

AGENDA
ALLEN COUNTY BOARD OF ZONING APPEALS

Board Members: David Bailey, Adam Day, Ron Kohart

The Board of Zoning Appeals will conduct a public hearing in Room #35, Garden Level, Citizens Square, 200 East Berry Street, Fort Wayne, Indiana on Wednesday January 18, 2023 at 1:00 p.m.

OLD BUSINESS

1. Proposal: UVAR-2022-0039
Applicant: Irving Materials, Inc.
Location: 5208 Hoagland Road
Appeal: An appeal for a use variance to have a concrete plant in an A1 zoning district. **Continued for New Motion/Vote Only**

2. Proposal: DSV-2022-0123
Applicant: Irving Materials, Inc.
Location: 5208 Hoagland Road
Appeal: An appeal for a development standards variance to increase the maximum permitted height of a primary building from 40 feet to 87 feet for a concrete plant in an A1 zoning district. **Continued for New Motion/Vote Only**

NEW BUSINESS

1. Proposal: UVAR-2022-0055
Applicant: Thomas L. & Constance M. Meyers
Location: 13250 & 13270 S. Anthony Extended
Appeal: An appeal for a use variance for two storage structures without a primary structure in an A1 zoning district.

2. Proposal: DSV-2022-0169
Applicant: Thomas L. & Constance M. Meyers
Location: 13250 & 13270 S. Anthony Extended
Appeal: An appeal for a development standards variance to reduce the minimum required lot size from 2 acres to 1.79 acres for a lot in an A1 zoning district.

3. Proposal: DSV-2022-0180
Applicant: Thomas L. & Constance M. Meyers
Location: 13250 & 13270 S. Anthony Extended
Appeal: An appeal for a development standards variance to permit gravel parking material rather than hard surface for a lot in an A1 zoning district.

4. Proposal: UVAR-2022-0056
Applicant: Tun Tun
Location: 10976 Old Decatur Road
Appeal: An appeal for a use variance to construct a garage to store business-related building materials without a primary structure in an A1 zoning district.

5. Proposal: UVAR-2022-0057
Applicant: Jonas Eicher Concrete LLC
Location: 15914 SR 37
Appeal: An appeal for a use variance to have a concrete plant with outdoor material processing in a C2 zoning district.

6. Proposal: DSV-2022-0170
Applicant: Jonas Eicher Concrete LLC
Location: 15914 SR 37
Appeal: An appeal for development standards variances to: 1) reduce the rear setback from 25 feet to 0 feet for accessory structure(s), 2) reduce west side setback from 10 feet to 0 feet for outdoor storage, 3) eliminate landscaping and buffer yard requirements for a concrete business in a C2 zoning district.

OTHER BUSINESS

1. December 2022 Minutes
2. Officer Elections
3. Selection of Alternate for Governing Board

Allen County does not engage in illegal discrimination. No person shall be excluded from participation in, or denied the benefits of, a program, service, or activity of Allen County, or be subjected to discrimination because of race, color, age, sex, sexual orientation, gender identity, disability, national origin, religion, income status, or limited English proficiency.

Any individual with a disability who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Allen County, should contact the Allen County ADA and Title VI Coordinator Laura Maser, (260) 449-7555, laura.maser@allencounty.us, as soon as possible but no later than seventy-two (72) hours before the scheduled event. Individuals requiring special language services should contact the Allen County ADA and Title VI Coordinator as soon as possible but no later than at least seventy-two (72) hours prior to the date on which the services will be needed.