

**#1275**

**BILL NO. Z-12-05-01**

**ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_**

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. I-31 (Sec. 33 of Wayne Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
INDIANA:

SECTION 1. That the area described as follows is hereby designated an R3  
(Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of  
the City of Fort Wayne, Indiana:

Lot Numbered 21, Block "D" Waynedale Terrace, as recorded in Plat Record 11, Page 94, in  
the Office of the Recorder of Allen County, Indiana, containing 0.172 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. I-31 (Sec. 33 of Wayne  
Township), as established by Section 157.201(B) of Title XV of the Code of the City of Fort  
Wayne, Indiana is hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its  
passage and approval by the Mayor.

\_\_\_\_\_  
Council Member

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Carol T. Helton, City Attorney

City of Fort Wayne Common Council  
**DIGEST SHEET**

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: 1275/12  
Bill Number: Z-12-05-01  
Council District: 4 – Mitch Harper

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Introduction Date: May 8, 2012

Plan Commission  
Public Hearing Date: May 14, 2012

Next Council Action: Ordinance will return to Council after recommendation by the  
Plan Commission

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Synopsis of Ordinance: To rezone approximately 0.17 acres of vacant property from R1-Single  
Family Residential to R3-Multiple Family Residential

Location: At 2506 Alma Avenue Drive, on the north side of the road, west of the  
intersection with Bluffton Road.

Reason for Request: To combine with an existing R3 property to construct a multiple-family  
residential structure.

Applicant: Anthony Lobrillo

Property Owner: Anthony Lobrillo

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Related Petitions: none

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Effect of Passage: Property will be rezoned to R3-Multiple Family Residential which allows a  
variety of residential densities in single, two-family and multiple family  
structures.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and may  
redevelop with a single-family home, as well as other uses permitted in the R1  
district.

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Anthony Lobrillo  
 Address 2701 Alma Avenue  
 City Fort Wayne State IN Zip 46809  
 Telephone 260-478-4116 Fax 260-478-1620 E-mail \_\_\_\_\_

**Property Ownership**  
 Property Owner Anthony Lobrillo  
 Address 2701 Alma Avenue  
 City Fort Wayne State IN Zip 46809  
 Telephone 260-478-4116 Fax 260-478-1620 E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Anthony Lobrillo  
 Address 2701 Alma Avenue  
 City Fort Wayne State IN Zip 46809  
 Telephone 260-478-4116 Fax 260-478-1620 E-mail \_\_\_\_\_

*All staff correspondence will be sent only to the designated contact person.*

**Request**  
 Allen County Planning Jurisdiction     City of Fort Wayne Planning Jurisdiction  
 Address of the property 2506 Alma Avenue *Lot 21*  
 Present Zoning R1 Proposed Zoning R3 Acreage to be rezoned .17  
 Proposed density \_\_\_\_\_ units per acre  
 Township name \_\_\_\_\_ Township section # \_\_\_\_\_  
 Purpose of rezoning (attach additional page if necessary) Build a four-plex apartment building.  
 Sewer provider \_\_\_\_\_ Water provider \_\_\_\_\_

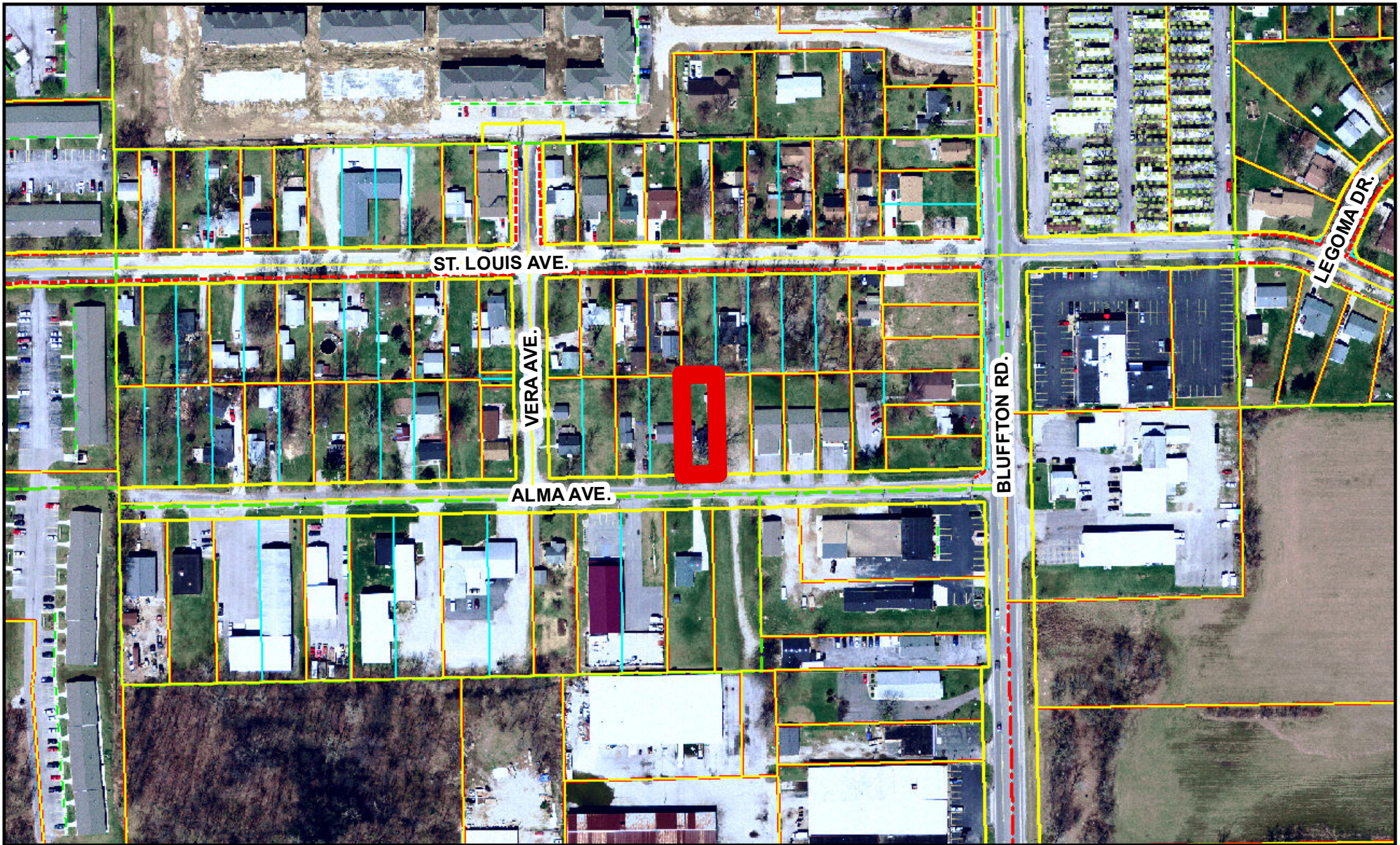
**Filing Requirements**  
*Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.*  
 Applicable filing fee  
 Applicable number of surveys showing area to be rezoned (plans must be folded)  
 Legal Description of parcel to be rezoned  
 Rezoning Questionnaire (original and 10 copies) County Rezonings Only

I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

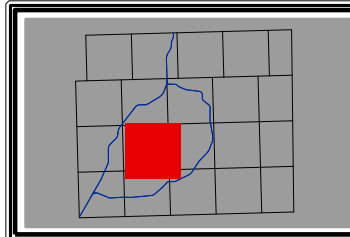
Anthony Lobrillo \_\_\_\_\_  
 (printed name of applicant) (signature of applicant) (date)  
Anthony Lobrillo \_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)  
 \_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)  
 \_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)

Received <u>4/4/12</u>	Receipt No. <u>107669</u>	Hearing Date <u>5/14/12</u>	Petition No. <u>1275/12</u>
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*Rez-2012-0033*

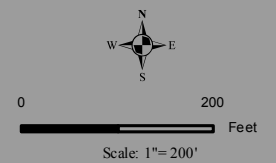


**This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project**

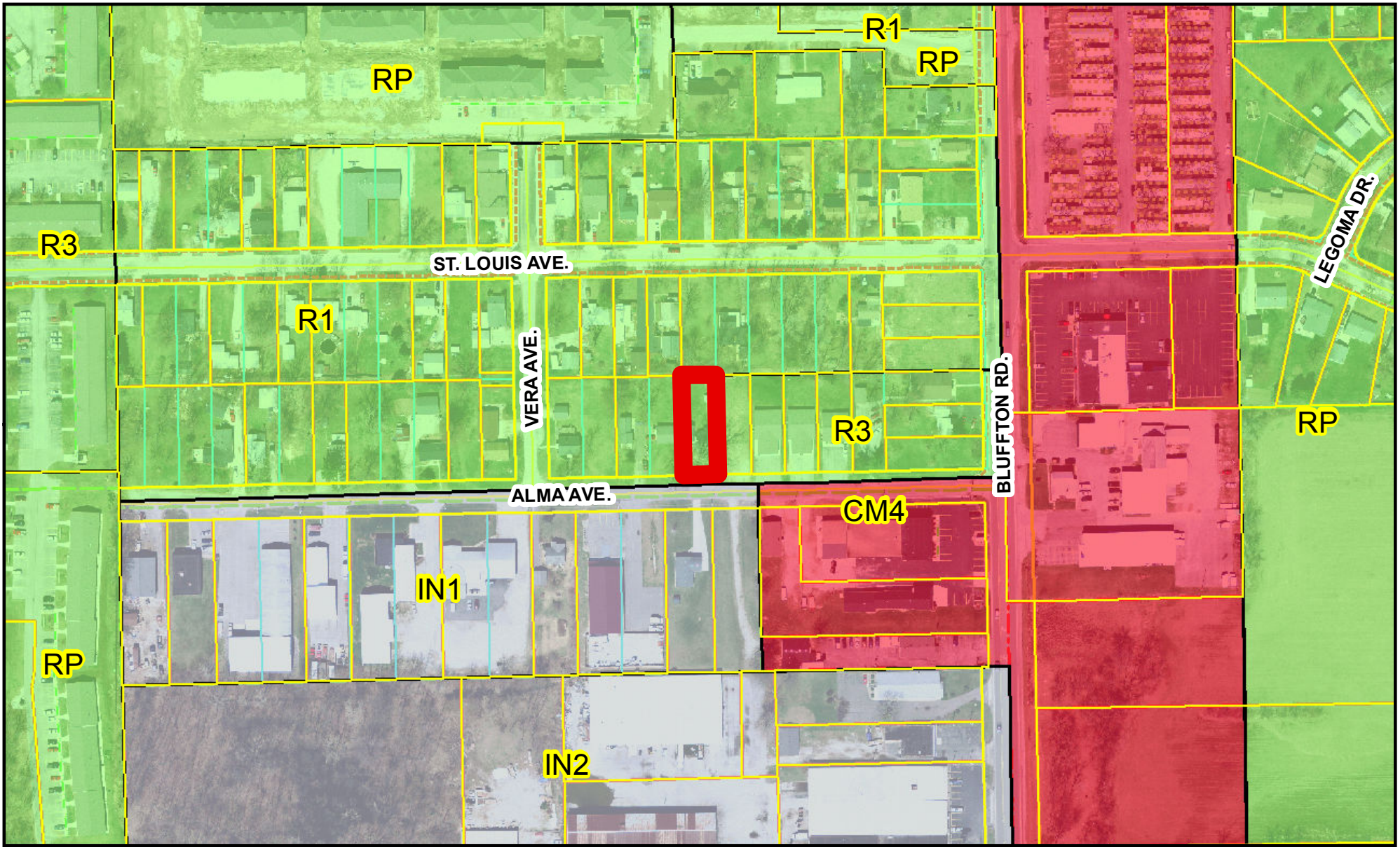


### Rezoning Petition 1275/12

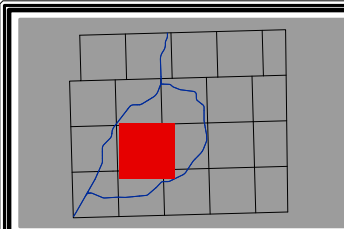
Printed: April 17, 2012  
 © 2004 Board of Commissioners of the County of Allen  
 North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Photos: Spring 2006 / Contours: 1999



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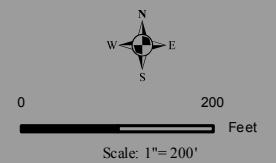


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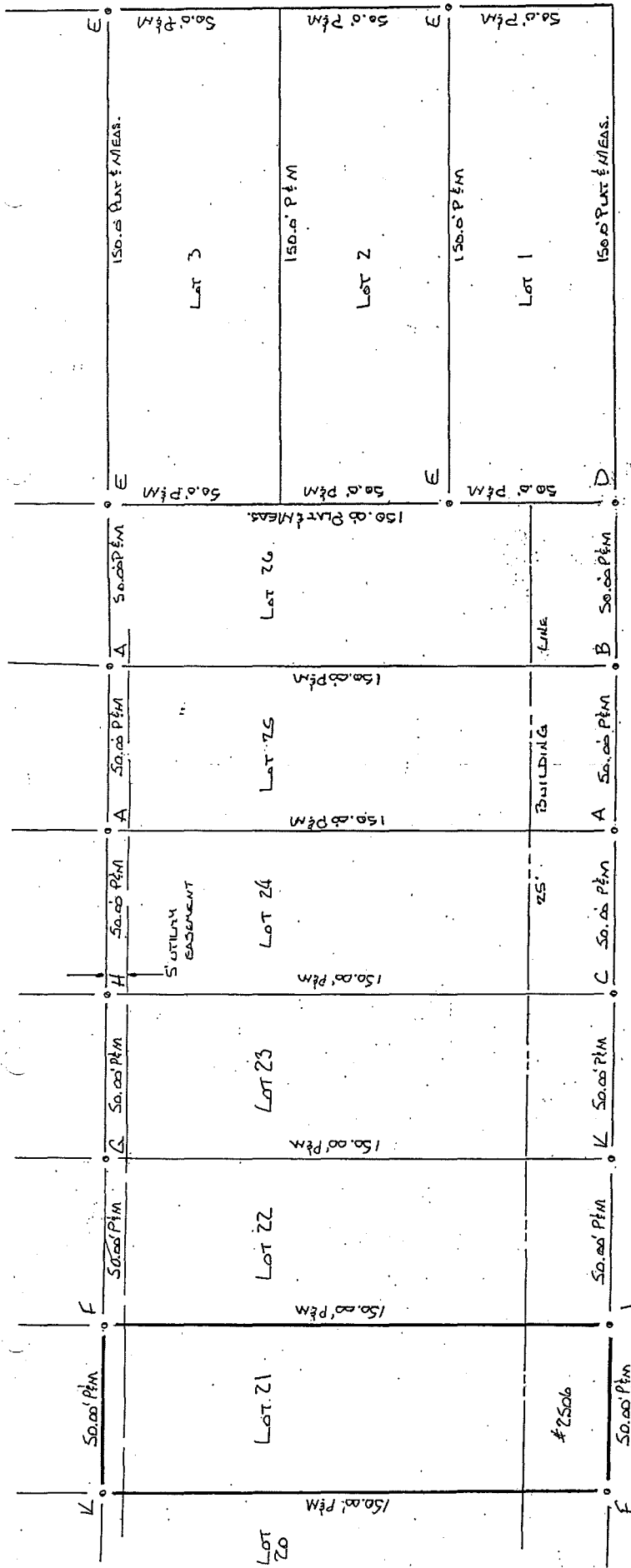


### Rezoning Petition 1275/12

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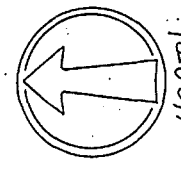


BLUFFTON RD.



OFFICE DATE -  
FEB. 21, 2012

John A. Boehm



NOT TO SCALE 1" = 30'  
0 15 30

ALMA AVENUE 50' W

- LEGEND:
- A = 1/2" DEBRID STAKE FOUND FLUSH
  - B = 1/2" DEBRID STAKE FOUND FLUSH 0.9'S.
  - C = 1/2" PIPE STAKE FOUND FLUSH 0.5'S.
  - D = 5/8" DEBRID STAKE FOUND FLUSH
  - E = 5/8" DEBRID STAKE WITH STAGGY 1.0' CAP FOUND FLUSH
  - F = 3/4" PIPE STAKE FOUND FLUSH 0.2'S.
  - G = 3/4" PIPE STAKE FOUND FLUSH 1.0'S.
  - H = 2 1/2" PIPE STAKE FOUND FLUSH 0.6' N.
  - I = No MARK SET OR FOUND

PLAT OF SIDNEY # AL-11483

SHEET 2 of 2

LOBIZILLO