

#REZ 2024 0021

BILL NO. Z-24-05-11

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-07 (Sec. 15 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 R1/Single
Family Residential District under the terms of Chapter 157 Title XV of the Code of the City of
Fort Wayne, Indiana:

LEGAL DESCRIPTION:

Lot 2 of Veseys B.W. & S.W., Sub., Amended

and the symbols of the City of Fort Wayne Zoning Map No. K-07 (Sec. 15 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:

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-2024-0021
Bill Number: Z-24-05-11
Council District: 5 – Geoff Paddock

Introduction Date: May 28, 2024

Plan Commission
Public Hearing Date: June 10, 2024 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.09 acres from C2/Limited Commercial to R1/Single Family Residential

Location: 3426 Broadway (Section 15 of Wayne Township)

Reason for Request: To permit a single-family residential dwelling.

Applicant: Tony Ervin

Property Owner: 3426 Broadway LLC

Related Petitions: None

Effect of Passage: Property will be rezoned to the R1/Single Family Residential zoning district, which will allow for a single-family residential dwelling.

Effect of Non-Passage: The property will remain zoned C2/Limited Commercial which does not permit a single-family residential dwelling. The site will continue with existing uses, and may be redeveloped with areas for moderate intensity business, community, office, personal service, and limited retail uses, along with certain residential facilities uses.

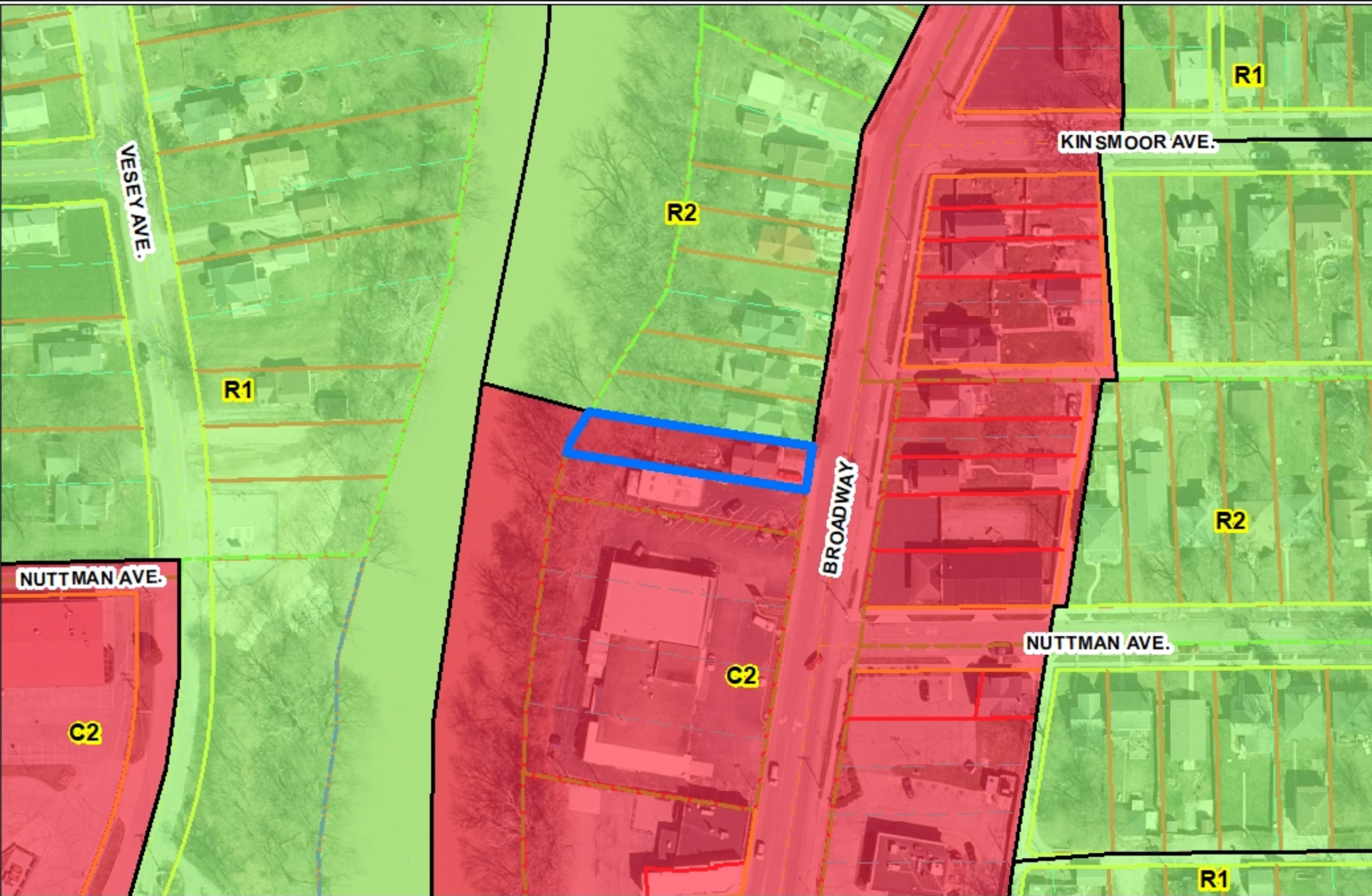


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/15/2024

0 50 100 Feet



1 inch = 100 feet



Legal Description – REZ-2024-0021

Lot 2 of Veseys B.W. & S.W., Sub., Amended

Department of Planning Services
Rezoning Petition Application

tonster72@hotmail.com

Applicant
Applicant Tony ERVIN
Address 805 W. Wayne STR
City Fort Wayne State IN Zip 46802
Telephone 260-494-4376 E-mail tonster72@hotmail.com

Property Ownership
Property Owner Leo Vodde / 3426 Broadway LLC
Address 3426 Broadway
City Fort Wayne State IN Zip 46807
Telephone 727-385-3868 E-mail lvod1057@aol.com

Contact Person
Contact Person Leo Vodde
Address Same as Property Owner
City _____ State _____ Zip _____
Telephone 727-385-3868 E-mail lvod1057@aol.com

Also: london.buesching@exp Realty.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 3426 Broadway Township and Section Wayne / 0015
Present Zoning C2 Proposed Zoning Residential / R1-MWS Acreage to be rezoned .09
Purpose of rezoning (attach additional page if necessary) Currently on the market need to put back to R1 to be able to sell and transfer to new owner
Sewer provider City utilities Water provider city utilities

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

Leo Vodde (printed name of applicant) Leo Vodde (signature of applicant) 04/23/24 4/23/24 (date)

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



Received	Receipt No.	Hearing Date	Petition No.
4/23/24	145284	6.10.24	REZ-2024-0521

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



3426 Broadway

Fort Wayne, Ind 46807

LOT 2 (Vesseys Add.)

Rezoning to R1.

Questions.

1. The comprehensive plan is to resale as a R1 home for the new homeowners.
2. Current conditions are single family home, has been a rental for years. As you can tell by looking at the pictures, this is and has been residential. No parking lots of any kind to support any type of commercial property for this home.
3. Desirable use is to keep as a family dwelling home, as it has been used for family dwelling as a rental for years and a new family wants to make it home.
4. Conservation of property values, well, the current offer on the home was accepted and appraised for a amount higher than the current list price. The lender was good with the home and value until discovered it was zoned commercial instead of residential.
5. Responsible development and growth. Well, the potential home is ready for the next homeowner, and they are ready to make it their own.

I hope this helps satisfy all parties.

Thanks you