

**Project Size:** 4.64 +/- acres  
**Magisterial District:** Ware  
**Location:** 8473 Baileys Wharf Road  
**Current Owner(s):** Robert E. Simpson Living Trust; William M. Simpson Living Trust  
**Current Zoning:** C-2, Bayside Conservation  
**Current Use:** Single-Family Residential  
**Purpose of Application:** Requesting a Conditional Use Permit (CUP) to operate an event venue

**Comp Plan Designation:** Bayside Residential  
**Future Land Use Map:** Suburban Countryside within the Development District

**Brief description:** The applicant is seeking approval of a Conditional Use Permit (CUP) to operate a wedding venue and event facility per Section 14-23 of the Zoning Ordinance. The proposal envisions hosting events, with up to 150 guests, two to three times per month.

**PC Action required at the August 1, 2024 meeting:**  
 Authorize staff to schedule the public hearing for the first available date once application review is complete.

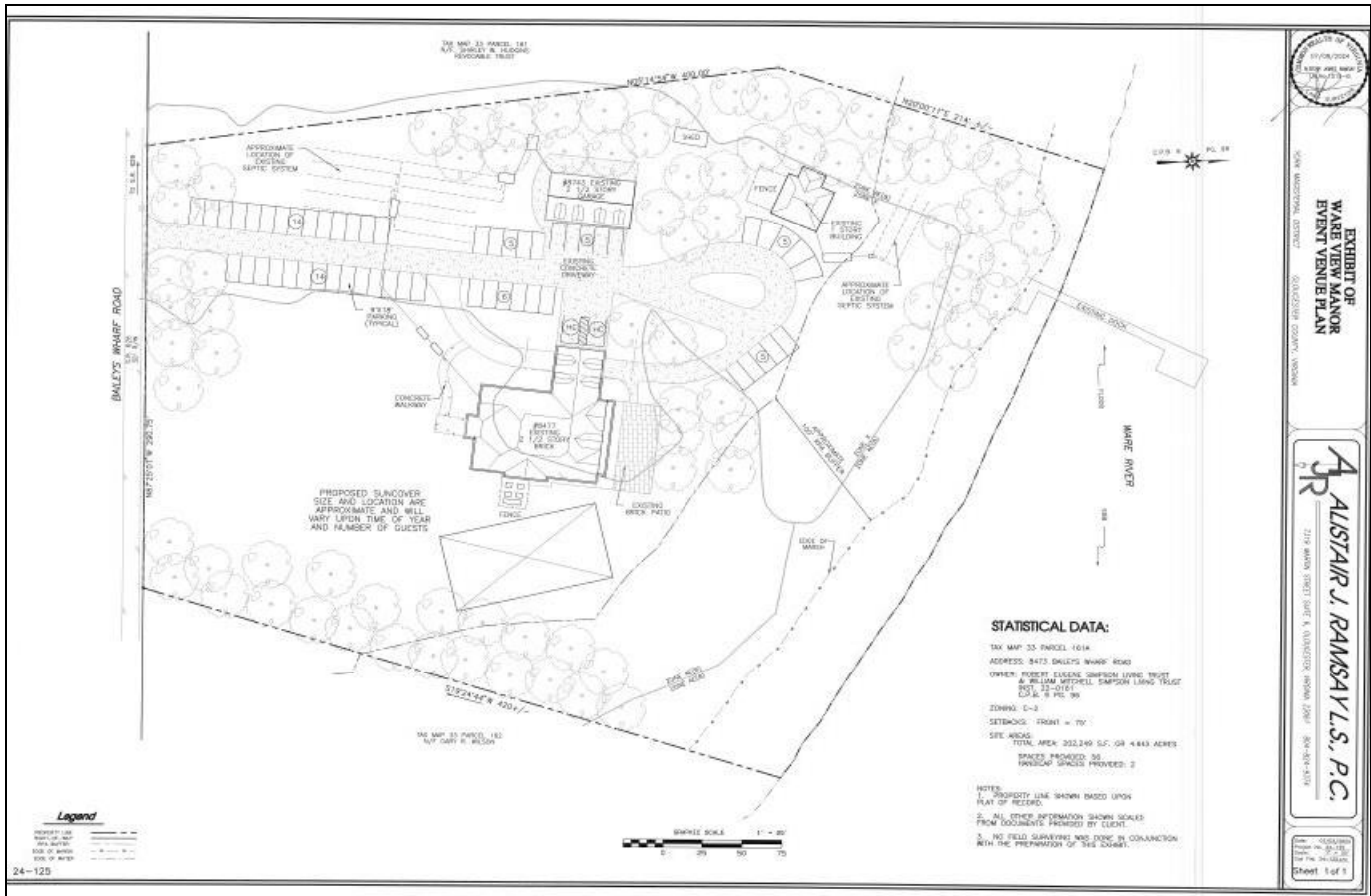


EXHIBIT OF  
 WARE VIEW MANOR  
 EVENT VENUE PLAN  
 ALSTAIR J. RAMSAY L.S., P.C.  
 2175 WARD STREET SUITE 4, OAKRIDGE, INDIANA 46788-4318

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