



FILED

APR 04 2017

CITY CLERK

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

**SPECIAL ORDINANCE NO. 12, 2017**

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COMMON ADDRESS OF LOTS TO BE REZONED:

3073 N 16<sup>th</sup> Street, Terre Haute, IN 47804

Current Zoning: R-1 Single Family Residence

Requested Zoning: R-1 Planned Development

Proposed Use: Currently used as a garage, warehouse, office, restroom with the intent to rent all or a portion of the structure for rental use as a garage, warehouse, office, restroom, and miscellaneous storage.

Name of Owner: Joseph A Bray Detachment # 471, Marine Corps League

Address of Owner: 1563 Elizabeth Ave., Terre Haute, IN 47804

Phone Number of Owner: (812) 466-7677

Attorney Representing Owner (if any): N/A

For Information Contact: Secretary/Treasurer Ron Benda, (812) 382-4493

Council Sponsor: Karrum Nasser

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

**SPECIAL ORDINANCE FOR A REZONING**  
**SPECIAL ORDINANCE NO. 12, 2017**  
**"AS AMENDED"**

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:

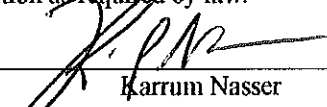
"That the following described real estate situated in the City of Terre Haute, County of Vigo, State of Indiana, to-wit: **Lots Thirty-five (35) and Thirty-six (36) in C.V. Dorsey Subdivision being a Subdivision of a trip of ground described as follows, to-wit: Commencing 4 rods North of the Southwest corner of the Northwest quarter of the Northeast quarter, Section 10, Township 12 North, Range 9 West, thence East a distance of 1055.9 feet, to the property line on Lafayette Avenue, thence North 58°33' East a distance of 442.0 feet, thence West 125.2 feet, thence South a distance of 373.0 feet to the place of beginning.**

Commonly known as: **3073 North 16<sup>th</sup> Street, Terre Haute, Vigo County Indiana 47804**

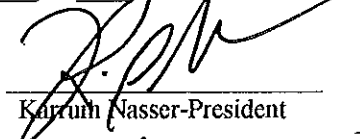
Be and the same is hereby established as a **R-1 Planned Development**, together with all rights and privileges that may insure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

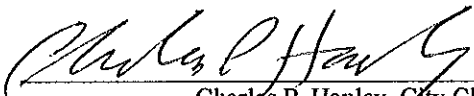
- A. Hardship due to adjacent incompatible uses. Hardship due to improvements on the land.
- B. If development has not materialized within (6) six months of approval, said planned development shall become void.
- C. Shall state that the rights granted herein shall be transferable.
- D. Said Planned Development shall be recorded in the Vigo County Recorder's Office within (90) ninety days of approval.

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,   
Karrum Nasser

Passed in Open Council this 11<sup>th</sup> day of April, 2017.

Attest:    
Charles P. Hanley Karrum Nasser-President

Presented by me to the Mayor of the City of Terre Haute this 12<sup>th</sup> day of April 2017.  
  
Charles P. Hanley, City Clerk

Approved by me, the Mayor, this 12<sup>th</sup> day of April, 2017.

Duke A. Bennett  
Duke A. Bennett, Mayor

Attest: Charles P. Hanley  
Charles P. Hanley,

This instrument was prepared by **Ronald L. Benda, Secretary/Treasurer Joseph A. Bray Detachment #471, Marine Corps League, 1563 Elizabeth Avenue, Terre Haute, IN 47804**

Contact info: (812) 382-4493

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

Ronald L. Benda

Ronald L. Benda

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:

The undersigned, **Joseph A Bray Detachment #471, Marine Corps League**, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

“That the following described real estate situated in the City of Terre Haute, County of Vigo, State of Indiana, to-wit: **Lots Thirty-five (35) and Thirty-six (36) in C.V. Dorsey Subdivision being a Subdivision of a trip of ground described as follows, to-wit: Commencing 4 rods North of the Southwest corner of the Northwest quarter of the Northeast quarter, Section 10, Township 12 North, Range 9 West, thence East a distance of 1055.9 feet, to the property line on Lafayette Avenue, thence North 58°33’ East a distance of 442.0 feet, thence West 125.2 feet, thence South a distance of 373.0 feet to the place of beginning.**

Commonly known as: **3073 North 16<sup>th</sup> Street, Terre Haute, Indiana 47804.**

Your petitioner is informed and believes that in accordance with Chapter 10, Article 2 of the Municipal Code designated as “Comprehensive Zoning Ordinance for Terre Haute, Indiana,” the above-described real estate is now zoned as **R-1 Single Family Dwelling**

Your petitioner would respectfully state that the real estate is now used as a **garage, warehouse, office, restroom, and miscellaneous storage**. Your petitioner intends to use the real estate to rent as a garage, warehouse, office, restroom, and miscellaneous storage.

Your petitioner would request that the real estate described herein shall be zoned as **R-1 Planned Development**. Your petitioner would allege that the **R-1 Planned Development** would not alter the general characteristics of this neighborhood.

Your petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as “Comprehensive Zoning Ordinance for the Terre Haute, Indiana,” and declaring the above-described real estate to be part of the **R-1 Planned Development** 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 1<sup>st</sup> day of March, 2017.

BY: 

**Joseph A. Bray Detachment # 471 Marine Corps League**

PETITIONER: **Joseph A. Bray Detachment #471, Marine Corps League, 1563 Elizabeth Avenue, Terre Haute, IN 47804**

**AFFIDAVIT OF:**

COMES NOW affiant Joseph A Bray Detachment # 471, Marine Corps League and affirms under penalty of law that affiant is the owner of record of the property located at 3073 N 16<sup>th</sup> St., Terre Haute, IN 47804 for which a rezoning is requested and hereto a copy of the deed is attached evidencing such ownership.

I affirm under penalty for perjury, that the foregoing representations are true.

Joseph A Bray Detachment Number 471, Inc. Marine Corps League of Terre Haute

SIGNATURE: Ronald L Benda  
SIGNATURE: Joseph B Bell

STATE OF INDIANA)  
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for said County and State, Ronald L. Benda and Joseph B. Bell 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 31<sup>st</sup> day of January, 2007

Notary Public:  
Britnie Antrim  
[Typed name] **Britnie Antrim**

My Commission Expires: 11/30/17

My County Of Residence: Vigo

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer

97 10157

002451

JUL 15 1997

RECEIVED FOR RECORD

010157

97 JUL 15 AM 8:39

*John A. Anderson* AUDITOR  
VIGO COUNTY

WARRANTY DEED

PAUL MASON  
VIGO CO. RECORDER

The Grantors, John Curry and Karen Curry, as husband and wife, of Vigo County, State of Indiana, for and in consideration of One Dolalrs (\$1.00) and other good and valuable consideration in hand paid, convoy and warrant to the Joseph A. Brag Detachment Number 471, Inc. Marine Corp League of Terre Haute, the following described real estate to-wit:

Lots Thirty-five (35) and Thirty-six (36) in C.V. Dorsey Subdivision being a Subdivision of a trip of ground described as follows, to-wit: Commencing 4 rods North of the Southwest corner of the Northwest quarter of the Northeast quarter, Section 10, Township 12 North, Range 9 West, thence East a distance of 1055.9 feet, to the property line on Lafayette Avenue, thence North 58°33' East a distance of 442.0 feet, thence West 125.2 feet, thence South a distance of 373.0 feet to the place of beginning.

Situated in the County of Vigo, in the State of Indiana.

IN WITNESS WHEREOF, the said grantors above named, John Curry and Karen Curry have hereunto set their hands and seals this 23 day of June, 1997.

*John Curry*  
John Curry  
*Karen Curry*  
Karen Curry

RECEIVED FOR RECORD  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
RECORD PAGE 2451

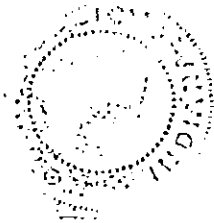
STATE OF INDIANA )  
                          ) SS:  
COUNTY OF VIGO )

1997  
*Paul Mason*  
RECORDED VIGO COUNTY

SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said County and State, this 23 day of June, 1997, personally appeared John and Karen Curry..

WITNESS my hand and notarial seal.

*Robert D. McMahan*  
Robert D. McMahan, Notary Public



My Commission Expires: 12/1/99 My County of Residence: Sullivan

THIS INSTRUMENT PREPARED BY: ROBERT D. MCMAHAN, ATTORNEY AT LAW, 2901 OHIO BLVD., SUITE 242, TERRE HAUTE, INDIANA 47803

SEND TAX STATEMENTS TO: 3073 N16th  
T.N IN 47804



**Summary - Assessor's Office**

Parcel ID 84-06-10-236-001.000-002  
 Tax ID 118-06-10-236-001  
 Section Plat 10  
 Routing Number  
 Neighborhood 118321 - HARRISON  
 Property 3073 N 16th St  
 Address Terre Haute, IN 47804  
 Legal Description C V DORSEYS SUB (3073 N 16TH ST, D-442/2452 MISG  
~~200/775 D-442/2451 D-442/3994 10-12-9~~ LOTS 35-36  
 (Note: Not to be used on legal documents)  
 Acreage N/A  
 Class 680 - Exempt: Charities  
 Tax District/Area 002 - HARRISON

*Deed  
 Record #*



**Owner - Auditor's Office**

Deeded Owner  
 Bray Joseph A Detachment Number 471 Marine Corp  
 1563 ELIZABETH  
 TERRE HAUTE, IN 47804

**Site Description - Assessor's Office**

Topography  
 Public Utilities  
 Street or Road  
 Neigh. Life Cycle  
 Legal Acres 0  
 Legal Sq Ft 0

**Land - Assessor's Office**

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
FRONT LOT		44.000	0.000	44.000	130.000	0.00	0.94		150.00	141.00	6,200.00	3 -25% L 15%	5,580.00
FRONT LOT		43.000	0.000	43.000	130.000	0.00	0.94		150.00	141.00	6,060.00	3 -25% L 15%	5,450.00

Land Detail Value Sum 11,030.00

**Improvements - Assessor's Office**

Card 01

ID	Use	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Comp Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Valu
C	UTLSTOR		D	1947	1947	AV	0.00		0	2222	119900	80	0	102	100	2760

## Transfer History - Assessor's Office

Date	Owner 1	Owner 2	Book & Page	Amount
7/15/1997	CURRY JOHN & KAREN		442/2451-	\$21,000.00
3/4/1996	READINGER FRITZ & PHYLLIS		441/771	\$0.00
9/17/1992	READINGER HERMAN JR & PAULA M		434/54	\$0.00
9/20/1983	READINGER H & SONS		394/615	\$0.00

## Valuation - Assessor's Office

Assessment Year		01/01/2016	03/01/2015	03/01/2014	03/01/2013	03/01/2012
Reason for Change		ANN ADJ	ANN ADJ	ANN ADJ	ANN ADJ	4Y Reval
VALUATION (Assessed Value)	Land	\$11,000	\$14,200	\$14,000	\$13,600	\$13,600
	Improvements	\$27,600	\$28,500	\$26,600	\$25,900	\$25,700
	Total	\$38,600	\$42,700	\$40,600	\$39,500	\$39,300
VALUATION (True Tax Value)	Land	\$11,000	\$14,200	\$14,000	\$13,600	\$13,600
	Improvements	\$27,600	\$28,500	\$26,600	\$25,900	\$25,700
	Total	\$38,600	\$42,700	\$40,600	\$39,500	\$39,300

## Deductions - Auditor's Office

Tax Year	Deduction Type	Amount
2015 Pay 2016	Charitable	\$42,700.00
2014 Pay 2015	Charitable	\$40,600.00
2013 Pay 2014	Charitable	\$39,500.00
2012 Pay 2013	Charitable	\$39,300.00
2011 Pay 2012	Charitable	\$40,400.00
2010 Pay 2011	Charitable	\$39,300.00
2009 Pay 2010	Charitable	\$36,700.00
2008 Pay 2009	Charitable	\$35,900.00
2007 Pay 2008	Specified Organization	\$32,700.00
2006 Pay 2007	Charitable	\$29,600.00

## Pay Property Taxes

[Click here to pay your Property Taxes online for this parcel](#)

## Charges (2012-2016) - Auditor's Office

*Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.*



**Detail:**

Tax Year	Type	Category	Description	Amount	Bal Due
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	

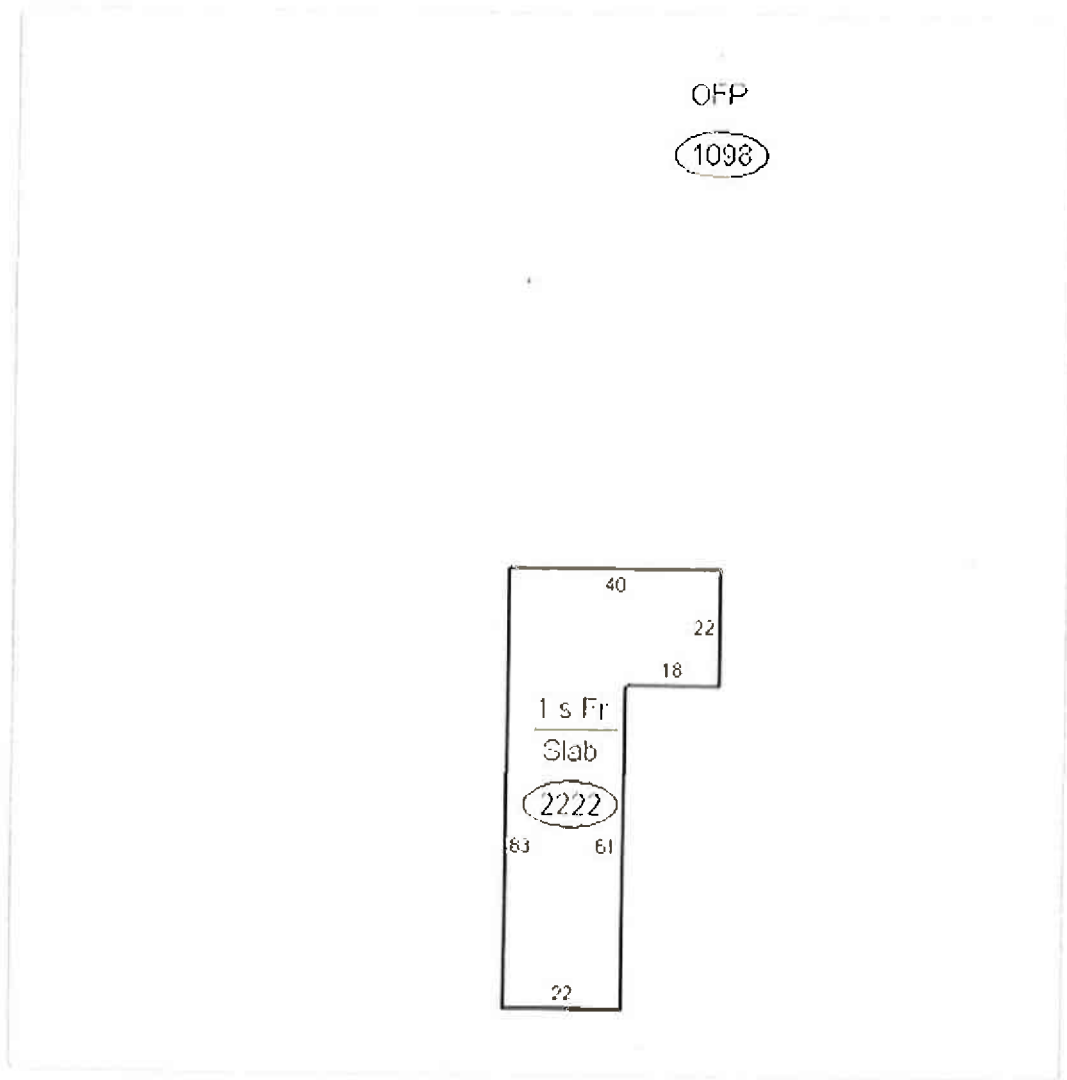
**Total:**

Tax Year	Amount	Bal Due
2015 Pay 2016	\$0.00	\$0.00
2014 Pay 2015	\$0.00	
2013 Pay 2014	\$0.00	
2012 Pay 2013	\$0.00	
2011 Pay 2012	\$0.00	

**Photos - Assessor's Office**



**Sketches - Assessor's Office**



Map



No data available for the following modules: Farm Land Computations - Assessor's Office, Residential Dwellings - Assessor's Office, Transfer Recording - Auditor's Office, Homestead Allocations - Assessor's Office, Payments (2010-2016) - Treasurer's Office, Exemptions - Auditor's Office.

# TERRE HAUTE

## APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

### **SPECIAL ORDINANCE NO. 12**

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COMMON ADDRESS OF LOTS TO BE REZONED:

3073 N 16<sup>th</sup> Street, Terre Haute, IN 47804

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Current Zoning: R-1 Single Family Residence

Requested Zoning: C-5 Central Business District

Proposed Use: Continue current private use and potential rental of unused garage, warehouse, office, restroom space contained within building for business purposes. Additional attachment of a privacy fence incorporating part of the attached lot for security purposes and limited off street parking of business vehicles is possible.

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Name of Owner: Marine Corps League, Joseph A Bray Detachment #471

Address of Owner: 1563 Elizabeth Ave. Terre Haute, IN 47804

Phone Number of Owner: (812) 466-7677

Attorney Representing Owner (if any): N/A

Address of Attorney: \_\_\_\_\_

Phone Number of Attorney: \_\_\_\_\_

For Information Contact: Secretary-Treasurer, Ron Benda (812) 382-4493

Council Sponsor: \_\_\_\_\_

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

FILED

FEB 03 2017

CITY CLERK

SPECIAL ORDINANCE FOR A REZONING  
SPECIAL ORDINANCE NO. 12, 2017

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

SECTION I. 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:

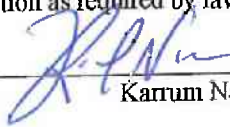
**Lots Thirty-five (35) and Thirty-six (36) in C.V. Dorsey Subdivision being a Subdivision of a  
trip of ground described as follows, to-wit: Commencing 4 rods North of the Southwest  
corner of the Northwest quarter of the Northeast quarter, Section 10, Township 12 North,  
Range 9 West, thence East a distance of 1055.9 feet, to the property line on Lafayette  
Avenue, thence North 58°33' East a distance of 442.0 feet, thence West 125.2 feet, thence  
South a distance of 373.0 feet to the place of beginning.**

Commonly known as: 3073 N 16<sup>th</sup> St., Terre Haute, Vigo County Indiana 47804

Be and the same is hereby established as a C-5 Central 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 and publication as required by law.

Presented by Council Member, \_\_\_\_\_



Karrum Nasser

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

\_\_\_\_\_  
Karrum Nasser-President

ATTEST: \_\_\_\_\_

Charles P. Hanley, City Clerk

Presented by me to the Mayor of the City of Terre Haute this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Charles P. Hanley, City Clerk

Approved by me, the Mayor, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.


\_\_\_\_\_  
Duke A. Bennett, Mayor

**PETITIONER: Joseph A Bray Detachment # 471, Marine Corps League, 1563 Elizabeth Ave., Terre Haute, IN 47804**

This instrument was prepared by **Ronald L. Benda, Secretary/Treasurer Joseph A Bray Detachment # 471, 1563 Elizabeth Ave., Terre Haute, IN 47804**

Contact info: (812) 382-4493 [ronbenda1953@gmail.com](mailto:ronbenda1953@gmail.com)

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.

  
Ronald L. Benda

**AFFIDAVIT OF:**

COMES NOW affiant Joseph A Bray Detachment # 471, Marine Corps League  
and affirms under penalty of law that affiant is the owner of record of the property located  
at 3073 N 16<sup>th</sup> St., Terre Haute, IN 47804  
for which a rezoning is requested and hereto a copy of the deed is attached evidencing such  
ownership.

I affirm under penalty for perjury, that the foregoing representations are true.

Joseph A Bray Detachment Number 471, Inc. Marine Corps League of Terre Haute

SIGNATURE: Ronald L Benda  
SIGNATURE: Joseph B Bell

STATE OF INDIANA)  
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for  
said County and State, Ronald L. Benda and Joseph B. Bell  
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 31<sup>st</sup> day of January, 2007.

Notary Public:

Britnie Antrim  
[Typed name] **Britnie Antrim**

My Commission Expires: 11/30/17

My County Of Residence: Vigo

002451

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer

97 70257

JUL 15 1997

010157

RECEIVED FOR RECORD

97 JUL 15 AM 6:39

*Robert D. McMahan* Notary Public  
Vigo County

WARRANTY DEED

PAUL MASON  
VGO CO. RECORDER

The Grantors, John Curry and Karen Curry, as husband and wife, of Vigo County, State of Indiana, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, convey and warrant to the Joseph A. Brag Detachment Number 471, Inc. Marine Corp League of Terre Haute, the following described real estate to-wit:

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Situated in the County of Vigo, in the State of Indiana.

IN WITNESS WHEREOF, the said grantors above named, John Curry and Karen Curry have hereunto set their hands and seals this 23 day of June, 1997.

*John Curry*  
John Curry  
*Karen Curry*  
Karen Curry

RECEIVED FOR RECORD  
AT O'CLOCK  
RECORD PAGE 2451

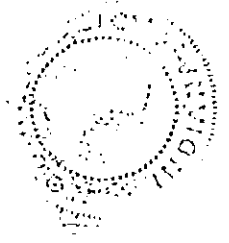
STATE OF INDIANA )  
                          ) SS:  
COUNTY OF VIGO )

1997  
*Paul Mason*  
RECORDER VIGO COUNTY

SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said County and State, this 23 day of June, 1997, personally appeared John and Karen Curry..

WITNESS my hand and notarial seal.

*Robert D. McMahan*  
Robert D. McMahan, Notary Public



My Commission Expires: 12/1/99 My County of Residence: Sullivan

THIS INSTRUMENT PREPARED BY: ROBERT D. MCMAHAN, ATTORNEY AT LAW,  
2901 OHIO BLVD., SUITE 242, TERRE HAUTE, INDIANA 47803

SEND TAX STATEMENTS TO: 3073 N16th  
T.N IN 47804

**Summary - Assessor's Office**

Parcel ID 84-06-10-236-001.000-002  
 Tax ID 118-06-10-236-001  
 Section Plat 10  
 Routing Number  
 Neighborhood 118321 - HARRISON  
 Property 3073 N 16th St  
 Address Terre Haute, IN 47804  
 Legal Description CV DORSEYS SUB (3073 N 16TH ST), D-442/2452 MISC  
~~200/775 D-442/2451 D-442/8994 10-12-9~~ LOTS 35-36  
 (Note: Not to be used on legal documents)  
 Acreage N/A  
 Class 680 - Exempt: Charities  
 Tax District/Area 002 - HARRISON

*Deed  
 Recorded  
 #*



**Owner - Auditor's Office**

Deeded Owner  
 Bray Joseph A Detachment Number 471 Marine Corp  
 1563 ELIZABETH  
 TERRE HAUTE, IN 47804

**Site Description - Assessor's Office**

Topography  
 Public Utilities  
 Street or Road  
 Neigh. Life Cycle  
 Legal Acres 0  
 Legal Sq Ft 0

**Land - Assessor's Office**

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
FRONT LOT		44.000	0.000	44.000	130.000	0.00	0.94		150.00	141.00	6,200.00	3	5,580.00
												-25%	
												L	
												15%	
FRONT LOT		43.000	0.000	43.000	130.000	0.00	0.94		150.00	141.00	6,060.00	3	5,450.00
												-25%	
												L	
												15%	

Land Detail Value Sum 11,030.00

**Improvements - Assessor's Office**

Card 01



ID	Use	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Comp Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Valu
C	UTLSTOR		D	1947	1947	AV	0.00		0	2222	119900	80	0	102	100	2760

### Transfer History - Assessor's Office

Date	Owner 1	Owner 2	Book & Page	Amount
7/15/1997	CURRY JOHN & KAREN		442/2451-	\$21,000.00
3/4/1996	READINGER FRITZ & PHYLLIS		441/771	\$0.00
9/17/1992	READINGER HERMAN JR & PAULA M		434/54	\$0.00
9/20/1983	READINGER H & SONS		394/615	\$0.00

### Valuation - Assessor's Office

Assessment Year		01/01/2016	03/01/2015	03/01/2014	03/01/2013	03/01/2012
Reason for Change		ANN ADJ	ANN ADJ	ANN ADJ	ANN ADJ	4Y Reval
VALUATION (Assessed Value)	Land	\$11,000	\$14,200	\$14,000	\$13,600	\$13,600
	Improvements	\$27,600	\$28,500	\$26,600	\$25,900	\$25,700
	<b>Total</b>	<b>\$38,600</b>	<b>\$42,700</b>	<b>\$40,600</b>	<b>\$39,500</b>	<b>\$39,300</b>
VALUATION (True Tax Value)	Land	\$11,000	\$14,200	\$14,000	\$13,600	\$13,600
	Improvements	\$27,600	\$28,500	\$26,600	\$25,900	\$25,700
	<b>Total</b>	<b>\$38,600</b>	<b>\$42,700</b>	<b>\$40,600</b>	<b>\$39,500</b>	<b>\$39,300</b>

### Deductions - Auditor's Office

Tax Year	Deduction Type	Amount
2015 Pay 2016	Charitable	\$42,700.00
2014 Pay 2015	Charitable	\$40,600.00
2013 Pay 2014	Charitable	\$39,500.00
2012 Pay 2013	Charitable	\$39,300.00
2011 Pay 2012	Charitable	\$40,400.00
2010 Pay 2011	Charitable	\$39,300.00
2009 Pay 2010	Charitable	\$36,700.00
2008 Pay 2009	Charitable	\$35,900.00
2007 Pay 2008	Specified Organization	\$32,700.00
2006 Pay 2007	Charitable	\$29,600.00

### Pay Property Taxes

[Click here to pay your Property Taxes online for this parcel](#)

### Charges (2012-2016) - Auditor's Office

*Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.*

**Detail:**

Tax Year	Type	Category	Description	Amount	Bal Due
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	

**Total:**

Tax Year	Amount	Bal Due
2015 Pay 2016	\$0.00	\$0.00
2014 Pay 2015	\$0.00	
2013 Pay 2014	\$0.00	
2012 Pay 2013	\$0.00	
2011 Pay 2012	\$0.00	

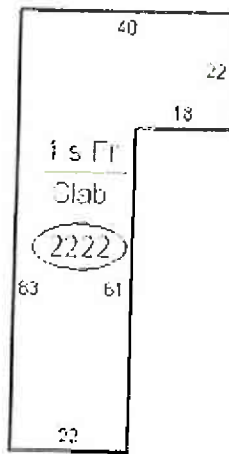
**Photos - Assessor's Office**



**Sketches - Assessor's Office**

OFF

1038



Map



No data available for the following modules: Farm Land Computations - Assessor's Office, Residential Dwellings - Assessor's Office, Transfer Recording - Auditor's Office, Homestead Allocations - Assessor's Office, Payments (2010-2016) - Treasurer's Office, Exemptions - Auditor's Office.

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, **The Joseph A Bray Detachment #471 of the Marine Corps League**, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

**Lots Thirty-five (35) and Thirty-six (36) in C.V. Dorsey Subdivision being a Subdivision of a trip of ground described as follows, to-wit: Commencing 4 rods North of the Southwest corner of the Northwest quarter of the Northeast quarter, Section 10, Township 12 North, Range 9 West, thence East a distance of 1055.9 feet, to the property line on Lafayette Avenue, thence North 58°33' East a distance of 442.0 feet, thence West 125.2 feet, thence South a distance of 373.0 feet to the place of beginning.**

Commonly known as: 3073 N 16<sup>th</sup> St, Terre Haute, Indiana 47804.

Your petitioner is informed and believes that in accordance with Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," the above-described real estate is now zoned as **R-1 Single Family Dwelling**.

Your petitioner would respectfully state that the real estate is now used by owner as a **garage/warehouse/storage/office space**. Your petitioner intends to use the real estate to **continue partial current occupancy and additionally rent a portion for business use as a garage, warehouse, storage, office, and restroom**.

Your petitioner would request that the real estate described herein shall be zoned as a **C-5 Commerce Business District**. Your petitioner would allege that the **C-5 Commerce Business District**, would not alter the general characteristics of this neighborhood.

Your petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for the Terre Haute, Indiana," and declaring the above-described real estate to be part of the **C-5 Commerce 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 limitations imposed by deed or otherwise.

IN WITNES WHEREOF, This petition has been duly executed this 2nd day of February, 2017.



BY: Joseph A Bray Detachment # 471, Marine Corps League

**PETITIONER: Joseph A Bray Detachment # 471, Marine Corps League, 1563 Elizabeth Ave., Terre Haute, IN 47804**

This instrument was prepared by **Ronald L. Benda, Secretary/Treasurer Joseph A Bray Detachment # 471, 1563 Elizabeth Ave., Terre Haute, IN 47804**

**Contact info: (812) 382-4493 [ronbenda1953@gmail.com](mailto:ronbenda1953@gmail.com)**

**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.**

  
\_\_\_\_\_  
Ronald L. Benda



**TERRE HAUTE**  
A LEVEL ABOVE

# Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807  
Telephone: (812) 462-3354 Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville

DATE: March 2, 2017

## REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO  
SPECIAL ORDINANCE NUMBER #12-17

CERTIFICATION DATE: March 1, 2017

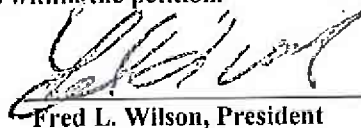
TO: The Honorable Common Council of the City of Terre Haute

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 12-17. This Ordinance is a rezoning of the property located at 3073 North 16<sup>th</sup> Street. The Petitioner, Marine Corps League, Joseph A. Bray Detachment #471, petitions the Plan Commission to rezone said real estate from zoning classification R-1 to R-1 Planned Development District, for continuation of private use of and potential rental of, unused garage, warehouse, office and restroom space for business purposes. 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. 12-17 at a public meeting and hearing held Wednesday, March 1, 2017. 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. 12-17 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 12-17 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. 12-17 was FAVORABLE WITH THE FOLLOWING CONDITIONS: 1) That it is found that the Petitioner has a hardship as outlined above; 2) It must be determined that said proposed uses, if approved, will be in the public's interest and that substantial justice will be done for that neighborhood; 3) The Petitioner correct all errors and omissions within the petition.

  
Fred L. Wilson, President

  
Jared Bayler, Interim Director

Received this 2nd day of March 2017

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #12-17  
Date: March 2017

Doc: # 14  
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**APPLICATION INFORMATION**

Petitioner: Marine Corps League Joseph A. Bray Detachment #471

Property Owner: Same-As-Above

Representative: Ron Benda

Proposed Use: Continuation of private use of and potential rental of unused garage, warehouse, office and restroom space for business purposes.

Proposed Zoning: R-1 Planned Development District

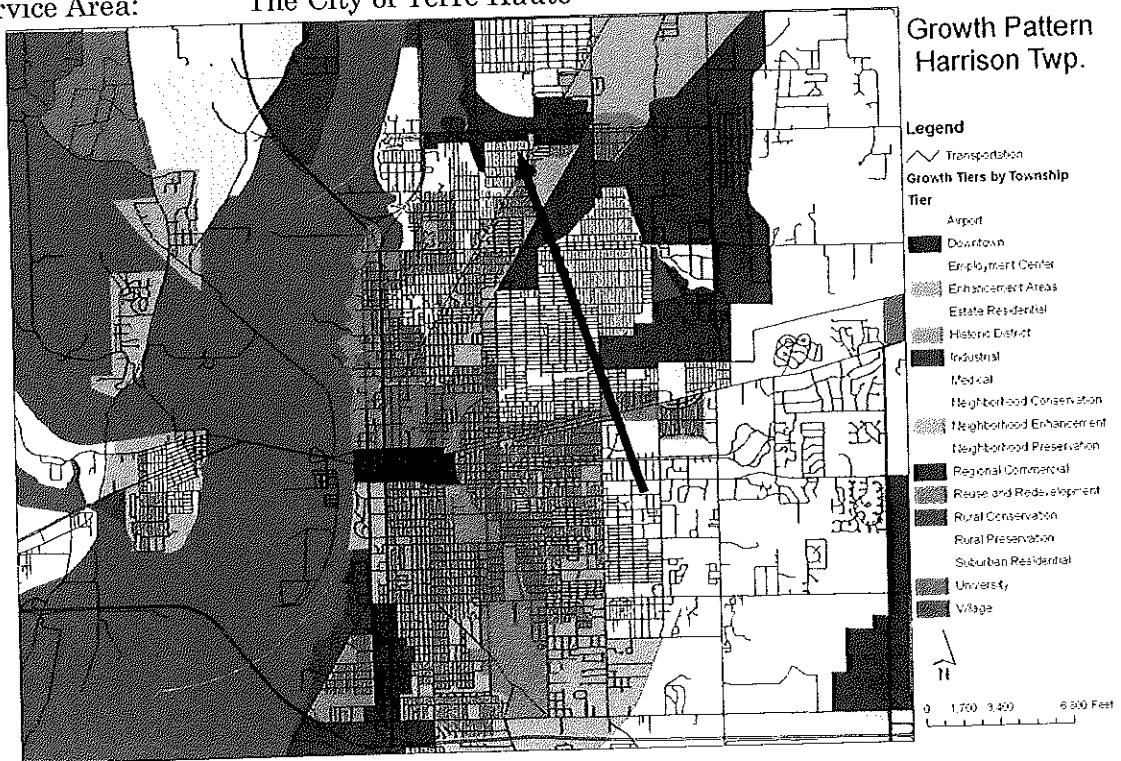
Current Zoning: R-1, Single-Family Residence District

Location: The property is on the south east corner of Lee Ave. and N. 16<sup>th</sup> St.

Common Address: 3089 N 16th Street, Terre Haute, IN 47804

**COMPREHENSIVE PLAN GUIDANCE**

Service Area: The City of Terre Haute



## Neighborhood Conservation

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

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

Additional policies for Neighborhood Conservation areas should include:

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

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



STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #12-17

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**ZONING COMPATIBILITY**

Sur. Zones and Uses: **North** – R-1, Single Family Residence District  
**East** – R-1, Single Family Residence District  
**South** – R-1, Single Family Residence District  
**West** – R-1, Single Family Residence District

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**ZONING REGULATIONS**

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

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

**(A) UNLICENSED CHILD CARE.**

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

**(B) LICENSED CHILD CARE.**

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

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

- (10) Parks and Playgrounds, publicly owned and operated.
- (11) Schools, elementary and high, non-boarding and including playgrounds and athletic fields incidental thereto.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

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**Planned Developments**

Planned Developments are uses that may be permitted, under certain circumstances that are not a permitted use in the zoned district where said Planned Development is proposed. A Planned Development is a floating zone.

Before a Planned Development can be considered, the petitioner must show proof of one of the following unique circumstances. That the petitioner has a:

- (1) Hardship due to the physical characteristics of the land.  
Example - Peculiarities of the sizes, shape, or grade of the parcel in question.
- (2) Hardship due to the improvements on the land.  
Example - Commercial structure in a residential neighborhood that is not suitable for residential use.
- (3) Hardship due to adjacent, scattered incompatible uses.  
Example - Scattered commercial uses in a residential neighborhood.
- (4) Hardship due to the general deterioration of the neighborhood.  
Example - Neighborhoods that are blighted as determined by the Department of Redevelopment.
- (5) Parcel located near district boundary lines.  
Example - Parcel located on a major thoroughfare is presently zoned residential while other parcels in the area are zoned commercial.

When it is determined by the Area Plan Commission and the City Council that a hardship does exist, a Planned Development of certain uses may be approved for any zoned lot. However, it must be determined that said proposed uses, if approved, will be in the public's interest and that substantial justice will be done for that neighborhood. Approval of said proposed uses shall not have the intent of nullifying the purpose of these zoning regulations.

**FINDINGS and RECOMMENDATION**

Staff Findings:           The petitioner can prove a hardship due to the improvement on the land. The garage structure has been on site prior to 1983. In the past it has been used for storage for Marine Corps League located at 3006 N 16<sup>th</sup> St. The petitioner has indicated that a fence will be constructed around the property.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

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Initially the petitioner indicated that they would like to petition for a C-5 zoning. The C-5 zoning allows warehousing as a use by right. Upon review of the petition the petitioner was advised to change the zoning to a planned development.

The advisement came after a site visit and review of the comprehensive plan. The comprehensive plan indicates this neighborhood is in an area of neighborhood conservation. These areas “encompass neighborhoods with established and stable residential environments” (Thrive 2025). Any new development “should be entirely consistent and compatible with pre-existing developments” (Thrive 2025). Allowing a C-5 to exist at this location would encourage expansion of commercial into the established neighborhood. Commercial development immediately along the Lafayette corridor is encouraged. Commercial expansion from the Lafayette corridor into residential is discouraged.

The choice of a planned development will allow the petitioner to continue the ongoing function of the existing structure while maintaining the integrity of the residential neighborhood.

Recommendation: Staff has a Favorable Recommendation for the R-1 PD with the following condition:

1. That is it found that the petitioner has a hardship as outlined above
2. It must be determined that said proposed uses, if approved, will be in the public’s interest and that substantial justice will be done for that neighborhood.
3. The petitioner correct all errors and omissions within the petition.