

# TERRE HAUTE

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## APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

### SPECIAL ORDINANCE NO. 3, 2023

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COMMON ADDRESS OF LOTS TO BE REZONED:

3037 and 3015 South 9<sup>th</sup> Street, Terre Haute, IN 47802

Parcel Numbers: 84-09-03-102-007.000-005  
84-09-03-102-011.000-005  
84-09-03-102-006.000-005

Current Zoning: R-1 single family residence

Requested Zoning: C-6 strip business

Proposed Use: Auto Repair Business

Name of Owner: Debra L Hardas

Address of Owner: 2407 Hulman, Terre Haute, IN 47803

Phone Number of Owner: 812-249-7531

Attorney Representing Owner (if any): N/A at this time

Address of Attorney:

Phone Number of Attorney:

For Information Contact: Debra L Hardas

Council Sponsor: Amy Auler

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

JAN 23 2023

**SPECIAL ORDINANCE FOR A REZONING  
SPECIAL ORDINANCE NO. 3,2023**

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 ORDIANED 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 Number Ten (10), Eleven (11), Twelve (12), and Thirteen (13) in Ardmore, a subdivision of a part of the North half of the north-west Quarter of section Three (3), Township Eleven (11) North, Range Nine (9) West. Subject to all taxes commonly known as 3037 S 9<sup>th</sup> Terre Haute, IN.

Commonly known as: 3037 South 9<sup>th</sup> Street, Terre Haute, IN 47802

Lot Number Fourteen (14) in Ardmore, a Subdivision of a part of this North ½ of the North-West ¼ of section 3, Township 11 North Range 9 West, Vigo County, Indiana.

Parcel Number 84-09-03-102-011.000-005

Lot Number Fifteen (15), Sixteen (16), and Seventeen (17) in Ardmore, a Subdivision of a part of North half (1/2) of the Northwest Quarter (1/4) of Section Three (3), Township Eleven (11) North, Range Nine (9) West, Vigo County, IN.

Subject to all matters disclosed by the plate of Ardmore Subdivision.

Subject to covenants and other matters concerning Ardmore Subdivision.

Subject to assessment of Benefits made for the construction of a levy in Honey Creek Township, dated January 15, 1932 and recorded January 16, 1932 in Miscellaneous Record 63, Page 20, in the records in the Office in the Vigo County Recorder.

Subject to easements, covenants, and restrictions of record affecting title to the subject real estates.

Commonly known as 3015 S 9<sup>th</sup> Street Terre Haute IN 47802.

Be and the same is hereby established as a C-6 Strip Business 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 Duke A Bennett and publication as required by law.

Presented by Council Member Amy Auler Amy Auler

Passed in Open Council this 2nd day of march, 2023.

Curtis DeBaun  
Curtis DeBaun IV-President

ATTEST: Michelle Edwards  
Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this 6th day of march, 2023

Michelle Edwards  
Michelle Edwards, City Clerk

Approved by me, the Duke A Bennett, this 6th day of MARCH, 2023

Duke A Bennett  
Duke A Bennett, Mayor

ATTEST: Michelle Edwards  
Michelle Edwards, City Clerk

This instrument prepared by: Debra L Hardas, 2407 Hulman Terre Haute, IN 47803 812-249-7531

I affirm, under the penalties for perjury, that I taken reasonable care to redact each social security number in this document, unless required by law.

Debra L Hardas  
Debra L Hardas

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, Debra L Hardas, owner/petitioner, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Lots Number Ten (10), Eleven (11), Twelve (12), and Thirteen (13) in Ardmore, a subdivision of a part of the North half of the north-west Quarter of section Three (3), Township Eleven (11) North, Range Nine (9) West. Subject to all taxes commonly known as 3037 S 9<sup>th</sup> Terre Haute, IN.

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Commonly known as 3015 S 9<sup>th</sup> Street Terre Haute IN 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 R1 Single Family

Your petitioner would respectfully state that the real estate is now Auto Repair Business. Your petitioner intends to use the real estate for the same purpose

Your petitioner would request that the real estate described herein shall be zoned C-6 Strip Business.

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 ( C6 Strip Business) 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 23 day of

January, 2023.

BY: Debbie Hardas  
Debbie Hardas , property owner

PETITIONER: Debra L Hardas, 2407 Hulman, Terre Haute, IN 47803.

This instrument was prepared by (Debra L Hardas, 2407 Hulman, Terre Haute, IN 47803 812-249-7531.

**AFFIDAVIT OF:**

**COMES NOW** affiant Debra L. Hardas

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

at 3037 3015 s 9<sup>th</sup> Street Parcel #: 84-09-03-102-011.000-005

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.

Debra L. Hardas

SIGNATURE:

Debra L. Hardas

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 23 day of Jan, 20023.

Notary Public:

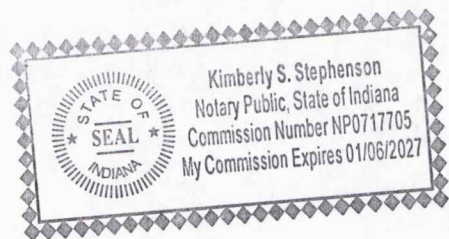
Kimberly S. Stephenson  
[Typed name] Kimberly S. Stephenson

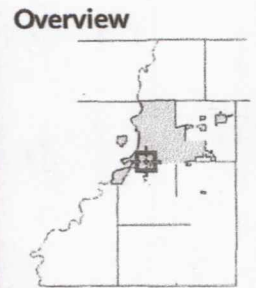
My Commission Expires:

1-6-2027

My County Of Residence:

Vigo





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

<b>Parcel ID</b>	84-09-03-102-006.000-005	<b>Alternate ID</b>	84-09-03-102-006.000-005	<b>Owner Address</b>	Hardas Debra L
<b>Sec/Twp/Rng</b>	03	<b>Class</b>	Res 1 fam dwelling platted lot		2407 Hulman St
<b>Property Address</b>	2015 S 9TH ST	<b>Acceage</b>	0.317		Terre Haute, IN 47803
	TERRE HAUTE				
<b>Neighborhood</b>	119502 - HONEY CREEK				
<b>District</b>	005 HONEY CREEK				
<b>Brief Tax Description</b>	ARDMORE SUB (3015 S 9TH ST) MISC-209/1251 D-375/583-2 & D-444/4145 3-11-9 LOTS 15-17 (Note: Not to be used on legal documents)				

Date created: 11/10/2022  
 Last Data Uploaded: 11/10/2022 6:27:20 AM

Developed by Schneider  
 GEOSPATIAL

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer

EGA Date 08/18/1999 Time 09:22:01  
Mitchell Newton  
Vigo County Recorder  
Filing Fee: 18.00  
1 9915688 D 444/4145

08 10 1999

*Justus Anderson*  
Vigo County

EXEMPT FROM DISCLOSURE

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, That Owen L. Kirby and Carol A. Kirby, husband and wife, of GRANT County, in the State of INDIANA CONVEY AND WARRANT to Debra L. Hardas, of VIGO County, in the State of INDIANA, for the sum of Ten Dollars (\$10.00) 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 Numbered Fifteen (15), Sixteen (16) and Seventeen (17) in Ardmore, a Subdivision of a part of the North half (1/2) of the Northwest Quarter (1/4) of Section Three (3), Township Eleven (11) North, Range Nine (9) West, Vigo County, Indiana.

Subject to all matters disclosed by the plat of Ardmore Subdivision.

Subject to covenants and other matters concerning Ardmore Subdivision.

Subject to Assessment of Benefits made for the construction of a levee in Honey Creek Township, dated January 15, 1932 and recorded January 16, 1932 in Miscellaneous Record 63, Page 20, in the records in the Office of the Vigo County Recorder.

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

Subject to taxes for 1999, payable in 2000, prorated from the date hereof.

IN WITNESS WHEREOF, The said Owen L. Kirby and Carol A. Kirby, husband and wife, have hereunto set their hands and seals, this 7 day of July, 1999.

Owen L. Kirby  
Owen L. Kirby

Carol A. Kirby  
Carol A. Kirby

STATE OF INDIANA  
COUNTY OF Vigo

Before me, the undersigned, a Notary Public in and for said County and State, this 7 day of July, 1999, personally appeared Owen L. Kirby and Carol A. Kirby, husband and wife, and acknowledged this conveyance to be their voluntary act and deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

Terry L. Potter  
Notary Public  
Terry L. Potter  
(Printed Name)



My Commission Expires: 10-10-06

My County of Residence: Vigo

This Instrument prepared by: Louis F. Britton  
Louis F. Britton, COX, ZWERNER, GAMBILL & SULLIVAN  
P. O. Box 1625, Terre Haute, IN 47808-1625

Mail tax duplicates to: MWP 701 Wabash TH 47808



Note: Use of this form constitutes practice of law and is limited to practicing lawyers.

89-1 9

WARRANTY DEED

617

THIS INDENTURE WITNESSETH, That Kenneth J. Hardas ("Grantor") of Vigo County, in the State of Indiana, CONVEY S AND WARRANT S to Debra L. Hardas

of Vigo County, in the State of Indiana, for the sum of One Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Vigo County, in the State of Indiana:

Lots Number Ten (10), Eleven (11), Twelve (12) and Thirteen (13) in Ardmore, a subdivision of a part of the North half of the North-west Quarter of Section Three (3), Township Eleven (11) North, Range Nine (9) West.

SUBJECT to all taxes.

DULY ENTERED FOR TAXATION  
Jan 30 1984  
Wm Paul Newton  
Auditor Vigo Co-Ind

IN WITNESS WHEREOF, Grantor has executed this deed this 30 day of December, 19 83

Signature \_\_\_\_\_ (SEAL)  
Printed \_\_\_\_\_

Signature Kenneth J. Hardas (SEAL)  
Printed Kenneth J. Hardas

STATE OF INDIANA  
COUNTY OF VIGO

Before me, a Notary Public in and for said County and State, personally appeared Kenneth J. Hardas

who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30 day of December

My commission expires 8-31-86

Signature Barbara A. Ralston  
Printed BARBARA RALSTON, Notary Public  
Residing in Vigo County, Indiana

This instrument was prepared by James A. Ball, Attorney at Law

Return to: \_\_\_\_\_

Send tax statements to:

RECEIVED FOR RECORD THE 3 DAY OF Jan 1984 AT 11 O'CLOCK AM  
RECORD 395 PAGE 617 WILLIAM BRAMBLE, RECORDER



Receipt

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

Date: 1/23/23

Name: Ken Hardas

Reason: rezoning - notice of filing \$25-  
rezoning-petition- \$20,  
\$45

Cash: \_\_\_\_\_

Check: #10772

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

Total: \$ 45

TERRE HAUTE, IN  
PAID  
JAN 23 2023  
CONTROLLER

Received By: Evite



# 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: March 2, 2023

## REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO  
SPECIAL ORDINANCE NUMBER 3-23

CERTIFICATION DATE: March 1, 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. 3-23. This Ordinance is a rezoning of 3037 & 3015 S. 9<sup>th</sup> Street, Terre Haute, IN – Parcel # 84-09-03-102-007.000-005; 84-09-03-102-011.000-005; 84-09-03-102-006.000-005. Petitioner, Debra Hardas petitions the Plan Commission to rezone said Auto Repair Business, from zoning classification R-1 to C-6 Strip Business 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. 3-23 at a public meeting and hearing held Wednesday, March 1, 2023. 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. 3-23 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 3-23 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. 3-23 was FAVORABLE WITH THE FOLLOWING CONDITIONS: 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 2nd day of March, 2023

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #3-23  
Date: March 2023

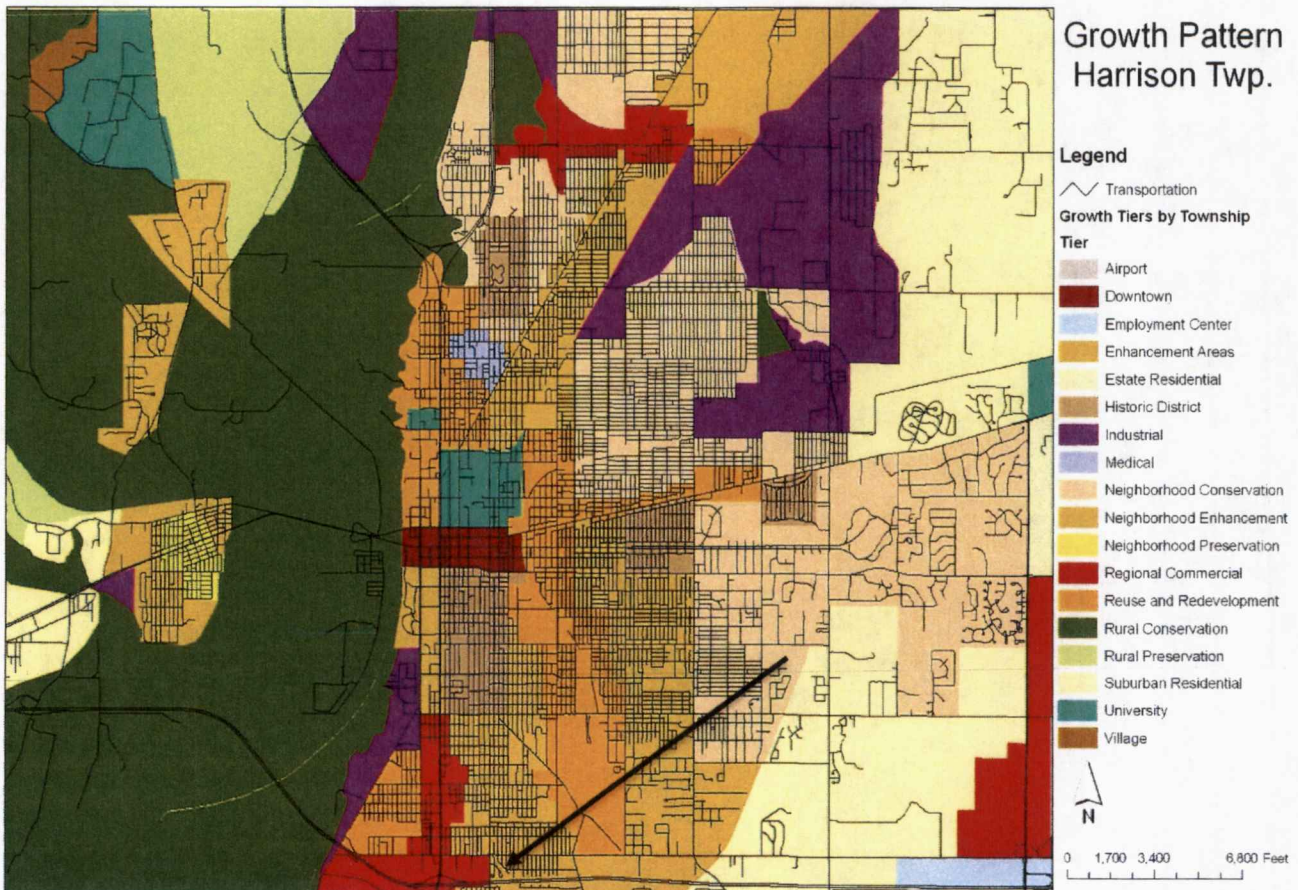
Doc: # 13  
Page 1 of 4

**APPLICATION INFORMATION**

Owner: Debra Hardas  
Proposed Zoning: C-6, Strip Business District  
Current Zoning: R-1, Single Family Residence  
Proposed Use: Auto Repair Business  
Common Address: 3031 & 3015 S. 9<sup>th</sup> Street, Terre Haute, IN - Parcel# 84-09-03-102-007.000-005; 84-09-03-102-011.000-005; 84-09-03-102-006.000-005

COMPREHENSIVE PLAN GUIDANCE

Service Area: Harrison Township



**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.

Dev. Priority: High intensity residential

## ZONING COMPATIBILITY

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

Character of Area: The petitioned property is located in a mix use of zoning categories.

## ZONING REGULATIONS

C-6 Uses:

Uses permitted in C-6, Strip Business District are; Same as for C-1 Zone as provided in Sec. 10-207 c. (1); Banks, Barber shops; Camera and photographic supply stores; Candy and ice cream stores; Drug stores; Dry cleaning stores; Gift shops; Grocery stores, meat markets, bakeries, delicatessens, and food stores; Ice storage for retail; Municipal or privately owned recreation buildings or community centers; Post offices; Restaurants. Liquor may be served if incidental to the serving of food as the principal activity (Gen. Ord. No. 2, 2007, As Amended, 2-8-07); Service stations; Soda fountains; Sporting goods stores; Tobacco shops; Motel and as accessory uses: dining facilities with or without a bar serving alcoholic beverages, or swimming pool; Automobile sales and service (major and minor repairs); Signs as regulated by Sec. 10-141; Landscape, nurseries, garden supply, and seed stores; Business and professional offices.

Building line setbacks are 5 ft. on the east 11ft from the center of the alley on the north (§10-136, e.) and 40ft from the center of the road on the west and south (Table 1). 5ft of the setback on the west and south must be utilized as a visual barrier.

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## FINDINGS and RECOMMENDATION

Staff Findings:

In Enhancement areas one can find neighborhood commercial areas that 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.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #3-23

Doc: # 13

Date: March 2023

Page 4 of 4

Although the area appears to be largely residentially zoned, there appears to be another auto care center/body shop across 9<sup>th</sup> St that is also zoned R-1 (with one C-6 parcel on Margaret).

A portion of the property is a pre-existing auto care center. There may be residential structures on portions of the property that will need to be removed. The site plan does not show if new structures are planned in the future.

A memo from City Engineering states that a C-2 classification might be more appropriate because of the property's location in a neighborhood. C-2 also allows for an automobile garage. Their submitted memo does request the rezoning changed to C-2. The C-6 zoning allows automobile sales and service (major and minor repairs). It is unclear if the petitioner will be adding automobile sales.

A stormwater drainage plan and parking will need to be approved by City Engineering. Hard surfacing is required in the C-6 District.

Recommendation: Staff offers a Favorable Recommendation with the following conditions:  
1) Site plan approval with parking and stormwater drainage by City Engineering



Docket #13 SO #3-23

3015 and 3037 S. 9th Street



TERRE HAUTE

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**APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE**

Wicket #13

**SPECIAL ORDINANCE NO. 3, 2023**

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COMMON ADDRESS OF LOTS TO BE REZONED:

3037 and 3015 South 9<sup>th</sup> Street, Terre Haute, IN 47802

Parcel Numbers: 84-09-03-102-007.000-005  
84-09-03-102-011.000-005  
84-09-03-102-006.000-005

Current Zoning: R-1 single family residence

Requested Zoning: C-6 strip business

Proposed Use: Auto Repair Business

Name of Owner: Debra L Hardas

Address of Owner: 2407 Hulman, Terre Haute, IN 47803

Phone Number of Owner: 812-249-7531

Attorney Representing Owner (if any): N/A at this time

Address of Attorney:

Phone Number of Attorney:

For Information Contact: Debra L Hardas

Council Sponsor: Amy Auler

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

**SPECIAL ORDINANCE FOR A REZONING  
SPECIAL ORDINANCE NO. 3,2023****CITY CLERK**

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"Comprehensive Zoning Ordinance for Terre Haute Indiana."

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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 Duke A Bennett and publication as required by law.

Presented by Council Member Amy Auler Amy Auler

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

\_\_\_\_\_  
Curtis DeBaun IV-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 Duke A Bennett, this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_

\_\_\_\_\_  
Duke A Bennet, Mayor

ATTEST: \_\_\_\_\_  
Michelle Edwards, City Clerk

This instrument prepared by: Debra L Hardas, 2407 Hulman Terre Haute, IN 47803 812-249-7531

I affirm, under the penalties for perjury, that I taken reasonable care to redact each social security number in this document, unless required by law.

Debra L Hardas  
Debra L Hardas

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, Debra L Hardas, owner/petitioner, 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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Commonly known as: 3037 South 9<sup>th</sup> Street, Terre Haute, IN 47802

Lot Number Fourteen (14) in Ardmore, a Subdivision of a part of this North ½ of the North-West ¼ of section 3, Township 11 North Range 9 West, Vigo County, Indiana.

Parcel Number 84-09-03-102-011.000-005

Lot Number Fifteen (15), Sixteen (16), and Seventeen (17) in Ardmore, a Subdivision of a part of North half (1/2) of the Northwest Quarter (1/4) of Section Three (3), Township Eleven (11) North, Range Nine (9) West, Vigo County, IN.

Subject to all matters disclosed by the plat of Ardmore Subdivision.

Subject to covenants and other matters concerning Ardmore Subdivision.

Subject to assessment of Benefits made for the construction of a levy in Honey Creek Township, dated January 15, 1932 and recorded January 16, 1932 in Miscellaneous Record 63, Page 20, in the records in the Office in the Vigo County Recorder.

Subject to easements, covenants, and restrictions of record affecting title to the subject real estates.

Commonly known as 3015 S 9<sup>th</sup> Street Terre Haute IN 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 R1 Single Family

Your petitioner would respectfully state that the real estate is now Auto Repair Business. Your petitioner intends to use the real estate for the same purpose

Your petitioner would request that the real estate described herein shall be zoned C-6 Strip Business.

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 ( C6 Strip Business) 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: Debbie Hardas  
Debbie Hardas , property owner

PETITIONER: Debra L Hardas, 2407 Hulman, Terre Haute, IN 47803.

This instrument was prepared by (Debra L Hardas, 2407 Hulman, Terre Haute, IN 47803 812-249-7531.

**AFFIDAVIT OF:**

**COMES NOW** affiant Debra L. Hardas

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

at 3037 3015 s 9<sup>th</sup> Street Parcel #: 84-09-03-102-011.000-005

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.

Debra L. Hardas

SIGNATURE: Debra L. Hardas

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.

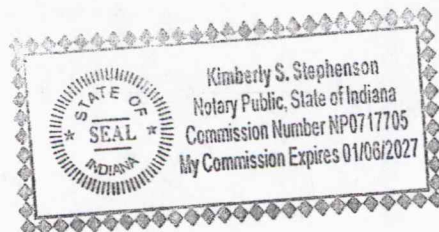
WITNESS my hand and notarial seal, this 23 day of Jan, 20023.

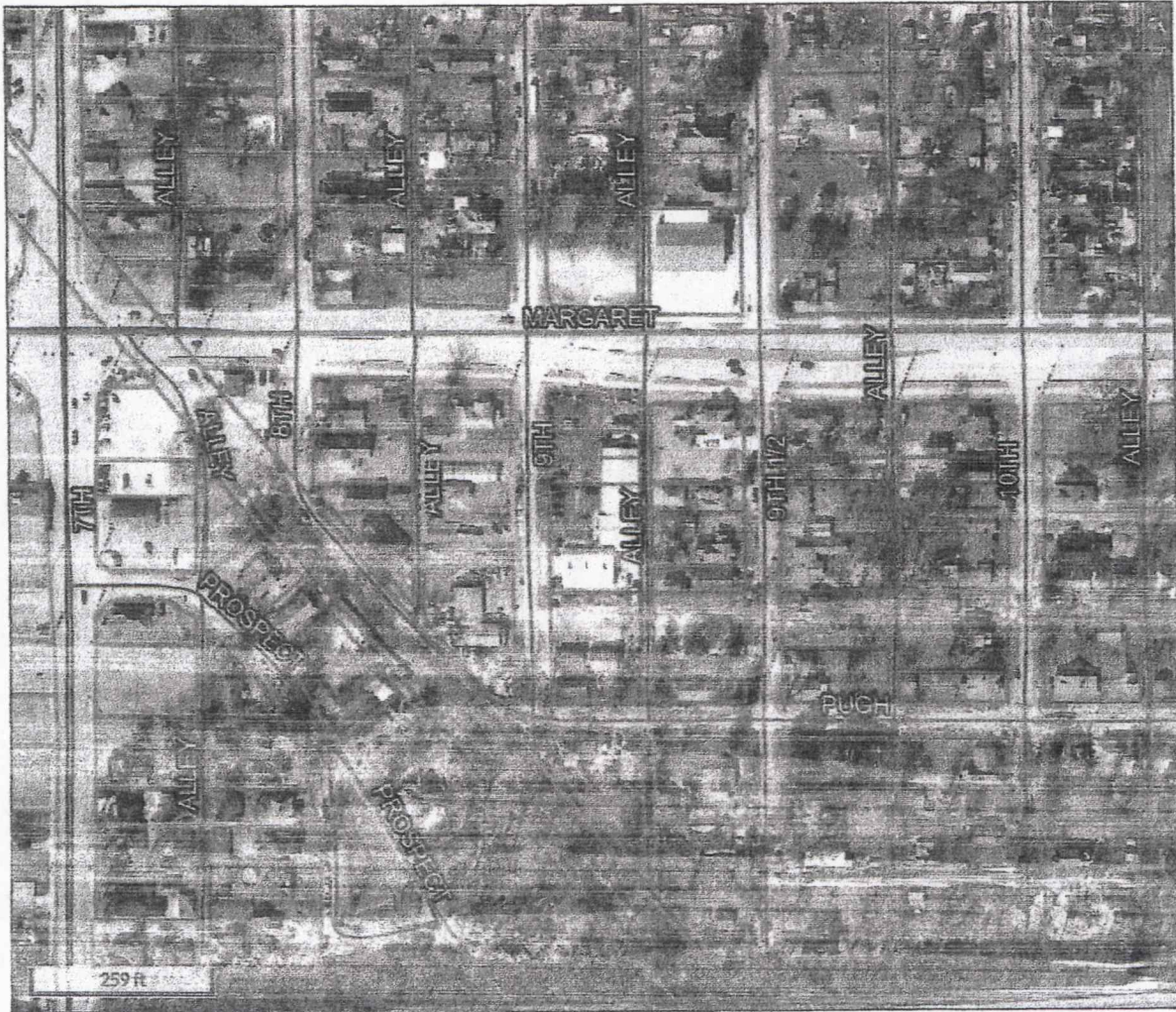
Notary Public:

Kimberly S Stephenson  
[Typed name] Kimberly S Stephenson

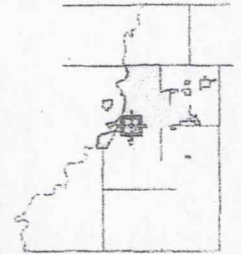
My Commission Expires: 1-6-2027

My County Of Residence: Vigo





**Overview**



**Legend**

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

<b>Parcel ID</b>	84-09-03-102-006.000-005	<b>Alternate ID</b>	84-09-03-102-006.000-005	<b>Owner Address</b>	Hardas Debra L
<b>Sec/Twp/Rng</b>	03	<b>Class</b>	Res 1 fam dwelling platted lot		2407 Hulman St
<b>Property Address</b>	2015 S 9TH ST	<b>Acres</b>	0.317		Terre Haute, IN 47803
	TERRE HAUTE				
<b>Neighborhood</b>	119502 - HONEY CREEK				
<b>District</b>	005 HONEY CREEK				
<b>Brief Tax Description</b>	ARDMORE SUB (3015 S 9TH ST)				
	MISC-209/1251 D-375/583-2 & D-444/4145 3-11-9 LOTS 15-17				
	(Note: Not to be used on legal documents)				

Date created: 11/10/2022  
 Last Data Uploaded: 11/10/2022 6:27:20 AM

Developed by Schneider GEOSPATIAL



DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer

EEA Date 08/18/1999 Time 09:22:01  
Mitchell Masten  
Vigo County Recorder  
Filing Fee: 18.00  
1 9915888 B 444/4145

AUG 16 1999

*Judith A. Masten*  
Notary Public  
Vigo County

EXEMPT FROM DISCLOSURE

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, That Owen L. Kirby and Carol A. Kirby, husband and wife, of GRANT County, in the State of INDIANA CONVEY AND WARRANT to Debra L. Hardas, of VIGO County, in the State of INDIANA, for the sum of Ten Dollars (\$10.00) 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 Numbered Fifteen (15), Sixteen (16) and Seventeen (17) in Ardmore, a Subdivision of a part of the North half (1/2) of the Northwest Quarter (1/4) of Section Three (3), Township Eleven (11) North, Range Nine (9) West, Vigo County, Indiana.

Subject to all matters disclosed by the plat of Ardmore Subdivision.

Subject to covenants and other matters concerning Ardmore Subdivision.

Subject to Assessment of Benefits made for the construction of a levee in Honey Creek Township, dated January 15, 1932 and recorded January 16, 1932 in Miscellaneous Record 63, Page 20, in the records in the Office of the Vigo County Recorder.

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

Subject to taxes for 1999, payable in 2000, prorated from the date hereof.

IN WITNESS WHEREOF, The said Owen L. Kirby and Carol A. Kirby, husband and wife, have hereunto set their hands and seals, this 7 day of July, 1999.

*Owen L. Kirby*  
Owen L. Kirby

*Carol A. Kirby*  
Carol A. Kirby

STATE OF INDIANA  
COUNTY OF VIGO

Before me, the undersigned, a Notary Public in and for said County and State, this 7 day of July, 1999, personally appeared Owen L. Kirby and Carol A. Kirby, husband and wife, and acknowledged this conveyance to be their voluntary act and deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

*Terry L. Potter*  
Notary Public  
Terry L. Potter  
(Printed Name)



My Commission Expires: 10-16-06

My County of Residence: Vigo

This Instrument prepared by: *Louis F. Britton*  
Louis F. Britton, COX, ZWERNER, GAMBILL & SULLIVAN  
P. O. Box 1625, Terre Haute, IN 47808-1625

Mail tax duplicates to: MUB 701 Wabash TH 47808

Note: Use of this form constitutes practice of law and is limited to practicing lawyers.

89-1 9

WARRANTY DEED

617

THIS INDENTURE WITNESSETH, That Kenneth J. Hardas

\_\_\_\_\_ ("Grantor")

of Vigo County, in the State of Indiana, CONVEY S

AND WARRANT S to Debra L. Hardas

of Vigo County, in the State of Indiana, for the sum

of One Dollars (\$1.00) and other

valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in

Vigo County, in the State of Indiana:

Lots Number Ten (10), Eleven (11), Twelve (12) and Thirteen (13) in Ardmore, a subdivision of a part of the North half of the Northwest Quarter of Section Three (3), Township Eleven (11) North, Range Nine (9) West.

SUBJECT to all taxes.

DULY ENTERED FOR TAXATION  
Jan 30 1984  
Wm Paul Newton  
Recorder of Vigo County

IN WITNESS WHEREOF, Grantor has executed this deed this 30 day of

December, 19 83

Signature \_\_\_\_\_ (SEAL)

Signature Kenneth J. Hardas (SEAL)

Printed \_\_\_\_\_

Printed Kenneth J. Hardas

STATE OF INDIANA

COUNTY OF VIGO

Before me, a Notary Public in and for said County and State, personally appeared Kenneth J.

Hardas

who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30 day of December, 19 83

My commission expires

8-31-86

Signature Barbara A. Ralston

Printed BARBARA RALSTON, Notary Public

Residing in Vigo County, Indiana

This instrument was prepared by James A. Bell, Attorney at Law

Return to: \_\_\_\_\_

RECEIVED FOR RECORD THE 3 DAY OF Jan 1984 AT 11 O'CLOCK AM  
RECORD 395 PAGE 617 WILLIAM BRAMBLE, RECORDER

Send tax statements to:

