

1 corner of Lot Number 1 in said Washington Place Addition; thence North of the West line of the
2 aforesaid Lot, 120.0 feet to the Point of Beginning, in Allen County, Indiana.

3 EXCEPTING from the above described real estate the following tract:

4 A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 Edsall's
5 Subdivision of Lagro Reserve, TOGETHER with a part of the East 26.0 rods of the South 160.0 rods
6 of said Lagro Section and by metes and bounds described as follows, to-wit:

7 COMMENCING at the Northwest corner of Lot Number 1 in the Plat of Washington Place Addition,
8 as recorded in Plat Book 15, page 134 in the records of the Office of the Recorder of Allen County,
9 Indiana, thence North and parallel to the East line of said Lot Number 18 of Edsall's Subdivision, a
10 distance of 204.35 feet to the center of the public highway known as the Upper Huntington Road,
11 thence Southwesterly on the aforesaid highway centerline, a distance of 129.35 feet, thence Southerly,
12 a distance of 309.87 feet to a point in the North line of Lot Number 4 Washington Place Addition,
13 aforesaid, situated at a distance of 17.65 feet Northeasterly from the Northwest corner of the aforesaid
14 Lot Number 4, thence Northeasterly on the North line of said Lot Number 4, a distance of 101.9 feet
15 to the Northeast corner thereof; thence continuing Northeasterly on the North line of Lot Number 3
16 Washington Place Addition, aforesaid, a distance of 20.3 feet to the Southwest corner of Lot Number
17 1 in said Washington Place Addition, thence North on the West line of the aforesaid Lot Number 1, a
18 distance of 120.0 feet to the Place of Beginning, containing approximately six-tenths of an acre.

19 EXCEPT that part being more particularly described as follows:

20 A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 in Edsall's
21 Subdivision of Lagro Reserve, TOGETHER with a part of the East 26.0 rods of the South 160.0 rods
22 of said Lagro Section, by metes and bounds described as follows, to- wit:

23 COMMENCING at a point on the West line of Lot Number 18 of Edsall's Subdivision of the Lagro
24 Reserve, said point also being the Southerly right-of-way line of Jefferson Boulevard and being 2.0
25 feet North of the South line of Edsall's Subdivision of Lagro Reserve, this point shall also be the Point
26 of Beginning of the following described parcel of right-of-way; thence in a Northeasterly direction
27 along the Southerly right-of-way line of Jefferson Boulevard 129.35 feet to a point on the East
28 property line which is 100 feet East of the West line of the aforesaid Lot Number 18; thence South
29 along the East property line a distance of 12.8 feet; thence Southwesterly 129.35 feet to a point on the
30 West property line of Lot Number 18 of Edsall's Subdivision; thence North 12.8 feet to a point on the
existing 40 foot right-of-way line which is also the Point of Beginning; continuing 2587.0 square feet
or 0.0594 acres of land, more or less.

Together with:

Parcel "C":

Part of Lagro Reserve in Township 30 North Range 12 East (Wayne Township), Allen County,
Indiana, more particularly described as follows, to-wit:

Beginning on the West line of the East 6.50 chains (429.0) feet of Lagro Reserve at its intersection
with the South line of Lot Number 17 in Edsall's Subdivision in Lagro Reserve (recorded in Deed
Record 30, pages 160-161, in the Office of the Recorder of Allen County, Indiana); thence South 89
degrees 42 minutes West (bearings based on Indiana State Highway Commission plans for U.S.
Highway #24) on and along the South line of said Lot #17, a distance of 63.4 feet (recorded 66 feet)
to the centerline of U.S. Highway #24; thence South 51 degrees 30 minutes West on and along said
centerline 242.44 feet; thence South 26 degrees 12 minutes 30 seconds East, 253.8 feet; thence North
38 degrees 38 minutes East (recorded North 38 degrees 50 minutes East), 59.0 feet; thence North 48
degrees 48 minutes East (recorded North 49 degrees East) 141.0 feet to the West line of said East 6.50
chains; thence North 00 degrees 27 minutes West, on and along said West line, 240.0 feet to the point
of beginning, containing 1.345 acres of land.

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Excepting that part being more particularly described as follows:

DOC. #960070152

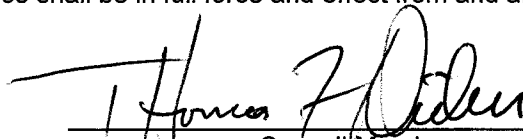
Part of the Lagro Reserve in Township 30 North, Range 12 East (Wayne Township), Allen County, Indiana, and more particularly described as follows, to wit: Commencing on the West line of the East 6.50 chains (429.0 feet) of Lagro Reserve at its intersection with the South line of Lot 17 in Edsall's Subdivision in Lagro Reserve (recorded in Deed Record 30, pages 160-161, in the Office of the Recorder of Allen County, Indiana;) thence South 89 degrees 42 minutes West (bearings based on Indiana State Highway Commission plans for U.S. Highway #24) on and along the south line of said Lot 17, a distance of 63.4 feet (recorded 66 feet) to the center line of U.S. Highway #24; thence South 51 degrees 30 minutes West on and along said centerline 242.44 feet; thence South 26 degrees 12 minutes 30 seconds East 40.9 feet to the South right of way line of West Jefferson Boulevard; which is also the point of beginning of the following described parcel; thence continuing South 26 degrees 12 minutes 30 seconds East 10.22 feet; thence North 51 degrees 30 minutes East 294.46 feet; thence North 12.7 feet to the intersection of the Southerly right of way line of Jefferson Boulevard; thence South 51 degrees 30 minutes West a distance of 300.16 feet to the point of beginning and containing 2973.1 square feet or 0.0682 acres of land, more or less.

Subject to the 40 foot wide right of way of West Jefferson.

and the symbols of the City of Fort Wayne Zoning Map No. G-02 (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.

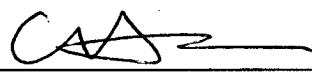
SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated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



Carol T. Helton, City Attorney

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Paradigm Consulting Grp LLC
 Address 3919 W. Jefferson Blvd.
 City Fort Wayne State IN Zip 46804
 Telephone 330-715-2005 E-mail zveerula@yahoo.com

Contact Person
 Contact Person Zoila Veerula
 Address 3919 W. Jefferson Blvd.
 City Fort Wayne State IN Zip 46804
 Telephone 330-715-2005 E-mail zveerula@yahoo.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 3919 W. Jefferson Blvd
 Present Zoning R3 Proposed Zoning CM1 Acreage to be rezoned 1.345 acres (see Deed attached for legal desc.)
 Proposed density _____ units per acre
 Township name Wayne Township section # 9
 Purpose of rezoning (attach additional page if necessary) For increased signage for medical office use
 Sewer provider City Water provider City

Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- Filing Requirements**
- Applicable filing fee
 - Applicable number of surveys showing area to be rezoned (plans must be folded)
 - Legal Description of parcel to be rezoned (see attached Deed)
 - Rezoning Questionnaire (original and 10 copies) County Rezonings Only

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 Allen County Plan Commission 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 I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Zoila Veerula, Individually [Signature] 11.6.2017
 (printed name of applicant) (signature of applicant) (date)

Paradigm Consulting Grp LLC _____ (signature of property owner) _____ (date)
 (printed name of property owner)

By: Zoila Veerula, Manager [Signature] 11.6.2017
 (printed name of property owner) (signature of property owner) (date)

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

Received	Receipt No.	Hearing Date	Petition No.
11/7/11	125610	12/11/17	Rez-2017-0052

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Christopher L. Bible Real Estate Holdings, LLC
 Address 3825 W. Jefferson Blvd.
 City Fort Wayne State IN Zip 46804
 Telephone 435-1968 E-mail ct_bible@yahoo.com

Contact Person
 Contact Person Christopher L. Bible
 Address 3825 W. Jefferson Blvd.
 City Fort Wayne State IN Zip 46804
 Telephone 435-1968 E-mail ct_bible@yahoo.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 3825 W. Jefferson Blvd.
 Present Zoning R3 Proposed Zoning CM1 Acreage to be rezoned 0.585 (see Deed attached for legal description)
 Proposed density _____ units per acre
 Township name Wayne Township section # 9
 Purpose of rezoning (attach additional page if necessary) Possibly change signage and increase parking lot for dental office
 Sewer provider City Water provider City

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- Applicable filing fee
- Applicable number of surveys showing area to be rezoned (plans must be folded)
- Legal Description of parcel to be rezoned (see attached Deed)
- Rezoning Questionnaire (original and 10 copies) County Rezoning Only

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Christopher L. Bible, Individually [Signature] 11/6/17
 (printed name of applicant) (signature of applicant) (date)

Christopher L. Bible _____
 (printed name of property owner) (signature of property owner) (date)

Real Estate Holdings, LLC _____
By: Christopher L. Bible, Pres. [Signature] 11/6/17
 (printed name of property owner) (signature of property owner) (date)

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

Received	Receipt No.	Hearing Date	Petition No.
11/7/17	125660	12/11/17	Rez-2017-6052

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Michael A. Hartle d/b/a Allen County Family and Sports Chiropractic
 Address 3835 W. Jefferson Blvd.
 City Fort Wayne State IN Zip 46804
 Telephone 260-969-0109 E-mail acchiropower@gmail.com

Contact Person
 Contact Person Dr. Michael A. Hartle
 Address 3835 W. Jefferson Blvd.
 City Fort Wayne State IN Zip 46804
 Telephone 260-969-0109 E-mail acchiropower@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 3835 W. Jefferson Blvd.
 Present Zoning R3 Proposed Zoning CM1 Acreage to be rezoned 0.54 approx. (see Deed attached for legal desc.)
 Proposed density _____ units per acre
 Township name Wayne Township section # 9
 Purpose of rezoning (attach additional page if necessary) Wants to increase size of sign and possibly enlarge clinic
 Sewer provider City Water provider City

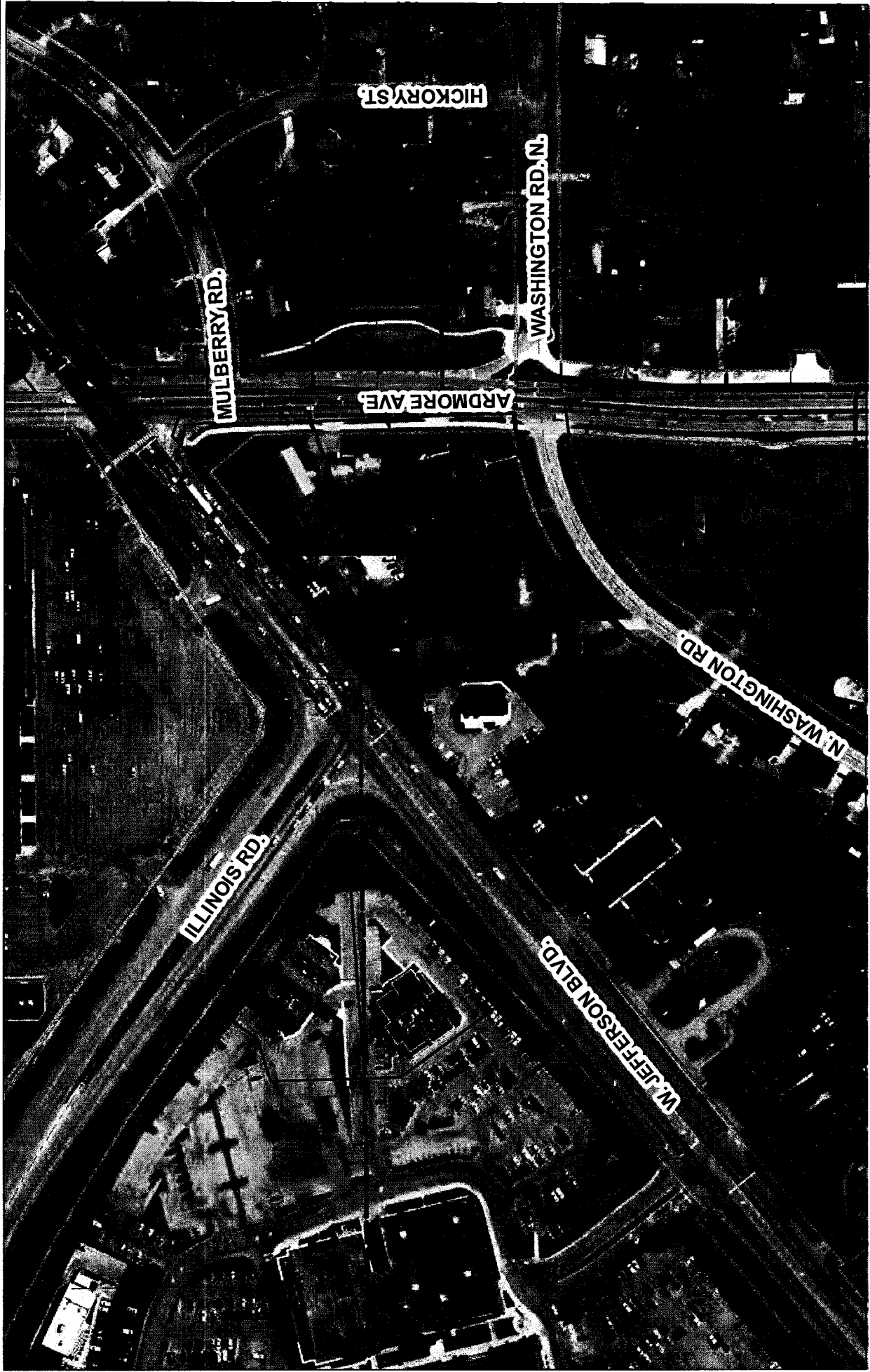
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.
 Applicable filing fee
 Applicable number of surveys showing area to be rezoned (plans must be folded)
 Legal Description of parcel to be rezoned (see attached Deed)
 Rezoning Questionnaire (original and 10 copies) County Rezoning Only

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 Allen County Plan Commission 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 I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Michael A. Hartle, Individually *M. Hartle* 11-06-17
 (printed name of applicant) (signature of applicant) (date)
Allen County Family and Sports Chiropractic _____
 (printed name of property owner) (signature of property owner) (date)
 By: Michael A. Hartle, Pres. *M. Hartle* 11-06-17
 (printed name of property owner) (signature of property owner) (date)

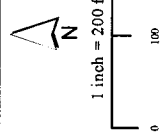
 (printed name of property owner) (signature of property owner) (date)

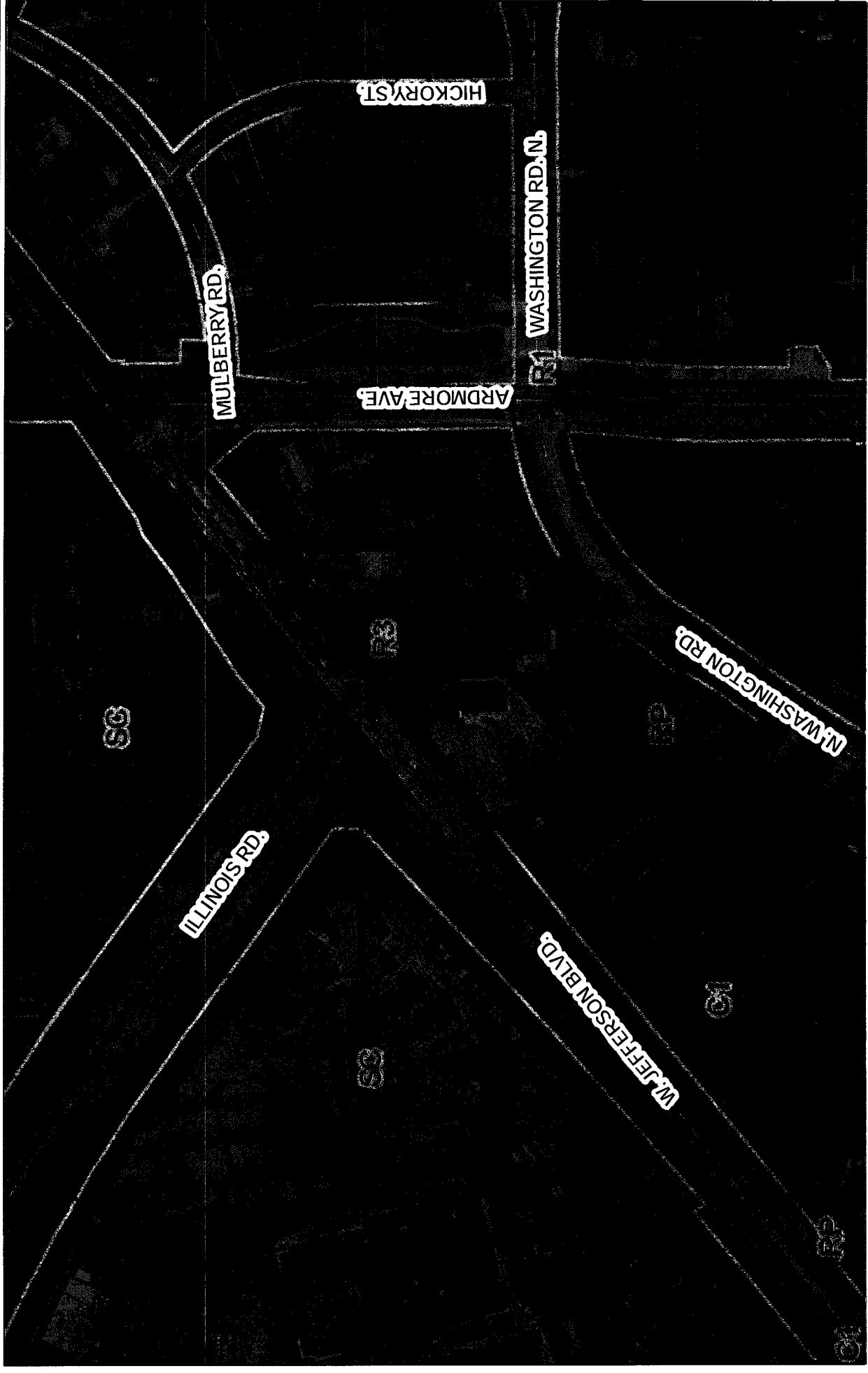
Received <u>11/7/17</u>	Receipt No. <u>125610</u>	Hearing Date <u>12-11-17</u>	Petition No. <u>Rez-2017-0052</u>
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Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy 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
Photo and Contour: Spring 2009
Date: 11/17/2017

Areas depicted with bold lines are for representational purposes only.





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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: 11/17/2017

Areas depicted with bold lines are for representational purposes only.



**City of Fort Wayne Common Council
DIGEST SHEET**

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0052
Bill Number: Z-17-11-18
Council District: 4-Jason Arp

Introduction Date: November 28, 2017

Plan Commission
Public Hearing Date: December 11, 2017 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 2.47 acres of property from R3-Multiple Family Residential to C1-Professional Office and Personal Services

Location: 3825, 3835 and 3919 West Jefferson Boulevard

Reason for Request: To bring the existing uses of a dentist office, chiropractic office and pediatrics office, respectively, into conformity with the zoning classification and zoning ordinance.

Applicants: Christopher L. Bible Real Estate Holdings, LLC, Allen County Family and Sports Chiropractic, and Jefferson Pediatrics

Property Owners: same

Related Petitions: none

Effect of Passage: Property will be rezoned to C1-Professional Offices and Personal Services, bringing the existing uses into conformity with the zoning ordinance, continuing the trend in this area of West Jefferson Boulevard for professional offices on the south side of the road.

Effect of Non-Passage: The property will remain zoned R3-Multiple Family Residential and may develop with residential uses. The existing office uses may remain under approvals from the Board of Zoning Appeals, but may need additional approvals for expansion, new signage, etc., and owners may have difficulty in refinancing with inappropriate zoning.

BILL NO. Z-17-11-18

REPORT OF COMMITTEE ON REGULATIONS

January 9, 2018

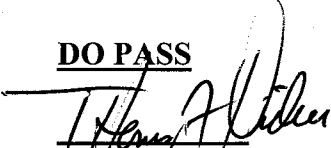


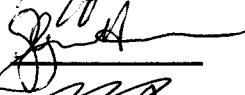



Thomas Didier Chair

Paul Ensley Co-Chair

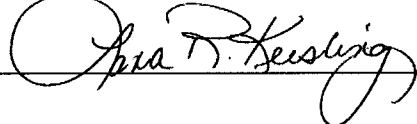
All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. G-02 (Sec. 8 of Wayne Township)

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
	_____	_____	_____
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**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: December 11, 2017

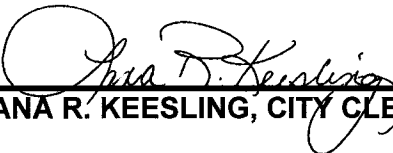
Read the first time in full and on motion by Councilman Barranda.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilman Didier, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: January 9, 2018




 LANA R. KEESLING, CITY CLERK

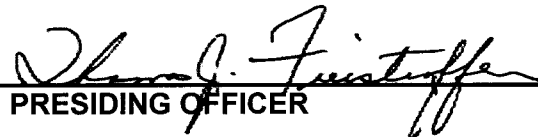
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-17-11-18 on the 9th day of January, 2018

ATTEST:

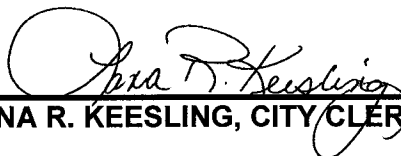


 LANA R. KEESLING
 CITY CLERK




 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th of January 2018, at the hour of 8:55 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 10TH day of JANUARY 2017, at the hour of 1:00 O'clock Pm . E.S.T.



 THOMAS C. HENRY, MAYOR