

#1283

BILL NO. Z-12-06-23

Deed Record: 26

Page: 8

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. L-03 (Sec. 11 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:

That part of Lot numbered 12 in Maples Addition to the City of Fort Wayne, according to the
recorded Plat of said Addition and particularly described as follows:

Commencing at the Northwest corner of said Lot; thence South on the West line of said Lot to the
Southwest corner of said Lot; thence East along the South line of said Lot, 29 feet; thence North
parallel with the West line of said Lot, 74 feet; thence East parallel with the North line of said Lot, 21
feet; thence North parallel with the West line of said Lot, 16 feet; thence East parallel with the North
line of said Lot to the East line of said Lot; thence North on the East line of said Lot, 40 feet to the
Northeast corner of said Lot; thence West on the North line of said Lot to the Northwest corner of said
Lot and being the place of beginning. And also:

The East 28 feet of the South 74 feet of Lot numbered 12 in Maple's Addition to the City of Fort
Wayne, Indiana, according to the amended plat thereof, recorded in Deed Record 26, at page 8, in the
Offices of the Recorder of Allen County, Indiana; also the South 16 feet of the East 7 feet of the North
56 feet of Lot 12 in Maple's addition to the City of Fort Wayne, Indiana, according to the amended
plat thereof, recorded in Deed Record 26, at page 8, in the offices of the Recorder of Allen County,
Indiana, together containing 0.17 acres, more or less. Together with:

The Lot numbered 13 in Maple's Addition to the City of Fort Wayne, Indiana, according to the
amended plat thereof, recorded in Deed Record 26, at page 8, in the Offices of the Recorder of Allen
County Indiana, containing 0.17 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. L-03 (Sec. 11 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

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: 1283/12
Bill Number: Z-12-06-23
Council District: 5-Geoff Paddock

Introduction Date: June 26, 2012

Plan Commission
Public Hearing Date: July 9, 2012

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

Synopsis of Ordinance: To rezone approximately 0.34 acres of property from CM3-General Commercial to R3-Multiple Family Residential

Location: At 2145, 2155 Fairfield Avenue and 448 West Dewald Street.

Reason for Request: To change the zoning classification so that the property is in conformance with the existing uses as residences.

Applicant: Connie Smith

Property Owners: Donald and Nadine Polley and A. Gina Dominguez

Related Petitions: none

Effect of Passage: Property will be rezoned to R3-Multiple Family Residential so that the existing residential uses will be located in an appropriate zoning district. A former commercial use has been abandoned and all structures on the property are used residentially.

Effect of Non-Passage: The property will remain zoned CM3-General Commercial. The residential uses may remain, however the applicant may not be able to purchase the property as intended, because the structure is considered commercial by her lending institution.

Department of Planning Services
Rezoning Petition Application

Applicant Connie Smith
Address 2145 + 2155 Fairfield Ave
City FT. WAYNE State IN. Zip 46802
Telephone (260) 456-5527 Fax 9876 194 194 E-mail 9876@msn.com

Property Owner DAVID P. & NADINE L. POLLEY
Address 2145 + 2155 FAIRFIELD
City FT WAYNE State IN Zip 46802
Telephone 574-457-320 Box 260-489-5 E-mail 2981

Contact Person Connie Smith
Address 2145 Fairfield Ave
City Fort Wayne IN. State IN. Zip 46802
Telephone 260-456-5521 Fax 9876 194 194 E-mail 9876@msn.com
All staff correspondence will be sent only to the designated contact person.

☐ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction
Address of the property 2145-2155 Fairfield Ave.
Present Zoning CM3 Proposed Zoning R3 Acreage to be rezoned 0.17
Proposed density _____ units per acre
Township name Wayne Township section # 11
Purpose of rezoning (attach additional page if necessary) Ne Business going on. Used just for home

Sewer provider City Water provider City

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 Rezoning 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.

(printed name of applicant) Connie Smith (signature of applicant) Connie Smith (date) 5-22-12
(printed name of property owner) Nadine L. Polley (signature of property owner) Nadine L. Polley (date) 5-30-12
(printed name of property owner) David P. Polley (signature of property owner) David P. Polley (date) 5-30-12
(printed name of property owner) _____ (signature of property owner) _____ (date) _____

Received	4-5-12	Receipt No.	108403	Hearing Date	7-12	Petition No.	1283/12
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Department of Planning Services
Rezoning Petition Application

Applicant		Property Ownership		Contact Person	
Applicant	Emmanuel Charette	Property Owner	Emmanuel D. Charette (Daughter owner)	Contact Person	H. Gina Dominguez (Daughter owner)
Address	448 W. Decalo	Address	448 W. Decalo	Address	448 W. Decalo
City	Fort Wayne	City	Fort Wayne	City	Fort Wayne
State	Indiana	State	Indiana	State	Indiana
Zip	46802	Zip	46802	Zip	46802
Telephone	260-460-0730	Telephone	260-460-0730	Telephone	260-460-0730
Fax		Fax		Fax	
E-mail		E-mail		E-mail	

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

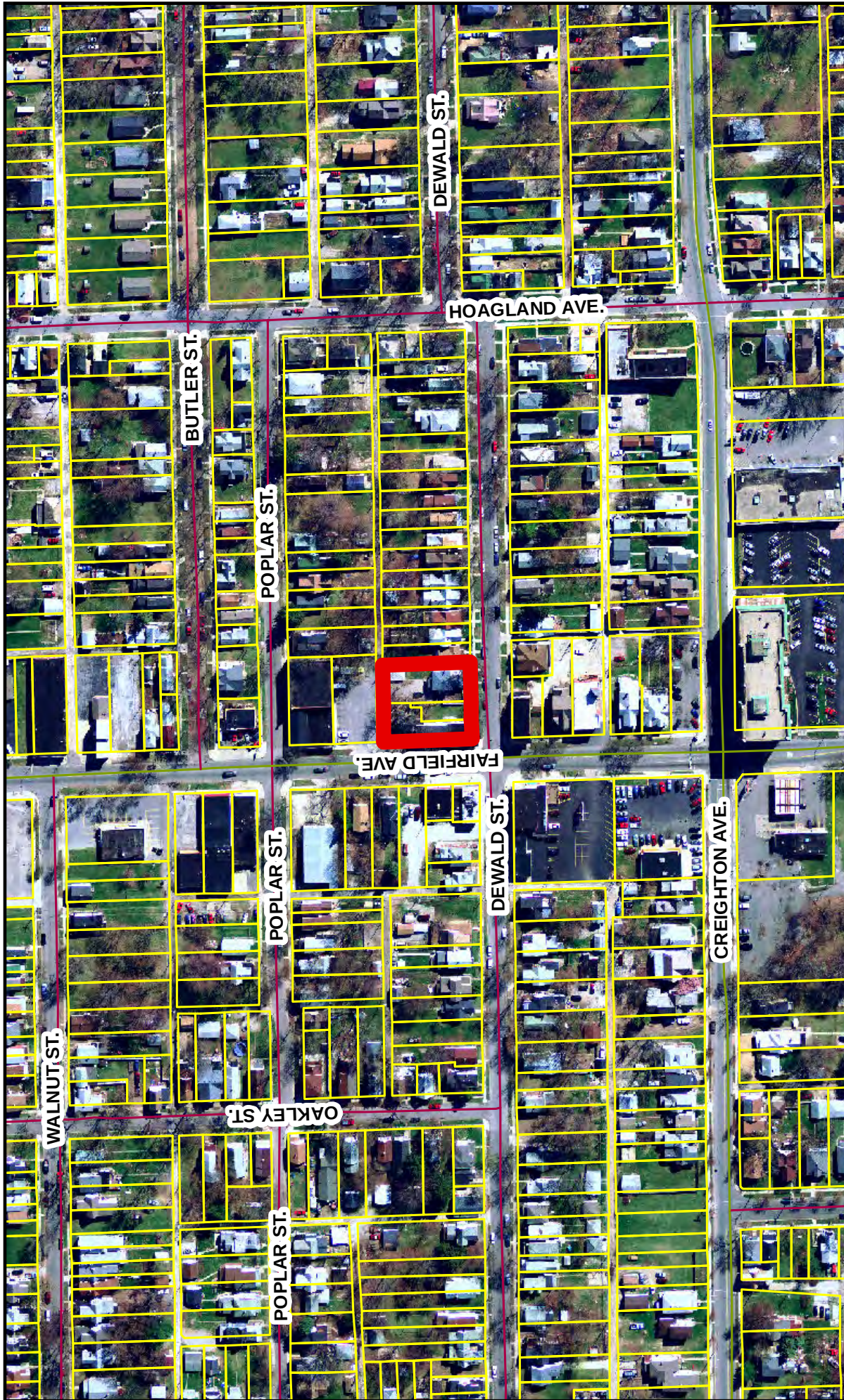
Request	
Address of the property	448 W. Decalo Apt # 446 W. Decalo
Present Zoning	CM3
Proposed Zoning	R3
Acreage to be rezoned	0.17
Proposed density	
Township name	Wayne
Township section #	11
Purpose of rezoning (attach additional page if necessary)	
Both party disagree - no business going on any other public thing we just live in our home.	
Sewer provider	city
Water provider	city

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 - ☐ Applicable number of surveys showing area to be rezoned (plans must be folded)
 - ☐ Legal Description of parcel to be rezoned
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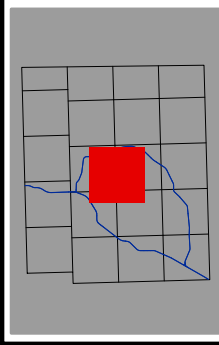
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(printed name of applicant)		(signature of applicant)		(date)	
Emmanuel D. Charette		Emmanuel D. Charette		5-22-12	
(printed name of property owner)		(signature of property owner)		(date)	
Emmanuel D. Charette		Emmanuel D. Charette		5-22-12	
(printed name of property owner)		(signature of property owner)		(date)	
H. Gina Dominguez		H. Gina Dominguez		5-22-12	

Received	Receipt No.	Hearing Date	Petition No.
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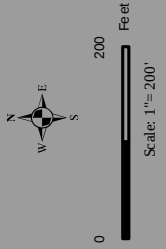
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

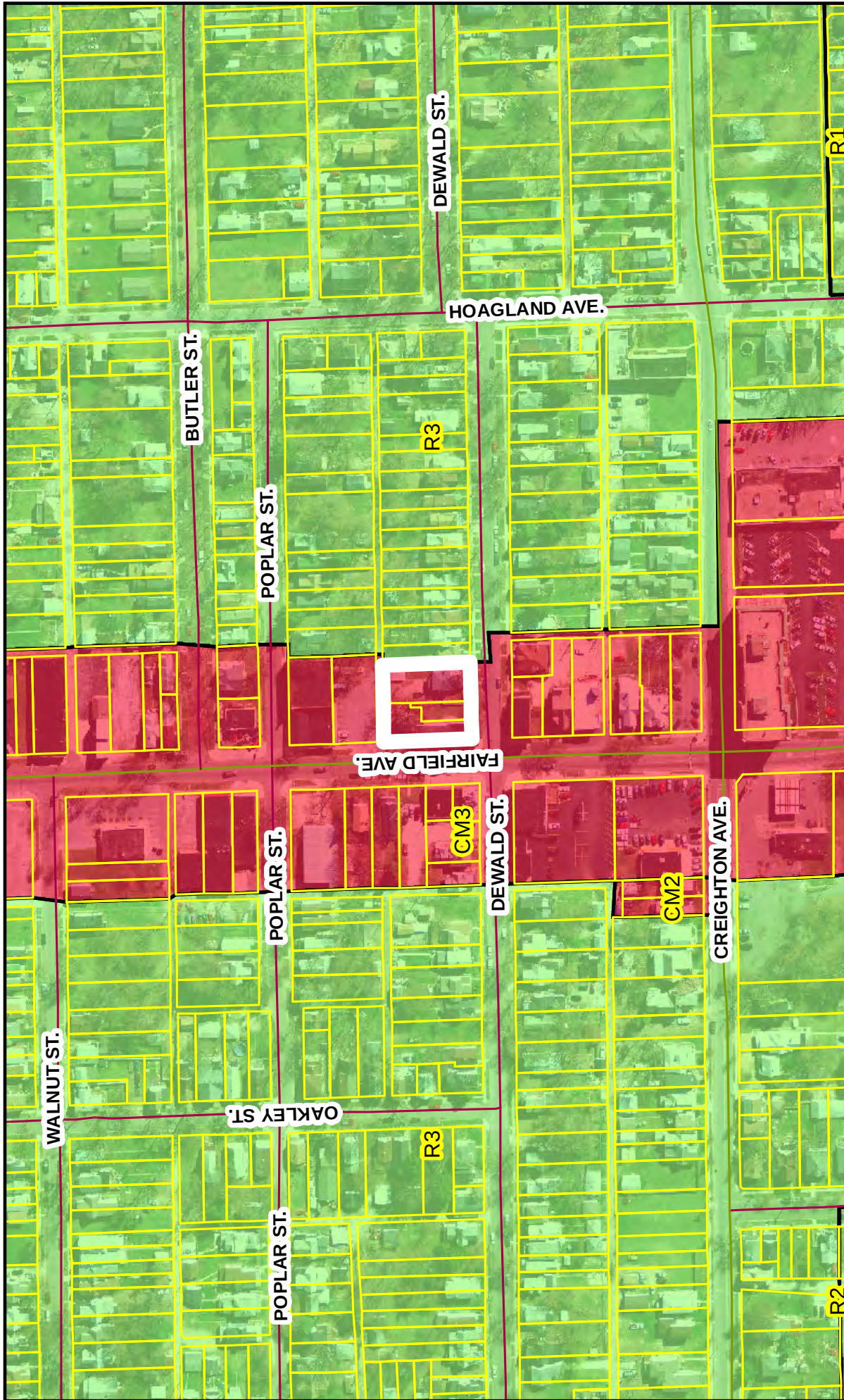


Rezoning Petition 1283/12

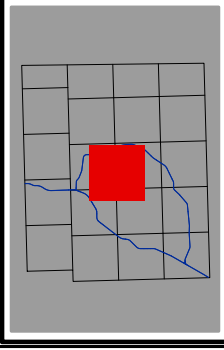


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 State Plane Coordinate System, Indiana East
 Photos: Spring 2006 / Contours: 1999
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Rezoning Petition 1283/12



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