

AGENDA
ALLEN COUNTY BOARD OF ZONING APPEALS

Board Members: David Bailey, Adam Day, Jerry Ehle, Ron Kohart, Dan Gabbard

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, April 19, 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-2023-0024 – **Withdrawal**
Applicant: Devil’s Hollow Corp.
Location: 13800 Block Spring Hollow Road
Appeal: An appeal for development standards variances to build two roadway easements to be adjacent to one another and to allow each easement to serve more than one parcel in an R1 zoning district.

2. Proposal: UVAR-2023-0006
Applicant: St. John’s Lutheran Church
Location: 8107 US 33
Appeal: An appeal for a use variance for a freestanding sign for a church in an A1 zoning district.

3. Proposal: UVAR-2023-0007
Applicant: St. John’s Lutheran Church
Location: 8006 Leesburg Road (sign proposed at the southwest corner of West US 30 and O’Day Road)
Appeal: An appeal for a use variance for a freestanding sign for a church in an A1 zoning district.

4. Proposal: UVAR-2023-0008
Applicant: Matthew and Ramona Branning
Location: 3616 Eme Road
Appeal: An appeal for a use variance to have an accessory structure without a primary structure in an R1 zoning district.

5. Proposal: DSV-2023-0023
Applicant: Matthew and Ramona Branning
Location: 3616 Eme Road
Appeal: An appeal for a development standards variance to retain gravel parking and driving areas in an R1 zoning district.

6. Proposal: SU-2023-0006
Applicant: James Hilty
Location: 10512 Schwartz Road
Appeal: A request for a special use to have an animal kennel (dog breeding) in an A1 zoning district.
7. Proposal: UVAR-2023-0009
Applicant: Elam Lengacher
Location: 15610 Grabill Road
Appeal: An appeal for a use variance to amend UVAR-2022-0020 permitting a grocery store and meat processing business to allow construction of a new approximate 12,200 square feet building for the use in an A1 zoning district.

OTHER BUSINESS

1. February 2023 Minutes

ADMINISTRATIVE ITEM

1. Comprehensive Plan Training

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.