

#REZ-2023-0001

BILL NO. Z-23-02-34

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. S-23 (Sec. 29 of Adams 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 RI (Single
Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

From Deed Document #2021 084758

Part of Block "A" in Southwick Village, an Addition to the City of Fort Wayne, Allen
County, Indiana as recorded in Plat Record 27, Pages 14 and 15 in the Office of the
Recorder of Allen County, Indiana, and more particularly described as follows:

Beginning at the Northeast corner of Block "A" in said Southwick Village as marked
by a five-eighths inch diameter steel pin found; Thence South 11 degrees 32
minutes 58 seconds East (bearing based on North line of Block "A" as due East by
Plat) along the East line of said Block "A", a distance of 534.23 feet (measured)
539.5 feet (plat) to a five-eighths inch diameter steel pin found the Tazian
identification cap; Thence South 83 degrees 18 minutes 14 seconds West, a
distance of 149.79 feet to a five-eighths inch diameter steel pin set with D&A Firm
No. 0026 identification cap; Thence North 11 degrees 32 minutes 58 seconds West,
a distance of 551.79 feet to a five-eighths inch diameter steel pin set with D&A Firm
No. 0026 identification cap; thence East along said North line, a distance of 150.00
feet to the Point of Beginning, containing 1.83 acres of land, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. S-23 (Sec. 29 of Adams
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

1 commitment is hereby approved and is hereby incorporated by reference.

2
3 SECTION 3. That this Ordinance shall be in full force and effect from and after its
4 passage and approval by the Mayor.

5 _____
6 Council Member

7 APPROVED AS TO FORM AND LEGALITY:

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9 _____
10 Malak Heiny, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0001
Bill Number: Z-23-02-34
Council District: 6-Sharon Tucker

Introduction Date: February 28, 2023

Plan Commission
Public Hearing Date: March 13, 2023 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.83 acres from C2/Limited Commercial to R1/Single Family Residential

Location: 5902 Wayne Trace

Reason for Request: To bring the existing residential property into compliance with the ordinance.

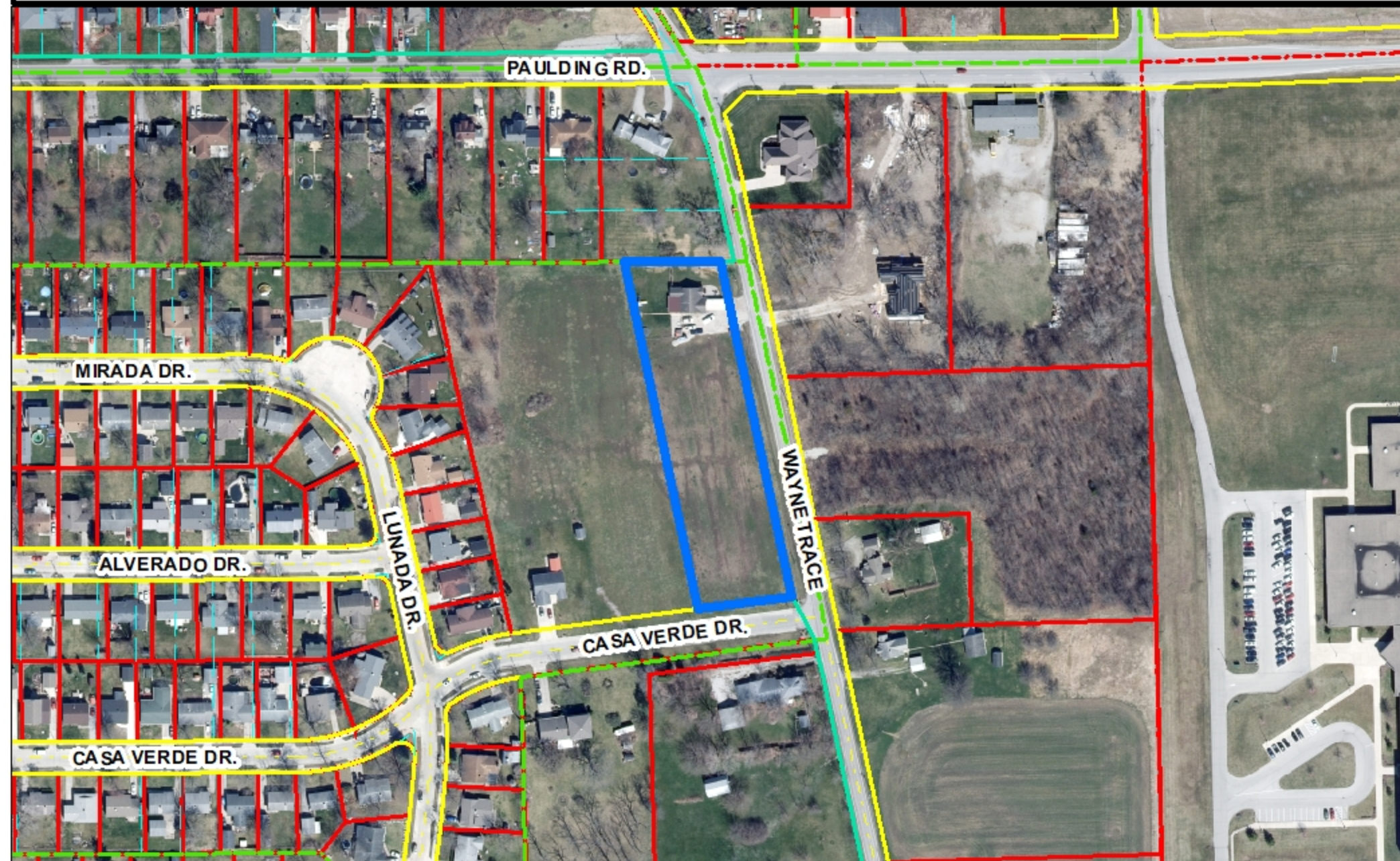
Applicant: Zakawan Din

Property Owner: Zakawan Din

Related Petitions: none

Effect of Passage: Property will be rezoned to the R1/Single Family Residential zoning district, which is the appropriate district for the existing house.

Effect of Non-Passage: The property will remain zoned C2/Limited Commercial. The existing house is a nonconforming use. The remainder of the property can be developed commercially.



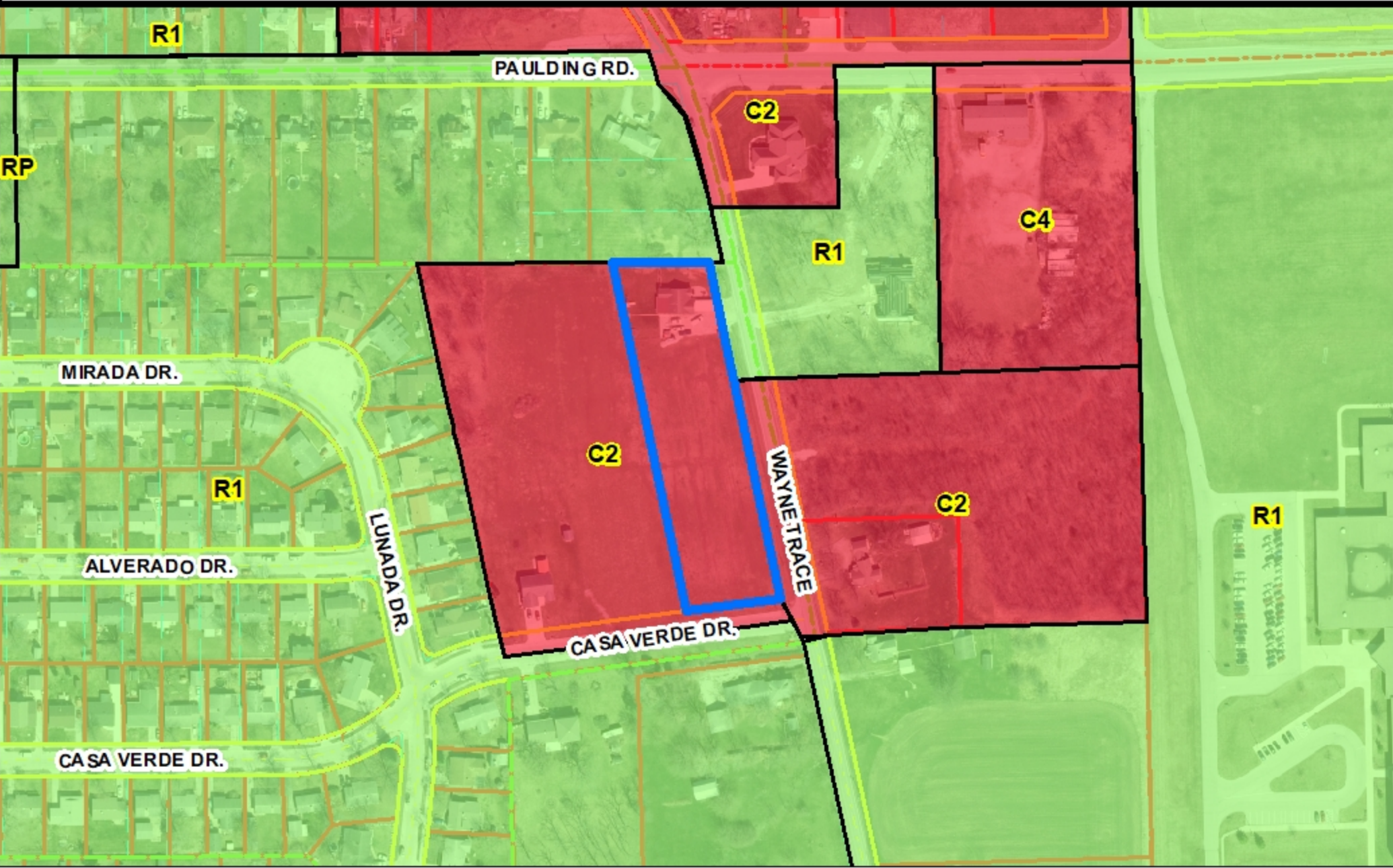
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 2/22/2023

0 150 300 Feet

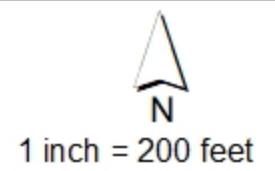
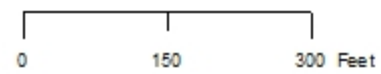


1 inch = 200 feet



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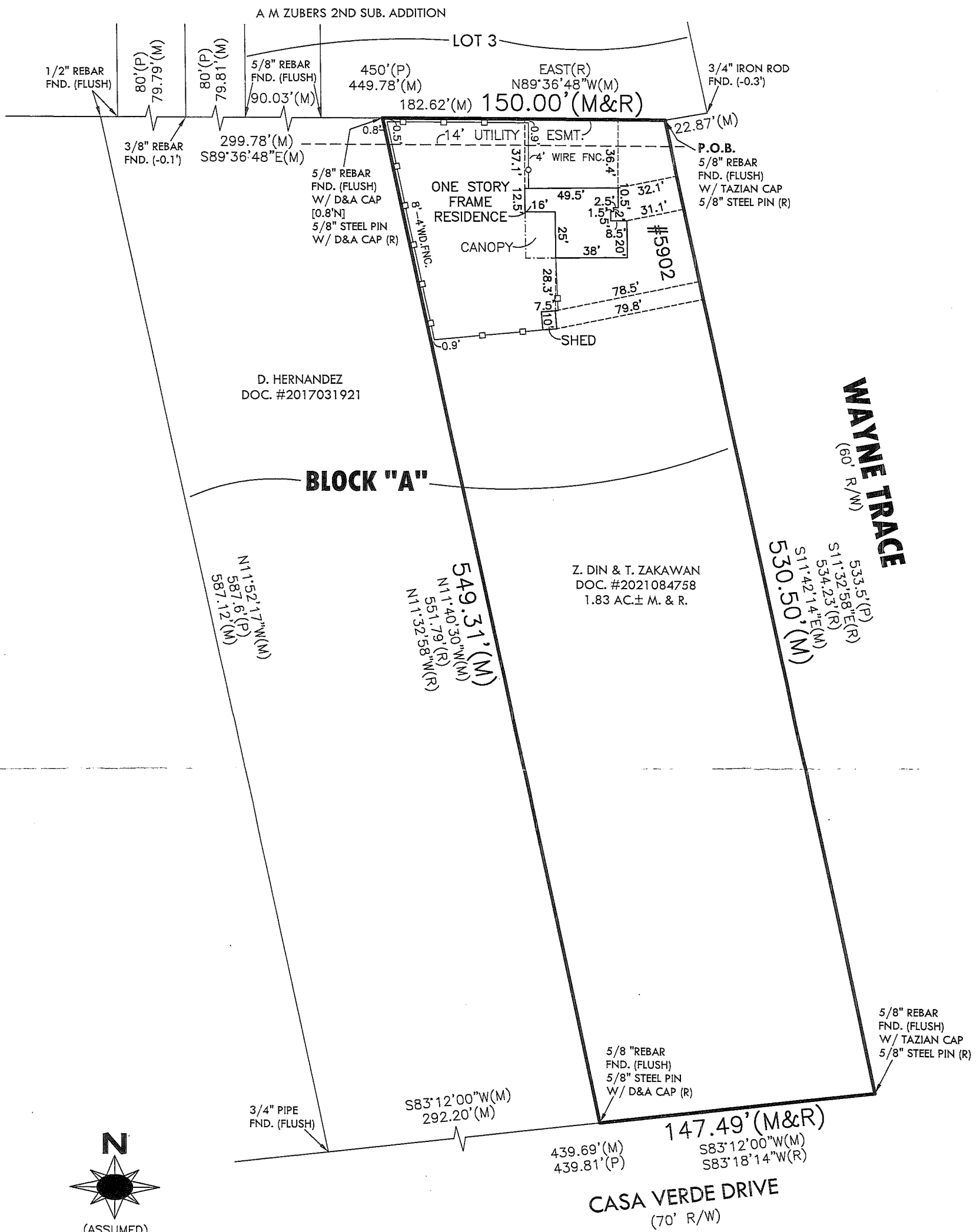
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PLAT OF SURVEY

Page 1 of 2

This document is a Retracement Survey of a parcel of land located in Allen County, Indiana.
SEE PAGE 2 OF 2 FOR THE SURVEYOR'S REPORT AND LEGAL DESCRIPTION.



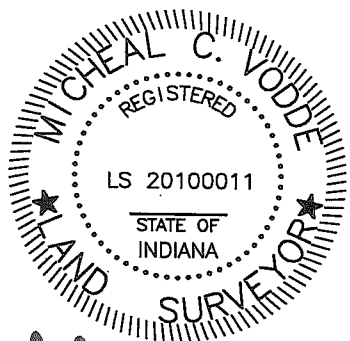
SCALE IN FEET: 1" = 60'

I hereby certify that the above Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

Fieldwork completed on the 26th day of OCTOBER, 20 22.

Certified this 2nd day of NOVEMBER, 20 22.

Prepared exclusively for: ZAKAWAN DIN & TWAHEDA ZAKAWAN /
Survey Number: 22-10-105



Michael C. Vodka
MICHEAL C. VODKE, LS #20100011



WWW.ANDERSONSURVEYING.COM

ANDERSON SURVEYING, INC.

Registered Professional Engineers and Land Surveyors
Indiana Land Surveying Firm Identification Number: 29A

1324 Henry Avenue
Fort Wayne, IN 46808
Phone: (260) 483-1724
Fax: (260) 482-6855
Toll Free: (888) 483-1724

1947 E. Schug Road
Columbia City, IN 46725
Phone: (260) 691-3425
Fax: (260) 482-6855