

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

REVOCATION HEARING

RE:
Public hearing notice

DATE:
September 25, 2019

The City of Fort Wayne Board of Zoning Appeals will hold a public hearing on **Thursday, October 17th, 2019 beginning at 5:30 p.m. in Room 35 of Citizens Square, 200 East Berry Street.** To seek input on these issues, the Board directed us to inform you of this public hearing and encourage you to attend. Included on the agenda is the following request.

PROPOSAL: DSV-2018-0106
APPLICANT: Ron Timmons
REQUEST: An appeal for a development standards variance to eliminate the minimum required parking lot setbacks and eliminate the minimum required buffering for a parking lot.
LOCATION: 1530 Spy Run Avenue, southeast corner of its intersection with Anderson Avenue (Section 1 of Wayne Township)
PRESENT ZONING: R3/Multi-Family Residential
LAND AREA: 0.08 acres

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Please note this application does not seek to rezone the property. The Board previously approved the request and is now considering revocation of that approval in consideration of the legal requirements of the Zoning Ordinance.

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PROPOSAL: DSV-2019-0125
APPLICANT: Jerry Tompkins
REQUEST: An appeal for a development standards variance to reduce front yard setback for an existing pool from 25 feet to 11 feet facilitate a property split.
LOCATION: 2906 McArthur Drive, 175 feet east of its intersection with Beaty Avenue (Section 33 of Wayne Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.28 acres

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PROPOSAL: DSV-2019-0126
APPLICANT: Brockman Furnace Co., Inc.
REQUEST: An appeal for a development standards variance to allow a second freestanding sign.
LOCATION: 3750 Wells Street, southwest corner of its intersection with Fernhill Avenue (Section 20 of Washington Township)
PRESENT ZONING: I2/General Industrial
LAND AREA: 0.58 acres

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PROPOSAL: DSV-2019-0127
APPLICANT: FWH Venture, LLC
REQUEST: An appeal for a development standards variance to increase allowable height for a freestanding sign to 70 feet.
LOCATION: 305 E. Washington Center Road, northwest corner of its intersection with Coldwater Road (Section 14 of Washington Township)
PRESENT ZONING: C2/Limited Commercial
LAND AREA: 10.23 acres

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PROPOSAL: DSV-2019-0128
APPLICANT: Creative Sign Resources
REQUEST: An appeal for a development standards variance to allow a second freestanding sign.
LOCATION: 7310 Innovation Boulevard, southeast corner of its intersection with W Cook Road (Section 16 of Washington Township)
PRESENT ZONING: I2/General Industrial
LAND AREA: 25.05 acres

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PROPOSAL: DSV-2019-0129
APPLICANT: Brick Properties LLC
REQUEST: An appeal for a development standards variance to reduce the east side yard setback from the minimum required 3 feet to 2.8 feet for an existing detached garage.
LOCATION: 816 W. Jefferson Boulevard, 125 feet west of its intersection with Van Buren Street (Section 11 of Wayne Township)
PRESENT ZONING: R3/Multi-Family Residential
LAND AREA: 0.10 acres

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PROPOSAL: SU-2019-0037
APPLICANT: Brian Loera
REQUEST: A request for a special use to allow general automobile service (outdoor vehicle sales).
LOCATION: 433 W. Paulding Road, 75 feet south west of its intersection with Hoagland Avenue (Section 26 of Wayne Township)
PRESENT ZONING: I1/Limited Industrial
LAND AREA: 0.39 acres

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PROPOSAL: UVAR-2018-0023
APPLICANT: Premier Paint and Sip Studio, LLC
REQUEST: An appeal for a use variance to operate a commercial art studio (customer art classes in a RP zoning district)
LOCATION: 4605 W. Jefferson Boulevard, southwest corner of its intersection with Randall Road (Section 8 of Wayne Township)
PRESENT ZONING: RP/Planned Residential
LAND AREA: 0.35 acres

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PROPOSAL: UVAR-2019-0021
APPLICANT: Seth J. Taylor
REQUEST: An appeal for a use variance to allow a coffee shop.
LOCATION: 1507 Spy Run Avenue, southwest corner of its intersection with 4th Street
(Section 2 of Wayne Township)
PRESENT ZONING: R3/Multi-Family Residential
LAND AREA: 0.18 acres

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PROPOSAL: UVAR-2019-0022
APPLICANT: Ruoff Home Mortgage
REQUEST: An appeal for a use variance to allow a roof sign.
LOCATION: 405 W. Jefferson Boulevard, southwest corner of its intersection with Ewing Street (Section 2 and 11 of Wayne Township)
PRESENT ZONING: DE/Downtown Edge and DC/Downtown Core
LAND AREA: 0.73 acres

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