#REZ-2026-0042

BILL NO. Z-26-09-21

ZONING MAP ORDINANCE NO. Z-28-26

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

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



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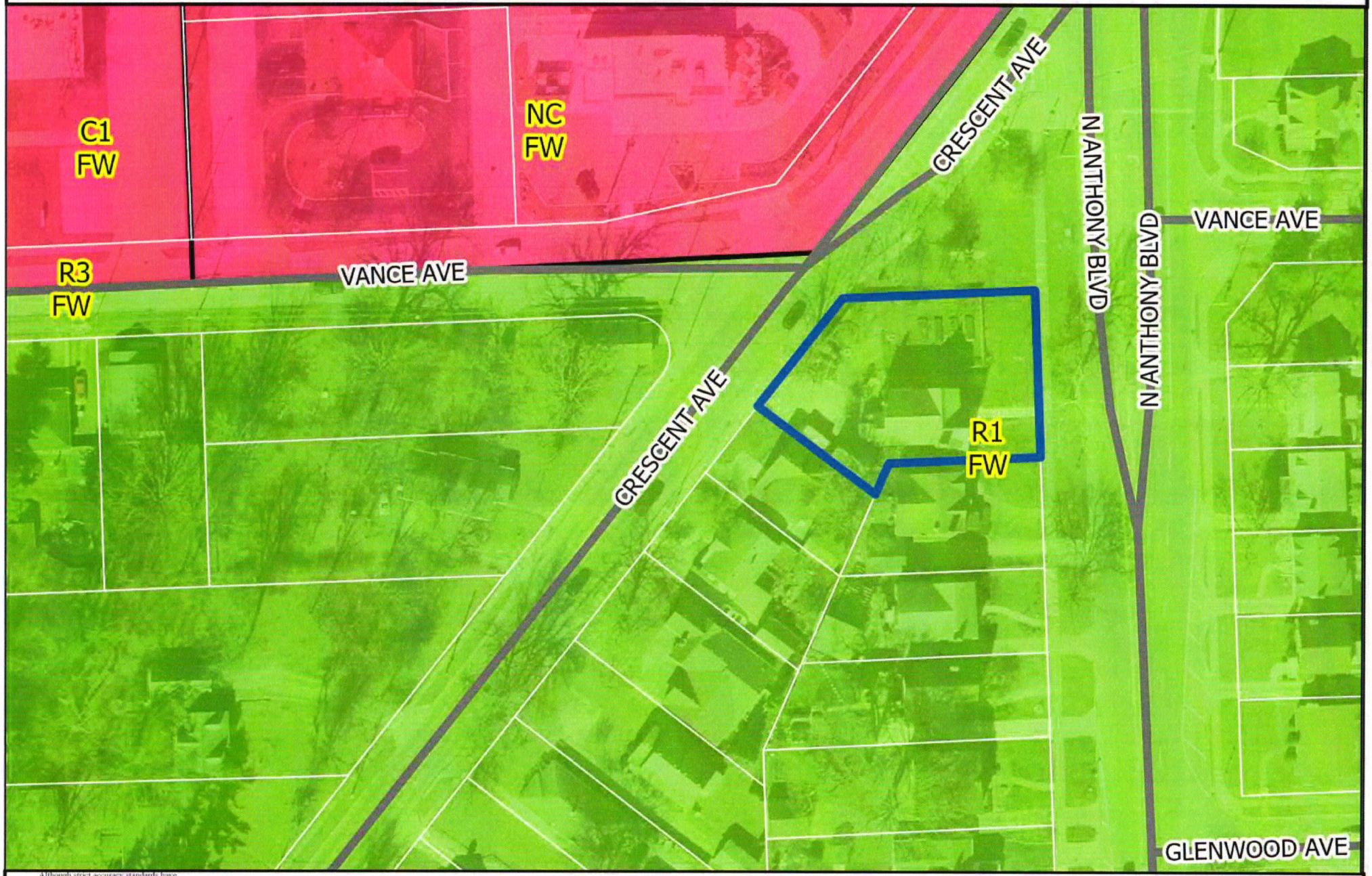
© 2004 Board of Commissioners of the County of Allen

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 9/8/2026

0 40 80 Feet

N

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



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0 25 50 Feet

Mixed Suburban Commercial Corridor

Traditional Neighborhood

N

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



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Date: 9/8/2026

0 25 50 Feet

Priority Investment Area

N

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

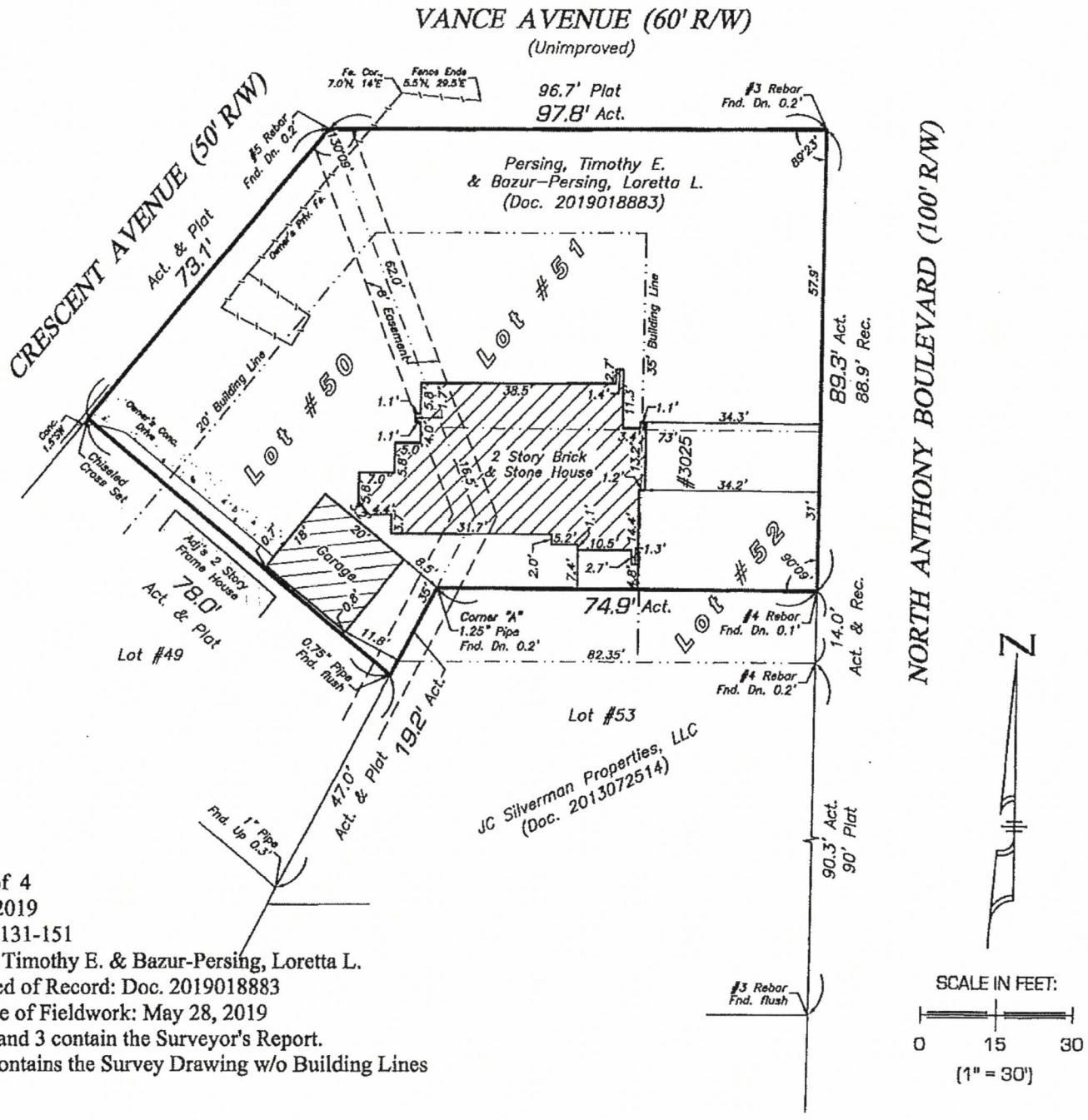
CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC 865 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.



June 7, 2019
Job No. 131-151
Persing, Timothy E. & Bazur-Persing, Loretta L.
Last Deed of Record: Doc. 2019018883
Last Date of Fieldwork: May 28, 2019
Pages 2 and 3 contain the Surveyor's Report.
Page 4 contains the Survey Drawing w/o Building Lines

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
Darlene Cl Moser		3034 Crescent Ave FW 46805
Sarah Crook	1	3015 N Anthony Blvd 46805
Craig Crook	2	3015 N. Anthony Blvd. 46805
Barbara Jones	3	3005 N. Anthony Blvd. 46805
Chris Evard	4	2921 N. Anthony Blvd. 46805
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	13	

DPS Plan Commission
Rezoning Petition Application

Applicant

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

Property Ownership ☐ Same as applicant

Owner Name: Good Karma Rentals L.L.C.
Address: 3025 N Anthony Blvd City: Ft. Wayne State: IN Zip: 46805
Email (type or print): tplbpe@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 Huntertown ☐ 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 currentus
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 doument**)
☐ 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.

printed name of applicant	signature of applicant	date
Loretta L Bazur-Persing	Loretta L Bazur-Persing	8-24-2026
printed name of property owner	**signature of property owner**	**date**
Good Karma Rentals LLC	Good Karma Rentals LLC / Loretta Bazur Persing	8-24-26

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
8/25/26	149844		

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 R1

(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 Mixed 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*

FACT SHEET

Case #REZ-2026-0042 Bill # Z-26-09-21 Project Start: September 2026

PROPOSAL:	Rezoning Petition REZ-2026-0042 – 3025 N Anthony
APPLICANT:	Timothy Persing
REQUEST:	Rezone from R1/Single Family Residential to R3/Multiple Family Residential to align zoning with current use
LOCATION:	3025 N Anthony Blvd (Sec 36 of Washington Township)
LAND AREA:	0.26 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	R3/Multiple Family Residential
Council District:	2 – Russ Jehl

October 12, 2026 Public Hearing

- No one spoke in support or with concerns.
- A petition with 5 signatures was received in support.
- Paul Sauerteig, Scott Myers, and Karen Richards were absent.

October 19, 2026 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Ryan Neumeister and seconded by Rachel Tobin-Smith, to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

7-0 MOTION PASSED

- Paul Sauerteig and Karen Richards were absent.

Fact Sheet Prepared by:
Katelyn Bultemeier, Associate Land Use Planner
November 3, 2026

PROJECT SUMMARY

DISCUSSION

The applicant is petitioning to rezone the property from R1/Single Family Residential to R3/Multiple Family Residential to align zoning with the current use. The site is part of the Paramount Place Extended originally platted in 1927. Lots 50-52 were replatted into this current parcel in 2019. The immediate adjacent properties to the south, east, and west are zoned R1/Single Family Residential. To the north are retail services in the NC/Neighborhood Center zoning district. The property has existed as a duplex from the time it was built and has the capability to be converted into a triplex, so the applicant is seeking R3 zoning, so the structure becomes compliant now and for any future investment.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Priority Investment Area.

- The following Goals and Strategies would be applicable:
  LUD1 - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.
  LUD3 – Encourage compatible higher density residential and mixed-use development in infill areas that are near public transit routes, employment centers, institutions and other amenities.

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
  LUD Policy 1 – Support and promote a diversity of housing types within the applicable land use categories.
  LUD Policy 2 – Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhoods areas.

Generalized Future Land Use Map

- The project site is located within the Traditional Neighborhood generalized land use category.
- Multiple-Family Residential is a secondary land use in this category.

Land Use Related Action Steps

Staff determined the following Action Step would be applicable and supportive of this proposal:

- **HN.1.1.2** – Encourage smart growth development practices to support efficient use of land and resources
- **HN**.1.1.4 – Promote residential development with compact block structure, a mix of uses and housing types, and active transportation access to nearby jobs, recreation, fresh and nutritious food, and schools as well as connections to nearby neighborhoods.

Compatibility Matrix

- This proposed rezoning to R3/Multiple Family Residential is encouraged in the Traditional Neighborhood of the comprehensive plan. Both the neighborhood and street are stable and maintain residential character.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Tim Haber, representing the applicant, presented the request as outlined above.

Public Comments: None

FORT WAYNE PLAN COMMISSION
Findings of Fact • October 2026

PROPOSAL:	Rezoning Petition REZ-2026-0042 – 3025 North Anthony Boulevard
APPLICANT:	Loretta Bazur-Persing and Timothy Persing
REQUEST:	Rezone from R1 to R3 to align zoning with current use
LOCATION:	3025 North Anthony Boulevard
LAND AREA:	0.26 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	R3/Multiple Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2026-0042 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 rezoning would allow for a multiple-family dwelling, which is desirable in an Urban Infill and Priority Investment Area.

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 applicant intends to continue the property's use as a multiple-family dwelling.

3. Approval is consistent with the preservation of property values in the area. The rezoning allows for the property to be in compliance with the current zoning ordinance, thus allowing for an increase in property values.

4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site is served by public utilities and no additional burden on infrastructure is planned.

These findings approved by the Fort Wayne Plan Commission on October 19, 2026.

Benjamin J. Roussel
Executive Director
Secretary to the Commission

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



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0 40 80 Feet

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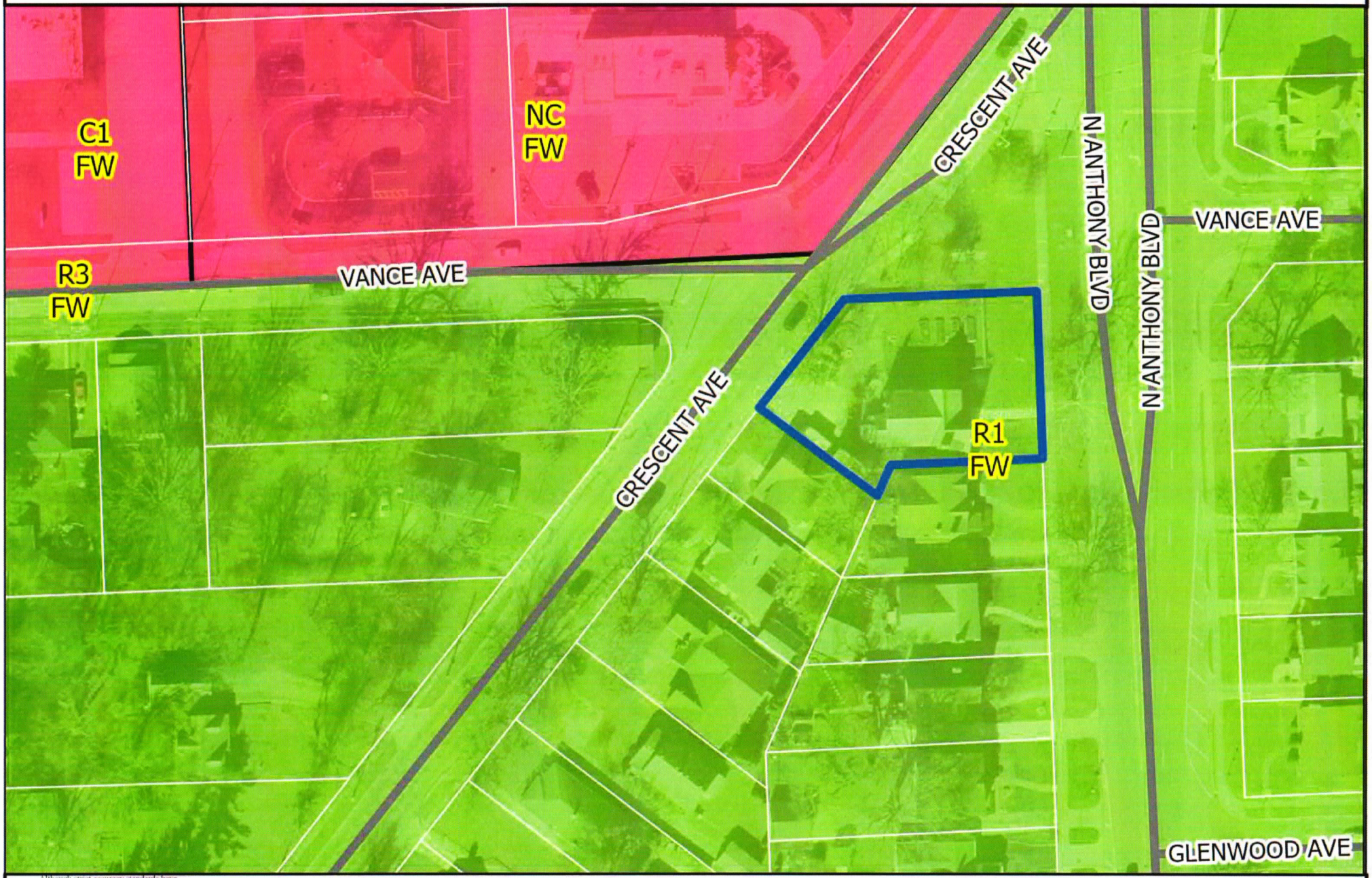

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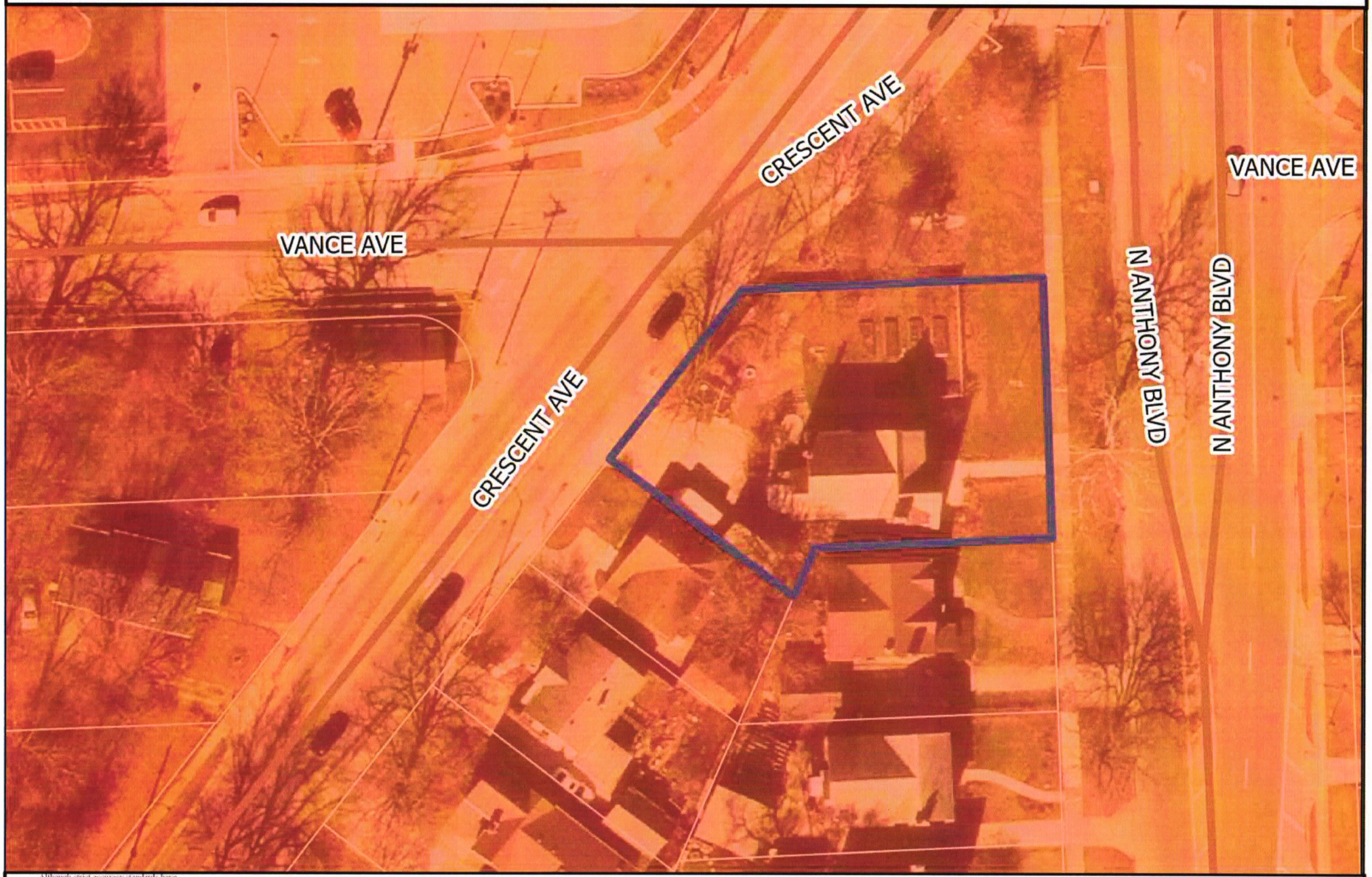

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Priority Investment Area

N

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



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John C. Sauer, PS - Indiana & Ohio Indiana Firm Number 0048
Joseph R. Herendeen, PS - Indiana

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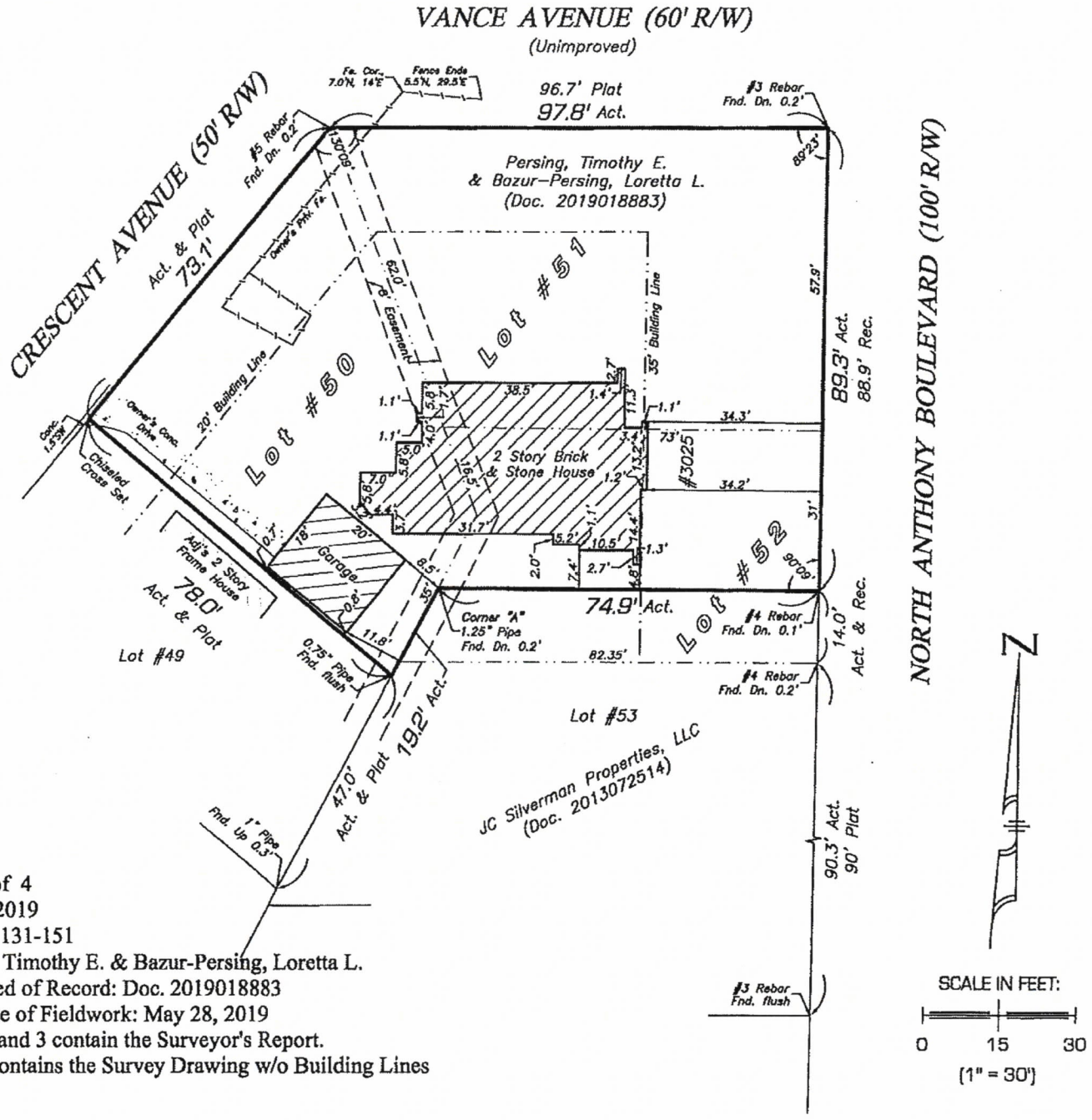

June 7, 2019
Job No. 131-151
Persing, Timothy E. & Bazur-Persing, Loretta L.
Last Deed of Record: Doc. 2019018883
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Rezoning Petition Application

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Property Ownership ☐ Same as applicant

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Address: 3025 N Anthony Blvd. City: Ft. Wayne State: IN Zip: 46805
Email (type or print): tplbpe@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
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☐ Rezoning Criteria (please complete attached document)

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printed name of applicant	signature of applicant	date
Loretta L Bazur-Persing	Loretta L Bazur-Persing	8-24-2026
printed name of property owner	**signature of property owner**	**date**
Good Karma Rentals LLC	Good Karma Rentals LLC/Loretta Bazur Persing	8-24-26

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
8/25/26	149844		

Department of Planning Services
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(5) Responsible development and growth.

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COMPLETE FILING TO INCLUDE:

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- ☐ Rezoning Criteria *
- ☐ Written Commitment (if applicable)*

**All documents may be digital*

REZONING FOR 3025 N ANTHONY BLVD-FROM SINGLE RESIDENTIAL, R1 TO MULTI-FAMILY, R3		
DO YOU SUPPORT THIS REZONING EFFORT		
NAME		ADDRESS
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Sarah Crook	1	3015 N Anthony Blvd 46805
Craig Crook	2	3015 N. Anthony Blvd. 46805
Barbara Jones	3	3005 N. Anthony Blvd. 46805
Chris Evard	4	2921 N. Anthony Blvd. 46805
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BILL NO. Z-26-09-21

REPORT OF COMMITTEE ON REGULATIONS
November 10, 2026

Rohli Booker Chair
Scott Myers Co-Chair
All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. O18 (Sec. 36 of Washington Township)

To rezone 0.26 acres from R1/Single Family Residential to R3/Multiple Family Residential at 3025 N. Anthony Blvd

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

COUNCIL MEMBER	DO PASS	DO NOT PASS	ABSTAIN
BENDER			
BOOKER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			

JOHN D. MCGAULEY
CITY CLERK

Public Hearing Date: N/A
Read the first time in full and on motion by Councilperson Booker.
Read the second time by title and referred to the Regulations Committee.
Read the third time in full and on motion by Councilperson Booker, placed on passage by the following vote:

TOTAL VOTES	AYES	NAYS	ABSTAINED	ABSENT
BENDER	☒	☐	☐	☐
BOOKER	☒	☐	☐	☐
CHAMBERS	☒	☐	☐	☐
ENSLEY	☒	☐	☐	☐
FREISTROFFER	☒	☐	☐	☐
HARTMAN	☒	☐	☐	☐
JEHL	☒	☐	☐	☐
MYERS	☒	☐	☐	☐
PADDOCK	☒	☐	☐	☐

DATED: November 10, 2026

JOHN D. MCGAULEY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-26-09-21 on the 10th day of November , 2026

ATTEST:

JOHN D. MCGAULEY
CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th of November 2026, at the hour of 9:00 o'clock A.M. E.S.T.

JOHN D. MCGAULEY, CITY CLERK

Approved and signed by me this 12th day of November 2026, at the hour of 1:54 o'clock p.m. E. S.T.

SHARON TUCKER, MAYOR

Fort Wayne Indiana
Office of the City Clerk
NOV 12 2026
RECEIVED