

SPECIAL ORDINANCE No. 22, 2016

APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE

Common Address of lots to be rezoned

3029 Fenwood Avenue, Terre Haute, Indiana 47803

Rezoned from	R-1 Single Family Residence
Rezoned To:	R-2 Two Family Residence District
Proposed Use	Duplex
Name of Owner	Monte C. Wenzel and Marsha L. Wenzel, Husband and wife , and Marcus C. Wenzel
Address of Owner	4569 East Poplar Dr. Terre Haute, In. 47803
Phone Number of Owner	812-239-4826, 812-236-3238
Attorney Representing	N/A
For Information Contact	(x) Owner () Attorney
Council Sponsor	Karrum Nasser

COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION

FILED

JUL 29 2016

CITY CLERK

SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 22, 2016

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:

Lots 113 and 114 in Schaal's Subdivision being a subdivision of part of the North Half of the Northeast Quarter of Section 23, Township 12 North, Range 9 West as the same appears on the recorded plat thereof in Plat Record 8, Page 44

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 year (1) year from the date of this deed.

Commonly known as 3029 Fenwood Avenue, Terre Haute, Indiana 47803
Tax Parcel No. 84-06-23-235-007.000-002


Be and the same is hereby established as a R-2 Two 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 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,


Karim Nasser

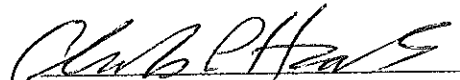
Passed in open Council this 13th day of October, 2016


Todd Nation, President

ATTEST


Charles P. Hanley, City Clerk


Presented by me, to the Mayor of the City of Terre Haute, this 14th day of October 2016


Charles P. Hanley, City Clerk

Approved by me, the Mayor of the City of Terre Haute, this 14th day of October 2016


Duke A. Bennett, Mayor

ATTEST:


Charles P. Hanley, City Clerk

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


Monte C. Wenzel

This instrument prepared by Marsha L. Wenzel, 4569 East Poplar Drive, Terre Haute, In. 47803

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, Monte C. Wenzel and Marsha L. Wenzel, Husband and Wife, and Marcus C. Wenzel, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Lots 113 and 114 in Schaal's Subdivision being a subdivision of part of the North Half of the Northeast Quarter of Section 23, Township 12 North, Range 9 West as the same appears on the recorded plat thereof in Plat Record 8, Page 44

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 year (1) year from the date of this deed

**Commonly known as 3029 Fenwood Avenue, Terre Haute, Indiana 47803
Tax Parcel No. 84-06-23-235-007.000-002**

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 Residence District.

Your Petitioner intends to use the vacant real estate for a Duplex. Your Petitioner would request that the real estate described herein shall be zoned as a R-2 Two Family Residence District.

Your Petitioner would allege that the Two Family Residence District would not alter the general characteristics of this neighborhood. The zoning classification is consistent with the 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 petitioners 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 designed as "Comprehensive Zoning Ordinance for Terre Haute, Indiana, and declaring the above described real estate to be part of the C-6 Strip Business 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 the limitations imposed by deed or otherwise.

IN WITNES WHEREOF, This petition has been duly executed this 27 day of

July, 2016

PETITIONERS:

Monte C. Wenzel

Monte C. Wenzel

Marsha L. Wenzel

Marsha L. Wenzel

Marcus C. Wenzel

Marcus C. Wenzel

This instrument prepared by Marsha L. Wenzel, 4569 East Poplar Drive, Terre Haute, Indiana, 47803

1 Story with 2 bedrooms & 2 total bathrooms

Main Level Sq. Ft.: 1,142
 Total Finished Sq. Ft.: 1,142

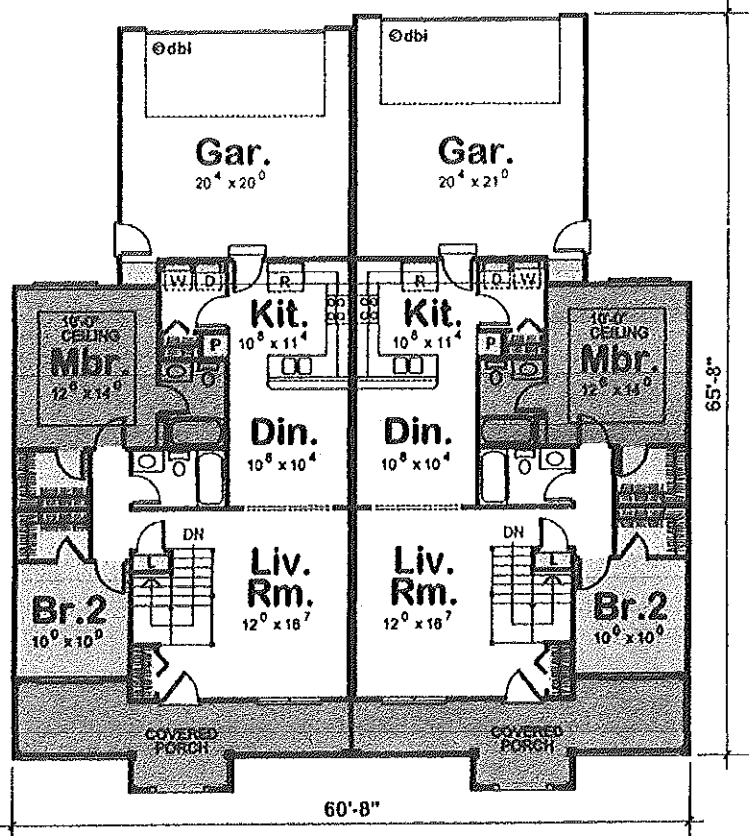
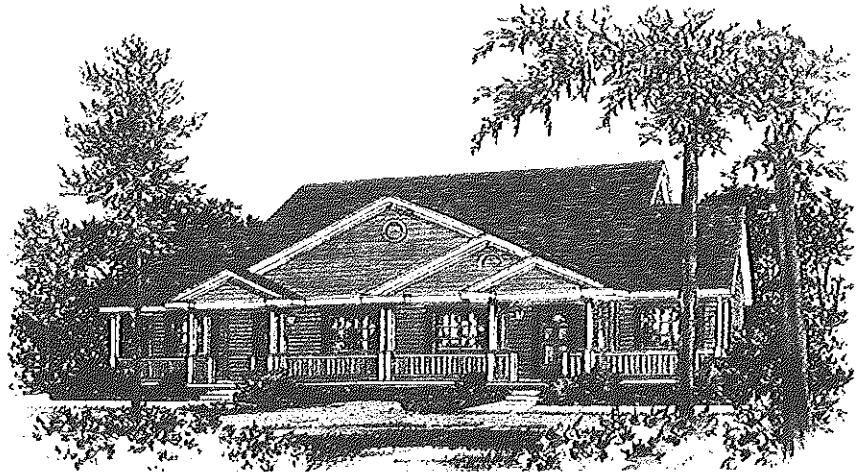
Style: Traditional
 Standard Foundation: Basement

Max Width: 60'-8" Wide
 Max Depth: 60'-8" Deep
 Main Level Ceiling Ht: 9'0"
 Upper Level Ceiling Ht: 0'0"
 Ridge Height: 25'11"

Rear Garage Size: 2 stalls
 Garage Sq. Ft.: 426

Kitchen Size: 10'-8" x 11'-4"
 Formal Dining Room Size: 10'-8" x 10'-4"

Master Suite Size: 12'-6" x 14'-0"

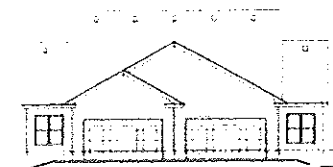


ENTERTAINING
DE-STRESSING
STORING
FLEXIBLE LIVING

Livability IndexSM

Entertaining De-Stressing Storing Flexible Living

Livability at a Glance™ ENTERTAINING DE-STRESSING STORING FLEXIBLE LIVING





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
 - M2SPU
 - MHCU
 - MO

Building Inspection
 817-244-2311
 DAN Bell

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

GENERAL RECORDING FEE

JUL 26 2016

QUIT CLAIM DEED
THIS INDENTURE WITNESSETH:

2016007377 00 \$16.00
07/22/2016 02:08:42P 1 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



Nancy S. Allsup
VIGO COUNTY AUDITOR

That MONTY C. WENZEL AND MARCUS C. WENZEL

of Vigo County, in the State of INDIANA
RELEASE AND QUIT CLAIM to MONTY C. WENZEL AND MARSHA L. WENZEL HUSBAND
AND wife, AND MARCUS C. WENZEL

of Vigo County, in the State of INDIANA
for and in consideration of the sum of 01.00 Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate
in Vigo County in the State of Indiana, to-wit:

Lots 113 and 114 in Schaaf's Subdivision being a subdivision of part of the North Half of
the Northeast Quarter of Section 25, Township 12 North, Range 9 West as the same
appears on the recorded plat thereof in Plat Record 8, Page 44.

Commonly known as 3029 Fenwood Avenue, Terre Haute, Indiana 47803.

Tax Parcel No. 84-6-23-235-007-009-002

Subject to easements, covenants, restrictions, leases and other matters of record affecting
use of 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 said Monty C. Wenzel and
Marcus Wenzel

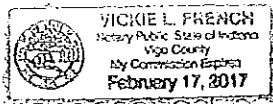
in _____ hereunto set _____ hand _____ and seal _____, this _____ day of _____ 20____

Monty C. Wenzel (Seal) Marcus Wenzel (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF INDIANA, Vigo Co. 7-22 A.D. 2016, personally appeared the within
named Marcus Wenzel
Monty C. Wenzel and 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 2-17 2017 Vickie L. French

Notary Public
Vickie L. French
Residence of Vigo County



Property Address: 3029 Fenwood Avenue Terre Haute Indiana 47803
Grantees Address: 4519 E. Poplar Drive, Terre Haute, Indiana 47803
This instrument prepared by: MARSHA L. WENZEL

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.

AFFIDAVIT OF:

COMES NOW affiant MONTE C. WENZEL, MARSHA L. WENZEL, Marcus Wenzel

and affirms under penalty of law that affiant is the owner of record of the property located at 3029 FENWOOD AVENUE, TERRE HAUTE, IN 47803

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.

MONTE C WENZEL, MARSHA L. WENZEL, MARCUS, C WENZEL
[Typed name of owner(s) on deed]

SIGNATURE: Monte C Wenzel + Marsha L. Wenzel

SIGNATURE: Marcus C. Wenzel

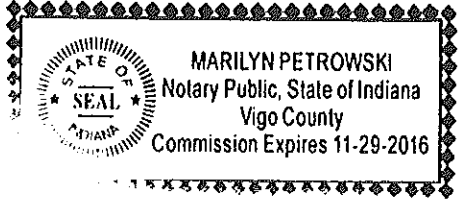
STATE OF INDIANA)
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for said County and State, Monte C Wenzel + Marsha L Wenzel + Marcus Wenzel 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 27th day of July, 2008 2016.

Notary Public: Marilyn Petrowski
Marilyn Petrowski
[Typed name]

My Commission Expires: 11-29-2016
My County Of Residence: Vigo



Receipt

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

Date: 07/29/16

Name: Monte Wenzel

Reason: Rezoning notice of filing
Petition Rezoning
Fenwood & Oakland

TERRE HAUTE, IN
PAID

Cash: ~~\$45.00~~

JUL 29 2016

Check: \$45.00 #3299

CONTROLLER

Credit: _____

Total: \$45.00

Received By: Kellie K



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, 2016

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER #18-16

CERTIFICATION DATE: September 7, 2016

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. 22-16. This Ordinance is a rezoning of the property located at 3029 Fenwood Avenue. The Petitioner, Monte, Marsha and Marcus Wenzel, petitions the Plan Commission to rezone said real estate from zoning classification R-1 to R-2, Two Family Residential District, for a duplex. 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. 22-16 at a public meeting and hearing held Wednesday, September 7, 2016. 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. 22-16 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 22-16 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.22-16 was TABLED due to no representation.

Handwritten signature of Fred L. Wilson in black ink.

Fred L. Wilson, President

Handwritten signature of Jared Bayler in black ink.

Jared Bayler, Interim Director

Received this 8th day of September, 2016

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #22-16

Doc: # 65

Date: September 7, 2016

Page 1 of 4

APPLICATION INFORMATION

Petitioner: Monte C. Wenzel & Marsha L. Wenzel

Property Owner: Same-As-Above

Representative: Same-As-Above

Proposed Use: Two-family Dwelling

Proposed Zoning: R-2, Two-Family Residence District

Current Zoning: R-1, Single Family Residence District

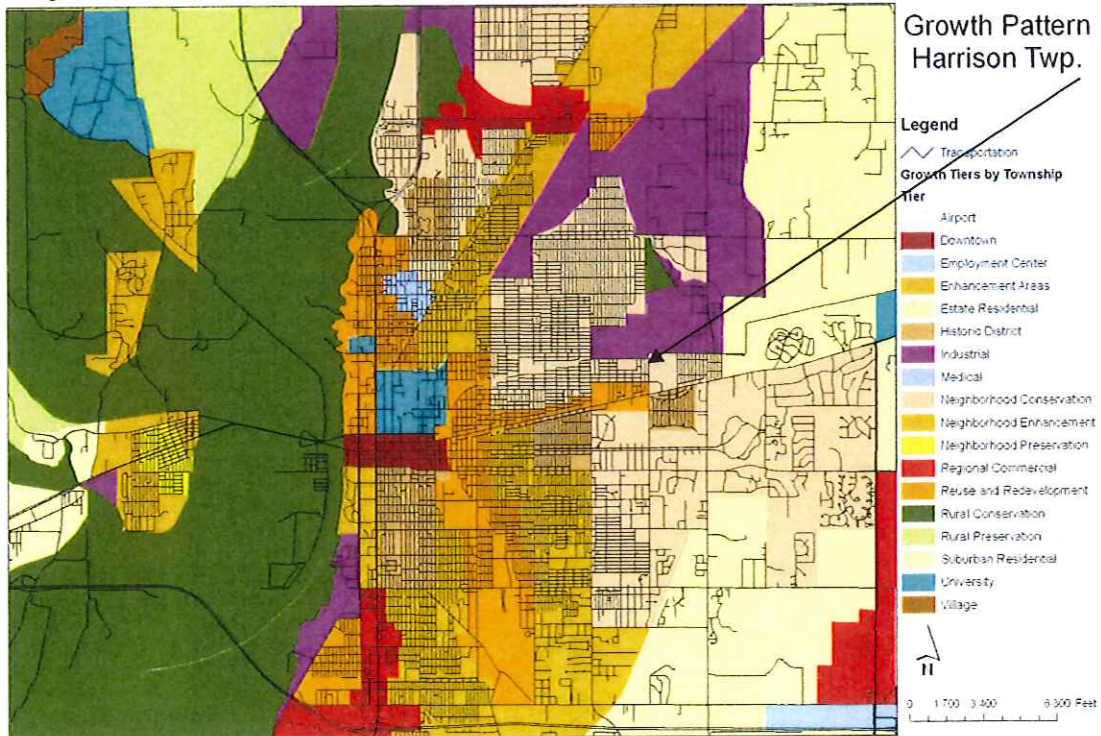
Location: The property is located on the southwest corner of Fenwood Ave. and Oakland Avenue.

Common Address: 3029 Fenwood Avenue, Terre Haute, IN 47803

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute

Guiding Policies: Neighborhood Enhancement



STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #22-16

Doc: # 65

Date: September 7, 2016

Page 2 of 4

- 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 residential context of these neighborhoods should be eliminated.
- Identify areas that need sub-area plans prioritize the development of those plans by areas.
- 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.

Soil Limitations: Not studied.

Street Access: Access to the site will be from Fenwood Ave.
Fenwood Avenue is a Local Thoroughfare in the City of Terre Haute
Oakland Avenue is a Local Thoroughfare in the City of Terre Haute

Dev. Priority: Capital investment and urban renewal that matches the existing development intensity and block pattern is a high priority within the City of Terre Haute

ZONING COMPATIBILITY

Surrounding Zones and Uses: **North** M-2, Heavy Industrial District
 East R-1, Single-family Residence District
 South R-1, Single-family Residence District
 West R-1, Single-family Residence District

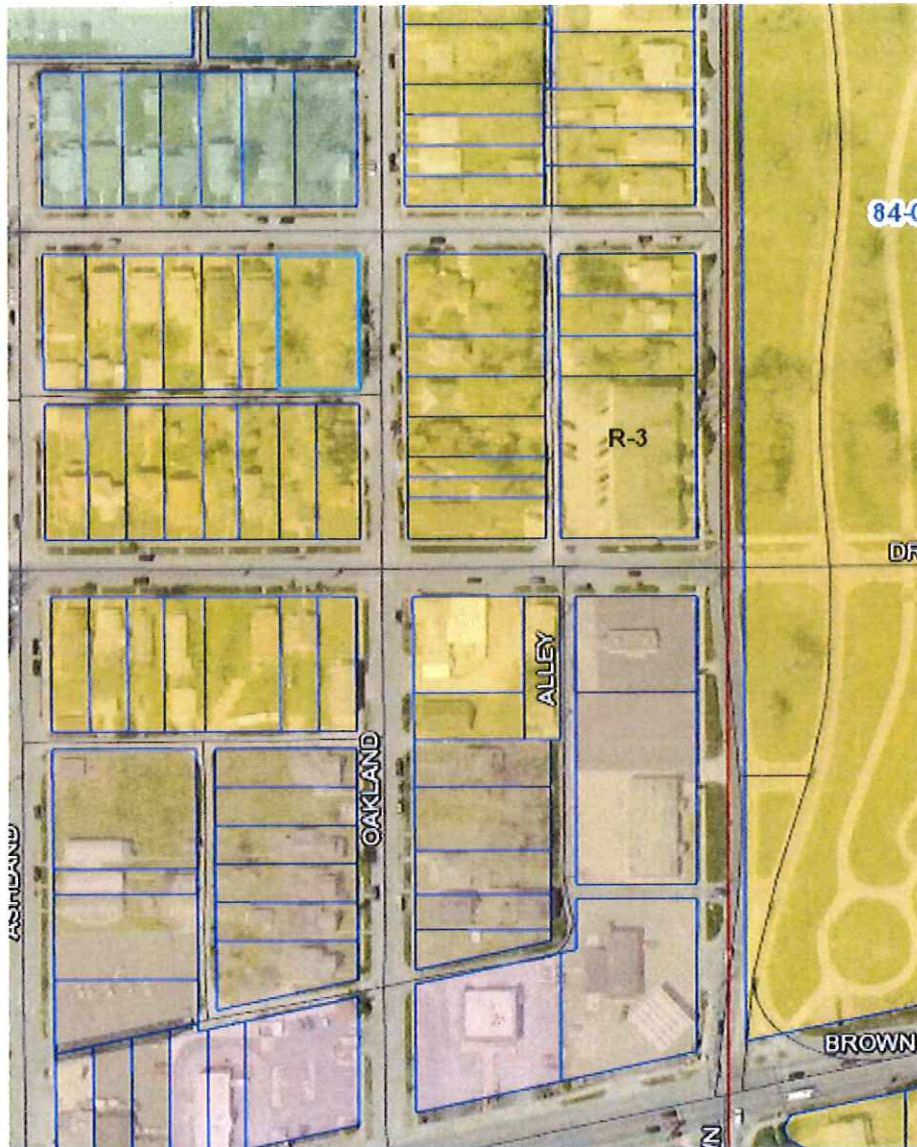
STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #22-16

Doc: # 65

Date: September 7, 2016

Page 3 of 4



Character of Area: There is a mix of residential and commercial uses within this area. Fenwood is a local road that provides for intra-community travel mobility and linkage from neighborhoods and regions to the primary and rural arterial network. Land access is a high priority, but mobility is still the most important concern. The proposed right-of-way is sixty (60') feet with a building line setback of (110') from table 1 in the City Code.

Contiguous Uses & Zones: The contiguous zoning is R-1, Single Residence District with single family residential uses as permitted.

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. FAR 0.5 %
Street Setback: 55 feet from centerline on Fenwood Avenue;
55 feet on Oakland Avenue
Rear setback: 11 feet
Interior setback: 5 feet from the interior lot line;
Two (2) parking spaces per two-bed room unit.
-

FINDINGS and RECOMMENDATION

- Staff Findings: The petitioners are seeking to build a new duplex. Each unit will have a floor area of 1,142 Sq. Ft. with an attached garage. Allowing a range of residential uses may encourage infill development that is compatible with the existing land uses.
- Table 8 of the Comprehensive Zoning Ordinance lists the Floor Area Ratio of each district. An R-2, Two-Family Residence Zoning with a 50% ratio requires a minimum livable area of 512Sq. Ft. per unit and 7,200 Sq. Ft. of lot area per unit for new development. The property has a total lot area of 11,995 Sq. Ft. Therefore, a variance approval by the City Board of Zoning Appeals will be necessary to allow for a reduction from the required 14,400 sq. ft. of lot area.
- Recommendation: Favorable recommendation on the proposed R-2 rezoning, with the condition that the petitioner receive a City Board of Zoning Appeals approval on the variance request to reduce the required minimum lot size area and front setback on Oakland Avenue.



TERRE HAUTE
A LIVE 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: October 6, 2016

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER #22-16

CERTIFICATION DATE: October 5, 2016

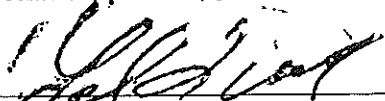
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The Area Plan Commission considered Special Ordinance No. 22-16 at a public meeting and hearing held Wednesday, October 5, 2016. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 22-16 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 22-16 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. 22-16 was FAVORABLE.


Fred L. Wilson, President


Jared Bayler, Interim Director

Received this 6th day of October, 2016

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #22-16

Doc: # 65

Date: September 7, 2016

Page 1 of 4

APPLICATION INFORMATION

Petitioner: Monte C. Wenzel & Marsha L. Wenzel

Property Owner: Same-As-Above

Representative: Same-As-Above

Proposed Use: Two-family Dwelling

Proposed Zoning: R-2, Two-Family Residence District

Current Zoning: R-1, Single Family Residence District

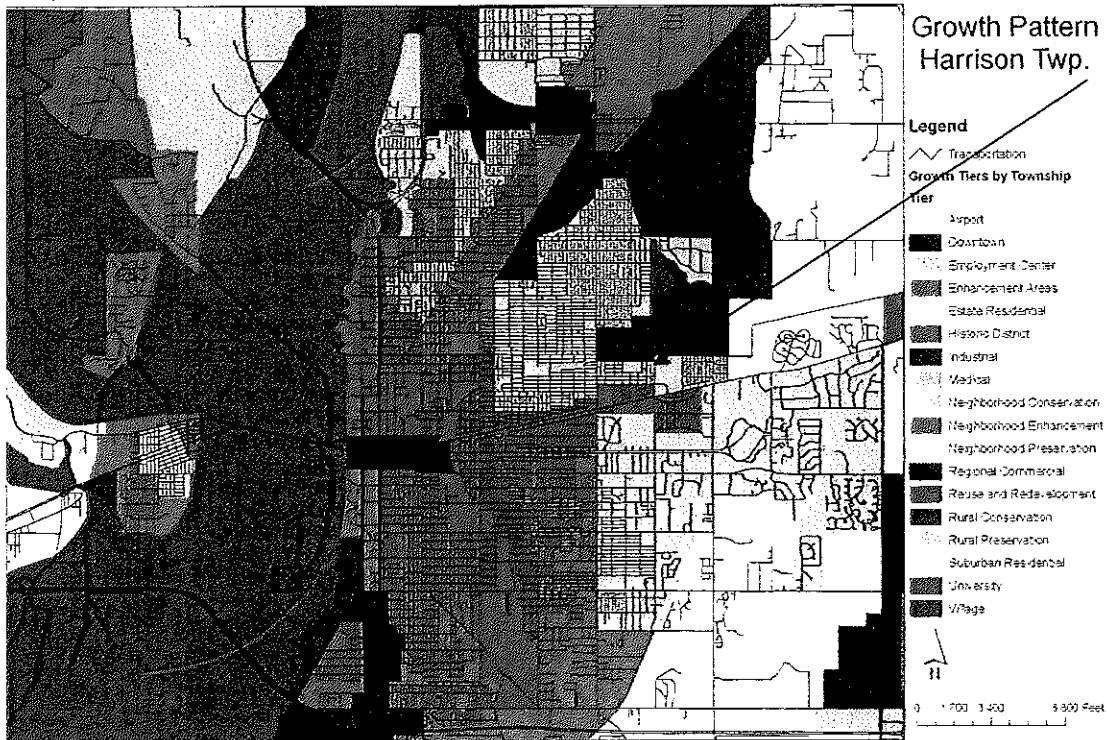
Location: The property is located on the southwest corner of Fenwood Ave. and Oakland Avenue.

Common Address: 3029 Fenwood Avenue, Terre Haute, IN 47803

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute

Guiding Policies: Neighborhood Enhancement



STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #22-16

Doc: # 65

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Page 2 of 4

- Encourage infill development that is compatible with the land use mix and intensity of existing development.
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- Identify areas that need sub-area plans prioritize the development of those plans by areas.
- 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.

Street Access: Access to the site will be from Fenwood Ave.
Fenwood Avenue is a Local Thoroughfare in the City of Terre Haute
Oakland Avenue is a Local Thoroughfare in the City of Terre Haute

Dev. Priority: Capital investment and urban renewal that matches the existing development intensity and block pattern is a high priority within the City of Terre Haute

ZONING COMPATIBILITY

Surrounding Zones and Uses: **North** M-2, Heavy Industrial District
 East R-1, Single-family Residence District
 South R-1, Single-family Residence District
 West R-1, Single-family Residence District

Character of Area: There is a mix of residential and commercial uses within this area. Fenwood is a local road that provides for intra-community travel mobility and linkage from neighborhoods and regions to the primary and rural arterial network. Land access is a high priority, but mobility is still the most important concern. The proposed right-of-way is sixty (60') feet with a building line setback of (110') from table 1 in the City Code.

Contiguous Uses & Zones: The contiguous zoning is R-1, Single Residence District with single family residential uses as permitted.

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. FAR 0.5 %
- Street Setback: 55 feet from centerline on Fenwood Avenue;
55 feet on Oakland Avenue
- Rear setback: 11 feet
- Interior setback: 5 feet from the interior lot line;
- Two (2) parking spaces per two-bed room unit.
-

FINDINGS and RECOMMENDATION

- Staff Findings: The petitioners are seeking to build a new duplex. Each unit will have a floor area of 1,142 Sq. Ft. with an attached garage. Allowing a range of residential uses may encourage infill development that is compatible with the existing land uses.
- Table 8 of the Comprehensive Zoning Ordinance lists the Floor Area Ratio of each district. An R-2, Two-Family Residence Zoning with a 50% ratio requires a minimum livable area of 512Sq. Ft. per unit and 7,200 Sq. Ft. of lot area per unit for new development. The property has a total lot area of 11,995 Sq. Ft. Therefore, a variance approval by the City Board of Zoning Appeals will be necessary to allow for a reduction from the required 14,400 sq. ft. of lot area.
- The petition was tabled in the September meeting due to lack of representation by the petitioner.
- Recommendation: Favorable recommendation on the proposed R-2 rezoning, with the condition that the petitioner receive a City Board of Zoning

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #22-16

Doc: # 65

Date: September 7, 2016

Page 4 of 4

Appeals approval on the variance request to reduce the required minimum lot size area and front setback on Oakland Avenue.

OFFICE OF THE CLERK
City Hall, Room 102
17 Harding Avenue
Terre Haute, Indiana 47807
812-232-3375

Charles P. Hanley, City Clerk

Monte C Wenzel
Marsha L. Wenzel
Marcus C. Wenzel
4569 E Poplar
Terre Haute, IN 47803

September 26, 2016

To Whom It May Concern:

As petitioners for a zoning change request (Special Ordinance 22, 2016) with the Terre Haute City Council, you are being notified of a change in the meeting date for the October 2016 City Council Regular Meeting. The following dates apply to the Terre Haute City Council meetings for October:

Sunshine Meeting
Regular Meeting

Thursday, 10/6/2016 at 6:00pm
Thursday, 10/13/2016 at 6:00pm

The meetings will be held in the City Hall Courtroom located at 17 Harding Avenue, Terre Haute, Indiana. Please plan to have at least one of the petitioners attend both of the meetings referenced above.

In addition, at least one petitioner must attend the Area Plan Commission meeting in October as well. The meeting date and time for this meeting has not changed. Please contact the Vigo County Area Planning Department at 812-462-3354 with any questions regarding that meeting.

Failure to attend the meetings as indicated above may result in the zoning request being withdrawn or defeated. Please feel free to contact me with any questions.

Sincerely,



Michelle Edwards

city of terre haute