

1 **#REZ-2023-0032**

2 **BILL NO. Z-23-06-34**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. N-03 (Sec. 12 of Wayne Township)**

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

9 SECTION 1. That the area described as follows is hereby designated an R2 (Two
10 Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
11 of Fort Wayne, Indiana:

12 Lot 39 and Lot 40 excepting the north 51 feet of the east 60 feet in Lasselleville (Original
13 Town), as recorded in Deed Book 38, page 485 in the Office of the Recorder of Allen
14 County, Indiana.

15 and the symbols of the City of Fort Wayne Zoning Map No. N-03 (Sec. 12 of Wayne
16 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
17 Wayne, Indiana is hereby changed accordingly.

18
19 SECTION 2. If a written commitment is a condition of the Plan Commission's
20 recommendation for the adoption of the rezoning, or if a written commitment is modified and
21 approved by the Common Council as part of the zone map amendment, that written
22 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:

Malak Heiny, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0032
Bill Number: Z-23-06-34
Council District: 6-Sharon Tucker

Introduction Date: June 27, 2023

Plan Commission
Public Hearing Date: July 10, 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 0.34 acres from C3/General Commercial to R2/Two Family Residential

Location: 2007 Lafayette Street

Reason for Request: To allow the rebuilding of a residential structure.

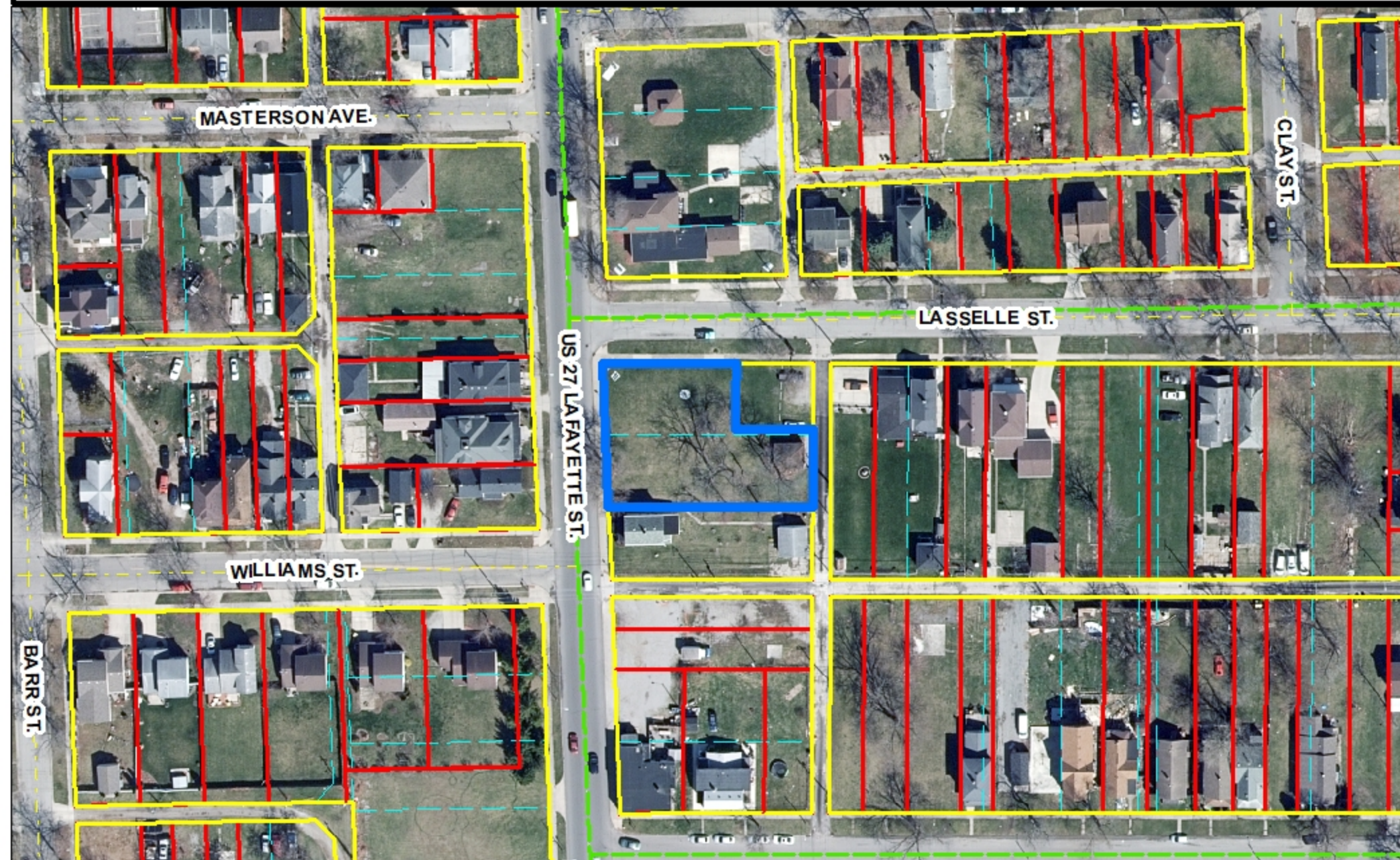
Applicant: Graylin Howard

Property Owner: Graylin Howard

Related Petitions: none

Effect of Passage: Property will be rezoned to the R2/Two Family Residential zoning district, which permits single and two family housing.

Effect of Non-Passage: The property will remain zoned C3/General Commercial which does not permit a new single or two family home.



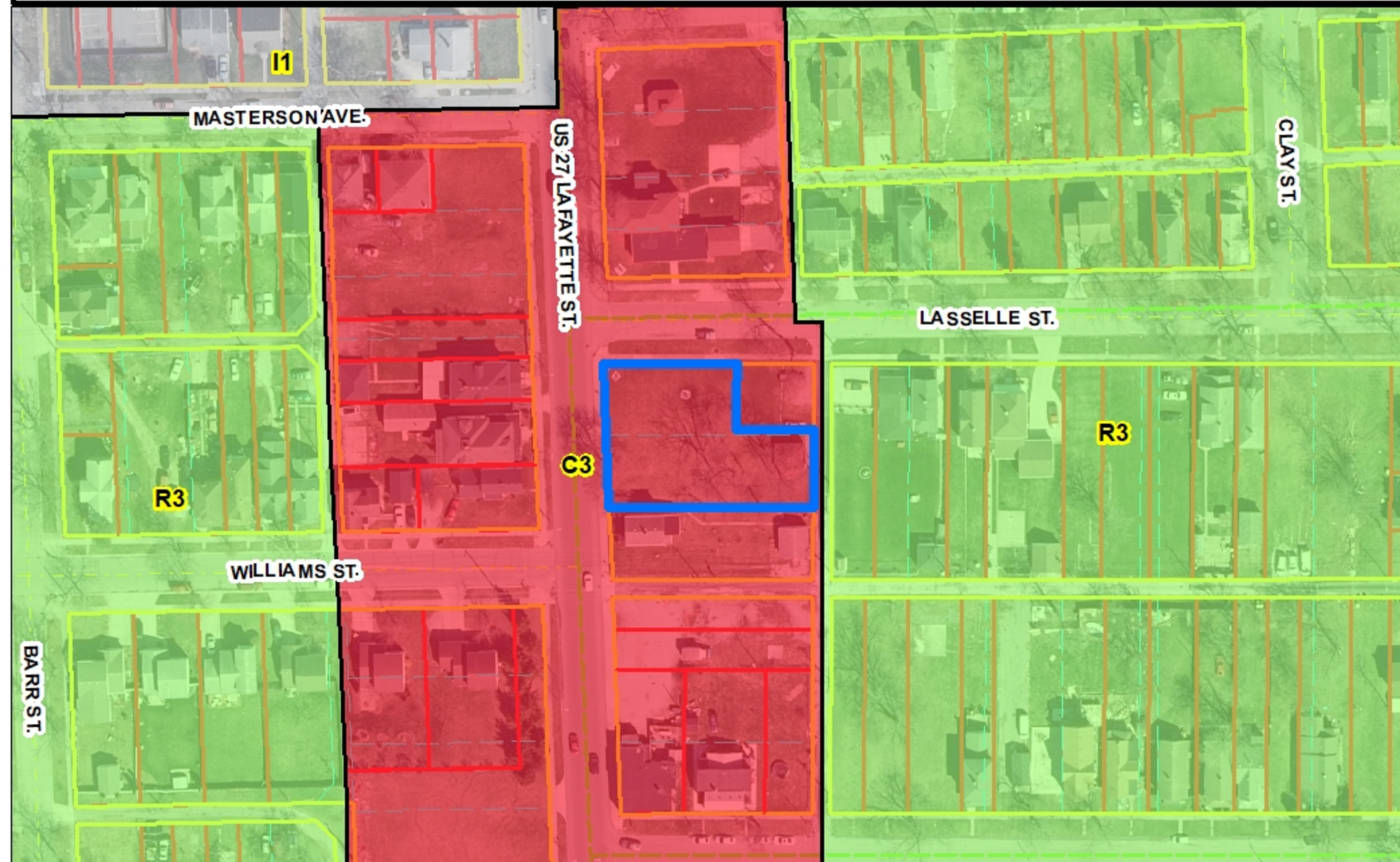
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 6/22/2023

0 50 100 Feet



1 inch = 100 feet



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Department of Planning Services Rezoning Petition Application

Applicant
Applicant Graylin Howard
Address 403 Lasselle St.
City Ft Wayne State IN. Zip _____
Telephone 260-710-3743 E-mail graylin98vip@gmail.com

Property Ownership
Property Owner Graylin Howard
Address 2007 Lafayette street
City Ft. Wayne State IN. Zip 46803
Telephone 260-710-3743 E-mail graylin98vip@gmail.com

Contact Person
Contact Person Graylin Howard
Address 403 Lasselle Street
City Ft. Wayne State IN. Zip 46803
Telephone 260-710-3743 E-mail graylin98vip@gmail.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 2007 Lafayette St. Township and Section _____
Present Zoning _____ Proposed Zoning R2 Acreage to be rezoned _____
Purpose of rezoning (attach additional page if necessary) My previous house burned down in 2001. Want to rebuild my retirement home.
Sewer provider City Water provider City

Filing Checklist
Applications will not be accepted unless the following filing requirements are submitted with this application.
☒ Filing fee \$1000.00
☒ Surveys showing area to be rezoned
☒ Legal Description of parcel to be rezoned
☒ Rezoning Criteria (see attached checklist)

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 Fort Wayne and Allen County Plan Commissions 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

Graylin Howard (printed name of applicant)
Graylin Howard (signature of applicant)
5-20-2023 (date)

(printed name of property owner) (signature of property owner) (date)



Received	Receipt No.	Hearing Date	Petition No.
6-5-23	143359	7-10-23	FE27023-1032

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



LAREZ NEIGHBORHOOD ASSOCIATION

December 13, 2004

Board of Zoning
One Main St.
Fort Wayne, IN 46802

Dear Sir or Madam:

This letter is in support of Graylin Howard having his property rezoned in order to rebuild his home that was destroyed by fire on S. Lafayette St. If you need additional information from our Neighborhood Association, please feel free to contact me at 744-7511.

Sincerely,



Patricia M. Turner, President
Larez Neighborhood Association

Department of Planning Services Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

(1) The Comprehensive Plan;

L.U. - #2 Promot complete neighborhood Throug
Sustainable development.

(2) Current conditions and the character of current structures and uses in the district;

Vacant lots permission to rebuild.

(3) The most desirable use for which the land in the district is adapted;

Promote complete neighborhood through sustainable development
preservation and growth.

(4) The conservation of property values throughout the jurisdiction;

N/A

(5) Responsible development and growth.

Promote complete neighborhood through encouraging mix
neighborhood areas.

COMPLETE FILING TO INCLUDE:

- ☐ Filing Fee
- ☐ Complete application signed by property owner*
- ☐ Legal description (in Word document format)*
- ☐ Boundary/Utility Survey*
- ☐ Rezoning Criteria *
- ☐ Written Commitment (if applicable)*

**All documents may be digital*





May 22, 2023

Dear Board of Zoning. The Larez Neighborhood Association is in agreement with the zoning changes that will enable Mr. Graylin Howard to build his home. Please contact me at 260-466-1123 if you have any questions.

A handwritten signature in cursive script that reads "Pat Turner".

Patricia Turner, President
Larez Neighborhood Association.