

**WABASH COUNTY PLAN COMMISSION
WABASH COUNTY BOARD OF ZONING APPEALS
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing before the Wabash County Board of Zoning Appeals on the 26th day of November, 2024 at 7:00 p.m. in the office of the Wabash County Plan Commission, to floor the Wabash County Court House, Wabash, Indiana.

The purpose of the hearing is to consider the application of: Jones Estates Salamonie IN LLC for VARIANCE #: 46 A Variance from the development standards to place a residential structure in an AG1 zoning district that has below the minimum required roof pitch

The geographical area affected by the changes requested is generally described as: 6060 S 800 E Lafontaine, IN 46940

Also Known as: PT E1/4 NE 5-26-8 16.71 AC

A copy of the proposal is now on file in the office of the Wabash County Plan Commission and is available for public examination.

Any written objections that are filed with the secretary of the Wabash County Plan Commission prior to the hearing will be considered and, at the hearing, the Wabash County Plan Commission will consider any additional comments concerning the application. The hearing may be continued from time to time as may be found necessary.

NOTICE: Indiana Code 36-7-4-920 forbids any person from communicating with a member of the Board of Zoning Appeals before the hearing with the intent to influence a member's action on a matter pending before the Board.

Wabash County Plan Commission

Wabash County Courthouse

One West Hill St

Wabash, Indiana 46992

HSPAXLP.11/14/2024

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The purpose of the hearing is to consider the application of Bass & Bucks for SPECIAL EXCEPTION #: 17 for the manufacturing and assembly of firearms business in a zone not specifically authorized as a permitted use.

The geographical area affected by the changes requested is generally described as: PT RES 13 27-6 2.633AC

Also known as: 4890 W Millcreek Pike, Wabash, IN 46992

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The purpose of the hearing is to consider the application of: Torey & Amy Thomson for VARIANCE #: 44 A variance from the side setback requirements for an accessory structure.

The geographical area affected by the changes requested is generally described as: 2457 E Durnbaugh Rd, Lagro, IN 46941

Also Known As: PT SW 1/4 & NW 1/4 MID SEC RES 14 27-7 2.32AC & WELL TRACT

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The purpose of the hearing is to consider the application of: James Crager for VARIANCE #: 45 A Variance from the development standards to place an accessory structure closer to the sideyard and the aggregate distance to an adjoining accessory structure than required by the ordinance

The geographical area affected by the changes requested is generally described as: 20 E Mill Street Urbana, IN 46990

Also Known as: OP (Urbana) Lot 20 & 21

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The purpose of the hearing is to consider the application of Town of Roann/Roann Park Committee for SPECIAL EXCEPTION # 16: Request to build a pond, lake, or earthen structure with a water surface area greater than 400 square feet WITH VARIANCE FROM: the required setback to the east property line.

The geographical area affected by the changes requested is generally described as: W FR NW 1-28-5 1.35AC

Also known as: E Pike Street, Roann, IN 46974

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