

**A G E N D A**  
**ALLEN COUNTY HEARING OFFICER**

The Hearing Officer will conduct a public hearing in Room #30, Garden Level, Citizens Square, 200 East Berry Street, Fort Wayne, Indiana on November 8<sup>th</sup>, 2023 at 8:30 a.m.

**OLD BUSINESS**

1. Proposal: DSV-2023-0122  
Applicant: GRE Development, LLC  
Location: 13905 & 14025 Bass Road  
Appeal: A request for a development standards variance to allow more than one conveyance of a parcel of land in a 12 month period in an R1 zoning district. (Continued from October)
  
2. Proposal: DSV-2023-0125  
Applicant: Louis A. Lengacher  
Location: 20106 State Road 37  
Appeal: A request for a development standards variance to reduce front yard setbacks from 115 feet to 61 feet for an addition to a buggy shed in an A1 zoning district. (Continued from October)
  
3. Proposal: SU-2023-0031 – **Request to Withdraw**  
Applicant: Dahm Meadows, LLC  
Location: 8935 Hollopete Road  
Appeal: A request for a special use for a limited plant nursery (dahlia and ancillary florals, dahlia floral tubers, related workshops and educational events) in an A1 zoning district. (Continued from October)

**NEW BUSINESS**

4. Proposal: SU-2023-0037  
Applicant: Solar Energy Systems LLC  
Location: 16437 Van Zile Road  
Appeal: A request for a special use for a ground mounted solar panel installation in an A1 zoning district.
  
5. Proposal: SU-2023-0036  
Applicant: Jason Zirkle  
Location: 7522 Brindle Road  
Appeal: A request for a special use to allow an accessory building conversion to a single family dwelling in an A1 zoning district.
  
6. Proposal: SU-2023-0038  
Applicant: Jason Zirkle  
Location: 7522 Brindle Road  
Appeal: A request for a special use to allow a single family dwelling in the Airport Overlay Area 1 in an A1 zoning district.
  
7. Proposal: SU-2023-0034  
Applicant: Lori Hamilton  
Location: 7434 Bass Road  
Appeal: A request for a special use for a home workshop (animal grooming) to continue operation in an A1 zoning district.

8. Proposal: DSV-2023-0137  
 Applicant: Jeff Bower  
 Location: 4704 Carroll Road, Huntertown  
 Appeal: An appeal for a development standards variance to allow a height increase from 25 feet to 30.5 feet for a proposed accessory building in an AR zoning district.
  
9. Proposal: DSV-2023-0141  
 Applicant: Jeff Bower  
 Location: 4704 Carroll Road, Huntertown  
 Appeal: An appeal for a development standards variance to allow a gravel drive related to a proposed accessory building in an AR zoning district.
  
10. Proposal: DSV-2023-0136  
 Applicant: Northwest Allen County Schools  
 Location: 3550 W. Shoaff Road  
 Appeal: An appeal for a development standards variance to increase the number of permitted freestanding signs from one to two for a future school in an A1 zoning District.
  
11. Proposal: DSV-2023-0139  
 Applicant: Northwest Allen County Schools  
 Location: 3550 W. Shoaff Road  
 Appeal: An appeal for development standards variances to 1) increase the maximum height of athletic field lighting from 25 feet to 80 feet and 2) increase the maximum height of parking lot lighting for a future school from 25 feet to 33 feet in an A1 zoning District.
  
12. Proposal: DSV-2023-0140  
 Applicant: Northwest Allen County Schools  
 Location: 3550 W. Shoaff Road  
 Appeal: An appeal for a development standards variance to increase the maximum fence height from 8 feet to 16 feet for athletic courts in an A1 zoning District.
  
13. Proposal: DSV-2023-132  
 Applicant: Chick-fil-A, inc.  
 Location: 4700 Block of E. Dupont Road  
 Appeal: An appeal for a development standards variance to reduce required front setback from 30 feet to 10 feet for canopy in a C3 zoning district.

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.