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BILL NO. Z-26-09-21

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O18 (Sec 36 of Washington 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 R3/Multiple Family Residential zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

**Lots Numbered 50, 51 and 52, except the South 14 feet thereof, in Paramount Place
Extended Addition as recorded in Plat Record 12, page 86, Allen County, Indiana**

and the symbols of the City of Fort Wayne Zoning Map No. O18 (Sec 36 of Washington 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

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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-2026-0042
Bill Number: Z-26-09-21
Council District: 2 – Russ Jehl

Introduction Date: September 22, 2026

Plan Commission
Public Hearing Date: October 12, 2026 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.26 acres from R1/Single Family Residential to R3/Multiple Family
Residential

Location: 3025 N Anthony Blvd (Sec 36 of Washington Township)

Reason for Request: To align zoning with current use

Applicant: Timothy Persing

Property Owner: Goodkarma Rentals LLC

Related Petitions: None

Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning
district, which would align zoning with current use.

Effect of Non-Passage: Property will remain zoned R1/Single Family Residential, which would not
align zoning with current use. The site may continue with existing or non-
conforming uses, and may be redeveloped with similar single family
residential uses.

Rezoning Petition REZ-2026-0042 - 3025 N. Anthony

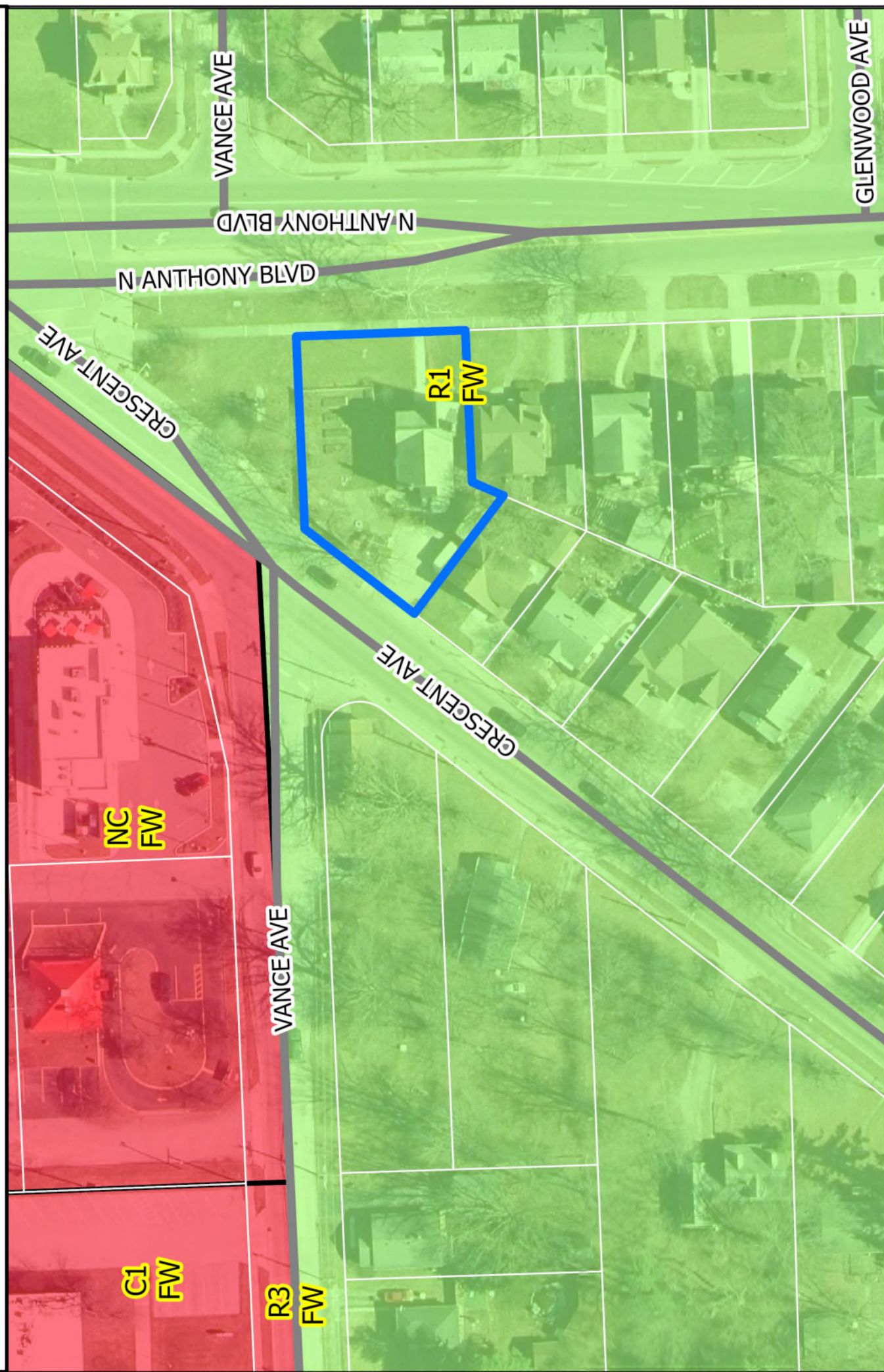


Although every effort has been made to ensure the accuracy of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 9/8/2026



Rezoning Petition REZ-2026-0042 - 3025 N. Anthony



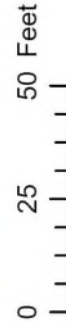
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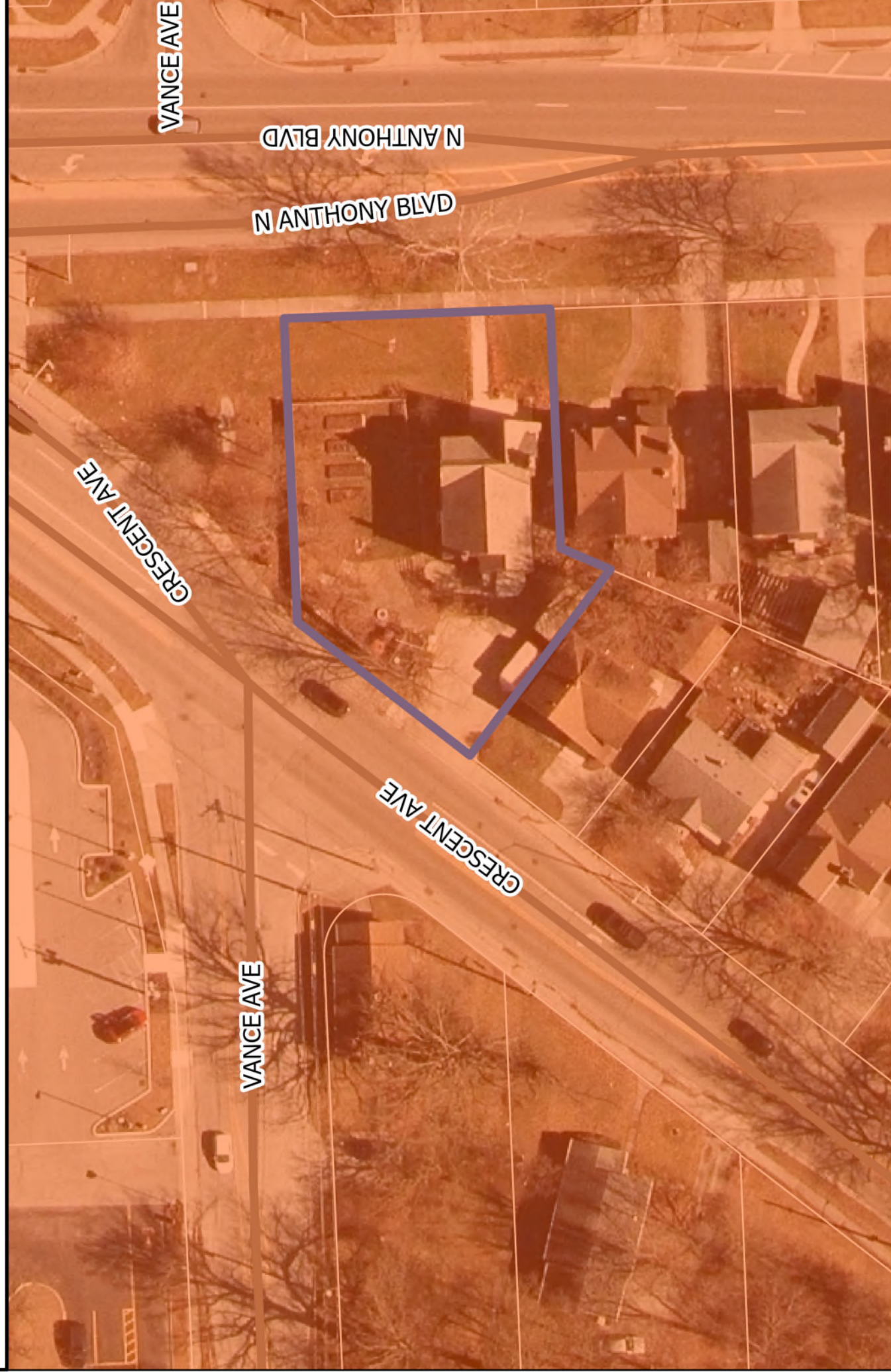
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Rezoning Petition REZ-2026-0042 - 3025 N. Anthony

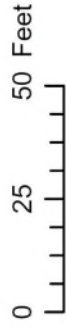


-  Traditional Neighborhood
-  Mixed Suburban Commercial Corridor
-  Traditional Neighborhood





Priority Investment Area



Sauer Land Surveying, Inc.

John C. Sauer, PS - Indiana & Ohio Indiana Firm Number 048
Joseph R. Herendeen, PS - Indiana

14033 Illinois Road, Suite C
Fort Wayne, IN 46814
TEL: 260/469-3300 FAX: 260/469-3301
Toll Free: 877-625-1037
www.sauersurveying.com

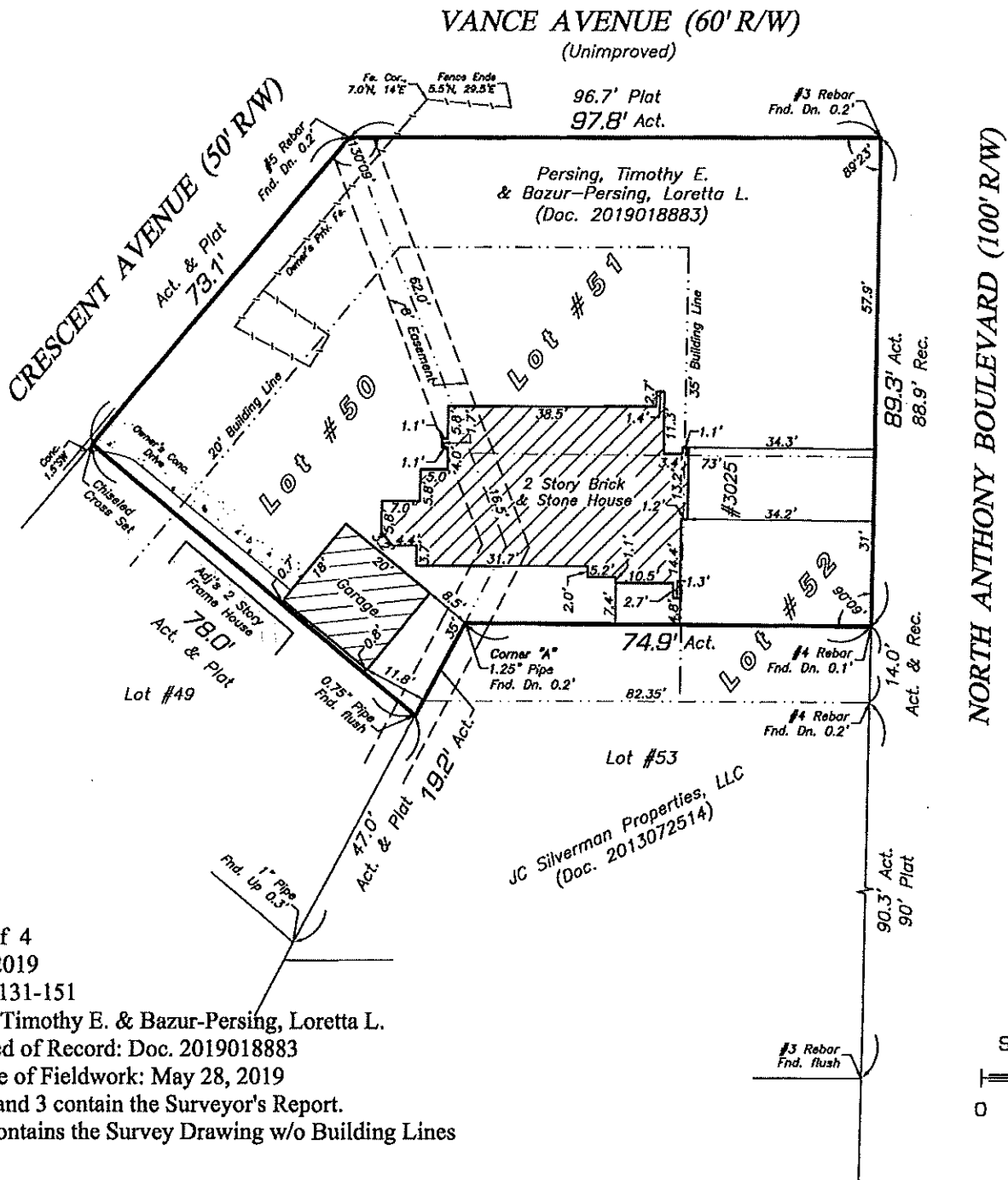
CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC 885 Rule 12 in conformity with established practices of surveying and made in accordance with the records on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from visible encroachments either way across boundary lines unless specifically stated below. Corners were perpetuated as indicated.

RECORD DESCRIPTION: (as described in Document Number 2019018883)

Lots Numbered 50, 51 and 52, except the South 14 feet thereof, in Paramount Place Extended Addition as recorded in Plat Record 12, page 86, Allen County, Indiana.

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map Number 18003C 0305G, effective August 3, 2009.



Legal Description (as described in Document Number 2019018883)

Lots Numbered 50, 51 and 52, except the South 14 feet thereof, in Paramount Place
Extended Addition as recorded in Plat Record 12, page 86, Allen county, Indiana.

REZONING FOR 3025 N ANTHONY BLVD-FROM SINGLE RESIDENTIAL, R1 TO MULTI-FAMILY, R3		
DO YOU SUPPORT THIS REZONING EFFORT		
NAME		ADDRESS
<i>Dalene Cypres</i>		<i>3036 Grand Ave 770276805</i>
<i>Gavin Crook</i>	1	<i>3015 N Anthony Blvd 46805</i>
<i>Gavin Crook</i>	2	<i>3015 N Anthony Blvd 46805</i>
<i>Barbara Jones</i>	3	<i>3005 N Anthony Blvd 46805</i>
<i>Chris Eward</i>	4	<i>2921 N Anthony Blvd 46805</i>
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**DPS Plan Commission
Rezoning Petition Application**

Page 1 of 1

Applicant

Applicant Name: Loretha L. Bazar-Persing & Timothy E Persing
 Address: 2401 Florida Dr. City: Fort Wayne State: IN Zip: 46805
 Email (type or print): tp1bpc@aol.com (LBP) papathype@icloud.com (CTP) Phone: 260-740-3031 / 260-410-5878

Property Ownership

☐ Same as applicant

Owner Name: Good Karma Rentals L.L.C.
 Address: 2nd 3025 N Anthony Blvd. City: Fort Wayne State: IN Zip: 46805
 Email (type or print): tp1bpc@aol.com Phone: _____

Primary Contact Person

☒ Same as applicant

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

Primary Contact: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email (type or print): _____ Phone: _____

Planning Jurisdiction

- ☐ Unincorporated Allen County ☐ Town of Grabill ☐ Town of Monroeville
☒ City of Fort Wayne ☐ Town of Hartsville ☐ City of Woodburn

Property Information

Development Address or PIN #: 3025 N Anthony Blvd. Ft Wayne, IN 46805
 Present Zoning: R1 Proposed Zoning: R3 Acreage to be rezoned: 0.26
 Purpose of rezoning (attach additional page if necessary): To bring zoning into alignment with current use
 Township Name: Wayne Township Section Number: 36
 Sewer Provider: City Utilities Water Provider: City Utilities

Filing Requirements

- ☐ Filing fee \$1250.00 or \$350.00 for downzoning an existing SFR use to R1 Zoning
☐ Application signed by property owner(s)
☐ Boundary/ Utility Survey showing area to be rezoned
☐ Legal Description of parcel to be rezoned (Please provide in separate word document)
☐ Rezoning Criteria (please complete attached document)

Acknowledgements and Signatures

- 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 applicable Zoning 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.
- In addition, I/We hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Loretha L Bazar-Persing ↔ Loretha L Bazar-Persing 8-24-2026
 printed name of applicant signature of applicant date
Good Karma Rentals LLC Good Karma Rentals LLC / Loretha Bazar-Persing 8-24-26
 printed name of property owner signature of property owner date

STAFF USE ONLY			
Received <u>8/25/26</u>	Receipt Number <u>149844</u>	Hearing Date	Petition Number



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;

Rezoning would align zoning with current use.
The home was built as a duplex and never used as RT

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

This home is a triplex rental in very good condition. The area is known for a Mix of R1, R2 + R3

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

Multi-family

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

Values in this area cont. to appreciate. Rezoning will not lower value.

- (5) Responsible development and growth.

Responsible development would be getting the property zoned so it is in alignment with current + past use.

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*

