



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE NO. 10, 2020

COMMON ADDRESS OF LOTS TO BE REZONED:

1322 S 11<sup>th</sup> St., Terre Haute, IN 47802

Parcel Number: 84-06-27-332-007.000-002

Current Zoning: C-2, Limited Community Commerce

Requested Zoning: R-1, Single Family Residence District

Proposed Use: Single Family Residence

\_\_\_\_\_  
Name of Owner: Jeremy Nelson Hopkins

Address of Owner: 1322 S. 11<sup>th</sup> St., Terre Haute, IN 47802

Phone Number of Owner: (317)695-9717

Attorney Representing Owner (if any): None

Address of Attorney: \_\_\_\_\_

Phone Number of Attorney: \_\_\_\_\_

For Information Contact: Jeremy Nelson Hopkins

Council Sponsor: Martha Crossen, City Council District 6

\_\_\_\_\_  
**\*COPY OF SITE PLAN MUST ACCOMPANY THIS APPLICATION**

FILED

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SPECIAL ORDINANCE FOR A REZONING  
SPECIAL ORDINANCE NO. 10, 2020

AUG 4 2020

CITY CLERK

An Ordinance Amending Chapter 10, Article 2 of the Municipal Code designated as  
"Comprehensive Zoning Ordinance for Terre Haute Indiana."

SECTION I. BE IT ORDANED BY THE COMMON COUNCIL of the City of Terre Haute,  
Vigo County, State of Indiana, that Chapter 10, Article 2 of the City Code of Terre Haute, designated as the  
"Comprehensive Zoning Ordinance for Terre Haute" and Division 4, Section 10.121 thereof, District Maps,  
be, and the same is hereby amended to include as follows:

"That the following described real estate situated in the City of Terre Haute, County of Vigo, State of  
Indiana, to-wit:

Lot Number Nine (9) in Block Number Seventeen (17) in the Commissioner's  
Subdivision of the Cruft Farm, being a subdivision of the South West ¼ of Section  
27, Township 12 North of Range 9 West in the City of Terre Haute, Indiana, as  
shown on the recorded plat thereof recorded March 8, 1884, in Plat Record 3, Page  
140, records of the Recorder's Office of Vigo County, Indiana.

Commonly known as: 1322 S. 11<sup>th</sup> St., Terre Haute, Vigo County Indiana 47802)

Be and the same is hereby established as a R-1, Single Family Residence District, together with all rights  
and privileges that may insure to said real estate and the owners thereof by virtue of the law in such cases  
provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

SECTION II, WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same  
shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its  
approval by the Mayor and publication as required by law.

Presented by Council Member, \_\_\_\_\_



Martha Crossen, City Council District 6

Passed in Open Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
George Azar -President

ATTEST: \_\_\_\_\_

Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Michelle Edwards, City Clerk

Approved by me, the Mayor, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Duke A. Bennett, Mayor

ATTEST: \_\_\_\_\_

Michelle Edwards, City Clerk

This instrument prepared by: **Jeremy Nelson Hopkins, 1322 S. 11<sup>th</sup> St., Terre Haute, IN 47802, (317)695-9717.**

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.

  
Jeremy Nelson Hopkins

PETITION TO REZONE REAL PROPERTY

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA:

And THE PRESIDENT AND MEMBERS OF THE AREA PLAN COMMISSION FOR VIGO COUNTY, INDIANA:

LADIES AND GENTLEMAN:

The undersigned, **Jeremy Nelson Hopkins**, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

**Lot Number Nine (9) in Block Number Seventeen (17) in the Commissioner's Subdivision of the Cruft Farm, being a subdivision of the South West ¼ of Section 27, Township 12 North of Range 9 West in the City of Terre Haute, Indiana, as shown on the recorded plat thereof recorded March 8, 1884, in Plat Record 3, Page 140, records of the Recorder's Office of Vigo County, Indiana.**

Commonly known as: **1322 S. 11<sup>th</sup> St., Terre Haute, Indiana 47802.**

Your petitioner is informed and believes that in accordance with Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," the above-described real estate is now zoned as **C-2, LIMITED COMMUNITY COMMERCE.**

Your petitioner would respectfully state that the real estate is now **A SINGLE FAMILY RESIDENCE.** Your petitioner intends to use the real estate to **REMAIN A SINGLE FAMILY RESIDENCE.**

Your petitioner would request that the real estate described herein shall be zoned as a **R-1, SINGLE FAMILY RESIDENCE DISTRICT.** Your petitioner would allege that the **SINGLE-FAMILY RESIDENCE DISTRICT** would not alter the general characteristics of this neighborhood.

Your petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for the Terre Haute, Indiana," and declaring the above-described real estate to be part of the **R-1, SINGLE FAMILY RESIDENCE DISTRICT** of the City of Terre Haute, Indiana, and entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNES WHEREOF, This petition has been duly executed this 26 day of July, 2020.

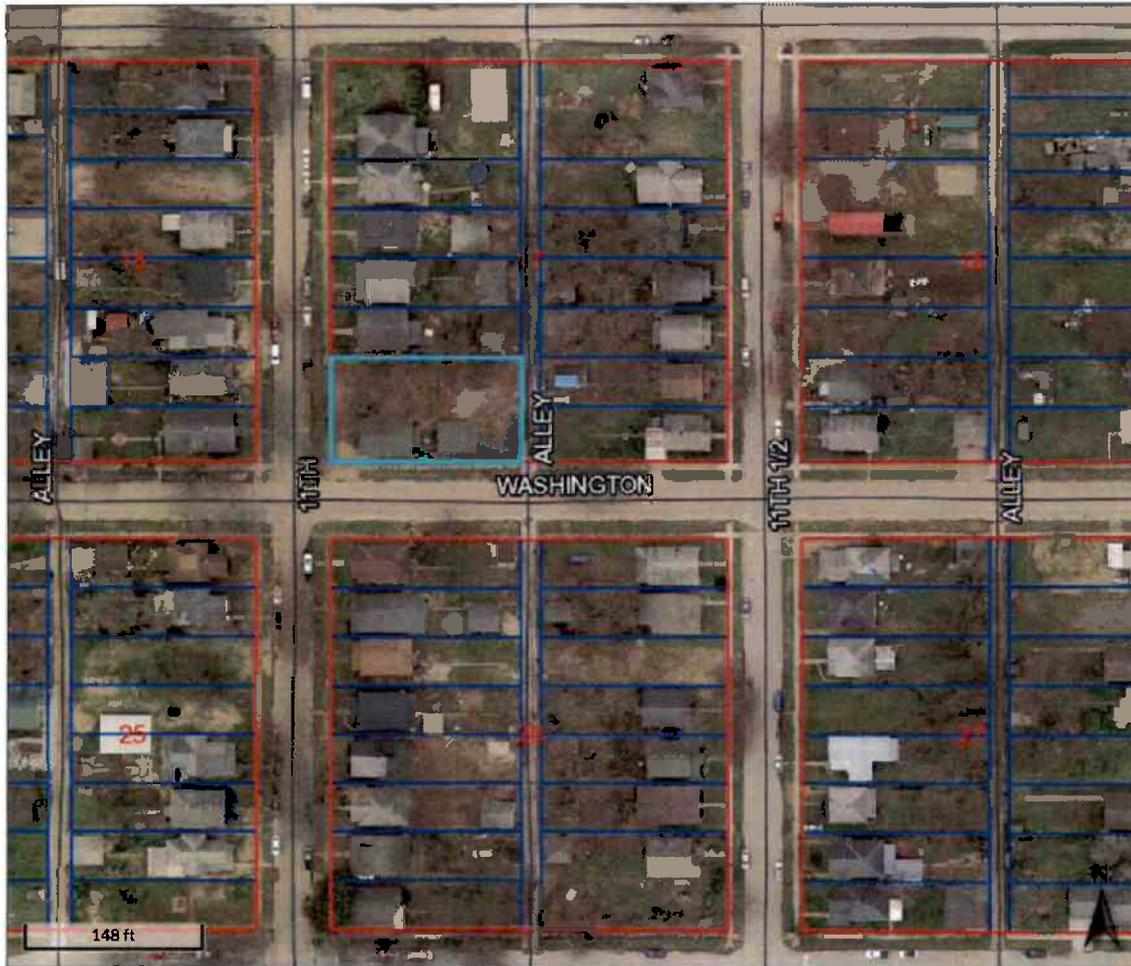
BY:   
**Jeremy Nelson Hopkins**

PETITIONER: **Jeremy Nelson Hopkins, 1322 S. 11<sup>th</sup> ST., Terre Haute, IN 47802.**

This instrument was prepared by Jeremy Nelson Hopkins, 1322 S. 11<sup>th</sup> St., Terre Haute, IN 47802, (317)695-9717.

# EXHIBIT A

## Beacon™ Vigo County, IN / City of Terre Haute



### Overview



### Legend

-  Corporate Limits
-  Political Township
-  Sections
-  Blocks
-  Parcels
-  Road Centerlines
-  2020 Sales

|                       |  |              |                                |               |                       |
|-----------------------|--|--------------|--------------------------------|---------------|-----------------------|
| Parcel ID             | 84-06-27-332-007.000-002   | Alternate ID | 118-06-27-332-007              | Owner Address | HOPKINS JEREMY NELSON |
| Sec/Twp/Rng           | 27   | Class        | Res 1 fam dwelling platted lot |               | 1322 S 11TH ST        |
| Property Address      | 1322 S 11TH ST<br>TERRE HAUTE  | Acreage      | n/a                            |               | TERRE HAUTE, IN 47802 |
| Neighborhood          | 118546 - HARRISON  |              |                                |               |                       |
| District              | 002 HARRISON   |              |                                |               |                       |
| Brief Tax Description | CRUFT FARM SUB<br>D-421/486 27-12-9 LOT 9-10 BK-17<br><i>(Note: Not to be used on legal documents)</i> |              |                                |               |                       |

Date created: 7/24/2020  
Last Data Uploaded: 7/23/2020 9:38:13 PM

Developed by  Schneider  
GEOSPATIAL

**AFFIDAVIT OF:**

COMES NOW affiant Jeremy Nelson Hopkins

and affirms under penalty of law that affiant is the owner of record of the property located

at 1322 S. 11<sup>th</sup> ST., Terre Haute, IN 47802

for which a rezoning is requested and hereto a copy of the deed is attached evidencing such ownership.

I affirm under penalty for perjury, that the foregoing representations are true.

Jeremy Nelson Hopkins  
[Typed name of owner(s) on deed]

SIGNATURE: *Jeremy Nelson Hopkins*

SIGNATURE: \_\_\_\_\_

STATE OF INDIANA)  
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for

said County and State, Vigo, Indiana

who acknowledges the execution of the above and foregoing, after being duly sworn upon his oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 26<sup>th</sup> day of July, 2020.

Notary Public:

*Tammy K. Jones*  
Tammy K. Jones

My Commission Expires: 2/6/25

My County Of Residence: Vigo



DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer

OCT 13 2010

*Timothy M. Allsup*  
VIGO COUNTY AUDITOR

2010013638 WD \$18.00  
10/13/2010 11:55:06A 2 PGS  
NANCY S. ALLSUP  
VIGO County Recorder IN  
Recorded as Presented  


Parcel No.: 84-06-27-332-007.000-002

**WARRANTY DEED**

The Grantor, ELAINE N. MILLER, OF VIGO COUNTY, INDIANA, for the sum of One Dollar (\$1.00) and other valuable consideration the receipt of which is hereby acknowledged, conveys and warrants to Grantee, JEREMY NELSON HOPKINS, OF VIGO COUNTY, INDIANA, the following described real estate situated in Vigo County, Indiana, in fee simple absolute:

Lot Number Nine (9) in Block Number Seventeen (17) in the Commissioner's Subdivision of the Cruft Farm, being a subdivision of the South West 1/4 of Section 27, Township 12 North of Range 9 West in the City of Terre Haute, Indiana, as shown on the recorded plat thereof recorded March 8, 1884, in Plat Record 3, Page 140, records of the Recorder's Office of Vigo County, Indiana.

Also, Lot Number Ten (10) in Block Number Seventeen (17) in the Commissioner's Subdivision of the Cruft Farm, being a subdivision of the South West 1/4 of Section 27, Township 12 North of Range 9 West in the City of Terre Haute, as shown on the recorded plat thereof recorded March 8, 1884, in Plat Record 3, Page 140, records of the Recorder's Office of Vigo County, Indiana.

More commonly known as 1322 South 11th Street, Terre Haute, IN 47802.

**SUBJECT TO ANY CONDITIONS, RESTRICTIONS COVENANTS OR EASEMENTS OF RECORD.**

The undersigned grantor warrants and represents that he acquired title with Virgil J. Miller, as tenants by the entirety. That their marriage remained unbroken until the death of Virgil J. Miller on or about November 17, 1999, whereupon Grantor, Elaine N. Miller, acquired fee simple title to the above described real estate as the surviving tenant by the entirety.

Dated: 10-6-10

*X Elaine N. Miller*  
Elaine N. Miller, Grantor

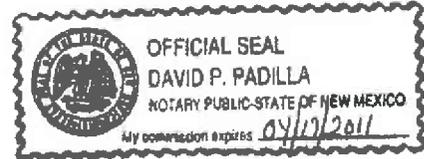
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STATE OF <sup>New Mexico</sup> ~~INDIANA~~ )  
COUNTY OF <sup>SANTA FE</sup> ~~VIGO~~ ) : SS

On this 6<sup>TH</sup> day of October, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elaine N. Miller, and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal.

David P. Padilla



My commission expires:  
Resident of :

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. Attorney Todd A. Berry, #24797-84

Send Tax Statements to Grantee at Grantee's address of:

1322 S 11<sup>th</sup> St.  
Terre Haute, IN 47802

Return Deed to HONEY CREEK TITLE SERVICES, INC.

This instrument was prepared by Attorney Todd A. Berry, #24797-84, P.O. Box 10548, Terre Haute, Indiana, 47801-0548; (812) 299-9028.

SITE PLAN

1322 S. 11<sup>th</sup> St., Terre Haute, IN 47802

BACKGROUND:

Jeremy Nelson Hopkins purchased the home and property at 1322 S. 11<sup>th</sup> St., Terre Haute, IN 47802 on October 6, 2010. As with the previous owners, Jeremy Hopkins and his family have resided in this two bedroom, two bathroom, single family residence. For the past 19 months, the Hopkins's have had their home listed For Sale with RE/MAX Real Estate Associates. Recently, they have accepted an offer on their property. Through the Appraisal process, it was discovered that the home Lot #9 had been rezoned as C-2, Limited Community Commerce in July of 1999. The adjacent Lot #10, on the same Parcel, is currently zoned R-1, Single Family Residence District. Unfortunately for the Hopkins, the Sale of their home is on hold, until Lot #9 is Rezoned R-1, Single Family Residence District.

PLAN:

The home is surrounded by Single Family Residences on all four sides. Please see attached Exhibit A – Beacon aerial view of neighborhood.

For the past 10 years, Jeremy Hopkins and his family have used the home as a Single Family Residence. The Hopkins's have Listed the home For Sale as a Single Family Residence and have a Buyer that intends to use the home as a Single Family Residence. See Exhibit B – Multiple Listing Service listing from the Terre Haute Area Association of Realtors.



**MLS #** 91170  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Vigo County  
**Asking Price** \$75,000  
**Address** 1322 S 11th Street  
**City** Terre Haute  
**State** IN  
**Zip** 47802  
**Status** Pending (Under Contract)  
**Sale/Rent** For Sale  
**IDX Include** Y



**GENERAL**

**Client Hit Count** 17  
**Agent** Philip Boor, Jr. - CELL: 812-239-6568  
**Commission-BBC** 3  
**Foreclosure (Y/N)** No  
**Prospect Reservations** No  
**Key Box Number** 1407534  
**Owners Name** Hopkins  
**Expiration Date** 7/3/2020  
**Total # of Bedrooms** 2  
**# of Half Baths** 0  
**# of Stories** 1.50  
**Basement** Partial  
**Above Grade Fin Sqft** 1,710  
**Total Finished Sqft** 1,710  
**Lot Size** 84 x 151  
**Zoning** R-1  
**Parcel #** 84-06-27-332-007.000-002  
**Year Built** 1914  
**Exemptions** H,M  
**Elementary School** Farrington Grov  
**High School** Terre Haute South

**Living Room Level** 1  
**Living Room Comments** Hardwoods  
**Kitchen Size** 14.7 x 8,9  
**Dining Room Level** 1  
**Dining Room Comments** Hardwoods  
**Master Bedroom Size** 17.2 x 14.7  
**Bedroom 2 Level** 2  
**Bedroom 2 Comments** Carpet  
**Bedroom 4 Level** 0  
**Laundry Comments** Closets  
**Foyer Size** 7.2 x 6.8  
**Other Room 1 Level** 1  
**Other Room 1 Comments** Den, Hardwoods  
**Other Room 2 Size** 11.1 x 6  
**Directions** Northeast corner of S. 11th St. and Washington St.

**Virtual Tour** Virtual Tour  
**Status Date** 6/22/2020  
**Price Date** 1/4/2020  
**Associated Document Count** 2  
**Days On Market** 171  
**Key Box Type** MLS keybox  
**Bathroom 2 Level** 1  
**Listing Contract Signed Date** 1/3/2020  
**RELO (Y/N)** No  
**FIPS Code** 18167  
**Picture Count** 20  
**Update Date** 6/22/2020 10:33 AM

**Agent Hit Count** 92  
**Listing Office 1** REMAX R.E.A. - Main: 812-235-4433  
**Contingency (Y/N)** No  
**Listing Type** Exclusive Right  
**Key Box (Y/N)** Yes  
**Key Box Location** Back Door  
**Listing Date** 1/3/2020  
**Owner/Agent (Y/N)** No  
**# of Full Baths** 2  
**Total Baths** 2  
**Garage Capacity** 2.00  
**Price per AbvGrdFin SQFT** \$43.86  
**Below Grade Fin Sqft** 0  
**Price per Total Fin Sqft** \$43.859649  
**# of Acres** 0.30  
**County** Vigo  
**Township** Harrison  
**A.V.** 71,500  
**Subdivision** None  
**Middle School** Sarah Scott  
**Property Includes** Washer, Dryer, Range, Microwave, Refrigerator, Dishwasher

**Living Room Size** 25.2 x 17.5  
**Kitchen Level** 1  
**Kitchen Comments** Hardwoods  
**Dining Room Size** 16.2 x 15.4  
**Master Bedroom Level** 2  
**Master Bedroom Comments** Carpet  
**Bedroom 2 Size** 17.2 x 10.3  
**Bedroom 3 Level** 0  
**Laundry Level** 1  
**Foyer Level** 1  
**Foyer Comments** Ceramic Tile  
**Other Room 1 Size** 8.6 x 6.5  
**Other Room 2 Level** 1  
**Other Room 2 Comments** Nook, Hardwood  
**Off Market Date** 6/22/2020

**Update Date** 6/22/2020  
**HotSheet Date** 6/22/2020  
**Input Date** 1/4/2020 10:05 AM  
**Original Price** \$75,000  
**HOA Y/N** No  
**Bathroom 1 Level** 1  
**Bathroom 3 Level** 0  
**Short Sale (Y/N)** No  
**Year Remodeled** 2012  
**Geocode Quality** Exact Match  
**Input Date** 1/4/2020 10:05 AM

## FEATURES

### EXTERIOR

Frame

### ROOF

Shingle

### EXTERIOR AMENITIES

Rock Driveway

Paved Street

### PORCH/PATIO

Open Deck

Open Stoop

### LANDSCAPING

Fence-Wood

Trees

Garden Area

Outdoor Lighting

### INTERIOR AMENITIES

New Floor Covering

Hardwood Floors

Ceramic Tile

Window Coverings

Ceiling Fan(s)

Smoke Detector

Garage Door Opener

Cathedral Ceiling

### APPLIANCES

Dishwasher

Garbage Disposal

Refrigerator

Gas Range/Oven

Microwave

Washer

Dryer

### HEATING

Natural Gas

Forced Air

### COOLING

Central Air

### WINDOWS

Double Pane

### WINDOW TREATMENT

All

### BASEMENT/FOUNDATION

Partial Basement

Crawl Space

### WATER HEATER

Electric

### WATER SUPPLY

City Water

### SEWER

City Sewer

### GAS

Installed

### LAUNDRY

Main Level

Closet

### LOT DESCRIPTION

Corner Lot

Level

### FLOOD PLAIN

Out of Flood

### POSSESSION

Negotiable

### WARRANTY PROGRAM

Seller Purchased

### SHOWING INSTRUCTIONS

Call Listing Agent

Appointment Only

Lock Box Occupied

### DOCUMENTS ON FILE

Lead Based Paint

Property Disclosure

Aerial

### DOCUMENTS ONLINE

Property Disclosure

Aerial

Lead Based Paint

### STYLE

Church

### GARAGE TYPE

Detached

### DINING AREA

Formal Dining

### LOCATION

City/Town/Suburbs

### SQUARE FOOTAGE SOURCE

Agent

# 12

## FINANCIAL

Taxes 614  
VOW Address Yes  
VOW Comment Yes  
Financing Terms Conv.Ins.Conv

VOW Include Yes  
VOW AVM Yes  
Tax Year 2018

## SOLD STATUS

Sold Contract Date 6/22/2020

Closing Date 7/22/2020

## AGENT REMARKS

Agent Remarks Park in the back off of the alley; enter through gate in fence. Use same key for the garage door, please make sure to deadbolt only; light switch on the right. Basement access is in the SE corner floor of the LR; light switch on the left. Butcher block countertop & tile flooring being left for buyer.

## PUBLIC REMARKS

Public Remarks Come check out this unique home opportunity. As a former church, this building has been transformed into a spacious home with approximately 1,700 sq. ft. of living space. The wide open main level features a large living room, dining room, kitchen, and elevated nook. A small den, full bathroom and laundry closet complete the main level. The upper level consists of two bedrooms, a master bathroom, and a full width loft overlooking the living room. This home sits on a large corner lot, and includes a fenced in back yard and a oversized 22'x32' detached garage with a full loft. Let's see how we can make this house your home. Call today!

## ADDITIONAL PICTURES





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**DISCLAIMER**

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

SO 10, 2020



**Receipt**

TERRE HAUTE, INC  
PAID

The following was paid to the City of Terre Haute, Controller's Office 8/4/2020

Date: 08-04-2020

Name: Jeremy Nelson Hopkins

|         |                                    |                |
|---------|------------------------------------|----------------|
| Reason: | <u>Rezoning - Notice of Filing</u> | <u>\$25.00</u> |
|         | <u>Rezoning - Petition</u>         | <u>\$20.00</u> |
|         |                                    | <u>\$45.00</u> |

Cash: \$45.00

Check: \_\_\_\_\_

Credit: \_\_\_\_\_

Total: \$45.00

Received By: *Rellus*

CONTROLLER