

1  
2 **#REZ-2025-0028**

3 **BILL NO. Z-25-05-10**

4  
5 **ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_**

6 **AN ORDINANCE amending the City of Fort Wayne**  
7 **Zoning Map No. R03 (Sec. 8 of Adams Township)**

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

9 **SECTION 1. That the area described as follows is hereby designated a C3/General**  
10 **Commercial District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne,**  
11 **Indiana:**

12  
13 **LEGAL DESCRIPTION**

14 **DOCUMENT NUMBER 2012072096:**  
15 **LOTS NUMBER 44 AND 45 IN EASTWOOD ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED**  
16 **IN PLAT RECORD 5, PAGE 48, EXCEPT THE NORTH 10 FEET FOR THE WIDENING OF NEW HAVEN**  
17 **AVENUE, AS RECORDED IN MISCELLANEOUS RECORD 89, PAGE 263, IN THE OFFICE OF THE**  
18 **RECORDER OF ALLEN COUNTY, INDIANA.**

19 **and the symbols of the City of Fort Wayne Zoning Map No. R03 (Sec. 8 of Adams Township), as**  
20 **established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby**  
21 **changed accordingly.**

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

1  
2 SECTION 3. That this Ordinance shall be in full force and effect from and after its passage  
3 and approval by the Mayor.

4  
5 \_\_\_\_\_  
6 Council Member

7 APPROVED AS TO FORM AND LEGALITY:

8  
9 \_\_\_\_\_  
10 Malak Heiny, City Attorney  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

# City of Fort Wayne Common Council

## DIGEST SHEET

---

### Department of Planning Services

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2025-0028  
Bill Number: Z-25-05-10  
Council District: 6 – Rohli Booker

---

Introduction Date: May 27, 2025

Plan Commission  
Public Hearing Date: June 9, 2025 (not heard by Council)

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

---

Synopsis of Ordinance: To rezone 0.25 acres from C2/Limited Commercial to C3/General Commercial

Location: 3714 New Haven Avenue (Section 8 of Adams Township)

Reason for Request: To expand existing automobile use

Applicant: Wayne Richardson

Property Owner: Daniel Hiliare

---

Related Petitions: Primary Development Plan – Raymond’s Garage

---

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which would permit expansion of existing automobile use.

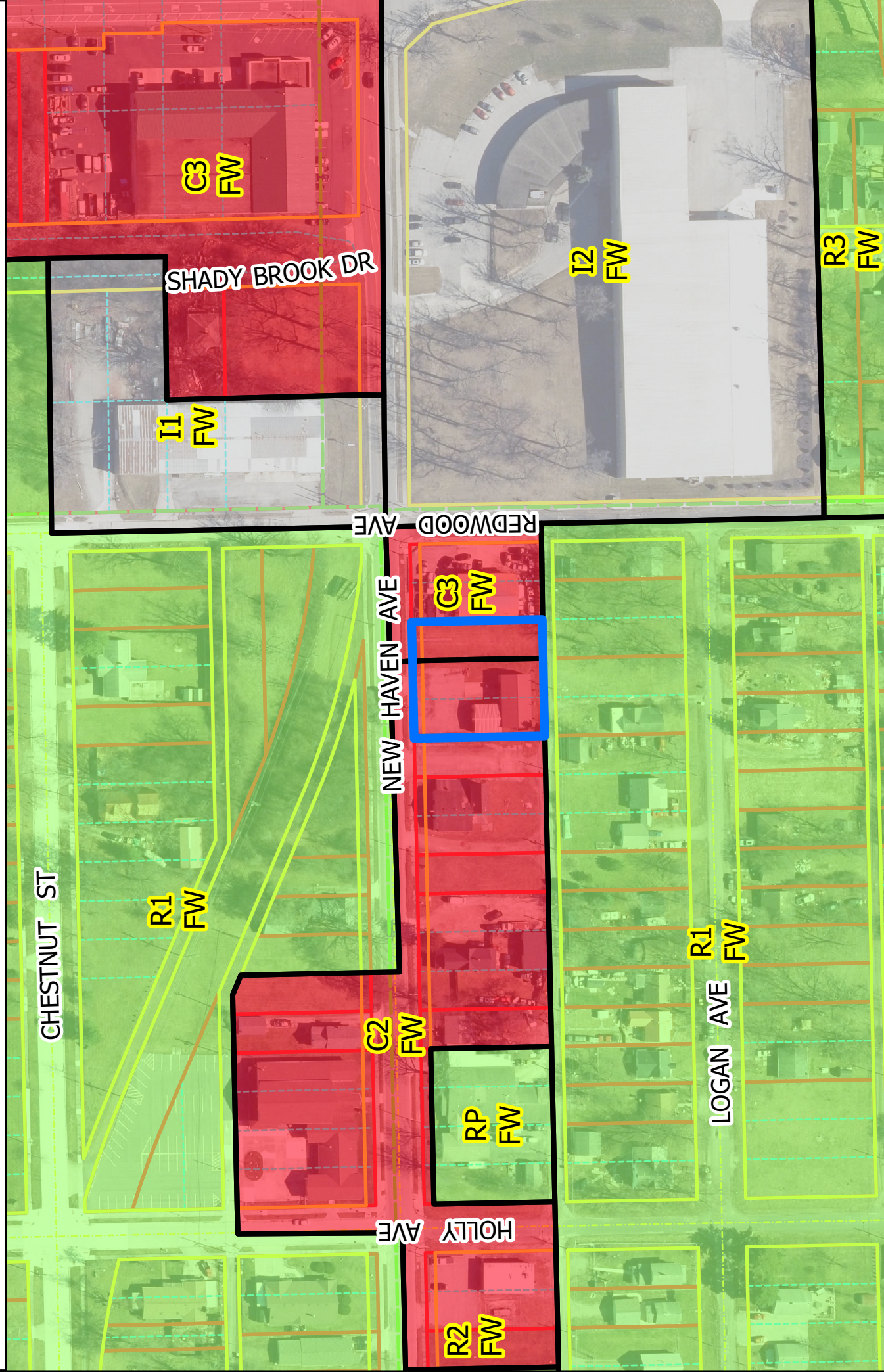
Effect of Non-Passage: Property will remain zoned C2/Limited Commercial, which would not permit expansion of existing automobile use. The site may continue with existing or non-conforming uses, and may be redeveloped with areas for moderate intensity business, community, office, personal service, and similar uses.

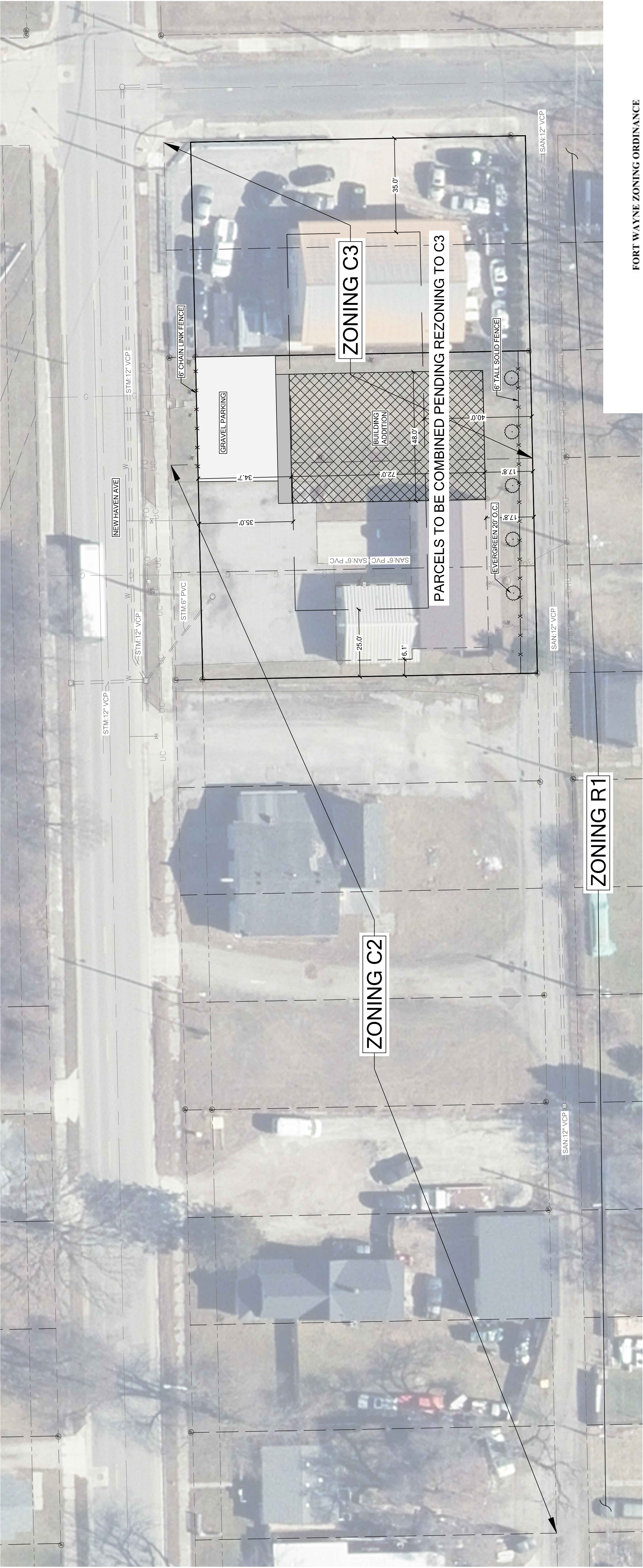


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 5/20/2025







VARIANCES REQUESTED

- FRONT YARD SETBACK = REDUCE TO 30' (3706 NEW HAVEN AVE ~ 10')
- REAR YARD SETBACK = REDUCE TO 15' (3630 NEW HAVEN AVE ~ 0')
- LANDSCAPE BUFFER = REDUCE TO 10' (3630 NEW HAVEN AVE ~ 0')
- SOLID FENCE IN LIEU OF 50% LARGE SHRUB
- NO LANDSCAPE BUFFER WIDTH FOR PARKING ADJACENT TO ROW GRAVEL PARKING IN FRONT YARD

FORT WAYNE ZONING ORDINANCE

(E) Development Standards

- (1) The standards in the following table shall apply in the C3 district; all standards are minimum standards unless otherwise noted (see also the permitted yard projections and additional location standards on the following page).

| C3 GENERAL COMMERCIAL DEVELOPMENT STANDARDS                                                                                                                                                                                    |                                           |                                             |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------|--|
|                                                                                                                                                                                                                                |                                           | Height (maximum) <sup>(1)</sup>             |  |
| Primary or accessory nonresidential building or structure                                                                                                                                                                      |                                           | 40'                                         |  |
| Primary or accessory residential facility building or structure                                                                                                                                                                |                                           | Up to two stories or 30' <sup>(2)</sup>     |  |
| Front yard                                                                                                                                                                                                                     |                                           |                                             |  |
| Non-through lot                                                                                                                                                                                                                |                                           | 35'                                         |  |
| Through lot                                                                                                                                                                                                                    |                                           | 35' at each end of the lot                  |  |
| With existing building(s) with a lesser front setback adjacent to the lot setback                                                                                                                                              |                                           | The smallest existing nonconforming setback |  |
| Side yard (interior lot)                                                                                                                                                                                                       |                                           |                                             |  |
| Primary building                                                                                                                                                                                                               |                                           |                                             |  |
| Height                                                                                                                                                                                                                         | If not adjacent to a residential district | 25'                                         |  |
| Up to 30'                                                                                                                                                                                                                      |                                           | 40'                                         |  |
| Over 30'                                                                                                                                                                                                                       |                                           | 50'                                         |  |
| Accessory building or structure                                                                                                                                                                                                |                                           |                                             |  |
| Height                                                                                                                                                                                                                         | If not adjacent to a residential district | 5'                                          |  |
| Up to 25' and                                                                                                                                                                                                                  |                                           | 25'                                         |  |
| Over 25' or                                                                                                                                                                                                                    |                                           | 25'                                         |  |
| Side yard (corner lot)                                                                                                                                                                                                         |                                           |                                             |  |
| Primary building – corner lot street side yard                                                                                                                                                                                 |                                           | 25'                                         |  |
| Accessory building – corner lot street side yard                                                                                                                                                                               |                                           | 25'                                         |  |
| Rear yard                                                                                                                                                                                                                      |                                           |                                             |  |
| Primary building – no outside activity behind the building <sup>(3)</sup>                                                                                                                                                      |                                           |                                             |  |
| Height                                                                                                                                                                                                                         | If not adjacent to a residential district | 10'                                         |  |
| Up to 30'                                                                                                                                                                                                                      |                                           | 40'                                         |  |
| Over 30'                                                                                                                                                                                                                       |                                           | 40'                                         |  |
| Primary building – outside activity behind the building <sup>(3)</sup>                                                                                                                                                         |                                           |                                             |  |
|                                                                                                                                                                                                                                |                                           | 50'                                         |  |
| Accessory building or structure                                                                                                                                                                                                |                                           |                                             |  |
| Height                                                                                                                                                                                                                         | If not adjacent to a residential district | 5'                                          |  |
| Up to 25' and                                                                                                                                                                                                                  |                                           | 25'                                         |  |
| Over 25' or                                                                                                                                                                                                                    |                                           | 40'                                         |  |
| Over 200 sq. ft.                                                                                                                                                                                                               |                                           | 25'                                         |  |
| Notes:                                                                                                                                                                                                                         |                                           |                                             |  |
| (1) See §157.405(C) in Development Standards Waivers and Exceptions; §157.409 Signs for maximum sign heights; and §157.404(O) Residential Impact Mitigation and §157.411 Airport Overlay Districts for additional restrictions |                                           |                                             |  |
| (2) Whichever is less                                                                                                                                                                                                          |                                           |                                             |  |
| (3) Outside activity shall include building access, delivery/loading areas, drives, and storage                                                                                                                                |                                           |                                             |  |



**BFA**  
**BERTSCH-FRANK**  
**— & ASSOCIATES —**  
LAND SURVEYING & CONSULTING  
811 LAWRENCE DRIVE  
FORT WAYNE, IN 46804  
TELEPHONE: (260) 459-5993  
FACSIMILE: (260) 459-5903

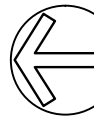
**NOT FOR  
CONSTRUCTION**

**Daniel L. Hilaire**  
**3714 New Haven Ave.**  
**Fort Wayne, IN 46803**

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

CAD FILE: 25130\_Site.dwg  
DRAWN BY: JLL  
CHECKED BY: WPR, MCB  
DATE: 06/05/2025  
PROJECT NO. 25130.100



DRAWING  
SCALE  
1" = 20'  
0' 10' 20' 40'

**DEVELOPMENT  
PLAN**

**C1.0**



# Department of Planning Services Rezoning Petition Application

**Applicant**  
 Applicant Wayne Richardson  
 Address 811 Lawrence Drive  
 City Fort Wayne State IN Zip 46804  
 Telephone 260-459-9393 ext102 E-mail wrichardson@bertschfrank.com

**Property Ownership**  
 Property Owner Daniel L. Hilaire  
 Address 3732 New Haven Avenue  
 City Fort Wayne State IN Zip 46803  
 Telephone \_\_\_\_\_ E-mail hilaire46@yahoo.com

**Contact Person**  
 Contact Person Wayne Richardson  
 Address 811 Lawrence Drive  
 City Fort Wayne State IN Zip 46804  
 Telephone 260-459-9393 ext 102 E-mail wrichardson@bertschfrank.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 3714 New Haven Ave Township and Section Adams; Sec 8  
 Present Zoning C2 Proposed Zoning C3 Acreage to be rezoned 0.229  
 Purpose of rezoning (attach additional page if necessary) Existing C2 zoned building and Building Addition will be used for automobile detailing & storage of vehicles that will be prepped for sale. This is not an approved use for C2.  
 Sewer provider FWCU Water provider FWCU

**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 (please complete attached document)

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

Wayne Richardson Wayne Richardson 5/5/2025  
 (printed name of applicant) (signature of applicant) (date)  
Daniel I. Hilaire [Signature] 5/5/2025  
 (printed name of property owner) (signature of property owner) (date)



|                           |                              |                               |                                      |
|---------------------------|------------------------------|-------------------------------|--------------------------------------|
| Received<br><u>5/6/25</u> | Receipt No.<br><u>147488</u> | Hearing Date<br><u>6/9/25</u> | Petition No.<br><u>REZ-2025-0028</u> |
|---------------------------|------------------------------|-------------------------------|--------------------------------------|

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



## 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;

The Comprehensive plan in this area shows Production Center and Community Commercial encroaching west down New Haven Avenue. This area is already zoned C2 and C3.

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

The transition from C2 to C3 zoning will allow these parcels to expand operations and function as 1 entity. The C2 zoning continues west down New Haven Avenue. And the C3 is already the adjacent zoning to the east.

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

The most desirable use for a vacant lot between 2 commercial properties is commercial. The rezoning will allow the owner to build their addition and combine the tax parcels into 1 parcel.

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

The rezoning of this property (and combining) will allow a commercial building addition on a vacant lot. Development of vacant lots will increase property values.

- (5) Responsible development and growth.

The rezoning (and combination) of lots will allow the in-fill of a vacant parcel with a building addition.

### 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*



# FACT SHEET

Case #REZ-2025-0028    Bill # Z-25-05-10    Project Start: May 2025

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| PROPOSAL:         | Rezoning Petition REZ-2025-0028                                          |
| APPLICANT:        | Wayne Richardson                                                         |
| REQUEST:          | To rezone 0.25 acres from C2/Limited Commercial to C3/General Commercial |
| LOCATION:         | 3714 New Haven Avenue (Section 8 of Adams Township)                      |
| LAND AREA:        | 0.25 acres                                                               |
| PRESENT ZONING:   | C2/Limited Commercial                                                    |
| PROPOSED ZONING:  | C3/General Commercial                                                    |
| COUNCIL DISTRICT: | 6 – Rohli Booker                                                         |
| SPONSOR:          | Fort Wayne Plan Commission                                               |

## **July 14, 2025 Public Hearing**

- No one spoke in support or with concerns.
- Dr. Scott Myers was absent.

## **July 21, 2025 Business Meeting**

### **Plan Commission Recommendation: DO PASS**

A motion was made by Paul Sauerteig and seconded by Rick Briley, to return the ordinance with a Do Pass recommendation, to Common Council for their final decision.

### **8-0 MOTION PASSED**

- Dr. Scott Myers was absent.

Fact Sheet Prepared by:  
Karen Couture, Associate Land Use Planner  
July 22, 2025

## PROJECT SUMMARY

### DISCUSSION

The project site is located on the south side of New Haven Avenue, just west of its intersection with Redwood Avenue and is currently zoned C2/Limited Commercial and is located in Eastwood Subdivision which was platted in 1909. Eastwood Subdivision is part of the Harvester Community Assn, which is currently active according to the May 12, 2025 Fort Wayne Neighborhood Registry. The Board of Zoning Appeals history shows a Development Standards Variance granted in 1999 for a rear yard setback from 25 feet to 14.5 feet for a building addition. There are residential subdivisions located in R1/Single Family Residential zoning districts, adjacent to the north and south. Adjacent to the west, zoned C2/Limited Commercial, is a vacant parcel and to the east, zoned C3/General Commercial, is an auto repair shop.

The property owner is requesting to rezone this site from C2/Limited Commercial and C3/General Commercial to C3/General Commercial to allow for an expansion of the existing automobile shop, Raymond's Garage, located directly to the east. Raymond's Garage has been in business since 1980 and is an established part of the neighborhood. It is located in the C3/General Commercial zoning district which allows for an auto repair shop. Once the proposed project site is rezoned, the property owner could expand and continue this use. The property owner is also proposing a building addition to the current structure, to allow more space for this business. The applicant also owns Lots 47 and 48, where the existing business is located.

The proposed development includes a 3,456 square foot addition to the existing building. The property owner intends to use the new building to store vehicles in various stages of repair, eliminating the need for outdoor storage. The proposed plan also includes an additional +/- 1,600 square feet of paved parking on the north side of the building and a six-foot chain link fence along the right-of-way, which would connect to the existing fence on the east. Along the rear of the property, a six-foot privacy fence is proposed, connecting with the existing fence on the east and continuing all the way to the west property line and then to the building. The Plan Commission approved the following waivers:

- a) Front yard building setback from 35' to 30'
- b) Rear yard building setback from 40' to 15'
- c) Side yard building setback from 25' to 5'
- d) Front yard paved parking setback from 5' to 0'
- e) Front yard fence setback from 35' to 0'
- f) Rear yard landscape buffer from 20' to 10' and eliminate tree requirement

### COMPREHENSIVE PLAN REVIEW

#### Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Priority Investment Area.
- **Land Use Goal 1.1** - Explore new zoning classifications, updated development regulations, and other tools to encourage compatible infill development and redevelopment
- **Land Use Goal 1.4** - Focus development and redevelopment initiatives and incentives in the Priority Investment Area to address market gaps and build momentum among private sector property owners and developers.

#### Generalized Future Land Use Map

- The project site is located within "Traditional Neighborhood" land use category. Some secondary land uses encouraged in this area are low-intensity, neighborhood-scale retail. It is adjacent to the Production Center land use category, which encourages more of a high-intensity business, service, and retail use.

**Compatibility Matrix** – Commercial developments like the Raymond's Garage are potentially compatible within this land use category.

**Other Applicable Plans:** None

**PUBLIC HEARING SUMMARY:**

Presenter: Wayne Richardson, representing the property owner, presented the request as outlined above.

Public Comments: None

## FORT WAYNE PLAN COMMISSION

### Findings of Fact • July 2025

**PROPOSAL:** Rezoning Petition REZ-2025-0028  
**APPLICANT:** Wayne Richardson  
**REQUEST:** To rezone parcels from C2/Limited Commercial and C3/General Commercial to C3/General Commercial  
**LOCATION:** 3714 New Haven Avenue, 100 feet west of its intersection with Redwood Avenue (Section 8 of Adams Township)  
**LAND AREA:** 0.229 acres  
**PRESENT ZONING:** C2/Limited Commercial and C3/General Commercial  
**PROPOSED ZONING:** C3/General Commercial

The Plan Commission recommends that Rezoning Petition REZ-2025-0028 be returned to Council, with a "Do Pass" recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The C3/General Commercial zoning will provide the opportunity to redevelop and invest in the site. The project site is located within the Priority Investment Area. The area to be rezoned is a vacant lot, and will allow for the expansion of an existing commercial business. The Comprehensive Plan in this area shows Production Center and Community Commercial Future Land Uses adjacent to the east.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The property is adjacent to commercial zoning to the east and west. The applicant intends to expand the existing building, to allow for the storage of vehicles in various stages of repair, eliminating the need for outdoor storage.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment into the area and is adjacent to developed commercial property. The new zoning gives the property owner flexibility to invest in the property commercially.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. This portion of New Haven Avenue is adjacent to commercial development to the east and west. The rezoning to C3/General Commercial zoning district will allow a commercial building addition on a vacant lot, which will increase property values. The area is already served by infrastructure.

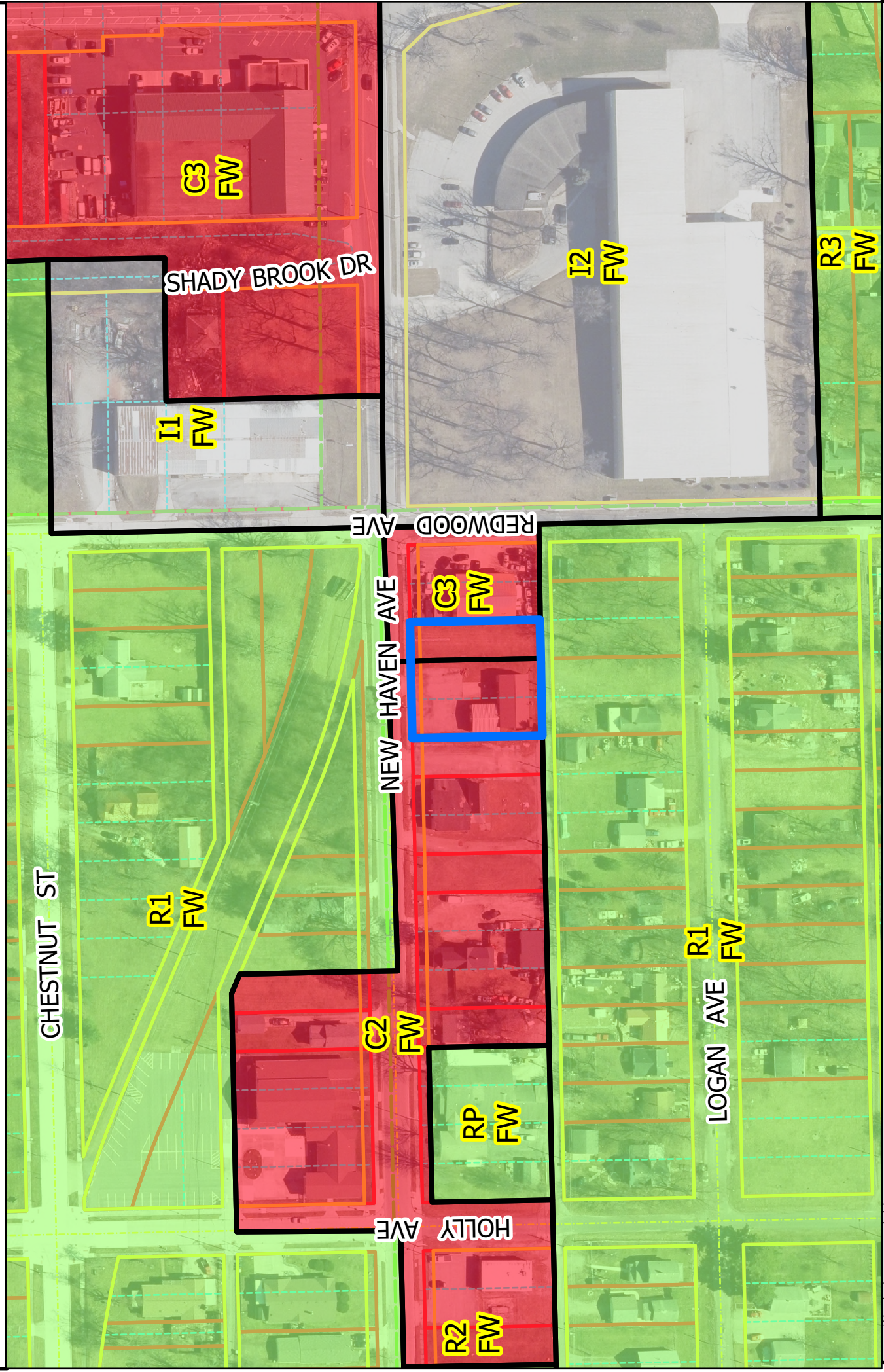
These findings approved by the Fort Wayne Plan Commission on July 21, 2025.

  
Benjamin J. Roussel  
Executive Director  
Secretary to the Commission

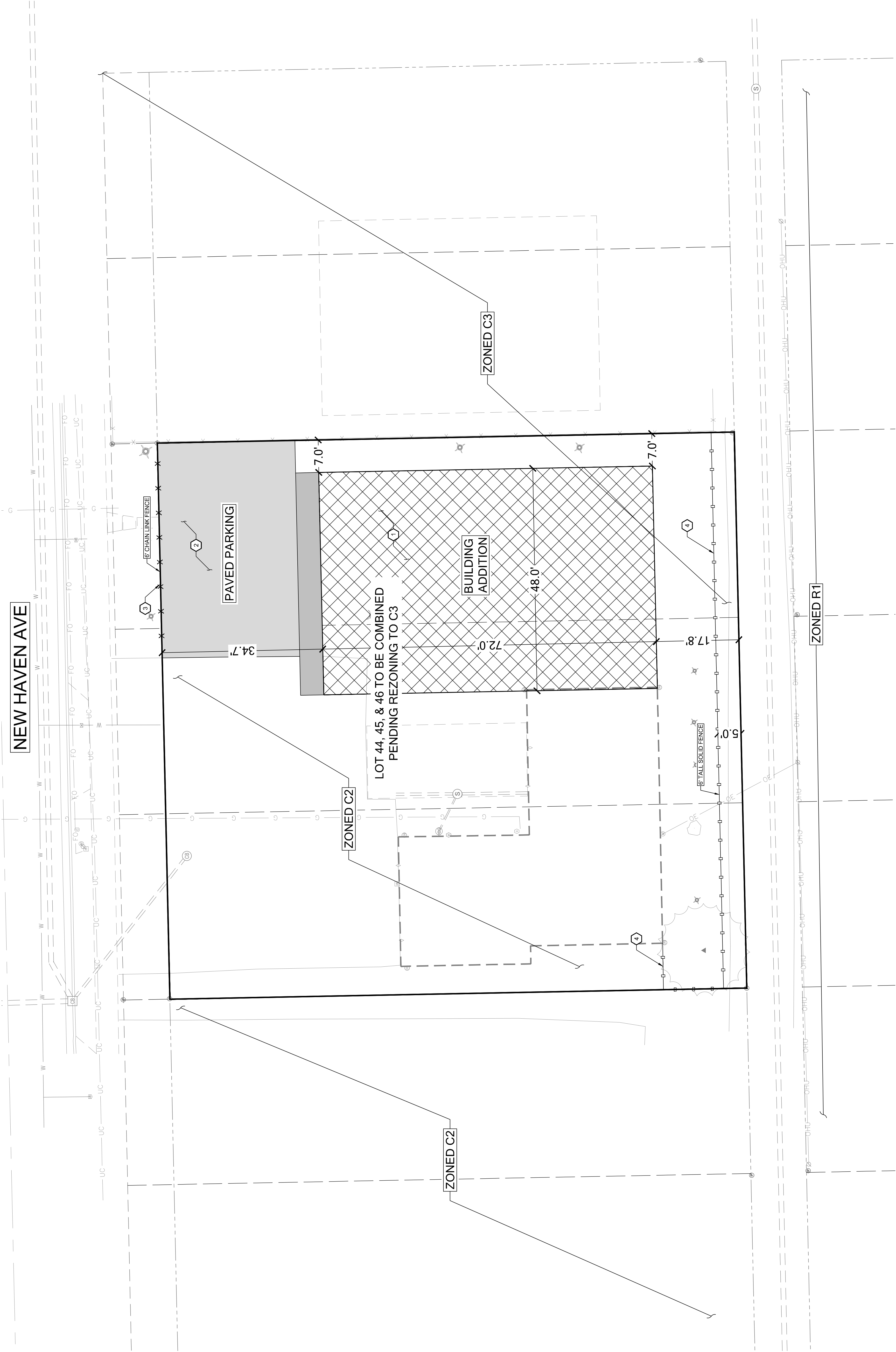


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 5/20/2025







NEW HAVEN AVE

ZONED C2

ZONED C2

LOT 44, 45, & 46 TO BE COMBINED  
PENDING REZONING TO C3

BUILDING  
ADDITION

ZONED C3

ZONED R1

SITE LEGEND

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| CHAIN LINK FENCE LINE (PROPOSED)    | SOLID FENCE LINE (PROPOSED)         |
| CONCRETE MATERIAL (EXISTING)        | CONCRETE MATERIAL (EXISTING)        |
| PAVEMENT MATERIAL (PROPOSED)        | PAVEMENT MATERIAL (EXISTING)        |
| GRAVEL/STONE MATERIAL (PROPOSED)    | GRAVEL/STONE MATERIAL (EXISTING)    |
| BUILDING-ENCLOSED (PROPOSED)        | BUILDING-ENCLOSED (EXISTING)        |
| BUILDING-OPEN-AIR CANOPY (PROPOSED) | BUILDING-OPEN-AIR CANOPY (EXISTING) |

SITE IMPROVEMENT NOTES

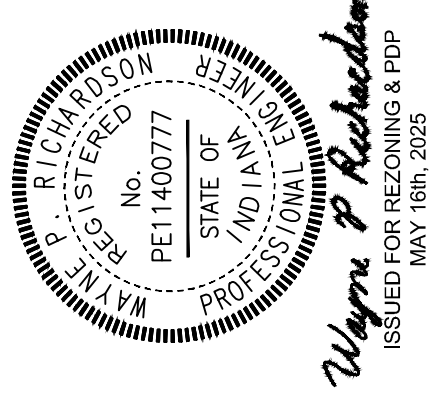
- REQUESTED REZONING
  - LOTS 44 AND 45 CURRENTLY ZONED C2. REQUESTED TO BE REZONED TO C3.
  - LOT 46 ALREADY ZONED C3.
  - LOTS 44, 45, AND 46 SHALL BE COMBINED.
  - 6' TALL SOLID FENCE FOR BUFFER IN REAR YARD.

SITE IMPROVEMENT KEYNOTES

- 33,456 SF BUILDING ADDITION
- ASPHALT PARKING LOT (1.5" HMA SURFACE, 2.5" HMA BINDER, 8" AGGREGATE BASE)
- 6' TALL CHAIN LINK FENCE
- 6' TALL SOLID FENCE.



**BFA**  
**BERTSCH-FRANK**  
**- & ASSOCIATES -**  
LAND SURVEYING & CONSULTING  
811 LAWRENCE DRIVE  
FORT WAYNE, IN 46804  
TELEPHONE: (260) 459-9393  
FACSIMILE: (260) 459-9303



**Daniel L. Hilaire**  
3714 New Haven Ave.  
Fort Wayne, IN 46803

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

CAD FILE: 25130\_Site.dwg  
DRAWN BY: JUL WPR  
CHECKED BY: WPR  
DATE: 07/02/2025  
PROJECT NO.: 25130.100



DRAWING  
SCALE  
1" = 20'  
0" 10' 20' 40'

DEVELOPMENT  
PLAN

**C1.0**

# Department of Planning Services

## Application for Waiver of Required Design Standards

Project Name \_\_\_\_\_

Project Address \_\_\_\_\_

Applicant \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

☐ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction

---

Description of Requested Waiver(s) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

How will granting the waiver request(s) be in conformance with the purposes and intent of the ordinance and with the objectives and policies of the comprehensive plan? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Will granting the waiver request(s) result in a significant impact on contiguous residential properties? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

How will failure to grant the waiver request(s) result in practical difficulties in the use of the property for the proposed development? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

# Department of Planning Services

## Application for Waiver of Required Design Standards

Project Name 3714 New Haven Ave  
Project Address  
3714 New Haven Ave  
Applicant Wayne Richardson  
Address 811 Lawrence Drive  
City Fort Wayne State IN  
Zip 46804 Telephone 260-459-9393 Fax \_\_\_\_\_  
E-mail wrichardson@bertschfrank.com

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction

Description of Requested Waiver(s) Waive 5' setback for paved parking adjacent to property lines  
Landscape buffer on south Alley reduced from 20' to 10' (Rear)

Waiver of tree requirement in rear buffer due to reduction from 20' to 10'.

Reduce Front yard fence setback for chain link fence to 0'.

How will granting the waiver request(s) be in conformance with the purposes and intent of the ordinance and with the objectives and policies of the comprehensive plan? \_\_\_\_\_

No existing landscape buffers found along this block.

Pavement in many areas all the way to the surrounding hardscape (sidewalk)

Fencing on adjacent parcel entire front yard.

Will granting the waiver request(s) result in a significant impact on contiguous residential properties? \_\_\_\_\_

No new impacts as existing parking lots encroach into the right of way, there are no landscape buffers found along the block. The fencing in the front yard would be similar to the adjacent parcels.

How will failure to grant the waiver request(s) result in practical difficulties in the use of the property for the proposed development? Not allowing pavement to property line will eliminate possible interconnection of the 2 separate tax parcels, and reduce the maneuverability on the site of the proposed addition. Required landscaping along alley would decrease the safety by causing reduced sight. Fence waiver would make parcel similar to adjacent parcel.

Wayne Richardson  
Digitally signed by Wayne Richardson  
DN: cn=Wayne Richardson, o=Bertsch-Frank, ou=Fort Wayne, email=wrichardson@bertschfrank.com, c=US  
Date: 2025.05.07 14:03:31-0400

Signature of Applicant

Wayne Richardson  
Printed Name

6/26/2025  
Date