

# 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: October 30, 2019

The City of Fort Wayne Hearing Officer will hold a public hearing on **Wednesday, November 13, 2019 beginning at 8:30 a.m. in Room 30 of Citizens Square, 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. Included on the agenda is the following request.

PROPOSAL: DSV-2019-0130  
APPLICANT: Allen County Sheriff's Department  
REQUEST: An appeal for a development standards variance to reduce the minimum required setback from a residential zoning district for a freestanding sign from 150 feet to 10 feet.  
LOCATION: 5215 E. Paulding Road, 3,900 feet west of its intersection with Adams Center Road (Section 21 of Adams Township)  
PRESENT ZONING: I3/Heavy Industrial  
LAND AREA: 197.43 acres

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**Please note this application does not seek to rezone the property.** Rather, it requests approval of the Board for a deviation 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 have your comments to us before **12:00 p.m. on Tuesday, November 12, 2019**. This will allow us to have the information ready before the hearing.

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PROPOSAL: DSV-2019-0132  
APPLICANT: Bethel United Methodist Church  
REQUEST: An appeal for development standards variances to increase allowable size, height, number of freestanding signs permitted and include uplighting of a sign.  
LOCATION: 8405 Lima Road, 500 feet south of its intersection with Gillmore Drive (Section 10 of Washington Township)  
PRESENT ZONING: C1/Professional Office and Personal Services  
LAND AREA: 9.81 acres

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PROPOSAL: DSV-2019-0133  
APPLICANT: Patricia J. Pikel and Jeffrey Pikel  
REQUEST: An appeal for a development standards variance to reduce the minimum required setback for a replacement solid fence from 25 feet to 0 feet.  
LOCATION: 808 E. Gump Road, southeast corner of its intersection with Coldwater Road (Section 15 of Perry Township)  
PRESENT ZONING: A1/Agriculture  
LAND AREA: 2.54 acres

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PROPOSAL: DSV-2019-0134  
APPLICANT: Wiehe Engineers c/o Bill Terry  
REQUEST: An appeal for a development standards variance to reduce side yard setback from 10 feet to 4 feet for dumpster enclosure.  
LOCATION: 6131 Stellhorn Road, 335 feet west of its intersection with Maplecrest Road (Section 21 of St. Joseph Township)  
PRESENT ZONING: C2/Limited Commercial  
LAND AREA: 0.85 acres

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PROPOSAL: DSV-2019-0135  
APPLICANT: Bravas c/o Bo Gonzalez  
REQUEST: An appeal for a development standards variance to reduce the required rear yard setback from 25 feet to 1 foot to match the existing building for an expansion.  
LOCATION: 3430 Fairfield Ave, northwest corner of its intersection with Nuttman Avenue (Section 14 of Wayne Township)  
PRESENT ZONING: UC/Urban Corridor  
LAND AREA: 0.12 acres

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PROPOSAL: DSV-2019-0137  
APPLICANT: Lutheran Social Services Inc.  
REQUEST: An appeal for a development standards variance to allow a 7-foot high ornamental fence in a front yard.  
LOCATION: 333 E. Lewis Street, northwest corner of its intersection with US 27/Lafayette Street (Section 11 of Wayne Township)  
PRESENT ZONING: DE/Downtown Edge  
LAND AREA: approximately 0.88 acres

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PROPOSAL: SU-2019-0038  
APPLICANT: Kurt Losier  
REQUEST: A request for a special use to allow ground-mounted solar panels.  
LOCATION: 3603 S. West Hamilton Road, 1,500 feet north of its intersection with Aboite Center Road (Section 17 of Aboite Township)  
PRESENT ZONING: A3/Estates  
LAND AREA: 21 acres

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