

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: August 28, 2019

The City of Fort Wayne Hearing Officer will hold a public hearing on **Wednesday, September 11th, 2019 beginning at 8:30 a.m.** The hearing will be in **Room 30 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-2019-0102
APPLICANT: Property X LLC
REQUEST: An appeal for a development standards variance to reduce north side setback from 25 feet to 18 feet for a new house.
LOCATION: 1430 Franklin Avenue, south east corner of its intersection with 4th Street (Section 3 of Wayne Township)
PRESENT ZONING: R2/Two-Family Residential
LAND AREA: 0.17 acres

AFTER September 6th, 2019 PLEASE GO TO OUR WEBSITE AT www.allencounty.us/departments-of-planning-services FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decision, please contact our office. More information is on file at our office on the first floor of the Citizens Square Building.

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, September 10th, 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.

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: August 28, 2019

The City of Fort Wayne Hearing Officer will hold a public hearing on **Wednesday, September 11th, 2019 beginning at 8:30 a.m.** The hearing will be in **Room 30 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-2019-0103
APPLICANT: Don and Cindy Nelson
REQUEST: An appeal for a development standards variance to reduce south side yard setback from 5 feet to 1 foot and front setback from 18.5 feet to 8.5 feet for a new carport.
LOCATION: 3934 Hoagland Avenue, 50 feet north of its intersection with W Foster Parkway (Section 14 of Wayne Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.06 acres

AFTER September 6th, 2019 PLEASE GO TO OUR WEBSITE AT www.allencounty.us/departments-of-planning-services FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decision, please contact our office. More information is on file at our office on the first floor of the Citizens Square Building.

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, September 10th, 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.

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: August 28, 2019

The City of Fort Wayne Hearing Officer will hold a public hearing on **Wednesday, September 11th, 2019 beginning at 8:30 a.m.** The hearing will be in **Room 30 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-2019-0104
APPLICANT: Martin Riley architects engineers
REQUEST: An appeal for a development standards variance to reduce front yard setback to from 50 feet to 38 feet for a vestibule addition.
LOCATION: 4830 Lima Road, 180 feet north of its intersection with Production Road (Section 23 of Washington Township)
PRESENT ZONING: I3/Heavy Industrial
LAND AREA: 0.44 acres

AFTER September 6th, 2019 PLEASE GO TO OUR WEBSITE AT www.allencounty.us/departments-of-planning-services FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decision, please contact our office. More information is on file at our office on the first floor of the Citizens Square Building.

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, September 10th, 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.

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: August 28, 2019

The Allen County Hearing Officer will hold a public hearing on **Wednesday, September 11th, 2019 beginning at 8:30 a.m.** The hearing will be in **Room 30 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-2019-0105
APPLICANT: Megan Wilson
REQUEST: An appeal for a development standards variance to increase allowable square footage for a new accessory structure (greenhouse) from 3,882 square feet to 10,390 total for all structures.
LOCATION: 10403 Muldoon Road, south east corner of its intersection with East Ferguson Road (Section 1 of Pleasant Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 8.17 acres

AFTER September 6th, 2019 PLEASE GO TO OUR WEBSITE AT www.allencounty.us/departments-of-planning-services FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decision, please contact our office. More information is on file at our office on the first floor of the Citizens Square Building.

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, September 10th, 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.

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: August 28, 2019

The Allen County Hearing Officer will hold a public hearing on **Wednesday, September 11th, 2019 beginning at 8:30 a.m.** The hearing will be in **Room 30 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-2019-0106
APPLICANT: Shane Ward
REQUEST: An appeal for a development standards variance to increase the maximum permitted height of an accessory barn from 25 feet to 30 feet.
LOCATION: 5385 W. Greenwell Road, 1400 feet west of its intersection with Hand Road (Section 14 of Eel River Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 17.60 acres

AFTER September 6th, 2019 PLEASE GO TO OUR WEBSITE AT www.allencounty.us/departments-of-planning-services FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decision, please contact our office. More information is on file at our office on the first floor of the Citizens Square Building.

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, September 10th, 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.

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: August 28, 2019

The Allen County Hearing Officer will hold a public hearing on **Wednesday, September 11th, 2019 beginning at 8:30 a.m.** The hearing will be in **Room 30 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: SU-2019-0031 and DSV-2019-0107
APPLICANT: Heath and Stephany Breeding
REQUEST 1: A request for a special use to allow a single family house in Airport Overlay District Area 1.
REQUEST 2: An appeal for a development standards variance to reduce the required front yard setback from 115 feet to 88 feet for a new single family home.
LOCATION: 9321 Bluffton Road, 900 feet south of its intersection with Villa Drive (Section 3 of Pleasant Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 5 acres

AFTER September 6th, 2019 PLEASE GO TO OUR WEBSITE AT www.allencounty.us/departments-of-planning-services FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decision, please contact our office. More information is on file at our office on the first floor of the Citizens Square Building.

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, September 10th, 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.

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: August 28, 2019

The Allen County Hearing Officer will hold a public hearing on **Wednesday, September 11th, 2019 beginning at 8:30 a.m.** The hearing will be in **Room 30 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-2019-0108
APPLICANT: Paul Eicher
REQUEST: An appeal for a development standards variance to reduce the required side yard setback for a building from 15 feet to 7 feet to facilitate a property split.
LOCATION: 10802 State Road 101, 1200 feet north of its intersection with Notestine Road (Section 36 of Springfield Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 19.09 acres

AFTER September 6th, 2019 PLEASE GO TO OUR WEBSITE AT www.allencounty.us/departments-of-planning-services FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decision, please contact our office. More information is on file at our office on the first floor of the Citizens Square Building.

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, September 10th, 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.

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: August 28, 2019

The City of Fort Wayne Hearing Officer will hold a public hearing on **Wednesday, September 11th, 2019 beginning at 8:30 a.m.** The hearing will be in **Room 30 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-2019-0111
APPLICANT: Property X LLC
REQUEST: An appeal for a development standards variance to reduce the rear yard setback for a newly built duplex from 25 feet to 24.8 feet.
LOCATION: 1315 Ohio Street, 125 feet south of its intersection with Hugh Street (Section 12 of Wayne Township)
PRESENT ZONING: R3/Multi-Family Residential
LAND AREA: 0.11 acres

AFTER September 6th, 2019 PLEASE GO TO OUR WEBSITE AT www.allencounty.us/departments-of-planning-services FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decision, please contact our office. More information is on file at our office on the first floor of the Citizens Square Building.

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, September 10th, 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.

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: August 28, 2019

The City of Fort Wayne Hearing Officer will hold a public hearing on **Wednesday, September 11th, 2019 beginning at 8:30 a.m.** The hearing will be in **Room 30 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-2019-0113
APPLICANT: Real America Development LLC
REQUEST: An appeal for a development standards variance to reduce the multiple family building and complex perimeter setback from the minimum required 25 feet to 10 feet to facilitate a planned property split.
LOCATION: 5527 Lois Lane, 1000 feet east of its intersection of Getz Road (Section 7 of Wayne Township)
PRESENT ZONING: RP/Planned Residential
LAND AREA: 9.12 acres

AFTER September 6th, 2019 PLEASE GO TO OUR WEBSITE AT www.allencounty.us/department-of-planning-services FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decision, please contact our office. More information is on file at our office on the first floor of the Citizens Square Building.

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, September 10th, 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.

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: August 28, 2019

The Allen County Hearing Officer will hold a public hearing on **Wednesday, September 11th, 2019 beginning at 8:30 a.m.** The hearing will be in **Room 30 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: UVAR-2019-0016
APPLICANT: The Outsiders Vinyl Siding
REQUEST: An appeal for a use variance to continue operation of a home improvement business (current approval UVAR-2013-0064).
LOCATION: 835 Ansley Drive, 900 feet north of its intersection with Illinois Road (Section 6 of Wayne Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.91 acres

AFTER September 6th, 2019 PLEASE GO TO OUR WEBSITE AT www.allencounty.us/departments-of-planning-services FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decision, please contact our office. More information is on file at our office on the first floor of the Citizens Square Building.

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, September 10th, 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.

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: August 28, 2019

The Allen County Hearing Officer will hold a public hearing on **Wednesday, September 11th, 2019 beginning at 8:30 a.m.** The hearing will be in **Room 30 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: UVAR-2019-0017
APPLICANT: First Sales LLC
REQUEST: An appeal for a use variance an existing plumbing supply business for a new applicant.
LOCATION: 12630 US 33 North, 5700 feet northwest of its intersection with McDuffee Road (Section 19 of Eel River Township)
PRESENT ZONING: A1/Agriculture
LAND AREA: 18.95 acres

AFTER September 6th, 2019 PLEASE GO TO OUR WEBSITE AT www.allencounty.us/departments-of-planning-services FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decision, please contact our office. More information is on file at our office on the first floor of the Citizens Square Building.

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 meets 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, September 10th, 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.