

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:
December 26, 2018

The Allen County Board of Zoning Appeals will hold a rescheduled public hearing on **January 16th, 2019 beginning at 1:00 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-2018-0108
APPLICANT: Ben and Haylie McHenry
REQUEST: An appeal for a development standards variance to reduce side setback from 5 feet to 3 feet and rear setback from 25 feet to 1 foot for an accessory building already under construction.
LOCATION: 16417 Gar Creek Road, 1200 feet west of its intersection with North Webster Road (Section 34 of Milan Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 0.5 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 Tuesday, January 15, 2019.** This will allow us to have the information ready before the hearing.

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PROPOSAL: DSV-2018-0109
APPLICANT: Northeastern Development Corp
REQUEST: To increase maximum number of homes served by one entrance from 150 to 155 in a major subdivision.
LOCATION: 7700 Block of Schwartz Rd, west of its intersection with Kathy Drive (Section 12 of Saint Joseph Township)
PRESENT ZONING: A1/Agriculture and R1/Single-Family Residential
LAND AREA: approximately 42 acres

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PROPOSAL: DSV-2018-0110
APPLICANT: Wendell and Naoma Sparks
REQUEST: To reduce the minimum required front setback from 57 feet to 50 feet for a newly constructed open porch.
LOCATION: 3409 W. North County Line Road, 5100 feet east of its intersection with Hand Road (Section 1 of Eel River)
PRESENT ZONING: A1/Agriculture
LAND AREA: 1.15 acres

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PROPOSAL: DSV-2018-0111
APPLICANT: Martin Lengacher
REQUEST: To permit an accessory structure size larger than the primary structure size.
LOCATION: 16732 Cuba Road, 1250 feet north of its intersection with Hursttown Road
(Section 8 of Springfield Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 0.95 acres

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The Allen County Hearing Officer will hold a public hearing on **Wednesday, January 9, 2019 beginning at 8:30 a.m.** The hearing will be in **Room 30 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: SU-2018-0053 and UVAR-2018-0021
APPLICANT: Von Aries Kennels
ACTION 1: A Status Hearing on SU-2017-0049 for an animal kennel.
ACTION 2: A Status Hearing on UVAR-2017-0040 for a dog grooming operation.
LOCATION: 1524 Hathaway Road, north of its intersection with Talons Reach Blvd
(Section 20 of Perry Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 8.35 acres

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PROPOSAL: SU-2018-0057
APPLICANT: Enos Graber
REQUEST: To expand an existing greenhouse operation by adding a 1200 square foot greenhouse and a 2944 square foot warehouse.
LOCATION: 17105 Springfield Center Road, northwest corner of its intersection with Boger Road (Section 17 of Springfield Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 12.08 acres

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PROPOSAL: UVAR-2018-0027
APPLICANT: TM Manufacturing
REQUEST: To allow a counter assembly and finish shop business.
LOCATION: 10755 Roberts Road, 1400 feet north of its intersection with Notestine Road (Section 32 of Springfield Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 11.07 acres

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