

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:
May 29, 2019

The Allen County Board of Zoning Appeals will hold a rescheduled public hearing on **June 19, 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-2019-0065
APPLICANT: Mark Allen Girod
REQUEST: To reduce front yard setback for an accessory structure from 115 feet to 15 feet.
LOCATION: 18324 Doty Road, 1350 feet east of its intersection with Brush College Road
(Section 13 of Doty Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 5.8 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, June 12th, 2019.** This will allow us to have the information ready before the hearing.

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PROPOSAL: DSV-2019-0066 and DSV-2019-0067
APPLICANT: J & R Investment Properties LLC
REQUEST 1: To reduce east side yard setback from 5 feet to zero feet and to reduce the allowable square footage of a lot from 8500 to 7,800 square feet for a property split.
REQUEST 2: To reduce west side yard setback from 5 feet to zero feet for a property split.
LOCATION: 4728 Center Street and 22410 Maple Lane, southwest corner of Maple Lane and Center Street (Section 20 of Maumee Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.46 acres

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PROPOSAL: SU-2019-0019
APPLICANT: Power Home Solar
REQUEST: A request for a special use to allow ground mounted solar panels.
LOCATION: 11713 West Washington Center Road, 1850 feet west of its intersection with Felger Road (Section 21 of Lake Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 3.18 acres

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PROPOSAL: SU-2019-0020
APPLICANT: SKB, LLC
REQUEST: A request for a special use to continue to permit a manufactured home.
LOCATION: 17208 State Road 37, 200 feet south of its intersection with Roberts Road
(Section 32 of Springfield Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.48 acres

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PROPOSAL: SU-2019-0021
APPLICANT: Ervin M. Graber
REQUEST: A request for a special use to convert an existing accessory building into a single family residence.
LOCATION: 18444 Doehrman Road, southwest corner of its intersection with Roemke Road (Section 13 of Milan Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 20 acres

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PROPOSAL: SU-2019-0022
APPLICANT: Daniel G. Plummer
REQUEST: A request for a special use to allow a home enterprise (trucking business).
LOCATION: 14428 Johnson Road, 1300 feet south of its intersection with Heffelfinger Road
(Section 22 of Eel River Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 3 acres

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PROPOSAL: SU-2019-0023
APPLICANT: Jeff Holcombe
REQUEST: To amend conditions SU-2015-0005 allowing a reception hall to also allow an accessory restroom building.
LOCATION: 5910 Maples Road, 1200 feet west of its intersection with Marion Center Road (Section 4 of Marion Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 22.52 acres

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