

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: June 26, 2019

The City of Fort Wayne Hearing Officer will hold a public hearing on **Wednesday, July 10, 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-2019-0075 and DSV-2019-0076
APPLICANT: William Quick
REQUEST 1: To reduce the minimum front yard setback from 115 feet to 75 feet to construct an 8-foot high fence.
REQUEST 2: To reduce the minimum front yard setback from 107 feet to 66 feet to construct a front porch.
LOCATION: 2460 Reed Road, southeast corner of its intersection with Dodge Avenue (Section 32 St. Joseph Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.99 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, July 9th, 2019.** This will allow us to have the information ready before the hearing.

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PROPOSAL: DSV-2019-0077
APPLICANT: Mega Properties LLC
REQUEST: To allow 2 homes on one platted lot.
LOCATION: 5812 Winter Street
PRESENT ZONING: RP/Planned Residential
LAND AREA: 0.51 acres

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PROPOSAL: DSV-2019-0078
APPLICANT: 7530 South Anthony Blvd, LLC
REQUEST: 1) Reduce minimum parking to 0,
2) Reduce front yard setback from 50 feet to 0 feet,
3) Reduce side yard setback from 25 feet to 0 feet,
4) Reduce rear yard setback from 50 feet to 0 feet to allow a property split of an existing structure
LOCATION: 7528 South Anthony Blvd, 600 feet west of its intersection with US 27 (Section 36 of Wayne Township)
PRESENT ZONING: SC/Shopping Center
LAND AREA: 9.90 acres

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PROPOSAL: DSV-2019-0079
APPLICANT: 7530 South Anthony Blvd, LLC
REQUEST: To reduce side yard setback from 25 feet to 0 feet to allow a property split of an existing structure.
LOCATION: 7530 South Anthony Blvd, 600 feet west of its intersection with US 27 (Section 36 of Wayne Township)
PRESENT ZONING: SC/Shopping Center
LAND AREA: 9.90 acres

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The City of Fort Wayne Board of Zoning Appeals will hold a public hearing on **Thursday, July 18, 2019 beginning at 5:30 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: SU-2019-0026
APPLICANT: Sandra Barker
REQUEST: A request for a special use to allow a Class II child care home.
LOCATION: 1350 Ashley Avenue, 425 feet west of its intersection with Woodbine Avenue
(Section 10 of Washington Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.23 acres

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PROPOSAL: SU-2019-0027
APPLICANT: Reba Enterprises, LLC
REQUEST: A request for a special use for a non-conforming use to allow an expansion (replacement of a changeable copy sign).
LOCATION: 930 E. Coliseum Boulevard, 400 feet east of its intersection with Parnell Avenue (Section 25 of Washington Township)
PRESENT ZONING: C4/Intensive Commercial
LAND AREA: 1.45 acres

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PROPOSAL: SU-2019-0028
APPLICANT: B & S of Fort Wayne, Inc.
REQUEST: A request for a special use for a non-conforming use to allow an expansion (replacement of a changeable copy sign).
LOCATION: 2910 Goshen Road, 400 feet south of its intersection with W Coliseum Road (Section 28 of Washington Township)
PRESENT ZONING: C4/Commercial
LAND AREA: 1.21 Acres

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PROPOSAL: UVAR-2019-0011
APPLICANT: Tim Bussick
REQUEST: An appeal for a use variance to allow two dental offices.
LOCATION: 10630 Lima Road, east of its intersection with Broken Oak Road
(Section 32 of Perry Township)
PRESENT ZONING: AR/Low Intensity Residential
LAND AREA: 2.46 acres

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