



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE NO. 15, 2023

COMMON ADDRESS OF LOTS TO BE REZONED:

2535 Dean Avenue

Parcel Number: _____

Current Zoning: Single family Residential (R-1)

Proposed Use: Two family Residential District (R-2)

Address of Owner: 2917 S 25th Street

Phone Number of Owner: (812) 264-2788

Attorney Representing Owner (if any): _____

Address of Attorney: _____

Phone Number of Attorney: _____

For Information Contact: R.J. Builders 2917 South 25th Street

Council Sponsor: Amy Auler

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

FILED

JUL 13 2023

CITY CLERK

SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 15, 2023

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

SECTION 1. BE IT ORDAINED 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:

Lots 151 and 152 in Drexel Place, being a subdivision of the South Half of the North Half of the South East Quarter of Section 26, Township 12 North, Range 9 West in Vigo County.

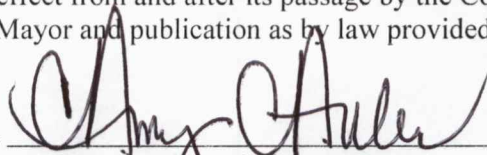
Subject to easements, covenants, restrictions, leases and other matters of records affecting title to the subject real estate.

Commonly known as 2535 Dean Avenue, Terre Haute IN 74802

Be and the same is hereby established as a R-2 Two Family Residential District, together with all rights and privileges that may inure 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 by law provided.

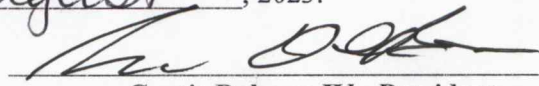
Presented by Council Member,


Amy Auler

Passed in Open Council this 3 day of August, 2023.

Attest!

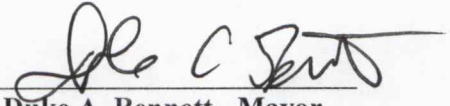


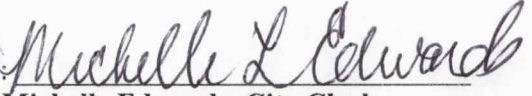

Curtis Debaun IV- President

Presented by me to the Mayor of the City of Terre Haute this 4th day of August 2023


Michelle Edwards, City Clerk

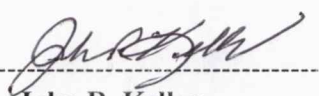
Approved by me, the Mayor, this 4th day of August, 2023.


Duke A. Bennett - Mayor

ATTEST: 
Michelle Edwards, City Clerk

This instrument prepared by: **John R Keller 2917 South 25th Street, Terre Haute, IN 47802, (812) 234-1096**

I affirm, under penalties for perjury. That I have taken reasonable care to redact each social security number in this document.



John R. Keller

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, G. Ryan Baker, signing member of "J W Realty, INC, AN INDIANA CORPORATION, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Lots 151 and 152 in Drexel Place, being a subdivision of the South Half of the North Half of the South East Quarter of Section 26, Township 12 North, Range 9 West in Vigo County.

Subject to easements, covenants, restrictions, leases and other matters of records affecting title to the subject real estate.

Commonly known as 2535 Dean Avenue, Terre Haute IN 74802

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 **R-1 Single Family Residential District**.

Your petitioner would respectfully state that the real estate is now single family homes. Your petitioner intends to use the real estate to construct a duplex (a two family home).

Your petitioner would request that the real estate described herein, shall be zoned as an **R-2 Two Family Residential District**. Your petitioner would allege the TWO FAMILY RESIDENTIAL 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-2 TWO FAMILY RESIDENTIAL 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 ____ day of July 2023.

BY: _____
G. Ryan Baker
President "J W Realty, Inc."

PETITIONER: J W Reality, Inc., 2917 South 25th Street, Terre Haute, IN 47802.

**This instrument was prepared by: John R Keller 4301 South Sixth Street, Terre Haute, IN 47802,
(812) 234-1096**

AFFIDAVIT OF:

COMES NOW affiant: G. Ryan Baker, President of J W Reality, Inc". and affirms under penalty of law that affiant is the owner of record of the property located at 2535 Dean Avenue, 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.

SIGNATURE:


G. Ryan Baker - President "J W Reality, Inc".


SIGNATURE:

STATE OF INDIANA)
SS: (COUNTY OF VIGO)

Personally appeared, before me, a Notary Public in and for said County and State who acknowledges the execution of the above and foregoing, after being duly sworn upon their oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 13th day of July 2023.

Notary Public:


Angela Thomas [Typed name]



My Commission Expires: June 4, 2031

My County Of Residence: Vigo

ATTACHMENTS

- 1) A copy of the deed showing current ownership of the subject real estate by "J W Realty, Inc.
 - 2) A copy of the plat of "Drexel Place" (Lots 151 & 15 2 highlighted)
 - 3) An aerial of the site printed from Beacon
 - 4) An aerial of the current zoning of the subject real estate and the surrounding areas printed from Beacon.
- A Preliminary Site Plan of the subject real estate.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

1/2

JUL 14 2015

EXEMPT FROM DISCLOSURE FEE

Janet M. Sigurdson
VIGO COUNTY AUDITOR

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH:

CITY OF TERRE HAUTE, INDIANA, BY AND THROUGH ITS DEPARTMENT OF REDEVELOPMENT, of Vigo County, State of Indiana, as Grantor, RELEASES AND QUIT CLAIMS to **J. W. REALTY CORPORATION OF VIGO COUNTY, INDIANA**, as Grantee, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Vigo County, in the State of Indiana, to wit:

Lots 151 and 152 in Drexel Place, being a subdivision of the South Half of the North Half of the South East Quarter of Section 26, Township 12 North, Range 9 West in Vigo County.

Part of Parcel No. 84-06-26-407-010.000-002

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

All property taxes, liens, and assessments shall be paid before the date causing the payment to be delinquent.

The property must be maintained in compliance with any city ordinance concerning trash, weeds, or junk cars after 60 days from the date of this deed.

The property may not be used for the purposes of raising, breeding, or otherwise maintaining livestock, horses, poultry, swine, nor for the use of a kennel.

Approval of an occupancy permit or completion of the agreed construction must be done within one (1) year from the date of this deed.

IN WITNESS WHEREOF, the City of Terre Haute by and through its Department of Redevelopment, of Vigo County, State of Indiana, has caused this Deed to be executed this 19th day of NOVEMBER, 2014.

City of Terre Haute for the use and benefit of its Department of Redevelopment

By: *David I. Heath*
David I. Heath, President

ATTEST:
By: *Jim L. Nichols*
Jim L. Nichols, Secretary

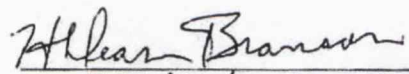
201507121 00 \$18.00
07/14/2015 10:38:55A 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

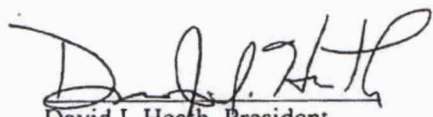
Before me the undersigned, a Notary Public, in and for said County and State, this 19th day of NOVEMBER, 2014, personally appeared the within David I. Heath and Jim L. Nichols, the President and Secretary respectively, of the City of Terre Haute for the use and benefit of its Department of Redevelopment, Grantor in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed.

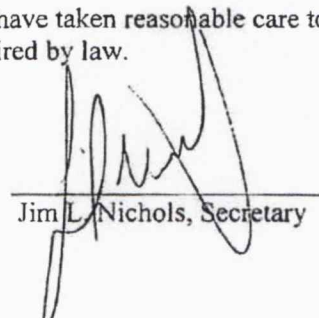
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.


H. DEAN BRANSON, Notary Public

My Commission Expires: 2/28/15 County of Residence: VIGO

We affirm, under the penalties for perjury, that we have taken reasonable care to redact each Social Security number in this document, unless required by law.


David I. Heath, President


Jim L. Nichols, Secretary

Grantee's address: 4301 South 6th Street, Terre Haute, Indiana 47802

This instrument prepared by City Attorney Chou-il Lee, Legal Department, 17 Harding Avenue, Terre Haute, IN, 47807 (812) 244-2373.

6.

DREXEL

1910 A
No. 1000 of the 1000 of the
Drexel Building
Philadelphia, Pa.

DREXEL	
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95	96
97	98
99	100

My Lady's handwriting is in the left column of the table.

State of Wisconsin
County of Jefferson

I, the undersigned, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the State of Wisconsin.

Witness my hand and seal this 10th day of November, A.D. 1910.

Walter P. ...

My Commission expires Oct. 12, 1912. *[Signature]* Notary Public

PLACE

SUBJECT

General

North

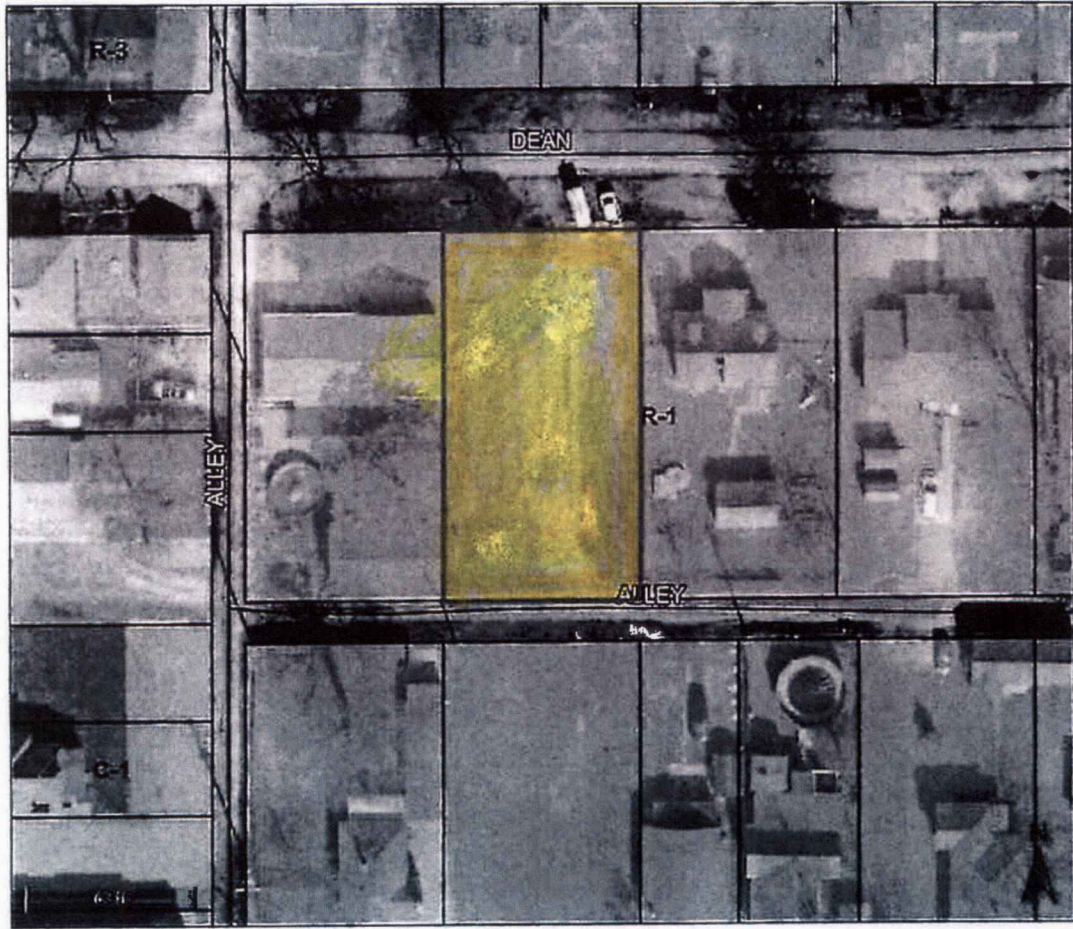
Central

South

STAGE	ASST										TOTAL	
	1	2	3	4	5	6	7	8	9	10		
1												
2												
3												
4												
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6												
7												
8												
9												
10												

Handwritten notes and signatures:

Walter A. Phillips
 President



Overview



Legend

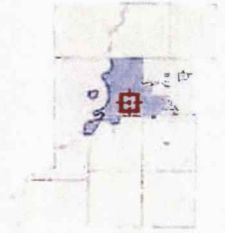
- Corporate Limits
- Political Townships
- Sections
- Blocks
- Parcels
- Road Centerlines

Current Zoning Classifications

- A-1
- A-1MO
- A-1NR
- C-1
- C-1PD
- C-2
- C-2PD
- C-2SU
- C-3
- C-3NR
- C-3PD
- C-3SU
- C-4
- C-5
- C-6
- C-6PD
- C-6SU
- C-7
- C-7NR
- C-8
- C-8PD
- C-9
- C3PUD
- M-0
- M-1
- M-1PD
- M-2
- M-2NR
- M-2PD
- M-O



Overview

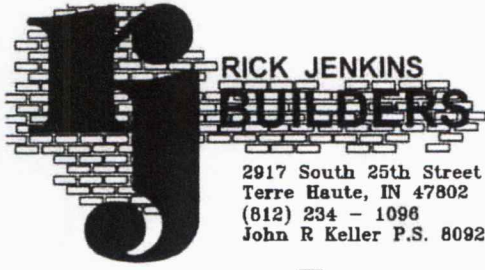


Legend

- Corporate Limits
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Current Zoning Classifications

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- C-6
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- C-6SU
- C-7
- C-7NR
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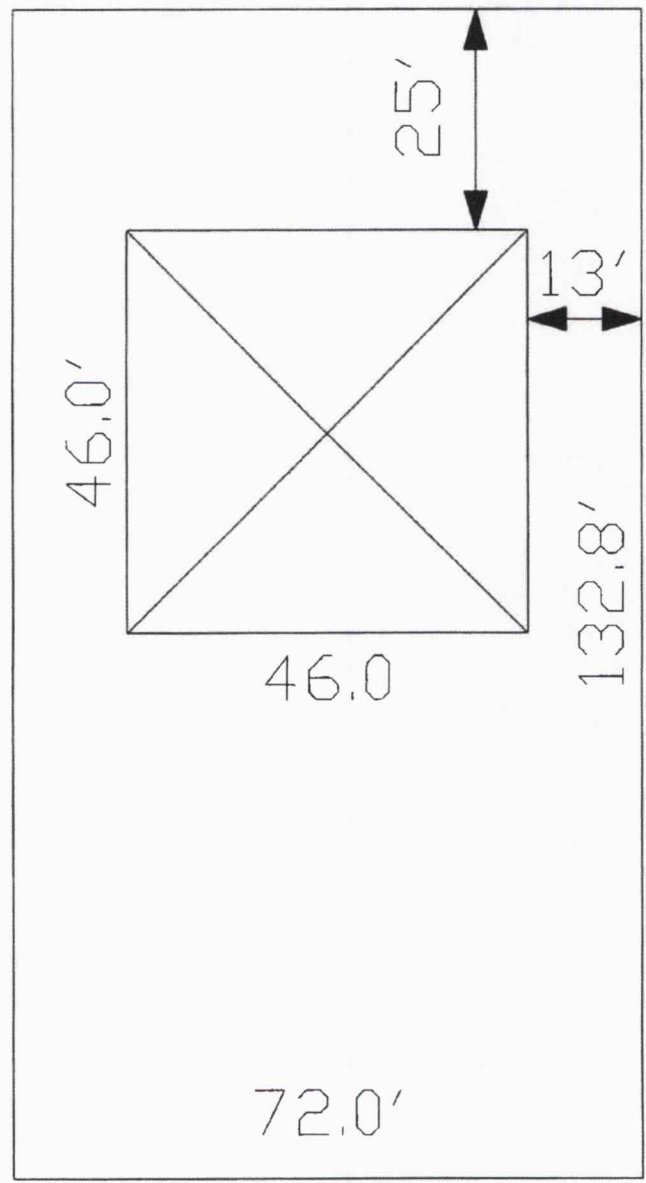


**RICK JENKINS
BUILDERS**

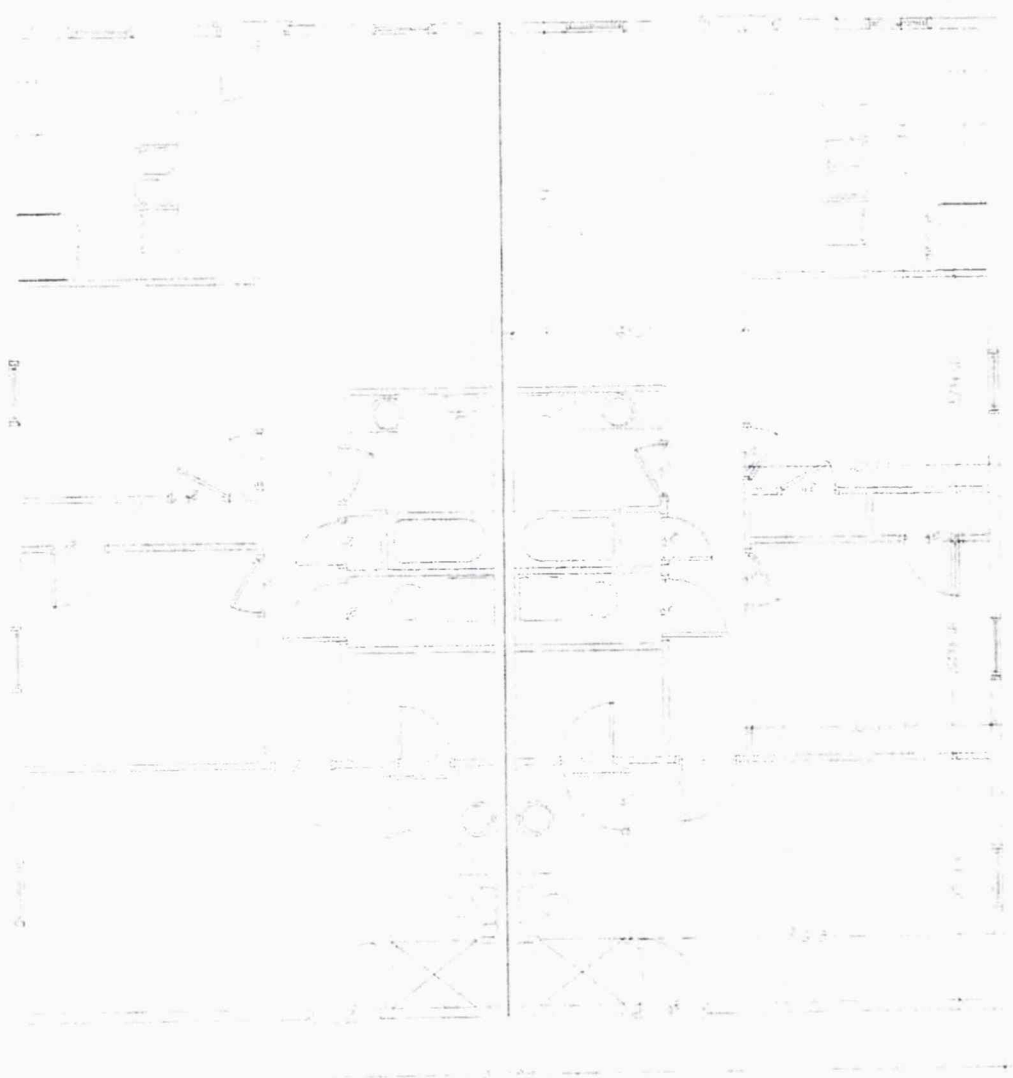
2917 South 25th Street
Terre Haute, IN 47802
(812) 234 - 1096
John R Keller P.S. 80920000

Dean Avenue (50' R/W)

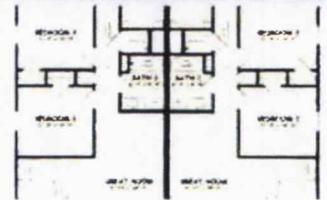
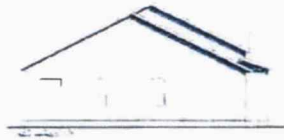
72.0'



15' Platted Alley



Modern Farmhouse Duplex with Matching 1046 Square Foot 3-Bed Units



2,092

Heated S.f.

2

Units

43' 9"

Width

48' 0"

Depth

Buy This Plan

PDF - Single-Build
\$1,450

PDF - Unlimited Build
\$1,950

CAD Unlimited + PDF
\$2,450

[View all purchase option online](#)



Receipt of Payment

The following was paid to the City of Terre Haute Controller's Office

Date 07/13/23

Name RJ Builders

Reason Rezoning - notice of filing \$20

Rezoning - petition \$25

\$45

TERRE HAUTE IN
 JUL 13 2023
 CONTROLLER

Cash \$45-

Check _____ Ck # _____

Credit _____

Total \$45-

Received By Gavin Witz



Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248



Terre Haute • West Terre Haute • Riley • Seelyville

DATE: August 3, 2023

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 15-23

CERTIFICATION DATE: August 2, 2023

TO: The Honorable Common Council of the City of Terre Haute

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 15-23. This Ordinance is a rezoning of 2535 Dean Avenue, Terre Haute, IN. Parcel number 84-06-26-407-026.000-002. The Petitioner, JW Realty Corp. of Vigo County petitions the Plan Commission to rezone said two family residence (duplex), from zoning classification R-1 to R-2 Two Family Residence District.

The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 15-23 at a public meeting and hearing held Wednesday, August 2, 2023. Remonstrators were present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 15-23 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 15-23 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 15-23 was FAVORABLE WITH THE FOLLOWING CONDITION: 1) Site plan approval with parking and stormwater drainage by City Engineering.



Handwritten signature of Fred L. Wilson.

Fred L. Wilson, President

Handwritten signature of Jared Bayler.

Jared Bayler, Executive Director

Received this 3rd day of August, 2023

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 15-23

Doc: # 65

Date: August 2023

Page 1 of 4

APPLICATION INFORMATION

Property Owner: JW Realty Corp. of Vigo County

Proposed Use: Two Family residence (Duplex)

Proposed Zoning: R-2, Two Family Residence District

Current Zoning: R-1, Single Family Residence

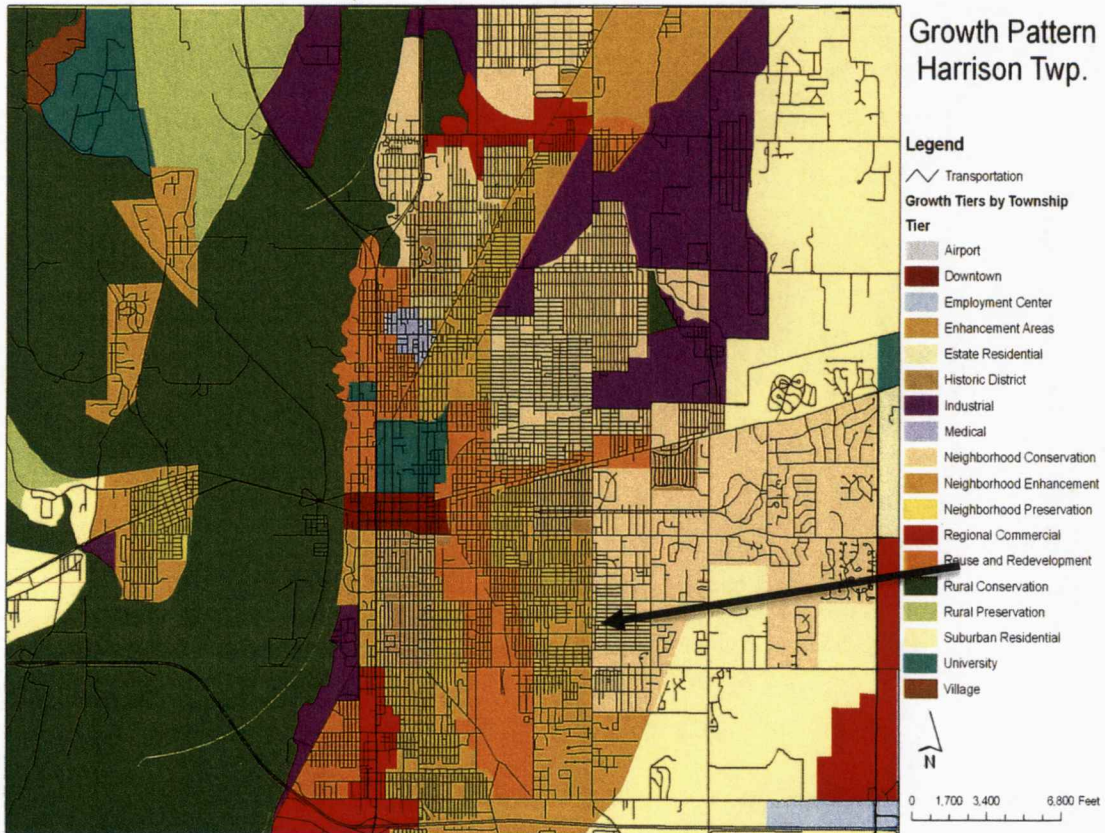
Representative: RJ Builders

Location: The property is located on the south side of Dean Avenue approximately 238 ft. east of the intersection of S. 25th Street & Dean Avenue.

Common Address: 2535 Dean Avenue, Terre Haute, IN / 84-06-26-407-026.000-002/Drexel Place Lots 151-152

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



ZONING COMPATIBILITY

Neighborhood Conservation

These areas encompass neighborhoods with established and stable residential environments. The vast majority of these areas are fully developed (or expected to be in a relatively short timeframe). Fundamental directives urged for these areas encourage the maintenance of the residential desirability and stability. Where new infill development is proposed, it should be entirely consistent and compatible with pre-existing developments. However, special public attention may, in some cases, be required to assure that drainage, sidewalk improvements, and linkages to pedestrian and bicycle trails are made. Many of these neighborhoods may be excellent candidates for special assessment districts for neighborhood improvements and amenities.

In addition, these areas encompass existing retail activity nodes located throughout the community. In general, these commercial areas have evolved in an unplanned, largely uncoordinated manner along frontage of primary arterials. Within these commercial bands, a great variety of activities exist which target different markets. Some activities are oriented toward “drive-by” markets, fast food restaurants, convenience stores, gasoline stations, drive-in banking facilities, for example. Other activities are special-purpose, oriented to single trips rather than comparative multi-purpose shopping. These single purpose stores serve a market larger than a single neighborhood. Sales and service of automobiles, trucks, boats, recreational vehicles and related activities are special purpose region-serving activities. They require large site with good visibility. Finally, commercial areas include a range of neighborhood level retail activities including grocery stores, pharmacies, personal services such as hair styling, and other frequently purchased goods and services.

Additional policies for Neighborhood Conservation areas should include:

- Allow for a range of housing densities based on the zoning ordinance.
- Allow for a mix of uses, focusing on neighborhood and community serving commercial nodes.
- Encourage neighborhoods to develop a unique sense of place, but still be part of the larger city.
- Reuse of commercial oriented structure should be limited to retail activities that contribute to the diversity and variety of retail uses in a commercial node.
- With respect to existing commercial “strips” – i.e. narrow bands of commercial uses occupying major roadway frontage, the limitation of additional or new commercial uses is strongly advised.
- Geographic expansion of this commercial “strips” should be limited to the provision of additional space to ensure the compatibility with adjacent uses, not an intensification of use.
- Improved landscaping, improved pedestrian amenities, and increased attention to lighting, signage, and impacts upon nearby residential areas is advised in the review of development petitions.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 15-23

Doc: # 65

Date: August 2023

Page 3 of 4

Sur. Zones and Uses: **North** – R-1
 East – R-1
 South – R-1
 West – R-1

Character of area: The property is located less than one block north of S. 25th Street that has mix uses. This area is high intensity residential.

Most Utilities should be available.

ZONING REGULATIONS

R-2 Purpose: Single-Family and Two-Family Dwellings Units

R-2 Uses: Any use permitted in the R-1, Single-family Residence District, such as Churches, Rectories, and Parish Houses, Convents and Monasteries; Gardening, including nurseries, provided that no offensive odors or dust are created; Public Libraries; Child Care as a Home Occupations; Parks, Playgrounds, and Schools; Residential Facility for the Developmentally Disabled. (Gen. Ord. No. 19, 1997, 2-12-98); Residential Facility for the Mentally Ill. (Gen. Ord. No. 19, 1997, 2-12-98).

R-2 Standards: Minimum Lot Size: 7,200 Sq. Ft. per unit FAR 0.5 %
Street Setback: 55 feet from centerline.
Rear setback: 11 feet from the center of the alley right-of-way
Interior setback: 5 feet from the interior lot line
Two (2) parking spaces per two-bed room unit.

FINDINGS and RECOMMENDATION

Staff Findings:

The petitioner is requesting to rezone the property from R-1, Single Family Residence to R-2, Two-Family Residence District for a duplex. The petition states that each unit will be three bedrooms. The property is surrounded by single family residential (R-1). The closest two and multi-family residential is to the West along 25th Street.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 15-23

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Page 4 of 4

The site plan did not indicate parking. Hard-surfaced parking is required for R-2 in the City Code.

The Department of Engineering stated the intended use of the property as a duplex residence would not alter the neighborhood characteristic and offered a positive recommendation.

Recommendation: Staff offers a favorable recommendation with the following conditions:

1. Site plan approval with parking and stormwater drainage by City Engineering



**CITY OF
TERRE HAUTE
ENGINEERING
DEPARTMENT**

City Hall
17 Harding Avenue, Room 200
Terre Haute, IN 47807
Phone: 812.244.4903
www.terrehaute.in.gov

MARCUS MAURER, P.E.
CITY ENGINEER

MEMORANDUM

TO: Sydney Shahar
Vigo County Area Planning Department

FROM: Maitri Desai
City Planner

DATE: July 17, 2023

RE: **Special Ordinance No. 15-2023**

As requested by Area Planning, the Department of Engineering has reviewed the request by J W Reality, Inc for the following:

- Rezoning of 2535 Dean Avenue from R-1 Single Family Residential District to R-2 Two Family Residential District for a proposed use of a duplex residence.

R-2 District permits all the uses of R-1 and dwellings of one and two family attached or detached. The intended use of the property as a duplex residence would not alter the neighborhood characteristic. The majority of north, east and south surrounding parcels are zoned R-1 and the west side parcels are zoned R-2. This rezoning of the property would not create any significant problems for the surrounding area.

The Department of Engineering offers a positive recommendation for this rezoning.



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

Docket #65

SPECIAL ORDINANCE NO. 15, 2023

COMMON ADDRESS OF LOTS TO BE REZONED:

2535 Dean Avenue

Parcel Number: 84-26-26-407-026.000-062

Current Zoning: Single family Residential (R-1)

Proposed Use: Two family Residential District (R-2)

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Phone Number of Owner: (812) 264-2788

Attorney Representing Owner (if any): _____

Address of Attorney: _____

Phone Number of Attorney: _____

For Information Contact: R.J. Builders 2917 South 25th Street

Council Sponsor: Amy Auler

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

FILED

JUL 13 2023

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SPECIAL ORDINANCE NO. 15, 2023**

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Lots 151 and 152 in Drexel Place, being a subdivision of the South Half of the North Half of the South East Quarter of Section 26, Township 12 North, Range 9 West in Vigo County.

Subject to easements, covenants, restrictions, leases and other matters of records affecting title to the subject real estate.

Commonly known as 2535 Dean Avenue, Terre Haute IN 74802

Be and the same is hereby established as a R-2 Two Family Residential District, together with all rights and privileges that may inure 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 by law provided.

Presented by Council Member, _____
Amy Auler

Passed in Open Council this _____ day of _____, 2023.

Curtis Debaun IV- President

Presented by me to the Mayor of the City of Terre Haute this _____ day of _____
2023

Michelle Edwards, City Clerk

Approved by me, the Mayor, this _____ day of _____, 2023.

Duke A. Bennett - Mayor

ATTEST: _____
Michelle Edwards, City Clerk

This instrument prepared by: **John R Keller 2917 South 25th Street, Terre Haute, IN 47802, (812) 234-1096**

I affirm, under penalties for perjury. That I have taken reasonable care to redact each social security number in this document.

John R. Keller

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, G. Ryan Baker, signing member of "J W Realty, INC, AN INDIANA CORPORATION, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Lots 151 and 152 in Drexel Place, being a subdivision of the South Half of the North Half of the South East Quarter of Section 26, Township 12 North, Range 9 West in Vigo County.

Subject to easements, covenants, restrictions, leases and other matters of records affecting title to the subject real estate.

Commonly known as 2535 Dean Avenue, Terre Haute IN 74802

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 **R-1 Single Family Residential District**.

Your petitioner would respectfully state that the real estate is now single family homes. Your petitioner intends to use the real estate to construct a duplex (a two family home).

Your petitioner would request that the real estate described herein, shall be zoned as an **R-2 Two Family Residential District**. Your petitioner would allege the TWO FAMILY RESIDENTIAL 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-2 TWO FAMILY RESIDENTIAL 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 ____ day of July 2023.

BY: _____

G. Ryan Baker
President "J W Realty, Inc."

PETITIONER: **J W Reality, Inc., 2917 South 25th Street, Terre Haute, IN 47802.**

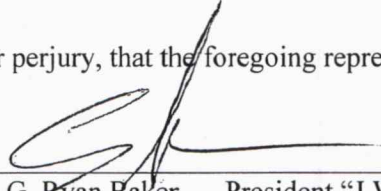
This instrument was prepared by: **John R Keller 4301 South Sixth Street, Terre Haute, IN 47802,
(812) 234-1096**

AFFIDAVIT OF:

COMES NOW affiant: G. Ryan Baker, President of J W Reality, Inc". and affirms under penalty of law that affiant is the owner of record of the property located at 2535 Dean Avenue, 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.

SIGNATURE:



G. Ryan Baker - President "J W Reality, Inc".

SIGNATURE:


STATE OF INDIANA)

SS: (COUNTY OF VIGO)

Personally appeared, before me, a Notary Public in and for said County and State who acknowledges the execution of the above and foregoing, after being duly sworn upon their oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 13th day of July 2023.

Notary Public:


Angela Thomas [Typed name]

My Commission Expires: June 4, 2031

My County Of Residence: Vigo

ATTACHMENTS

- 1) A copy of the deed showing current ownership of the subject real estate by "J W Realty, Inc.
 - 2) A copy of the plat of "Drexel Place" (Lots 151 & 15 2 highlighted)
 - 3) An aerial of the site printed from Beacon
 - 4) An aerial of the current zoning of the subject real estate and the surrounding areas printed from Beacon.
- A Preliminary Site Plan of the subject real estate.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

1/2

JUL 14 2015

EXEMPT FROM DISCLOSURE FEE

Timothy M. Aguirre
VIGO COUNTY AUDITOR

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH:

CITY OF TERRE HAUTE, INDIANA, BY AND THROUGH ITS DEPARTMENT OF REDEVELOPMENT, of Vigo County, State of Indiana, as Grantor, RELEASES AND QUIT CLAIMS to **J. W. REALTY CORPORATION OF VIGO COUNTY, INDIANA**, as Grantee, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Vigo County, in the State of Indiana, to wit:

Lots 151 and 152 in Drexel Place, being a subdivision of the South Half of the North Half of the South East Quarter of Section 26, Township 12 North, Range 9 West in Vigo County.

Part of Parcel No. 84-06-26-407-010.000-002

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

All property taxes, liens, and assessments shall be paid before the date causing the payment to be delinquent.

The property must be maintained in compliance with any city ordinance concerning trash, weeds, or junk cars after 60 days from the date of this deed.

The property may not be used for the purposes of raising, breeding, or otherwise maintaining livestock, horses, poultry, swine, nor for the use of a kennel.

Approval of an occupancy permit or completion of the agreed construction must be done within one (1) year from the date of this deed.

IN WITNESS WHEREOF, the City of Terre Haute by and through its Department of Redevelopment, of Vigo County, State of Indiana, has caused this Deed to be executed this 19th day of NOVEMBER, 2014.

City of Terre Haute for the use and benefit
of its Department of Redevelopment

By: *David I. Heath*
David I. Heath, President

ATTEST:

By: *Jim L. Nichols*
Jim L. Nichols, Secretary

201507121 00 \$18.00
07/14/2015 10:38:55A 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me the undersigned, a Notary Public, in and for said County and State, this 19th day of NOVEMBER, 2014, personally appeared the within David I. Heath and Jim L. Nichols, the President and Secretary respectively, of the City of Terre Haute for the use and benefit of its Department of Redevelopment, Grantor in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed.

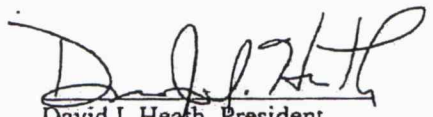
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

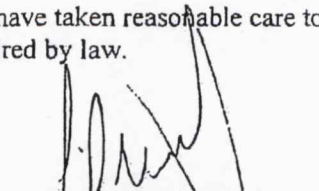

H. DEAN BRANSON, Notary Public

My Commission Expires: 2/28/15

County of Residence: VIGO

We affirm, under the penalties for perjury, that we have taken reasonable care to redact each Social Security number in this document, unless required by law.


David I. Heath, President


Jim L. Nichols, Secretary

Grantee's address: 4301 South 6th Street, Terre Haute, Indiana 47802

This instrument prepared by City Attorney Chou-il Lee, Legal Department, 17 Harding Avenue, Terre Haute, IN, 47807 (812) 244-2373.

D R E X E L

FURNITURE	
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I hereby acknowledge the execution of the within and foregoing instrument in the presence of the undersigned Notary Public, in and for said County and State of Missouri, at St. Louis, Missouri, this 10th day of December, 1950.

State of Missouri
County of St. Louis

I, _____, Notary Public in and for said County and State of Missouri, do hereby certify that the above is a true and correct copy of the original instrument as the same is filed in my office and as the same is shown to me by the undersigned.

Witness my hand and seal of office this 10th day of December, 1950.

_____ Notary Public
St. Louis, Missouri

My Commission expires Oct 13, 1952

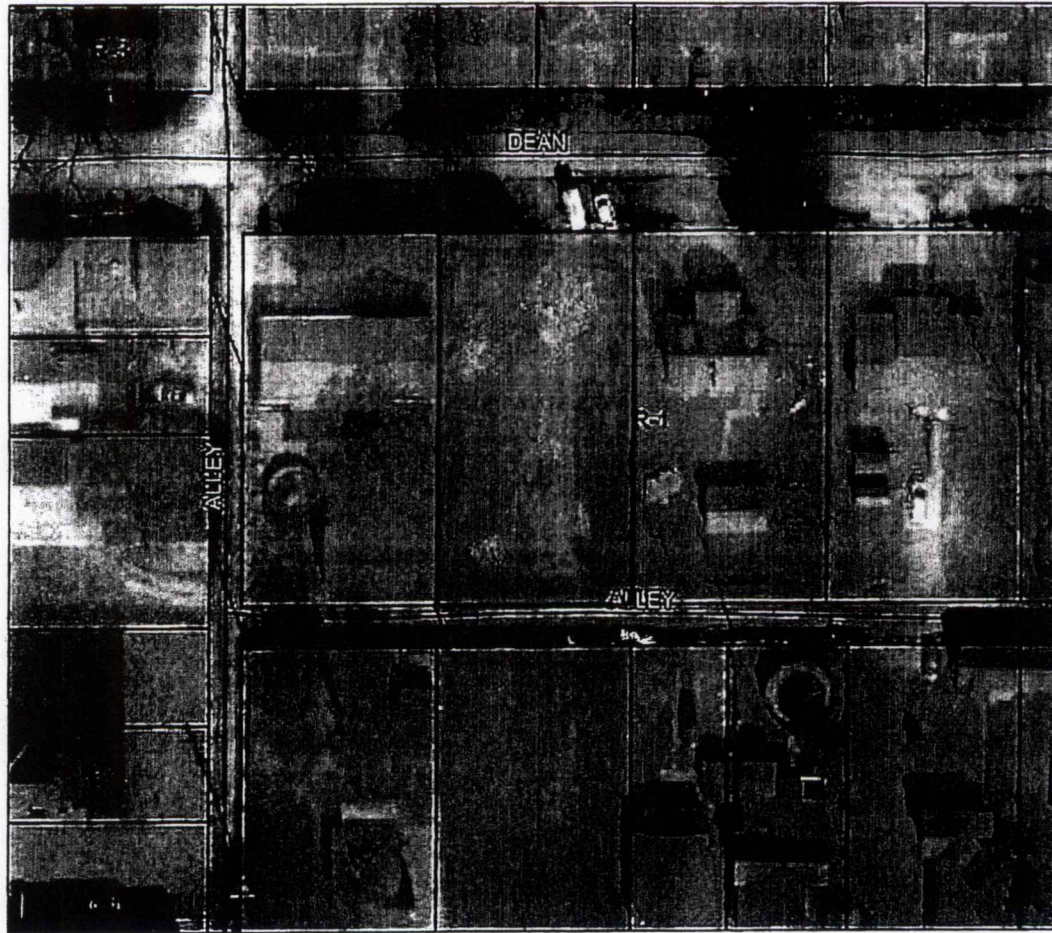
Best Rec 7

PLACE

1. Name of place
 2. Name of district
 3. Name of country
 4. Name of province

DATE	PLACE	DISTRICT	COUNTRY	PROVINCE
1901				
1902				
1903				
1904				
1905				
1906				
1907				
1908				
1909				
1910				
1911				
1912				
1913				
1914				
1915				
1916				
1917				
1918				
1919				
1920				

Received for deposit of the above
 the sum of \$100.00
 on the 1st day of June 1920
 Holland, C. H. P. S.
 Bureau of Census



Overview

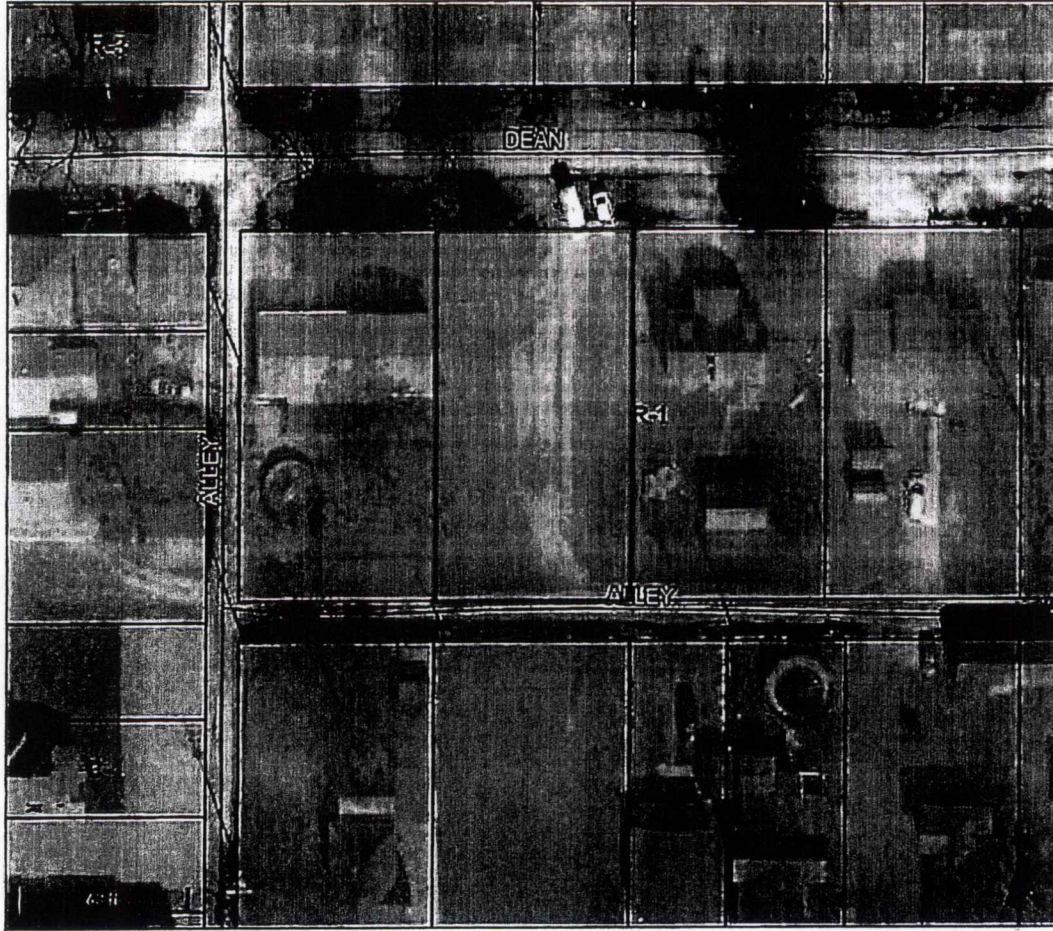


Legend

- Corporate Limits
- Political Townships
- Sections
- Blocks
- Parcels
- Road Centerlines

Current Zoning Classifications

- A-1
- A-1MO
- A-1NR
- C-1
- C-1PD
- C-2
- C-2PD
- C-2SU
- C-3
- C-3NR
- C-3PD
- C-3SU
- C-4
- C-5
- C-6
- C-6PD
- C-6SU
- C-7
- C-7NR
- C-8
- C-8PD
- C-9
- C3PUD
- M-0
- M-1
- M-1PD
- M-2
- M-2NR
- M-2PD
- M-O



Overview



Legend

- Corporate Limits
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Current Zoning Classifications

- A-1
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- C-3SU
- C-4
- C-5
- C-6
- C-6PD
- C-6SU
- C-7
- C-7NR
- C-8
- C-8PD
- C-9
- C3PUD
- M-0
- M-1
- M-1PD
- M-2
- M-2NR
- M-2PD
- M-O

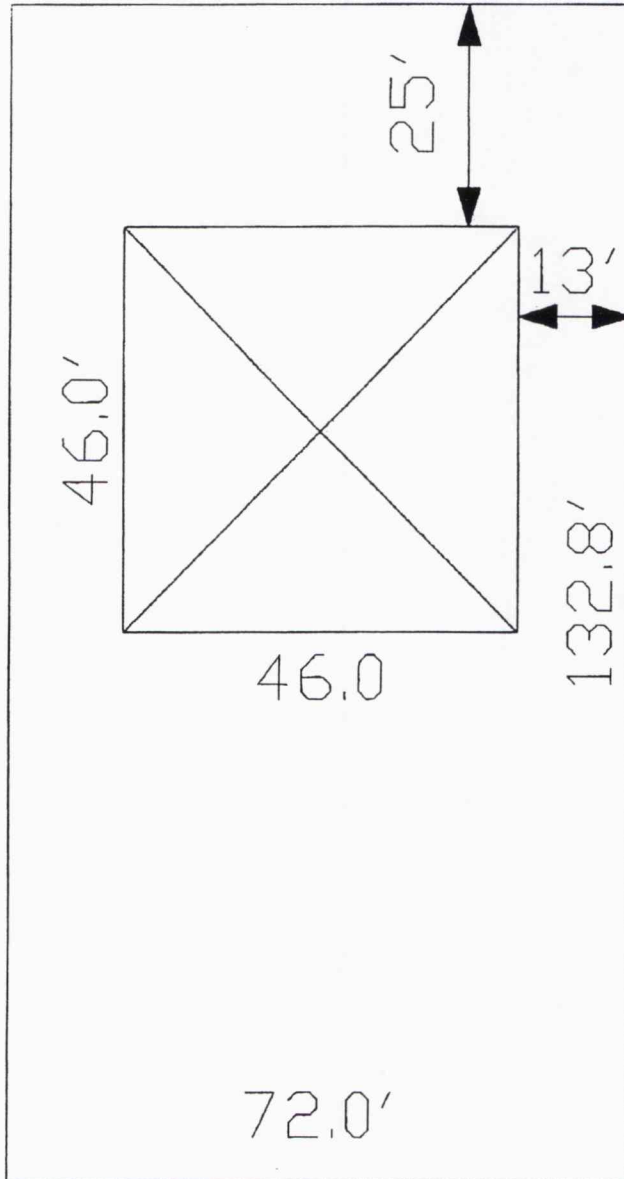


**RICK JENKINS
BUILDERS**

2917 South 25th Street
Terre Haute, IN 47802
(812) 234 - 1096
John R Keller P.S. 80920000

Dean Avenue (50' R/W)

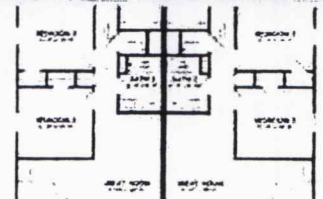
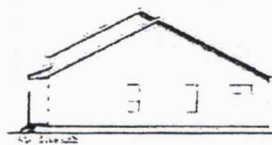
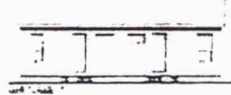
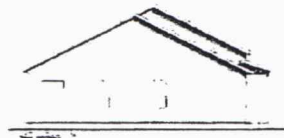
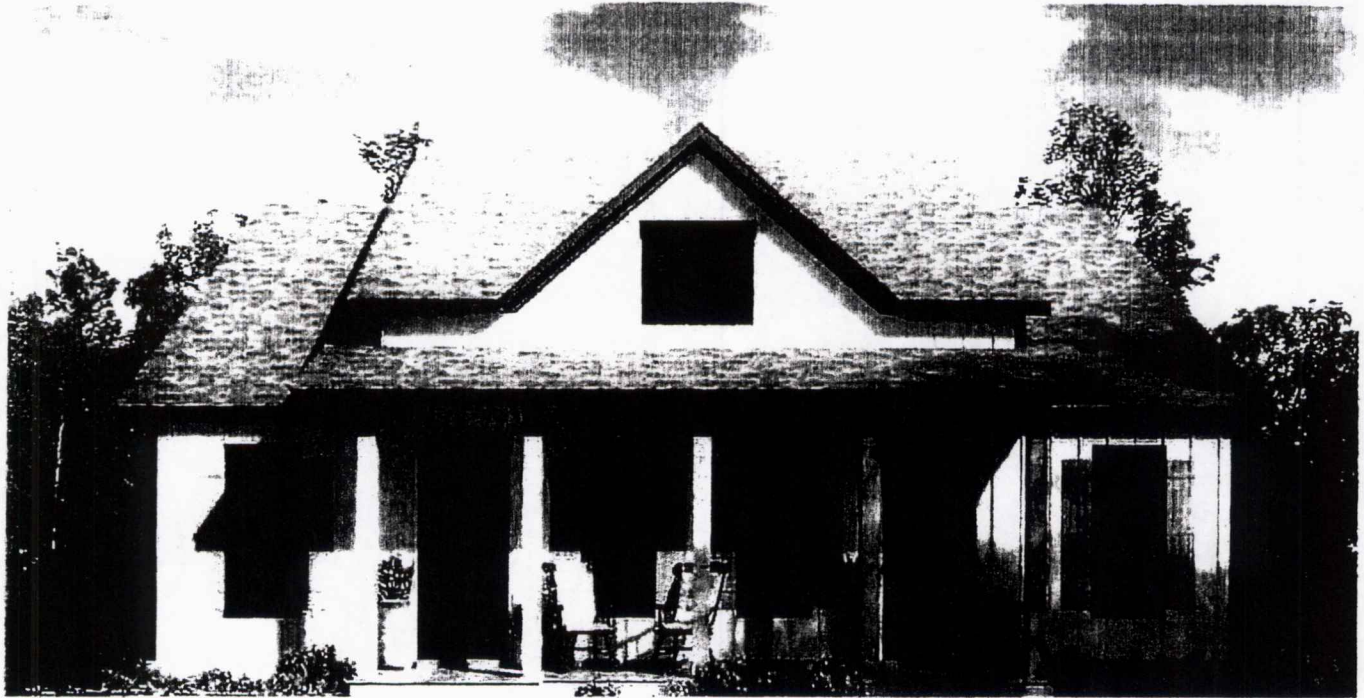
72.0'



15' Platted Alley



Modern Farmhouse Duplex with Matching 1046 Square Foot 3-Bed Units



2,092

Heated S.f.

2

Units

43' 9"

Width

48' 0"

Depth

Buy This Plan	PDF - Single-Build	PDF - Unlimited Build	CAD Unlimited + PDF
	\$1,450	\$1,950	\$2,450
	View all purchase option online		



Receipt of Payment

The following was paid to the City of Terre Haute Controller's Office

Date 07/13/23
Name RT Builders
Reason Veroning - notice of filing \$20
Veroning - petition \$25
\$45

Cash \$45-

Check _____ Ck # _____

Credit _____

Total \$45-

Received By Gavin Wite

Docket #65 SO #15-23

2535 Dean Ave

