

AGENDA
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 December 13th, 2023 at 8:30 a.m.

OLD BUSINESS

1. 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.

NEW BUSINESS

2. Proposal: SU-2023-0043
Applicant: Floyd Brook
Location: 7621 Saint Joe Road
Appeal: A request for a special use for a home business (music recording studio) in a R1 zoning district.
3. Proposal: DSV-2023-0152
Applicant: Randy Cook
Location: 19404 Doehrman Road
Appeal: An appeal for a development standards variance to increase the maximum square footage of an accessory structure to be larger than the square footage of the primary building to allow for a garage addition in an A1 zoning district.
4. Proposal: DSV-2023-0153
Applicant: Randy Cook
Location: 19404 Doehrman Road
Appeal: An appeal for a development standards variance to reduce the front yard setback from 115 feet from the centerline of the street to 73 feet for a proposed garage addition in an A1 zoning district.
5. Proposal: DSV-2023-0155
Applicant: Jesus Vazquez
Location: 13935 State Road 14
Appeal: An appeal for a development standards variance to permit a mobile food service unit (truck) for an extended time period per year and maximum days per event in a NC 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, 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.

AGENDA
CITY OF FORT WAYNE 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 December 13th, 2023 at 8:30 a.m.

OLD BUSINESS

1. Proposal: UVAR-2021-0033 - Three Month Administrative Update
Applicant: Heather Bizwell
Location: 2102 Wells Street
Appeal: An appeal for a use variance for a beauty shop in a R2 zoning district.

NEW BUSINESS

2. Proposal: DSV-2023-0144
Applicant: Best Deal Auto Sales
Location: 2515 Scotswolde Drive
Appeal: An appeal for a development standards variance to permit a 6 foot fence in the front yard in an I1 zoning district.
3. Proposal: DSV-2023-0146
Applicant: KFJ Investments LLC
Location: 2204 24th Avenue
Appeal: An appeal for a development standards variance to reduce the minimum front yard setback from 25 feet to 10 feet in an R1 zoning district.
4. Proposal: DSV-2023-0147
Applicant: WBRD Real Estate, LLC
Location: 6844 N Clinton Street
Appeal: An appeal for a development standards variance to reduce the minimum side yard setback from 25 feet to 5.7 feet in a C2 zoning district.
5. Proposal: DSV-2023-0148
Applicant: Axe Holdings LLC
Location: 2330 W Ludwig Road
Appeal: An appeal for a development standards variance to allow for a gravel drive and parking area in a R1 zoning district.
6. Proposal: DSV-2023-0154
Applicant: Fort Wayne Community Schools
Location: 1015 W Washington Boulevard
Appeal: An appeal for a development standards variances to (1) increase the maximum fence height from 3 feet to 12 feet along the South property line, and (2) to allow a black-chain link style fence in the street side rear-yard on a corner lot in an R3 zoning district.
7. Proposal: SU-2023-0041
Applicant: Murray Equipment
Location: 2520 Charleston Place
Appeal: A request for a special use to permit a metal cutting and metal fabricating facility in an I1 zoning district.

8. Proposal: SU-2023-0042
Applicant: Murray Equipment
Location: 2515 Charleston Place
Appeal: A request for a special use to permit a metal cutting and metal fabricating facility in an I1 zoning district.

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