

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: September 25, 2019

The Allen County Hearing Officer will hold a public hearing on **Wednesday, October 9th, 2019 beginning at 8:30 a.m. in Room 30 of Citizens Square 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. Included on the agenda is the following request.

PROPOSAL: DSV-2019-0116
APPLICANT: Justin Roberts
REQUEST: An appeal for a development standards variance to reduce front yard setback from 115 feet to 74 feet for a garage addition.
LOCATION: 7533 Hosler Road, 130 feet east of its intersection with Whispering Hollow (Section 17 of Cedar Creek Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 0.46 acres

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Please note this application does not seek to rezone the property. Rather, it requests approval for a deviation from the 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, October 8th, 2019.** This will allow us to have the information ready before the hearing.

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PROPOSAL: DSV-2019-0117
APPLICANT: Pamela J. Sliger
REQUEST: An appeal for a development standards variance to reduce the front yard setback from the minimum required 115 feet to 60 feet to rebuild a house.
LOCATION: 5202 W. Wallen Road, 650 feet east of its intersection with Fritz Road (Section 5 of Washington Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 2.15 acres

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PROPOSAL: DSV-2019-0118
APPLICANT: Gene M. and Deborah Sue Reed
REQUEST: An appeal for a development standards variance to reduce front yard setback from 115 feet to 62 feet for a house addition.
LOCATION: 20023 Wyburn Road, 300 feet west of its intersection with Railroad Street (Section 7 of Monroe Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 3.06 acres

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PROPOSAL: DSV-2019-0119
APPLICANT: Emmanuel Community Church
REQUEST: An appeal for a development standards variance to eliminate a portion of the required landscape screening for a parking lot expansion.
LOCATION: 7227 Bittersweet Moors Drive, northeast corner of its intersection with W. US 24 (Section 28 of Aboite Township)
PRESENT ZONING: R2/Two-Family Residential
LAND AREA: 4.25 acres

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PROPOSAL: DSV-2019-0120 and DSV-2019-0121
APPLICANT: Melody D Smith
REQUEST 1: An appeal for development standards variances to reduce allowable lot width from 50 feet to 32 feet and to reduce allowable lot size from 6,000 square feet to 4,800 square feet to split a property.
REQUEST 2: An appeal for a development standards variance to reduce allowable lot width from 50 feet to 32 feet, to reduce total lot size from 6,000 square feet to 4,800 square feet, and reduce side yard setback from 5 feet to 4.7 feet to split a property.
LOCATION: 1328 and 1330 Summit Street, 50 feet west of its intersection with Cedar Street.
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.22 acres

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PROPOSAL: DSV-2019-0122
APPLICANT: Cook Road AAL LP
REQUEST: An appeal for a development standards variance to allow upward directed lighting for two freestanding signs.
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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PROPOSAL: SU-2019-0035
APPLICANT: Ag Technologies Inc
REQUEST: A request for a special use to allow a solar panel.
LOCATION: 15404 Hoffman Road, 2000 feet east of its intersection with Wilson Road
(Section 10 of Madison Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 1.89 acres

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