

**AGENDA**  
**ALLEN COUNTY BOARD OF ZONING APPEALS**

Board Members: David Bailey, Adam Day, Jerry Ehle, 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 February 15, 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: DSV-2023-0008  
Applicant: Oakmont Development Company II LLC (Jeff Thomas)  
Location: 2701 Hathaway Road, Hometown  
Appeal: An appeal for development standards variances to: 1) reduce front setback from 25 feet to 15 feet; 2) reduce required road frontage from 50 feet to 0 feet; 3) reduce minimum lot width at building line from 50 feet to 35 feet; 4) reduce minimum lot area from 6,000 square feet to 3,000 square feet for interior lots; 5) reduce minimum lot area from 8,500 square feet to 6,000 square feet for corner lots; and 6) reduce side yard setback from 5 feet to 0 feet for a 74 lot residential subdivision in a R2 zoning district.
  
2. Proposal: UVAR-2023-0003  
Applicant: Kevin M. DeWald, d.b.a. DeWald Excavating, Inc.  
Location: 6926 W. Wallen Road  
Appeal: An appeal for a use variance for an existing excavating business in an A1 zoning district.
  
3. Proposal: DSV-2023-0009  
Applicant: Kevin M. DeWald, d.b.a. DeWald Excavating, Inc.  
Location: 6926 W. Wallen Road  
Appeal: An appeal for a development standards variance of paving requirements to retain the gravel driveways and parking areas for an excavating business in an A1 zoning district.
  
4. Proposal: UVAR-2023-0005  
Applicant: XPS Motorsports  
Location: 6021 US 33 (Goshen Road)  
Appeal: An appeal for a use variance to have a used automobile lot in an A1 zoning district.

**OTHER BUSINESS**

1. January 2023 Minutes
2. Annual Conflict of Interest Statement

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](mailto: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.