

#REZ-2022-0014
BILL NO. Z-22-04-10

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. L-10 (Sec. 2 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 a UC (Urban
Corridor) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Lot Number 4 and the East 10 feet of Lot Number 5 in Langohr's Addition to the City of Fort Wayne,
in Allen County, Indiana, according to the recorded plat thereof, as recorded in Deed Record 98,
page 316.

and the symbols of the City of Fort Wayne Zoning Map No. L-10 (Sec. 2 of Wayne
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

SECTION 2. If a written commitment is a condition of the Plan Commission's
recommendation for the adoption of the rezoning, or if a written commitment is modified and
approved by the Common Council as part of the zone map amendment, that written
commitment is hereby approved and is hereby incorporated by reference.

SECTION 3. 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 Ordinance Amendment
Case Number: REZ-2022-0014
Bill Number: Z-22-04-10
Council District: 5-Geoff Paddock

Introduction Date: April 12, 2022

Plan Commission
Public Hearing Date: April 11, 2022 (Not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 0.20 acres from R2/Two Family Residential to UC/Urban Corridor

Location: 420-422 West 4th Street

Reason for Request: To rehabilitate the existing triplex into a four-unit apartment building and convert the garage into a 600 s.f. commercial storage unit.

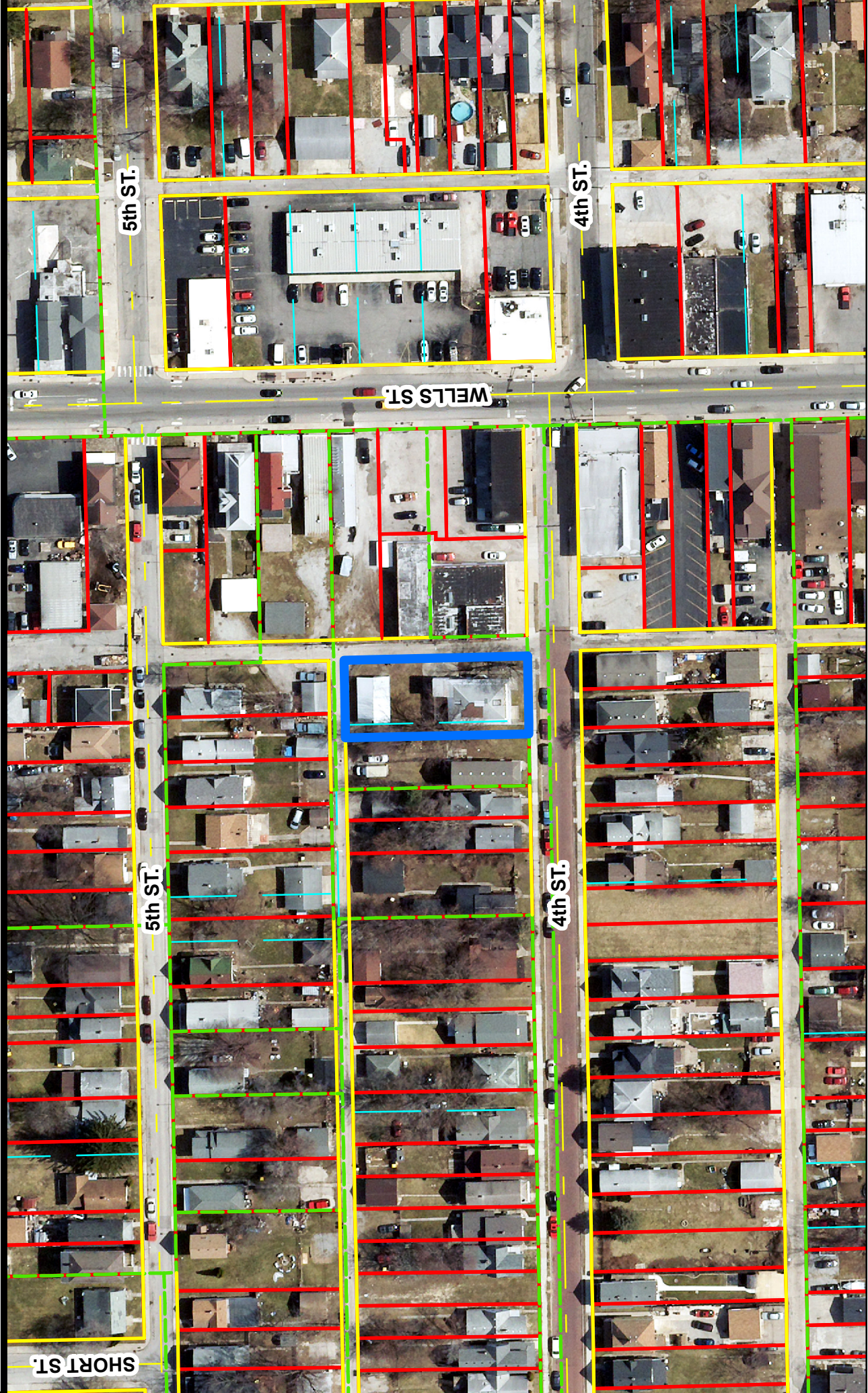
Applicant: Wahli Enterprises, LLC

Property Owner: Ben Wahli

Related Petitions: none

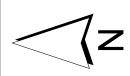
Effect of Passage: Rezoning of the property will allow for multiple residential units and allow for the commercial storage unit. The development pattern and setbacks of the existing building fit more appropriately in the UC zoning district.

Effect of Non-Passage: The current zoning district allows only two residential units and would not allow the conversion of the garage. The existing use and building do not follow the current zoning district.



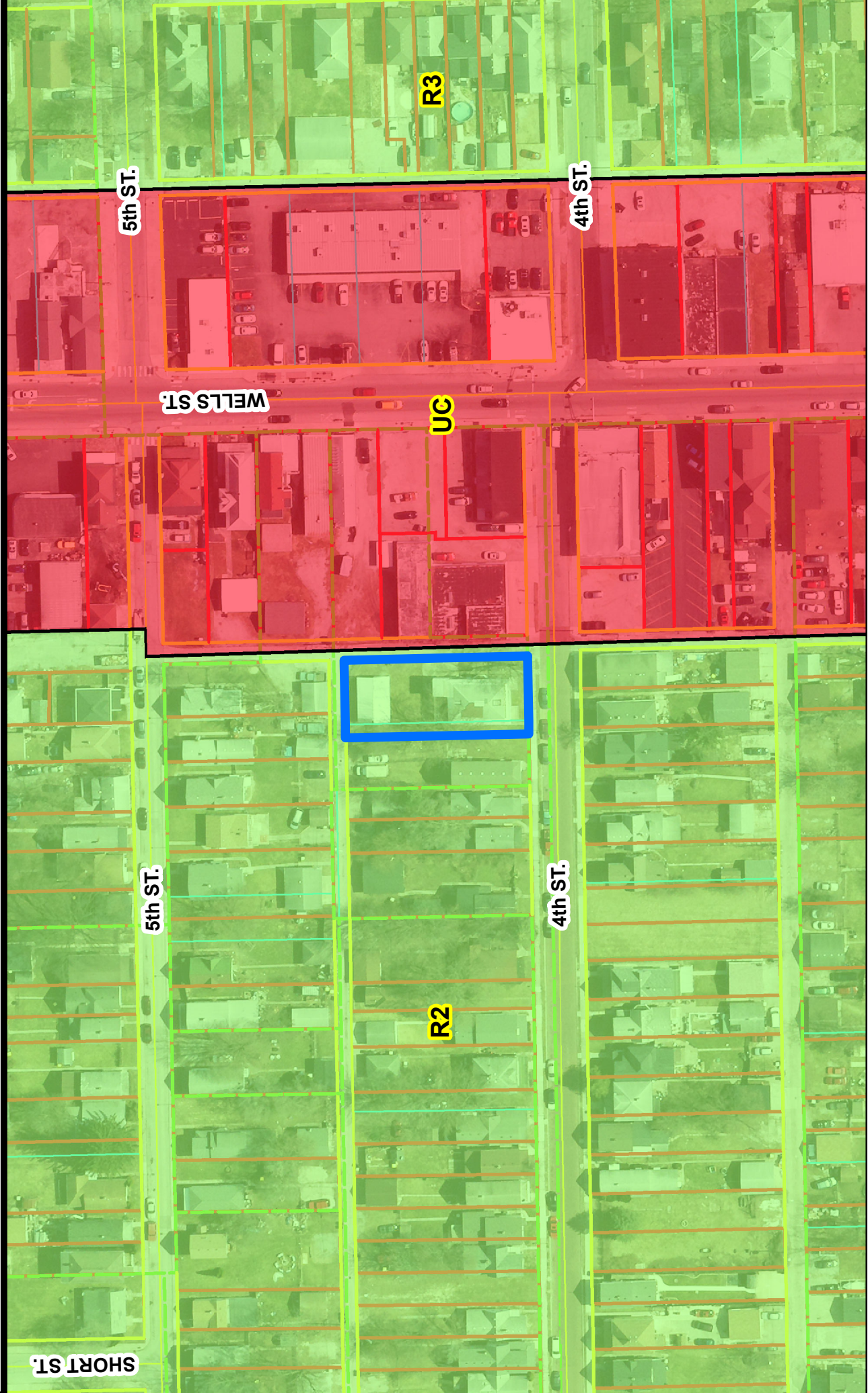
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 3/1/2022



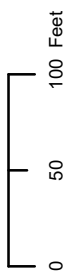
1 inch = 100 feet

Rezoning Petition REZ-2022-0014 - 420/422 West 4th Street



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 3/1/2022



1 inch = 100 feet

Allen County Treasurer
\$1,000

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant Wahli Enterprises LLC
Address 1131 Wilt Street
City Fort Wayne State IN Zip 46802
Telephone 260 760-4631 E-mail benwahli@yahoo.com

Contact Person
Contact Person Ben Wahli
Address 1131 Wilt Street
City Fort Wayne State IN Zip 46802
Telephone 260 760-4631 E-mail benwahli@yahoo.com

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 420-422 W 4th Street
Present Zoning R2 Proposed Zoning UC Acreage to be rezoned 0.19
Proposed density 5 units per acre
Township name Wayne Township section # 074
Purpose of rezoning (attach additional page if necessary) Rehab triplex into a 4 unit apartment building and convert garage to a commercial storage unit (600 SQ) onsite.
416 W 4th Street is UC zoned.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist 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.

Ben Wahli
(printed name of applicant)

(signature of applicant)

(date)

Ben Wahli
(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)

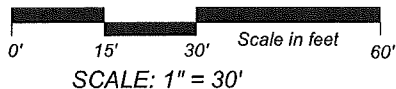
(signature of property owner)

(date)

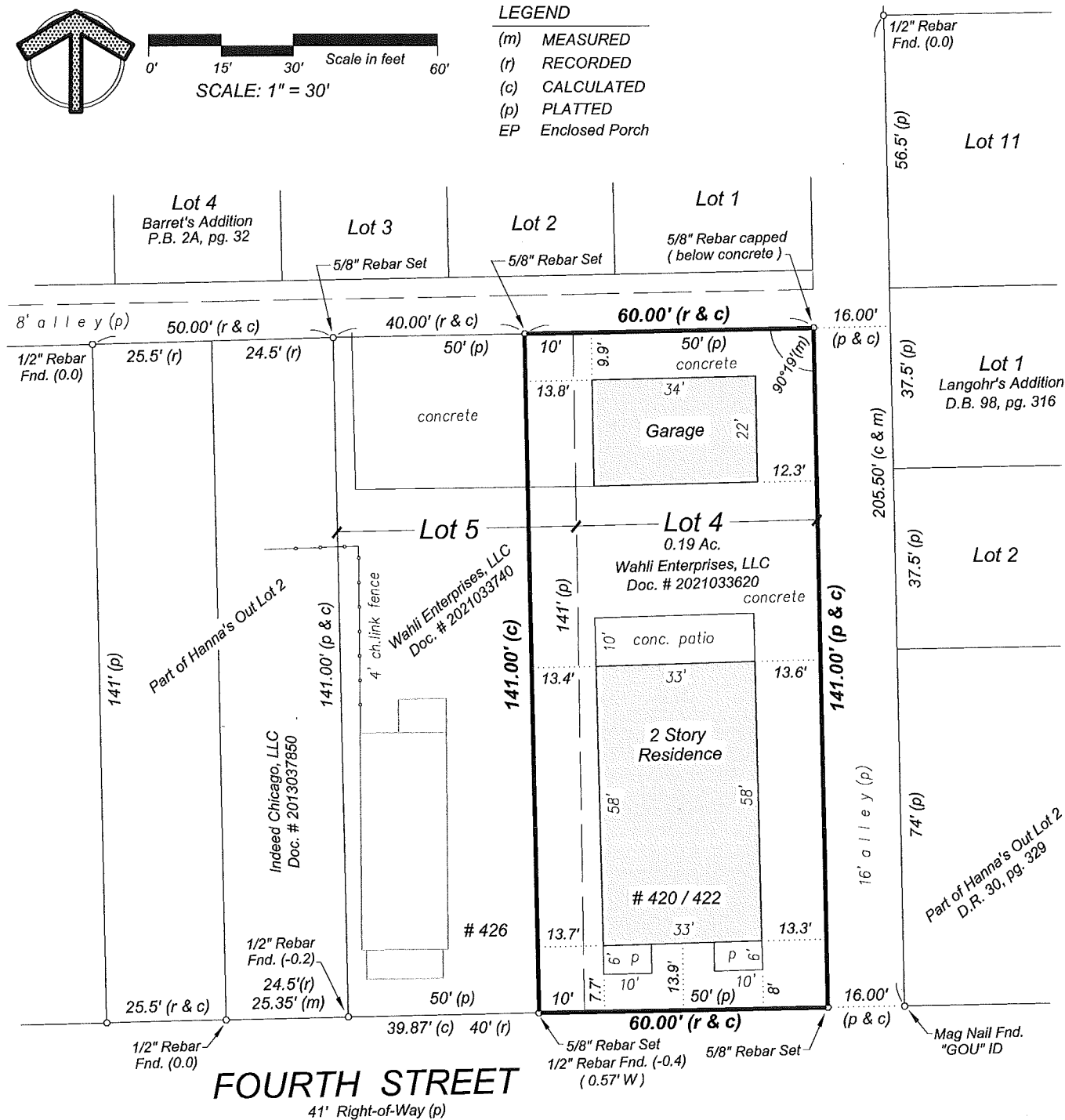
Received	Receipt No.	Hearing Date	Petition No.
3/1/22	139556	4/11/2022	PEZ-2022-0014



*Lot 4 and E. 10' Lot 5 - Langohr's Addition
420 & 422 W. Fourth Street, Fort Wayne, IN 46808*



(m)	MEASURED
(r)	RECORDED
(c)	CALCULATED
(p)	PLATTED
EP	Enclosed Porch



Job No.: 20220041



**GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.**

1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

SURVEYOR'S REPORT

Lot 4 and E. 10' Lot 5 - Langohr's Addition
420 & 422 W. Fourth Street, Fort Wayne, IN 46808

LEGAL DESCRIPTION - Doc. # 2021033620

Lot Number 4 and the East 10 feet of Lot Number 5 in Langohr's Addition to the City of Fort Wayne, in Allen County, Indiana, according to the recorded plat thereof, as recorded in Deed Record 98, page 316.

SURVEYOR'S REPORT

This report and the accompanying survey plat have been prepared in accordance with Title 865, Article 1, Rule 12, Sec 1-29 and all amendments thereto of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

Monuments set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped "GOU LS29500017", and set flush with the ground surface.

Monuments found are noted with an above (x.x) or below (-x.x) ground surface dimension.

This purpose for this survey is to "retrace" the boundary of the real estate described hereon.

THEORY OF LOCATION:

The lines and corners for this survey were established as depicted on the survey drawing and per information shown on the plat of Langohr's Addition.

The uncertainty in the lines and corners found or established by this survey are as follows:

(A) Availability and condition of reference monuments:

Monuments found are described and depicted on the survey drawing.

Uncertainty created by the location of the monuments found or set on the subject property due to variations in reference monuments (monuments found on the subject property and on adjacent properties) is the difference between "measured" and "platted" or "recorded" angular or distance measurements as depicted on the survey drawing. The maximum uncertainty for this survey is 0.85 feet.

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

(C) Clarity or ambiguity of the record description and or adjoiner's descriptions:

No uncertainty was created by the above mentioned documents.

(D) This survey falls under the classification of a "Suburban" survey. The acceptable relative positional precision (random errors in measurements) = 0.13 feet (40 millimeters) plus 100 parts per million as specified in Section 7 of said Rule 12.

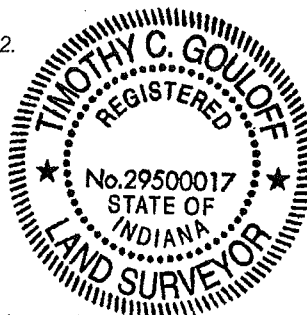
SURVEYOR'S CERTIFICATION

This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 865 IAC-1-12-1 thru 29.

Field work for this survey was performed on February 18, 2022.

DATED THIS 22nd DAY OF February, 2022.

Timothy C. Gouloff, R.L.S. 29500017



"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law."
Timothy C. Gouloff

Job No.: 20220041

SHEET 2 OF 2



Google