



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE NO. 22

COMMON ADDRESS OF LOTS TO BE REZONED: 2335 E Margaret Ave, Terre Haute, IN 47802

Parcel Number: 84-09-02-126-004.000-005

Current Zoning: R1/PD Single Family Residence District/Planned Development

Requested Zoning: C-1 Neighborhood Commerce District

Proposed Use: Investment Business

Name of Owner: James and Alexandra Speidel

Address of Owner: **James Speidel – 4700 Summerset Dr, Terre Haute, IN 47803**
Alexandra Speidel – 5403 Cannon Ct, Apt # 5403-F, Terre Haute, IN 47803

Phone Number of Owner: **James Speidel – 812-236-7844**
Alexandra Speidel – 812-230-5627

Attorney Representing Owner (if any): N/A

Address of Attorney: _____

Phone Number of Attorney: _____

For Information Contact: Lynda Miller, Realtor, Berkshire Hathaway HomeServices, Newlin-Miller, Realtors
812-201-3034; lyndarealtor@gmail.com, 601 Ohio St, Terre Haute, IN 47807

Council Sponsor: **Amy Auler**

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

SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 22, 2022

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:

Commencing at a point on the North Line of the North West quarter (NW ¼) of Section
2, Township 11 North, Range 9 West, which point is 403.7 feet West of the North East
Corner of said Quarter Section, thence South 399 feet with an angle to the left of 89
degrees 21 minutes; thence West 431.8 feet parallel to the North line of said North West
Quarter (NW ¼); thence North 399 feet parallel to the North East line of this tract to the
North line of said North West Quarter (NW ¼) thence East 431.8 feet along the North
line of said Quarter to the place of beginning, containing 3.95 acres, more or less.

EXCEPT that part conveyed to the City of Terre Haute, Indiana for Margaret Avenue, per
Cause No. 84D01-1503-PL-1350, containing .71 acres, more or less.

Subject to easements, covenants, restrictions, leases, and other matters of record affecting
title to the subject real estate, as well as rights of way for drainage tiles, ditches, feeders,
and laterals, if any.

Commonly known as: 2335 E Margaret Ave, Terre Haute, Vigo County Indiana 47802

Be and the same is hereby established as a Neighborhood Commerce District, (C-1) 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, Amy Auler Amy Auler

Passed in Open Council this 8th day of September, 2022.

Cheryl Loudermilk
Cheryl Loudermilk-President

ATTEST Michelle Edwards
Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this 9th day of September 2022

Michelle Edwards
Michelle Edwards, City Clerk

Approved by me, the Mayor, this 9th day of SEPTEMBER, 2022

Duke A. Bennett
Duke A. Bennett, Mayor

ATTEST Michelle Edwards
Michelle Edwards, City Clerk

This instrument prepared by: Lynda Miller, Realtor®, Berkshire Hathaway HomeServices, Newlin-Miller, Realtors; 601 Ohio St, Terre Haute, IN 47807; 812-201-3034.

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.

Lynda Miller
Name
Lynda Miller

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, James B. & Alexandra A. Speidel, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Commencing at a point on the North Line of the North West quarter (NW ¼) of Section 2, Township 11 North, Range 9 West, which point is 403.7 feet West of the North East Corner of said Quarter Section, thence South 399 feet with an angle to the left of 89 degrees 21 minutes; thence West 431.8 feet parallel to the North line of said North West Quarter (NW ¼); thence North 399 feet parallel to the North East line of this tract to the North line of said North West Quarter (NW ¼) thence East 431.8 feet along the North line of said Quarter to the place of beginning, containing 3.95 acres, more or less.

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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 Single Family Residence District/Planned Development (R1/PD).

Your petitioner would respectfully state that the real estate is now Single Family Residence District/Planned Development (R1/PD). Your petitioner intends to use the real estate to as an Investment Brokerage Office.

Your petitioner would request that the real estate described herein shall be zoned as a Neighborhood Commerce District (C-1). Your petitioner would allege that the Neighborhood Commerce District (C-1) 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 Neighborhood Commerce District (C-1) 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 28th day of July,
2022

BY: James B. Speidel
James B. Speidel

BY: Alexandra A. Speidel
Alexandra A. Speidel

PETITIONER: James B. Speidel – 4700 Summerset Dr, Terre Haute, IN 47803 – 812-236-7844
Alexandra A. Speidel – 5403 Cannon Ct, Apt#5403-F, Terre Haute, IN 47803 – 812-230-5627

This instrument was prepared by Lynda Miller, Realtor®, Berkshire Hathaway HomeServices, Newlin-Miller, Realtors; 601 Ohio St, Terre Haute, IN 47807; 812-201-3034.

AFFIDAVIT OF:

COMES NOW affiant James B. Speidel & Alexandra A. Speidel

and affirms under penalty of law that affiant is the owner of record of the property located at 2335 E Margaret Ave, 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.

James B. Speidel & Alexandra A. Speidel

SIGNATURE: _____

SIGNATURE: _____

STATE OF INDIANA)
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for

said County and State, JAMES B and Alexandra, Speidel

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 28 day of JULY, 2022.

Notary Public:

Carl N Miller III
[Typed name] CARL N Miller III

My Commission Expires: 8/17/2024

My County Of Residence: Vigo

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

MAY 24 2016

Jessie M. Spigade
VIGO COUNTY AUDITOR

2016005202 WD \$18.00
05/24/2016 02:09:51P 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH that **David C. Collins and Jane A. Collins**, "Grantor" of the State of Indiana, CONVEYS, GRANTS, AND WARRANTS to **James B. Speidel and Alexandra A. Speidel**, as husband and wife, "Grantee" of the State of Indiana, for and in consideration 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:

Commencing at a point on the North Line of the North West Quarter (NW ¼) of Section 2, Township 11 North, Range 9 West, which point is 403.7 feet West of the North East Corner of said Quarter Section, thence South 399 feet with an angle to the left of 89 degrees 21 minutes; thence West 431.8 feet parallel to the North line of said North West Quarter (NW ¼); thence North 399 feet parallel to the North East line of this tract to the North line of said North West Quarter (NW ¼); thence East 431.8 feet along the North line of said Quarter to the place of beginning, containing 3.95 acres, more or less.

EXCEPT that part conveyed to the City of Terre Haute, Indiana for Margaret Avenue, per Cause No. 84D01-1503-PL-1350, containing .71 acres, more or less.

Commonly known as 2335 E Margaret Dr., Terre Haute, IN 47802

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate, as well as rights of way for drainage tiles, ditches, feeders and laterals, if any.

Taxes shall be prorated to the date of this deed.

DATED this 17 day of May, 2016.

David C. Collins
David C. Collins

Jane A. Collins
Jane A. Collins

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, the undersigned, a Notary Public in and for said County and State, this 17 day of May, 2016, personally appeared David C. Collins and Jane A. Collins, and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

Ashley M. Adamson
Notary Public
Printed: Ashley M. Adamson
Residing in Vigo County



Mail Tax Statements To Grantee at: 2335 E. Margaret Dr.
Terre Haute, IN 47802

Mail Deed To: Integrity Title Services, 1532 Wabash Ave., Terre Haute, IN 47807

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.

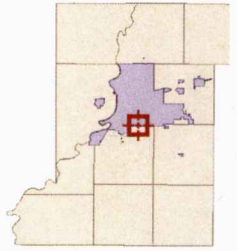
Ashley M. Adamson

This instrument was prepared by: John Gurchiek of GURCHIEK LAW, INC., P.O. Box 6327, Fishers, IN 46038, at the specific request of the parties of their authorized representatives based solely on information supplied by one or more of the parties to this conveyance. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided and makes no representation regarding the status or quality of the title hereby conveyed by Grantor's execution and Grantee's acceptance of this instrument.
CMT: 16 0380

EXHIBIT A



Overview



Legend

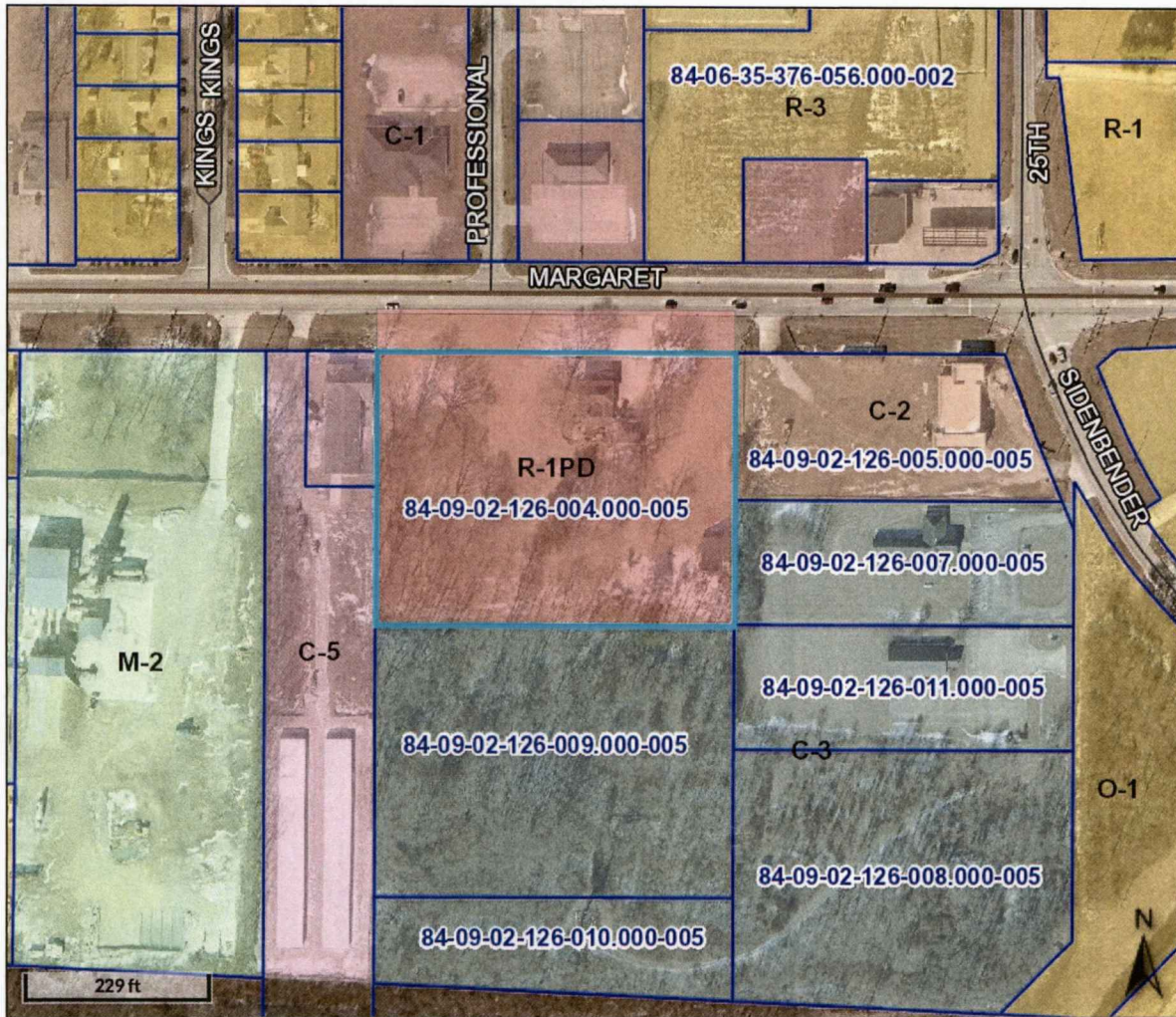
-  Corporate Limits
-  Political Township
-  Sections
-  Blocks
-  Parcels
-  Road Centerlines
-  2022 Sales

Parcel ID	84-09-02-126-004.000-005	Alternate ID	84-09-02-126-004.000-005	Owner	Speidel James B & Alexandra A Speidel
Sec/Twp/Rng	02	ID		Address	2335 E Margaret Dr
Property Address	2335 E MARGARET AVE TERRE HAUTE	Class	Res 1 fam unplatted 0-9.99 ac		Terre Haute, IN 47802
Neighborhood	1021035 - HONEY CREEK	Acreage	3.24		
District	005 HONEY CREEK				
Brief Tax Description	NE COR NW (2335 E MARGARET AVE) 2006014642 2-11-9 3.24 AC				
	(Note: Not to be used on legal documents)				

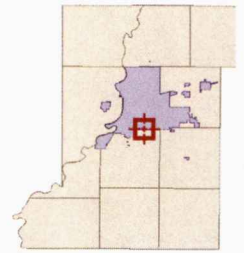
Date created: 7/22/2022
Last Data Uploaded: 7/22/2022 8:09:16 AM

Developed by  Schneider GEOSPATIAL

EXHIBIT B



Overview



Legend

- Corporate Limits
 - Political Township
 - 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

EXHIBIT C

Receipt

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

TERRE HAUTE, IN
PAID
JUL 28 2022
CONTROLLER

Date: 7/28/22

Name: Lynda Miller

Reason: _____

Rezoning \$ 25.00 (Notice of Filing)

Rezoning \$ 20.00 (Petition)

Cash: \$45.00

Check: _____

Credit: _____

Total: \$45.00

Received By: L. Allen / AT



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: September 8, 2022

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 22-22

CERTIFICATION DATE: September 7, 2022

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. 22-22. This Ordinance is a rezoning of 2335 E. Margaret Avenue. The Petitioners, James and Alexandra Speidel petitions the Plan Commission to rezone said investment business from zoning classification R-1 PD to C-1, Neighborhood Commerce 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. 22-22 at a public meeting and hearing held Wednesday, September 7, 2022. 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. 22-22 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 22-22 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. 22-22 was FAVORABLE WITH THE FOLLOWING CONDITION: 1) Approval of a parking plan by City Engineering

Fred L. Wilson, President

Jared Bayler, Executive Director

Received this 8th day of September, 2022

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 22-22

Doc: # 59

Date: September 2022

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APPLICATION INFORMATION

Property Owner: James & Alexandra Speidel

Proposed Use: Investment Business

Proposed Zoning: C-1, Neighborhood Commerce District

Current Zoning: R-1 PD Single Family Residence District Planned Development

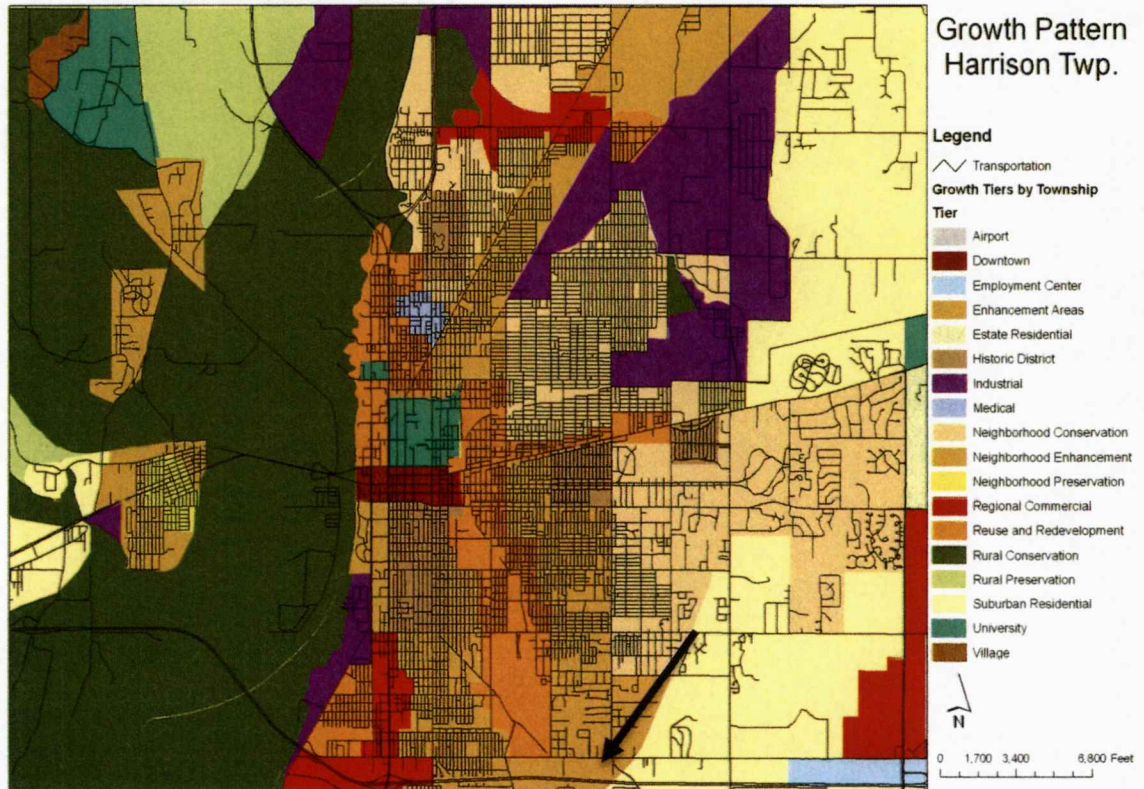
Location: The property is located on Southside of E. Margaret approximately 352 feet west of intersection of E. Margaret & S. 25th Street/ Sidenbender Rd.

Common Address: 2335 E. Margaret Ave., Terre Haute

Parcel#: 84-09-02-126-004.000-005

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 22-22

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Page 2 of 4

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.

Available Services: Area is well served by utilities.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 22-22
Date: September 2022

Doc: # 59
Page 3 of 4

Street Access: E. Margaret

Character of Area: The petitioned property is surrounded by commercial zoning.

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – C-1
East – C-2, C-3
South – C-3
West – C-5

ZONING REGULATIONS

C-1 Purpose: The neighborhood commerce district is designed solely for use of persons residing in abutting residential neighborhoods to permit convenience shopping, and therefore such uses as are necessary to those limited basic shopping needs which occur daily or frequently so as to require shopping facilities in close proximity to places of residence are permitted.

C-1 Uses: Uses permitted in C-1, Community Commerce District are; Barber shops and Beauty shops; Branch banks and Business and professional offices, Clothes pressing establishments; Colleges and universities, but not business colleges or trade schools, Drug stores, Dry cleaning and laundry receiving stations where processing is to be done elsewhere, Grocery stores, meat markets, bakeries, delicatessens, food stores, Hardware stores, Hobby, art, and school supply stores, Ice storage for retail, Launderettes, automatic, self-service only, employing not more than two (2) persons in addition to one (1) owner or manager, provided that laundry machines shall not exceed sixteen (16) pounds capacity each, Nursery schools, non-boarding, in a single-story building.

C-1 Standards: Minimum Lot Size: 3,300 Sq. Ft.
FAR 0.7 %
Street Setback: 55 feet from centerline;
Rear setback 11’;
Interior setback of 5’ from the interior lot line;
Office Space, Three (3) spaces per one thousand (1000) square feet of gross floor area.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 22-22

Doc: # 59

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Page 4 of 4

FINDINGS and RECOMMENDATION

Staff Findings: The property was re-zoned R-1PD for a daycare center in 2006. The petitioners are requesting to rezone to C-1 for an investment brokerage office. Rezoning to commercial would be in character for the neighborhood as all of the surrounding uses are commercial.

There appears to be hard-surface parking on the property, but the petitioners did not state how many parking spaces are available. According to City Code, an “office, business, or professional” use requires 3 spaces per 1,000 square feet of gross floor area. A portion of the parking is in the right of way. Parking will need to be approved by City Engineering.

Recommendation: The staff gives a Favorable Recommendation with the following condition(s):

1. Approval of a parking plan by City Engineering

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

Docket #59 SO #22-22

2335 E Margaret Ave





APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

Trickett-59

SPECIAL ORDINANCE NO. 22

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Parcel Number: 84-09-02-126-004.000-005

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Requested Zoning: C-1 Neighborhood Commerce District

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Alexandra Speidel – 5403 Cannon Ct, Apt # 5403-F, Terre Haute, IN 47803

Phone Number of Owner: **James Speidel – 812-236-7844**
Alexandra Speidel – 812-230-5627

Attorney Representing Owner (if any): N/A

Address of Attorney: _____

Phone Number of Attorney: _____

For Information Contact: Lynda Miller, Realtor, Berkshire Hathaway HomeServices, Newlin-Miller, Realtors
812-201-3034; lyndarealtor@gmail.com, 601 Ohio St, Terre Haute, IN 47807

Council Sponsor: **Amy Auler**

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

FILED

JUL 28 2022

CITY CLERK

SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 22, 2022

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North line of said North West Quarter (NW 1/4) thence East 431.8 feet along the North
line of said Quarter to the place of beginning, containing 3.95 acres, more or less.

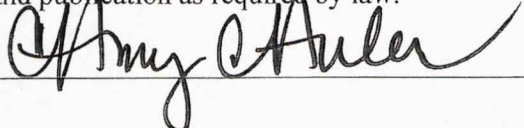
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Be and the same is hereby established as a Neighborhood Commerce District, (C-1) together with all
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cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

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,  _____
Amy Auler

Passed in Open Council this _____ day of _____, 20____.

Cheryl Loudermilk-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

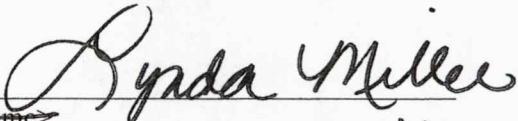
Approved by me, the Mayor, this _____ day of _____, 20__.

Duke A. Bennett, Mayor

ATTEST: _____
Michelle Edwards, City Clerk

This instrument prepared by: Lynda Miller, Realtor®, Berkshire Hathaway HomeServices, Newlin-Miller, Realtors; 601 Ohio St, Terre Haute, IN 47807; 812-201-3034.

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.


Name
Lynda Miller

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, James B. & Alexandra A. Speidel, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

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Subject to easements, covenants, restrictions, leases, and other matters of record affecting title to the subject real estate, as well as rights of way for drainage tiles, ditches, feeders, and laterals, if any.

Commonly known as: 2335 E Margaret Ave, Terre Haute, Vigo County 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 Single Family Residence District/Planned Development (R1/PD).

Your petitioner would respectfully state that the real estate is now Single Family Residence District/Planned Development (R1/PD). Your petitioner intends to use the real estate to as an Investment Brokerage Office.

Your petitioner would request that the real estate described herein shall be zoned as a Neighborhood Commerce District (C-1). Your petitioner would allege that the Neighborhood Commerce District (C-1) 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 Neighborhood Commerce District (C-1) 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 20th day of July,
2022

BY: James B. Speidel
James B. Speidel

BY: Alexandra A. Speidel
Alexandra A. Speidel

PETITIONER: James B. Speidel – 4700 Summerset Dr, Terre Haute, IN 47803 – 812-236-7844
Alexandra A. Speidel – 5403 Cannon Ct, Apt#5403-F, Terre Haute, IN 47803 – 812-230-5627

This instrument was prepared by Lynda Miller, Realtor®, Berkshire Hathaway HomeServices, Newlin-Miller, Realtors; 601 Ohio St, Terre Haute, IN 47807; 812-201-3034.

AFFIDAVIT OF:

COMES NOW affiant James B. Speidel & Alexandra A. Speidel

and affirms under penalty of law that affiant is the owner of record of the property located at 2335 E Margaret Ave, 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.

James B. Speidel & Alexandra A. Speidel

SIGNATURE: _____

SIGNATURE: _____

STATE OF INDIANA)
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for

said County and State, JAMES B and Alexandra, Speidel

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 28 day of JULY, 2022.

Notary Public:

Carl N Miller III
[Typed name] CARL N MILLER III

My Commission Expires: 8/17/2024

My County Of Residence: Vigo

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

MAY 24 2016

Timothy M. Speidel
VIGO COUNTY AUDITOR

2016005202 WD \$18.00
05/24/2016 02:09:51P 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented

WARRANTY DEED

THIS INDENTURE WITNESSETH that David C. Collins and Jane A. Collins, "Grantor" of the State of Indiana, CONVEYS, GRANTS, AND WARRANTS to James B. Speidel and Alexandra A. Speidel, as husband and wife, "Grantee" of the State of Indiana, for and in consideration 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:

Commencing at a point on the North Line of the North West Quarter (NW ¼) of Section 2, Township 11 North, Range 9 West, which point is 403.7 feet West of the North East Corner of said Quarter Section, thence South 399 feet with an angle to the left of 89 degrees 21 minutes; thence West 431.8 feet parallel to the North line of said North West Quarter (NW ¼); thence North 399 feet parallel to the North East line of this tract to the North line of said North West Quarter (NW ¼); thence East 431.8 feet along the North line of said Quarter to the place of beginning, containing 3.95 acres, more or less.

EXCEPT that part conveyed to the City of Terre Haute, Indiana for Margaret Avenue, per Cause No. 84D01-1503-PL-1350, containing .71 acres, more or less.

Commonly known as 2335 E Margaret Dr., Terre Haute, IN 47802

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate, as well as rights of way for drainage tiles, ditches, feeders and laterals, if any.

Taxes shall be prorated to the date of this deed.

DATED this 17 day of May, 2016.

David C. Collins
David C. Collins

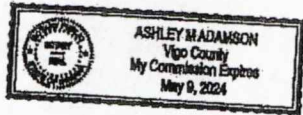
Jane A. Collins
Jane A. Collins

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, the undersigned, a Notary Public in and for said County and State, this 17 day of May, 2016, personally appeared David C. Collins and Jane A. Collins, and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:



Ashley M. Adamson
Notary Public
Printed: Ashley M. Adamson
Residing in Vigo County

Mail Tax Statements To Grantee at: 2335 E. Margaret Dr.
Terre Haute, IN 47802

Mail Deed To: Integrity Title Services, 1532 Wabash Ave., Terre Haute, IN 47807

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.

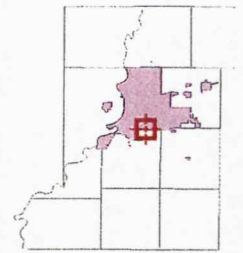
Ashley M. Adamson

This instrument was prepared by: John Gurchiek of GURCHIEK LAW, INC., P.O. Box 6327, Fishers, IN 46038, at the specific request of the parties of their authorized representatives based solely on information supplied by one or more of the parties to this conveyance. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided and makes no representation regarding the status or quality of the title hereby conveyed by Grantor's execution and Grantee's acceptance of this instrument.
CMT: 16 0380

EXHIBIT A



Overview



Legend

- Corporate Limits
- Political Township
- Sections
- Blocks
- Parcels
- Road Centerlines
- 2022 Sales

Parcel ID	84-09-02-126-004.000-005	Alternate ID	84-09-02-126-004.000-005	Owner	Speidel James B & Alexandra A Speidel
Sec/Twp/Rng	02	Class	Res 1 fam unplatted 0-9.99 ac	Address	2335 E Margaret Dr
Property Address	2335 E MARGARET AVE TERRE HAUTE	Acreage	3.24		Terre Haute, IN 47802
Neighborhood	1021035 - HONEY CREEK				
District	005 HONEY CREEK				
Brief Tax Description	NE COR NW (2335 E MARGARET AVE) 2006014642 2-11-9 3.24 AC				
	(Note: Not to be used on legal documents)				

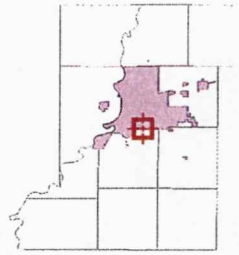
Date created: 7/22/2022
Last Data Uploaded: 7/22/2022 8:09:16 AM

Developed by **Schneider**
GEOSPATIAL

EXHIBIT B



Overview



Legend

- Corporate Limits
 - Political Township
 - 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

EXHIBIT C