

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 City of Fort Wayne Board of Zoning Appeals will hold a public hearing on **Thursday, June 20, 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.

PROPOSALS: DSV-2019-0068
APPLICANT: City of Fort Wayne
REQUEST: To reduce the north setback for a new emergency generator from 115 feet to 70 feet.
LOCATION: 3020 Hillegas Road, southeast corner of its intersection with Butler Road (Section 33 of Washington Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 6.91 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 Wednesday, June 19, 2019.** This will allow us to have the information ready before the hearing. Thank you for your attention to this matter. Please call us if you have any questions.

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PROPOSALS: DSV-2019-0069
APPLICANT: Paradigm Tech LLC
REQUEST: To reduce the minimum south side yard setback from 3 feet to 2 feet for an existing deck.
LOCATION: 4025 Huth Drive, 250 feet north of its intersection with Aboite Center Road (Section 13 of Aboite Township)
PRESENT ZONING: AR/Low Intensity Residential
LAND AREA: 0.44 acres

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PROPOSALS: DSV-2019-0070
APPLICANT: William Heyer for St. Vincent de Paul Catholic Church
REQUEST: To reduce the front yard setback from 115 feet to 75 feet for a new chapel.
LOCATION: 1711 E. Wallen Road, northwest corner of its intersection with Auburn Road
(Section 1 of Washington Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 1.55 acres

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PROPOSALS: DSV-2019-0071
APPLICANT: Parkview Health System, Inc.
REQUEST: 1) increase the maximum height for information signs from 3 feet to 12 feet; and
2) increase the maximum size for information signs from 6 square feet to 14 square feet.
LOCATION: 1909 Carew Street, 1000 feet south of its intersection with East State Blvd
(Section 31 of St. Joseph Township)
PRESENT ZONING: C1/Professional Office and Personal Services
LAND AREA: 2.72 acres

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PROPOSALS: DSV-2019-0072
APPLICANT: Cook Road AAL LP
REQUEST: To increase the maximum permitted sign height for one on-site information sign from 3 feet to 6 feet.
LOCATION: 3731 W. Cook Road, southeast corner of its intersection with Huguenard Road (Section 16 of Washington Township)
PRESENT ZONING: C3/General Commercial
LAND AREA: 5.13 acres

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PROPOSALS: SU-2018-0007
APPLICANT: Black and White Investments
REQUEST: A request for a special use to allow a solar array in an R3 zoning district.
(HEARING TO CONSIDER REVOCATION OF LAST YEAR'S APPROVAL)
LOCATION: 4225 Queen Street southwest corner of its intersection with McKinnie Ave
(Section 19 of Adams Township)
PRESENT ZONING: R3/Multiple Family Residential
LAND AREA: 7.65 acres

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PROPOSALS: SU-2019-0024
APPLICANT: Hoosier Assisted Living LLC
REQUEST: A request for a special use to allow a large group residential facility.
LOCATION: 7210 Covington Road northwest of its intersection with Hadley Road
(Section 12 of Aboite Township)
PRESENT ZONING: AR/Low Intensity Residential
LAND AREA: 0.84 acres

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PROPOSALS: UVAR-2019-0008
APPLICANT: BKS Sales and Service
REQUEST: To allow outdoor automotive sales without a primary structure.
LOCATION: 1802 S. Harrison Street, southwest corner of its intersection with Wallace Street
(Section 11 of Wayne Township)
PRESENT ZONING: I1/Limited Industrial
LAND AREA: 0.09 acres

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