite Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.28 acres

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PROPOSAL: UVAR-2019-0025
APPLICANT: Curtis Butler
REQUEST: An appeal for a use variance to allow a self-storage facility.
LOCATION: 6205 E State Boulevard, 225 feet west of its intersection with Maplecrest Road (Section 33 of Saint Joseph Township)
PRESENT ZONING: C2/Limited Commercial
LAND AREA: 0.51 acres

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