

BILL NO. Z-25-11-17

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. G02 (Sec. 8 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 as C1/Professional Office and Personal Services Zoning District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Legal Description

A part of Lagro Reserve, Township 30 North, Range 12 East, Wayne Civil Township, Allen County, Indiana, also being part of a tract of land conveyed to Paradigm Consulting GRP, LLC by Document 2017058318, also being a 0.168-acre tract of land conveyed to White House on Jefferson Blvd. & Jefferson Point Trust by Document 2013050194 and a 0.107-acre tract of land conveyed to White House on Jefferson Blvd. & Jefferson Point Trust by Document 2013050193, all documents referenced herein are recorded in the Office of the Recorder of Allen County, Indiana, and more particularly described as follows:

Commencing at the intersection of the West line of the East 6.50 chains (429.00 feet) of Lagro Reserve and the South line of Lot 17 in Edsall's Subdivision in Lagro Reserve as shown in Deed Book 30, page 160; thence South 00 degrees 22 minutes 56 seconds East (being the basis of all bearings this description), on and along said West line of the East 6.50 chains, a distance of 6.35 feet to the Point of Beginning, being marked by a mag spike with a "Bertsch-Frank and Associates" identification ring; thence continuing South 00 degrees 22 minutes 56 seconds East, on and along said West line of the East 6.50 chains, a distance of 356.13 feet to the Southeast corner of said 0.107-acre tract, being marked by a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM ID #0070"; thence South 65 degrees 03 minutes 16 seconds West, on and along the South line of said 0.107-acre tract and the South line of said 0.168-acre tract, a distance of 82.72 feet to the most southerly corner of said 0.168-acre tract, being marked by a 5/8-inch diameter rebar with and identification cap stamped "T-E INC FIRM ID #0070"; thence North 86 degrees 23 minutes 15 seconds West, on and along said South line of the 0.168-acre tract, a distance of 79.52 feet to the most Westerly corner of said 0.168-acre tract, also being the South line of a 0.978-acre tract of land conveyed to Bukoba, LLC by Document 2022009307, being marked by a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM ID #0070"; thence North 38 degrees 02 minutes 12 seconds East, on and along said South line of the 0.978-acre tract, a distance of 17.53 feet to the Southeast corner of said 0.978-acre

tract, being marked by a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM ID #0070"; thence North 26 degrees 39 minutes 19 seconds West, on and along the East line of said 0.978-acre tract, a distance of 208.13 feet to the South right-of-way of Jefferson Boulevard (U.S. Highway 24) and the Southwest corner of a 0.0682-acre tract of land conveyed to the City of Fort Wayne by Document 960070152, being marked by a 5/8-inch diameter rebar with a "Bertsch-Frank and Associates" identification cap; thence North 51 degrees 33 minutes 37 seconds East, on and along said South right-of-way of Jefferson Boulevard (U.S. Highway 24) and the South line of said 0.0682-acre tract, a distance of 299.47 feet to the Point of Beginning, containing 1.343 acres of land, more or less, being subject to and/or together with all easements and rights-of-way of record.

and the symbols of the City of Fort Wayne Zoning Map No. G02 (Sec. 8 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-2025-0057
Bill Number: Z-25-11-17
Council District: 4 – Dr Scott Myers

Introduction Date: November 25, 2025

Plan Commission
Public Hearing Date: December 8, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.275 acres from RP/Planned Residential to C1/Professional Office
and Personal Services

Location: 3919 W Jefferson Blvd (Section 8 of Wayne Township)

Reason for Request: To expand the existing parking lot

Applicant: Paradigm Consulting GRP, LLC

Property Owner: Paradigm Consulting GRP, LLC

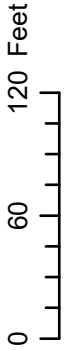
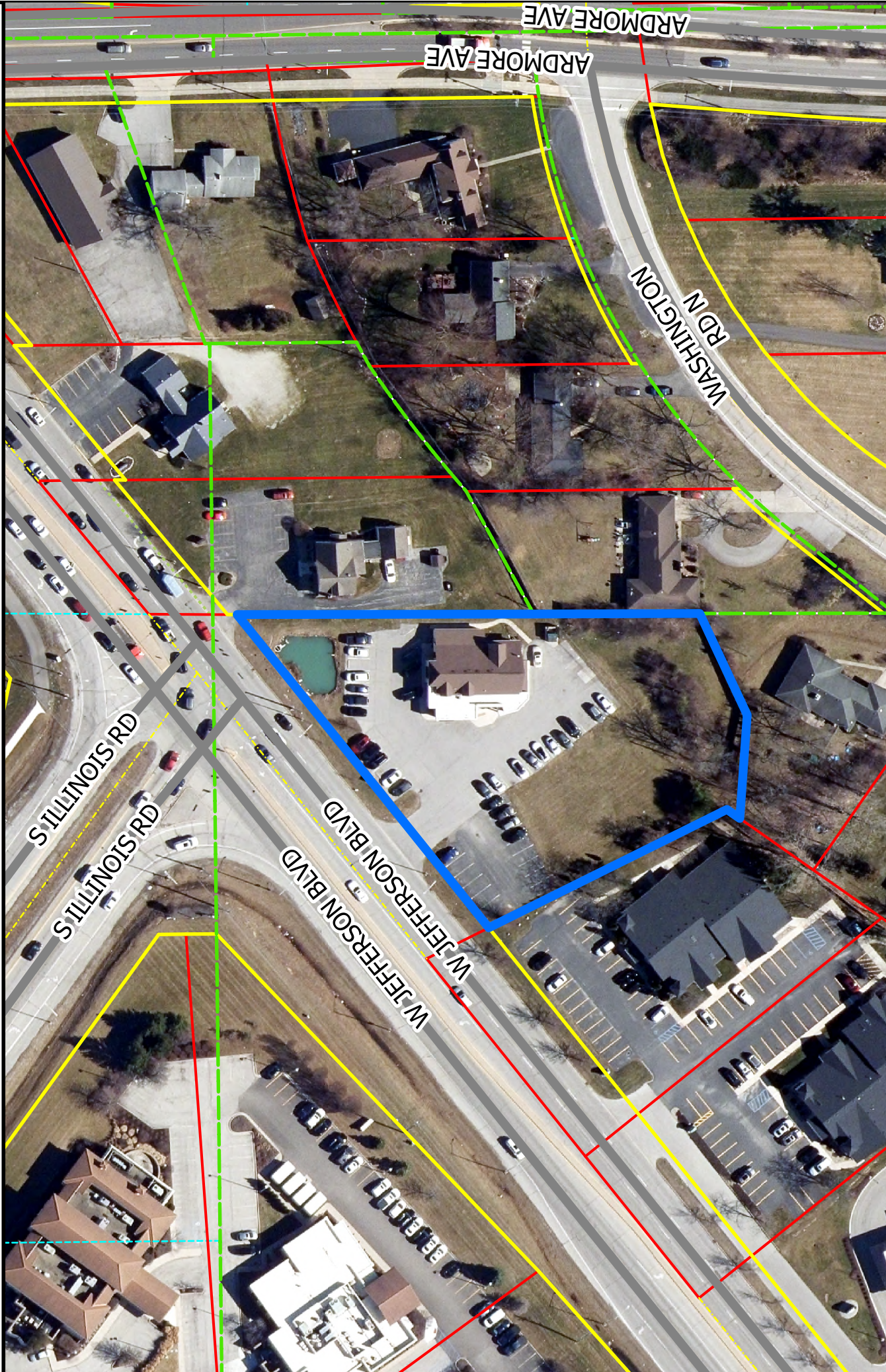
Related Petitions: None

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services
zoning district, which would permit expanding the existing parking lot.

Effect of Non-Passage: Property will remain zoned RP/Planned Residential, which does not permit
expanding the existing parking lot. The site may continue with existing uses,
and may be redeveloped with residential and other compatible
nonresidential uses.

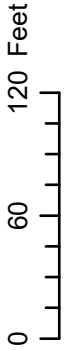
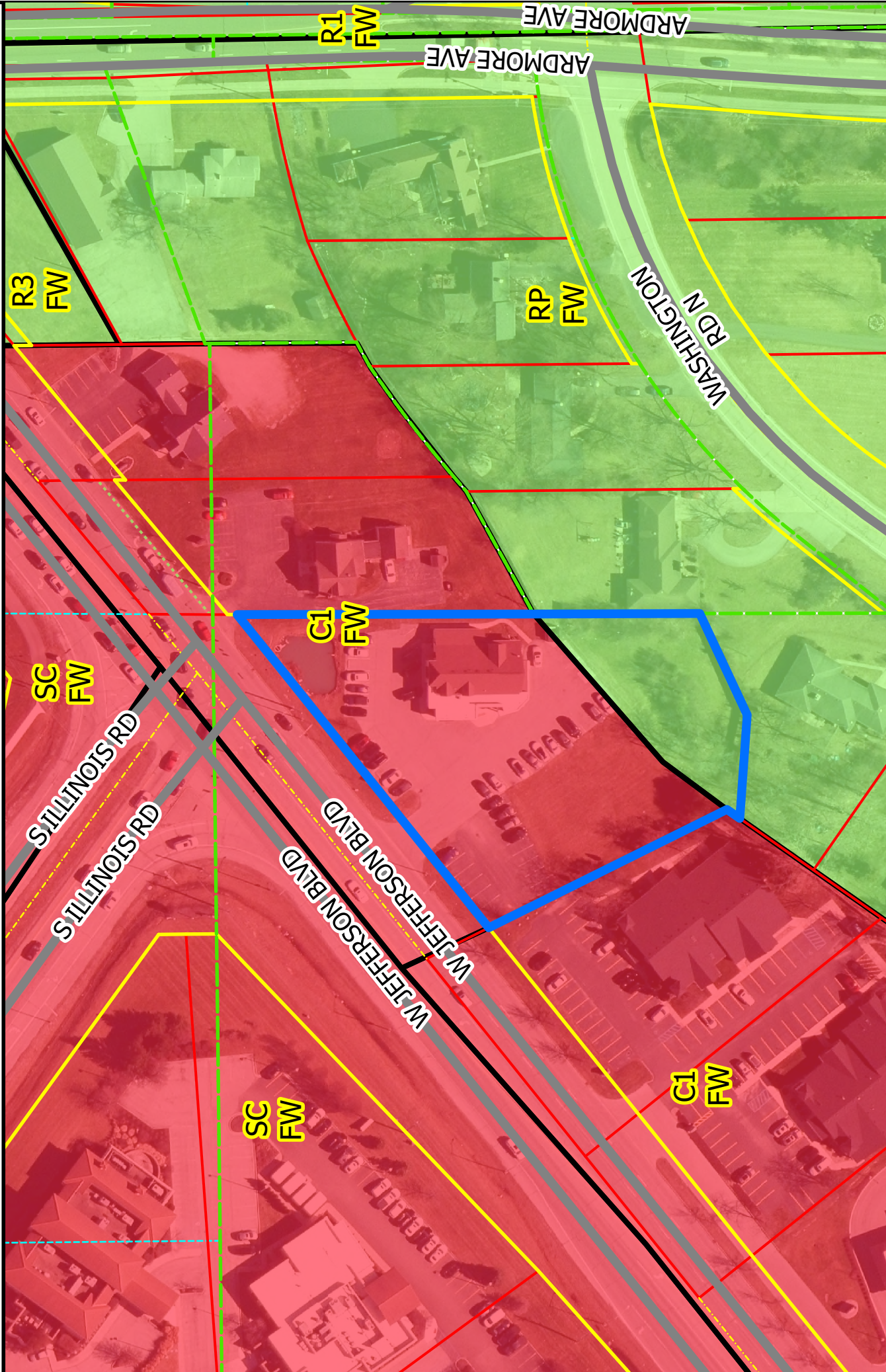


Rezoning Petition REZ-2025-0057 - Veerula Medical Practice



Although every accuracy standard has 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: 11/13/2025



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© 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: 11/13/2025

Sheet No.:

Scale: 1" = 20'

Job No: 24121

Checked By: A/C

Drawn By: ZIEGL

Date: 08-05-2014

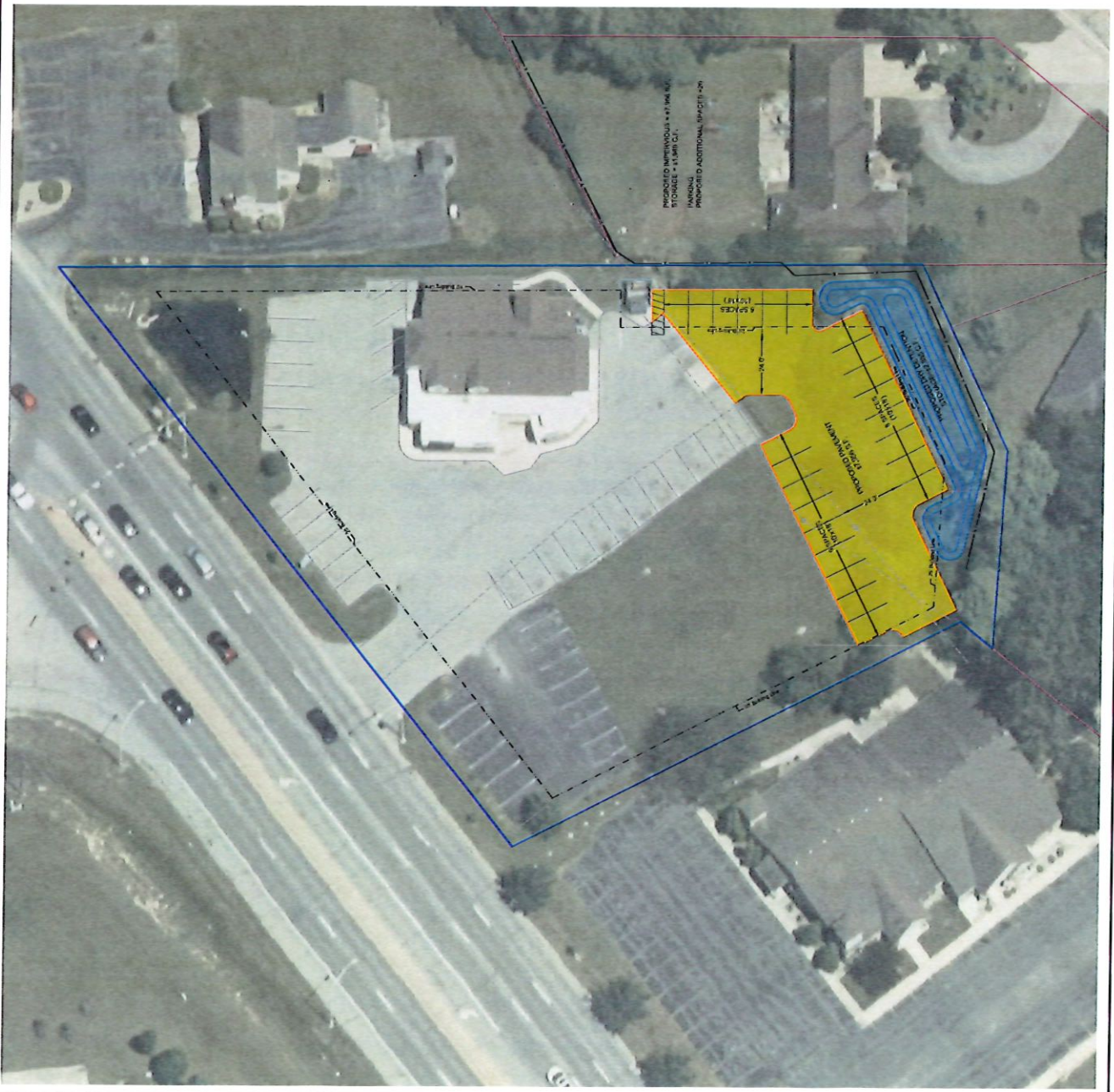
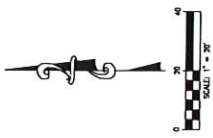
Preliminary Site Plan
 Port of the Lago Reserve, Township 29 North, Range 12 East
 Wayne Civil Township, Allen County, Indiana
 3919 W. Jefferson Blvd. Fort Wayne, IN 46804
 Parcel Owners: Puschgen Consulting GRP LLC

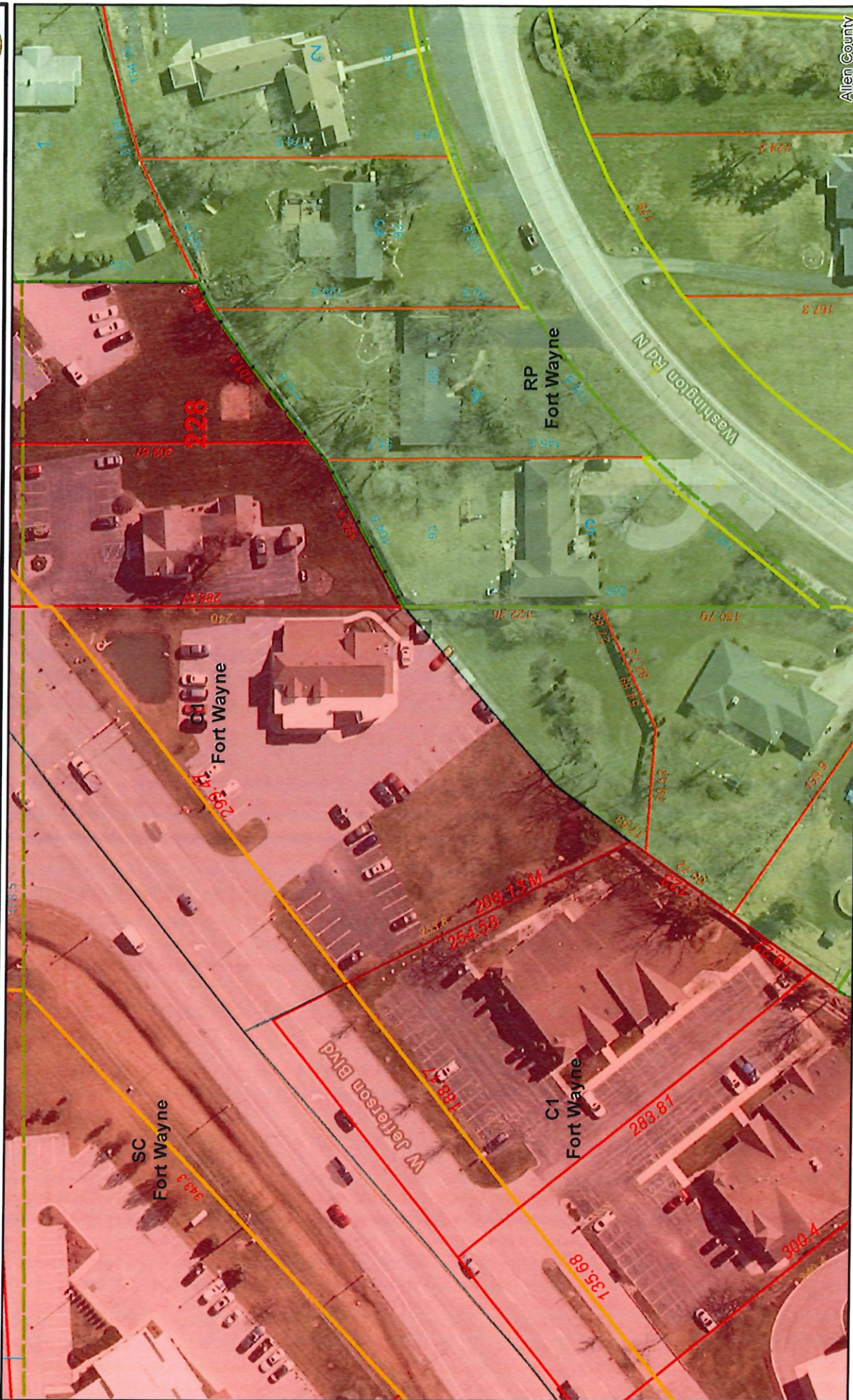
Drawn By	No
By	Revised

T-E INCORPORATED
 4820 Bluffton Road
 Fort Wayne, IN 46804
 Phone (260) 489-5541
 FAX (260) 489-5174
 Email: TE@teinc.com

Engineering • Planning • Survey • Construction

The attached drawings shall not be used for any purpose other than that for which they were prepared. No liability shall be assumed by the engineer or architect for any consequences resulting from the use of these drawings for any other purpose. The user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.







View of proposed parking lot area from 3919 West Jefferson Blvd
(existing privacy fence is behind vegetation)

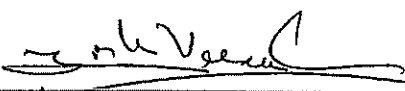
Mail tax bill to:
Paradigm Consulting GRP, LLC
3919 West Jefferson Boulevard
Fort Wayne, IN 46804

Quit-Claim Deed

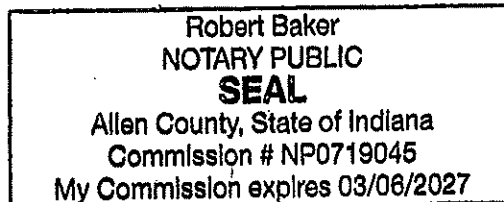
THIS INDENTURE WITNESSETH that White House on Jefferson Blvd. & Jefferson Point Trust, of Allen County, Indiana, "Grantor", quit claims and releases all rights to Paradigm Consulting GRP, LLC, an Indiana Limited Liability Company, of Allen County, Indiana, being over the age of 18 years, "Grantee", in consideration of one dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real estate located in Allen County, Indiana and described as follows:

02-12-08-228-014.002-074
02-12-08-228-014.003-074
02-12-08-228-003.000-074

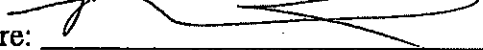
See Exhibit "A" for legal description.


Zoila Veerula, Trustee of
White House on Jefferson Blvd. & Jefferson Point Trust

STATE OF INDIANA)
) SS:
COUNTY OF Allen)



Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of April, 2025, personally appeared Zoila Veerula, Trustee of White House on Jefferson Blvd. & Jefferson Point Trust and executed the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 03/06/2027 Signature: 

County of Residence: Allen Print: Robert Baker

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. Zoila Veerula, Trustee of White House on Jefferson Blvd. & Jefferson Point Trust

This instrument was prepared by: Zoila Veerula, Trustee of White House on Jefferson Blvd. & Jefferson Point Trust

Exhibit "A"

This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS 20800123 and employed by T-E Incorporated, was created as part of a Retracement Survey for Job No. 24123 on January 9, 2025.

A part of Lagro Reserve, Township 30 North, Range 12 East, Wayne Civil Township, Allen County, Indiana, also being part of a tract of land conveyed to Paradigm Consulting GRP, LLC by Document 2017058318, also being a 0.168-acre tract of land conveyed to White House on Jefferson Blvd. & Jefferson Point Trust by Document 2013050194 and a 0.107-acre tract of land conveyed to White House on Jefferson Blvd. & Jefferson Point Trust by Document 2013050193, all documents referenced herein are recorded in the Office of the Recorder of Allen County, Indiana, and more particularly described as follows:

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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Paradigm Consulting GRP, LLC
Address 3919 West Jefferson Boulevard
City Fort Wayne State IN Zip 46804
Telephone (330)715-2005 E-mail zveerula@yahoo.com

Property Ownership
Property Owner Paradigm Consulting GRP, LLC
Address 3919 West Jefferson Boulevard
City Fort Wayne State IN Zip 46804
Telephone (330)715-2005 E-mail zveerula@yahoo.com

Contact Person
Contact Person Aaron J. Carl
Address 8620 Bluffton Road
City Fort Wayne State IN Zip 46809
Telephone (260)489-5541 E-mail acarl@t-einc.com

All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction Lagro Reserve
Address of the property 3919 West Jefferson Boulevard Township and Section Wayne Sec. 8-30-12
Present Zoning C1 & RP Proposed Zoning C1 Acreage to be rezoned 0.275
Purpose of rezoning (attach additional page if necessary) This property is part of the Medical Practice of Giri Veerula, MD and Vindhya Veerula, MD located at 3919 West Jefferson Boulevard, Fort Wayne, and will be an addition to the existing parking lot for patients and employees.
Sewer provider Yes Water provider Yes

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

Aaron Carl
(printed name of applicant)

[Signature]
(signature of applicant)

09-02-25
(date)

Zoila Veerula
(printed name of property owner)

[Signature]
(signature of property owner)

09-02-25
(date)



Received	Receipt No.	Hearing Date	Petition No.
11-4-25	148561	12-8-25	REZ-2025

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



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;

To increase the parking lot for the needs of the medical clinic and future expansion. The employees will park in this new area so that more space is available for the medical patients to safely park in the parking lot.

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

The property currently has 2 different zonings (C1 & RP). We would like to make the single property 1 zoning. The property is already being used for medical use and will continue with the same use.

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

The most desirable use would to maintain the current medical use, as we are requesting.

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

See next page.

- (5) Responsible development and growth.

See next page.

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*



Continued

4. The conservation of property values throughout the jurisdiction;

The property values will not change for the neighborhood as this is a small adjustment in the current zoning. Any effect that this would have would be only to the 2 homes directly adjacent to the proposed parking lot. These 2 homes are owned by the same family who own the property with the proposed parking lot.

5. Responsible development and growth;

The area will be designed with all of the required screening. The use of this area for anything other than the proposed parking will be very difficult due to the existing utilities. There is currently a sanitary sewer and easement along with overhead utilities (no easement found) running through the site along the location of the property line that has been removed. The hours of operation for this site are 9am-5pm. These hours are friendly to the neighboring residential hours. The property also has an existing privacy fence and landscape screening and will have the same look to those who drive by on Washington Road North as it does now. The property owner is willing to sign a commitment for this area to only be used as parking.