

# 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 City of Fort Wayne 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: DSV-2018-0112  
APPLICANT: Rachel Rayburn  
REQUEST: To reduce required side yard setback from 10 feet to 3 feet for a solar array.  
LOCATION: 937 3<sup>rd</sup> Street, southeast corner of its intersection with Oakland Street (Section 3 of Wayne Township)  
PRESENT ZONING: R2/Two-Family Residential  
LAND AREA: 0.10 acres

**AFTER January 4th, 2019 PLEASE GO TO OUR WEBSITE AT [www.allencounty.us/department-of-planning-services](http://www.allencounty.us/department-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. More information is on file at our office on the first floor of the Citizens Square Building.

**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 8, 2019.** This will allow us to have the information ready before the hearing.

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PROPOSAL: DSV-2018-0113  
APPLICANT: Design Collaborative Inc.  
REQUEST: To increase allowable free standing sign height from 8 to 30 feet and square footage from 80 to 127.5 feet.  
LOCATION: 6345 Innovation Blvd, northwest corner of its intersection with Innovation Court (Section 16 of Washington Township)  
PRESENT ZONING: I2/General Industrial  
LAND AREA: 4.58 acres

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PROPOSAL: DSV-2018-0114  
APPLICANT: Jaer and Lucretia Cardenas  
REQUEST: Appeals for the following development standards variances:  
1. Reduce minimum lot width from 50 feet to 29 feet.  
2. Reduce minimum lot size from 6000 square feet to 1429 square feet.  
3. Eliminate minimum parking standards.  
4. Increase number of permitted structures to three on a platted lot.  
To create two single family homes from an existing duplex.  
LOCATION: 1113 Rockhill Street, 120 feet south of its intersection with W Jefferson Blvd  
(Section 11 of Wayne Township)  
PRESENT ZONING: R3/Multi-Family Residential  
LAND AREA: 0.06 acres

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**PROPOSAL:** DSV-2018-0115

**APPLICANT:** Jaer and Lucretia Cardenas

**REQUEST:** Appeals for the following development standards variances:

1. Reduce minimum lot width from 50 feet to 26 feet.
2. Reduce minimum lot size from 6000 square feet to 1312 square feet.
3. Eliminate minimum parking standards.

**LOCATION:** To create two single family homes from an existing duplex  
1115 Rockhill Street, 120 feet south of its intersection with W Jefferson Blvd  
(Section 11 of Wayne Township)

**PRESENT ZONING:** R3/Multi-Family Residential

**LAND AREA:** 0.06 acres

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PROPOSAL: SU-2018-0058  
APPLICANT: Allen Seely  
REQUEST: A request for a special use to allow ground mounted solar array.  
LOCATION: 3535 W. Cook Road, 675 feet east of its intersection with Huguenard Road  
(Section 16 of Washington Township)  
PRESENT ZONING: R1/Single Family Residential  
LAND AREA: 6.67 acres

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