



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE NO. 19

COMMON ADDRESS OF LOTS TO BE REZONED: 1522 Maple Avenue

Parcel Number: 84-06-10-482-018.000-002

Current Zoning: C-2 Limited Community Commerce

Requested Zoning: R-1 Single Family Residence

Proposed Use: Continue as a single family home

Name of Owner: Steven Meany and Anabel Meany

Address of Owner: 1524 Maple Avenue

Phone Number of Owner: 812-241-1125

Attorney Representing Owner (if any): N/A

Address of Attorney: N/A

Phone Number of Attorney: N/A

For Information Contact: Anabel Meany

Council Sponsor: James P. Chalos

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

FILED

MAY 05 2025

SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 19, 2025

CITY CLERK

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 34 and 35 in Block C in W. H. Smith's Subdivision, a subdivision in the southeast
quarter of Section 10, Township 12 North, Range 9 West in the City of Terre Haute,
Indiana.**

Commonly known as: 1522 Maple Avenue, Terre Haute, Vigo County, Indiana 47804

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, James P. Chalos
James P. Chalos, Councilperson

Passed in Open Council this 5th day of June, 2025.

Todd Nation
Todd Nation-President

ATTEST: Michelle Edwards
Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this 5th day of June, 2025
at 7:15 pm o'clock.

Michelle Edwards
Michelle Edwards, City Clerk

Approved by me, the Mayor, this 5th day of June, 2025.

Brandon Sakbun
Brandon Sakbun, Mayor

ATTEST: Michelle R Edwards
Michelle Edwards, City Clerk

This instrument prepared by: **Anabel Meany, 1524 Maple Avenue, Terre Haute, Indiana 47804**

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.



Anabel Meany

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, **Steven Meany and Anabel Meany**, respectfully submit this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Lots 34 and 35 in Block C in W. H. Smith's Subdivision, a subdivision in the southeast quarter of Section 10, Township 12 North, Range 9 West in the City of Terre Haute, Indiana.

Commonly known as: 1522 Maple Avenue, Terre Haute, Vigo County, Indiana 47804

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 District**.

Your petitioner would respectfully state that the real estate is now used as a **single family residence**. Your petitioner intends to use the real estate as 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 _____ day of _____, 20____.

BY: _____
Steven Meany

BY: _____
Anabel Meany

PETITIONER: **Steven and Anabel Meany, 1524 Maple Avenue, Terre Haute, Indiana 47804**
This instrument prepared by: **Anabel Meany, 1524 Maple Avenue, Terre Haute, Indiana 47804**

ATTEST: _____
Michelle Edwards, City Clerk

This instrument prepared by: **Anabel Meany, 1524 Maple Avenue, Terre Haute, Indiana 47804**

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.



Anabel Meany

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IN WITNES WHEREOF, This petition has been duly executed this 5th day of May, 2025.

BY: 
Steven Meany

BY: 
Anabel Meany

PETITIONER: **Steven and Anabel Meany, 1524 Maple Avenue, Terre Haute, Indiana 47804**
This instrument prepared by: **Anabel Meany, 1524 Maple Avenue, Terre Haute, Indiana 47804**

AFFIDAVIT OF:

COMES NOW affiant Steve and Anabel Meany

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

1522, 1528 & 1524 Maple Ave Terrace Tr 47804

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.

Steve and Anabel Meany
[Typed name of owner(s) on deed]

SIGNATURE: _____

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.

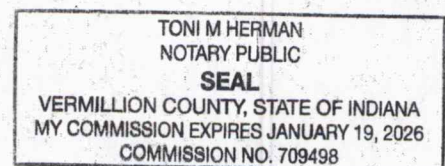
WITNESS my hand and notarial seal, this 5th day of May, 2025.

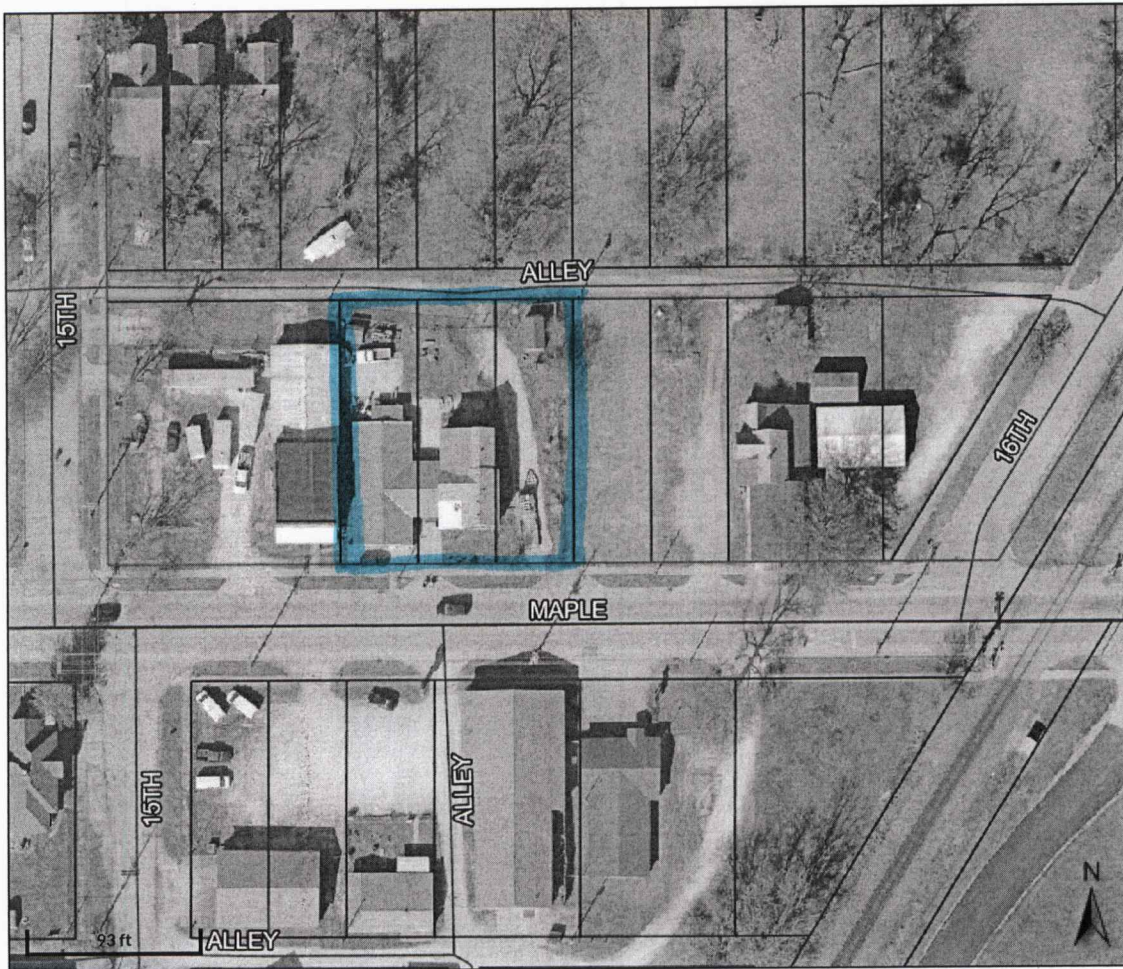
Notary Public:

Toni M Herman
[Typed name]

My Commission Expires: Jan. 19, 2026

My County Of Residence: vermillion





Duly entered for taxation this _____
Day of _____ 20____
Auditors fee \$ _____

Warranty Deed

Received for record this _____ day of _____
20____ at _____
o'clock _____ M. And recorded in Book
No. _____ Page _____

Auditor _____ County _____

THIS INDENTURE WITNESSETH:

Recorder _____ County _____

That JACK A. PIGG AND MYRNA L. PIGG, husband and wife

of VIGO County, in the State of INDIANA
CONVEYS AND WARRANTS to STEVEN J. MEANY AND ANABEL A. MEANY,
HUSBAND AND WIFE

of VIGO County, in the State of INDIANA
For and in the consideration of the sum of \$ FIFTY SIX THOUSAND DOLLAR'S
the receipt whereof is hereby acknowledged, the following Real Estate in VIGO

County in the State of Indiana, to-wit: WH SMITH SUB (1522 MAPLE) LC 2006004138
442/2600 10-12-9 Lot 34-BK-C
MORE Commonly KNOWN AS: 1522 MAPLE AVE
TERRE HAUTE IN. 47804
TAX PARCEL NUMBER 84-06-10-482-018-000-002

WH Smith SUB (1524 MAPLE) LC 2006 004138D
442/2600 10-12-9 Lot 35 BK-C
MORE Commonly KNOWN AS: 1524 MAPLE AVE
TERRE HAUTE IN. 47804
TAX PARCEL NUMBER 84-06-10-482-019-000-002

WH Smith SUB (1524 MAPLE) LC 2006 004138D
442/2599 10-12-9 Lot 36 BK-C
TAX PARCEL NUMBER 84-06-10-482-020-000-002

IN WITNESS WHEREOF, The said grantor--- above named JACK A. PIGG AND MYRNA L. PIGG
HUSBAND AND WIFE

has hereunto set _____ hand _____ and seal on, this _____ day of _____ 20____

Jack A. Pigg (Seal)
(Seal)
(Seal)

Myrna L. Pigg (Seal)
(Seal)
(Seal)

STATE OF INDIANA, VIGO COUNTY, ss;

Before me, the undersigned, a Notary Public, in and for said County and State, this 28th day of February A.D. 2023, personally appeared the within named JACK A. Pigg
and Myrna L. Pigg

Grantor

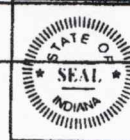
in the above conveyance, and acknowledged the execution of the same to be _____ voluntary act and deed.

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

Commission expires 9-1 2024

Mail to: STEVEN J. MEANY 1524 MAPLE FIVE TERRE HAUTE IN

This instrument prepared by JACK A. PIGG.



Jessica Jo Loyd
Notary Public
State of Indiana
My Commission Expires
09/01/2024

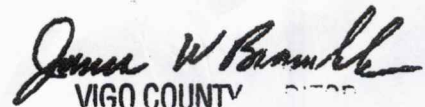
4023004 / 10 - WU
04/21/2023 04:05:05P 2 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented

Lots 34, 35 in Block C in W. H. Smith's
Subdivision, a subdivision in the southeast quarter of
Section 10, Township 12 North, Range 9 West in the City
of Terre Haute, Indiana.

Lot 36 in Block C in W. H. Smith's
Subdivision, a subdivision in the southeast quarter of
Section 10, Township 12 North, Range 9 West in the City
of Terre Haute, Indiana.

ENTERED FOR TAXATION
Subject to final acceptance for Transfer

APR 21 2023


VIGO COUNTY CLERK



TERRE HAUTE, IN

PAID

MAY 05 2025

Receipt of Payment

CONTROLLER

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

Date 5/5/25
Name Anabel Meany
Reason Rezoning
Notice - \$25.00
Petition - \$20.00

Cash \$45.00
Check _____ Ck # _____
Credit _____
Total \$45.00

Received By Elk J. Thome



TERRE HAUTE
A LEVEL ABOVE

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: June 5, 2025

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 19-25

CERTIFICATION DATE: June 4, 2025

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. 19-25. This Ordinance is a rezoning of property located at 1522 Maple Ave, Terre Haute, IN. Parcel number 84-06-10-482-018.000-002. The Petitioners, Steven and Anabel Meany, petition the Area Plan Commission to rezone said property to continue as a single family home, from zoning classification C-2 to R-1 Single 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. 19-25 at a public meeting and hearing held Wednesday, June 4, 2025. Remonstrators were not 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. 19-25 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 19-25 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, the Area Plan Commission's certified recommendation on Special Ordinance No. 19-25 was FAVORABLE, with no conditions.



Handwritten signature of Norm Froderman.

Norm Froderman, APC Secretary

Handwritten signature of Jared Bayler.

Jared Bayler, Executive Director

Received this 5th day of June, 2025

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 19-25

Doc: # 34

Date: June 2025

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APPLICATION INFORMATION

Property Owner: Steven Meany and Anabel Meany

Proposed Use: Single Family Residence Home

Proposed Zoning: R-1, Single Family Residence District

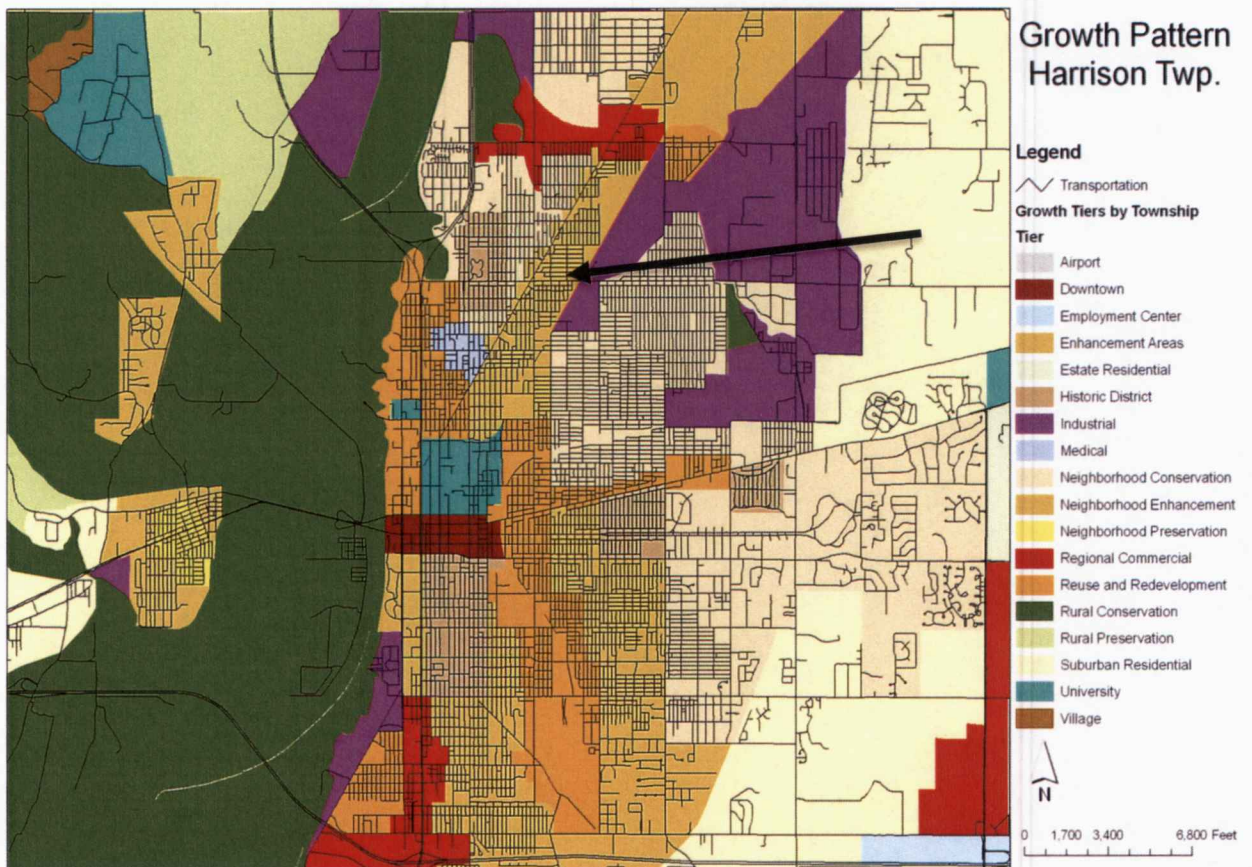
Current Zoning: C-2, Limited Community Commerce District

Location: The property is located on the north side of Maple Avenue approximately 120 ft. east of N. 15th Street.

Common Address: 1522 Maple Avenue, Terre Haute, IN/ 84-06-10-482-018.000-002/WH Smith Lots 34

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 19-25

Doc: # 34

Date: June 2025

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Neighborhood Enhancement Areas

Areas that qualify as Neighborhood Enhancement, represent residential areas with aging housing stock, older industrial areas that are in need of reinvestment, and neighborhood commercial nodes that need assistance in meeting modern development standards. These areas are primarily located within the Terre Haute, West Terre Haute, Seelyville, and Riley.

In regards to residential neighborhoods that are in need of rehabilitation, they should receive priority efforts with respect to public improvements such as drainage, sidewalks, street, curb and gutter repair and replacement, and landscaping in the public rights-of-way. Where appropriate, new residential infill projects should be considered a high priority for undeveloped parcels. Over time incompatible and inconsistent uses with the residential context of these neighborhoods should be eliminated.

Over time, it is reasonable to expect some displacement of existing industrial facilities, either because of functional and competitive obsolescence of facilities themselves or because corporate restructuring. As facilities are displaced, facility reuse plans or site redevelopment plans should be prepared. In some cases, industrial reuse or redevelopment may not be appropriate, for example in older core of the City of Terre Haute.

Neighborhood commercial areas are small scale, retail activity clusters or planned centers that serve limited market areas – typically 4,000 to 10,000 people. They provide shopping opportunities for those most frequently purchased goods and services. Neighborhood commercial areas should be distributed throughout the community in relationship to the distribution of households. Each neighborhood commercial center should be a master planned commercial development that is contained within a defined tract or land area. Auto ingress and egress must be controlled. Most importantly, these areas should relate to surrounding residential neighborhoods but not adversely impact the livability of those neighborhoods through traffic, lighting, noise, litter, or other impacts. They will require strong buffering and landscape regulations, as well as being architecturally harmonized and able to blend with their neighborhood context.

Additional policies for Neighborhood Enhancement Areas should include:

- Encourage infill development that is compatible with the land use mix and intensity of existing development.
- Support preservation and rehabilitation of historic properties.
- Incompatible and inconsistent uses with the residential context of these neighborhoods should be eliminated.
- Identify areas that need sub-area plans and prioritize the development of those plans by area.
- Allow for a range of housing densities based on the zoning ordinance.
- Encourage neighborhoods to develop a unique sense of place, but still be part of the larger city.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 19-25

Doc: # 34

Date: June 2025

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Dev. Priority: There is a low development priority in this area. The focus should remain on stability and reinvestment in the neighborhood.

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – R-1

East – R-1

South – R-2, C-2, M-1

West – R-1

ZONING REGULATIONS

Uses, Permitted - R-1 Single-Family Residence District.

- (1) One-family detached dwellings.
- (2) Cemeteries, including crematories and mausoleums in conjunction therewith if not located within four hundred feet (400') of any other property in a Residence District.
- (3) Churches, Rectories, and Parish Houses.
- (4) Convents and Monasteries.
- (5) Gardening, including nurseries, provided that no offensive odors or dust are created.
- (6) Golf Courses, but not including commercially-operated driving ranges or miniature golf courses, provided that no clubhouse shall be located within three hundred feet (300') of any other property in a Residence District.
- (7) Libraries, Public. (Ord. No. 1, 1967, § 1131.01 a. - b., 7-6-67)
- (8) Child Care.
- (9) Home Occupations. (Gen. Ord. No. 17, 2000, 9-14-00)

(A) Unlicensed Child Care.

An individual, or other entity, may provide child care in their residence for less than twenty-four (24) continuous hours to five (5) or fewer children at any time, excluding relatives of the individual.

(B) Licensed Child Care

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 19-25

Doc: # 34

Date: June 2025

Page 4 of 4

An individual, or other entity, who is licensed by the Vigo County Department of Public Welfare and the State Department of Public Welfare may provide childcare services for children under the age of fourteen (14). The caregiver may not exceed ten (10) children, including their children, at any one time.

(C) Licensed or unlicensed child care centers shall not be permitted in residential districts that do not comply with Subsections (a) and (b) above.

(10) Parks and Playgrounds, publicly owned and operated.

(11) Schools, elementary and high, non-boarding and including playgrounds and athletic field's incidental thereto.

(12) Signs, as regulated by Sec. 10-141 and Table 5.

(13) Temporary buildings and trailers for construction purposes, for a period not to exceed the lawful duration of such construction.

(14) Accessory uses.

(15) A private outdoor swimming pool, fully enclosed by a barrier fence five feet (5') high or an equivalent barrier.

(16) Residential Facility for the Developmentally Disabled. (Gen. Ord. No. 19, 1997, 2-12-98)

(17) Residential Facility for the Mentally Ill. (Gen. Ord. No. 19, 1997, 2-12-98)

FINDINGS and RECOMMENDATIONS

Staff Findings:

The petitioner is requesting to rezone the property from C-2, Limited Commercial Commerce District, to a R-1, Single Family Residence District. It was zoned C-2 in 1977 for a graphics printing business (SO #44-77). If rezoned to Residential, no business could be run out of the property other than a home occupation business.

The property does not meet the City Code for minimum lot size for a single-family home (6600 sq. ft. minimum lot size requirement). The property owner will be combining this lot with the other three lots the home occupies.

In their recommendation, the Department of Engineering states: "The current use is a garage and dwelling unit and has been for many years. There is no change of use and will remain the same use as a garage/dwelling unit... The intended use would not alter the neighborhood's characteristic or create any significant problems for the surrounding area." They provided a favorable recommendation.

Recommendation: Staff offers a favorable recommendation.