

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 Board of Zoning Appeals will hold a public hearing on **Thursday, September 19th, 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.

PROPOSAL: DSV-2019-0110
APPLICANT: Tony Kummings
REQUEST: An appeal for a development standards variance to reduce side yard setback for an ornamental fence from 5 feet to 1 foot.
LOCATION: 2020 Forest Park Boulevard, southeast corner of its intersection with Forest Avenue (Section 36 of Washington Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.56 acres

AFTER September 13th, 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 Wednesday, September 18th, 2019.** This will allow us to have the information ready before the hearing.

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PROPOSAL: DSV-2019-0112
APPLICANT: DBD Contracting LLC
REQUEST: An appeal for a development standards variance to eliminate required landscaping for a new parking lot.
LOCATION: 520 Tennessee Avenue, 150 feet east of its intersection with Spy Run Ave. (Section 1 of Wayne Township)
PRESENT ZONING: R2/Two-Family Residential
LAND AREA: 0.15 acres

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PROPOSAL: DSV-2019-0114
APPLICANT: Rick Evans
REQUEST: An appeal for a development standards variance to increase allowable height of a free-standing sign from 8 feet to 20 feet including a 40 square foot electronic message center.
LOCATION: 517 W. Coliseum Boulevard, 300 feet west of its intersection with Lima Road (Section 26 of Washington Township)
PRESENT ZONING: I1/Limited Industrial
LAND AREA: 0.80 acres

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PROPOSAL: UVAR-2019-0018
APPLICANT: Headwaters Junction, Inc.
REQUEST: An appeal for a use variance to store a train depot building for restoration.
LOCATION: 1124 Sherman Boulevard, 200 feet south of its intersection with High Street
(Section 2 of Wayne Township)
PRESENT ZONING: I2/General Industrial
LAND AREA: 1.19 acres

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PROPOSAL: UVAR-2019-0019
APPLICANT: Uniquehab Solutions LLC
REQUEST: An appeal for a use variance to allow a transportation company and offices.
LOCATION: 5508 Saint Joe Road, 375 feet north of its intersection with Auer Drive (Section 20 of Saint Joseph Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.68 acres

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PROPOSAL: UVAR-2019-0020
APPLICANT: Fort Wayne Garage Associates I, LLC and The Lofts at Headwaters Park, LLC
REQUEST: An appeal for a use variance to allow floodplain compensatory storage excavation on separate off-site properties to construct a new mixed use development.
LOCATION: 201 through 225 E. Superior Street, northeast corner of its intersection with South Clinton Street (Section 2 of Wayne Township)
PRESENT ZONING: DC/Downtown Core
LAND AREA: approximately 3 acres

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