

SPECIAL ORDINANCE NO. 43, 2024

APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE

Common Address of lots to be rezoned:

1519 Washington Avenue, Terre Haute, IN 47804
Parcel No. 84-06-27-476-005.000-002

Current Zoning: C-6 Strip Business Zone

Rezone To: M-1 Light Industry District

Proposed Use: Storage Yard

Name of Owner: Jared Smith
Address of Owner: 1519 Washington
Terre Haute, Indiana 47804

Phone Number of Owner c/o (812) 234-5463

Attorney Representing Owner: Darrell E. Felling II

Address of Attorney: Lind & Felling
400 Ohio Street, Terre Haute, IN 47807

For Information Contact: Owner Attorney

Council Sponsor: Anthony Dinkel

COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION

DEC 04 2024

SPECIAL ORDINANCE NO. 43, 2024

CITY CLERK

An Ordinance Amending Chapter 10, of the Terre Haute City Code, Zoning and Subdivision Regulations, as adopted by General Ordinance No. 10, 1999, as Amended, entitled An Ordinance Adopting And Enacting A Code Of Ordinances For The City Of Terre Haute, Indiana; Establishing The Same; Providing For The Repeal Of Certain Ordinances Not Included Therein, Except As Herein Provided; Providing For The Manner Of Amending Such Code Of Ordinances; Providing A Penalty For Violations Thereof; Providing When This Ordinance Shall Become Effective And Officially Adopting The Terre Haute City Code, And Passing Ordinances Addressing Fees, Fines And Regulations.

BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, as follows:

SECTION I. That Chapter 10, of the Terre Haute City Code, known and referred to as The Comprehensive Zoning Ordinance for Terre Haute of General Ordinance No. 10, 1999, effective, December 10, 1999, Section 10-121, thereof, District Maps, is hereby amended to read as follows:

Lot Numbers Twenty-three (23), Twenty-four (24), and Twenty-five (25) in Heinel's Subdivision of a part of Lots 1 and 2 in Deans Subdivision of that part of the South Half (1/2) of the South East Quarter (1/4) of Section 27, Township 12 North of Range 9 West lying East of the Wabash and Erie Canal in the City of Terre Haute, Indiana, as shown by the recorded plat thereof recorded in Plat Record 10, page 29, records of the Recorder's Office of Vigo County, Indiana.

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

Subject to real estate taxes prorated to the date hereof.

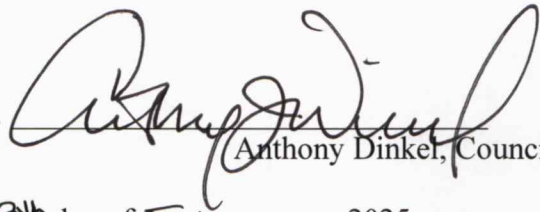
Parcel No. 84-06-27-476-005.000-002

Commonly known as: 1519 Washington Avenue, Terre Haute, IN 47804

be and the same is, hereby established as a M-1 Light Industry District, together with all rights and privileges that may inure 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.

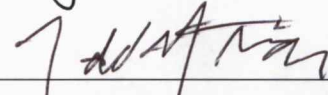
SECTION II. WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its approval by the Mayor and publication as by law provided.

Presented by Council Member,



Anthony Dinkel, Councilperson

Passed in open Council this 13th day of February, 2025.

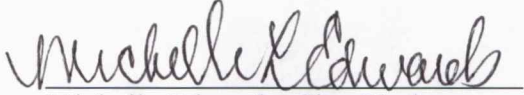


Todd Nation, President

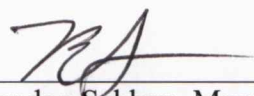
ATTEST:


Michelle Edwards, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this 18th day of February, 2025,
at 9 : 35 A.m.

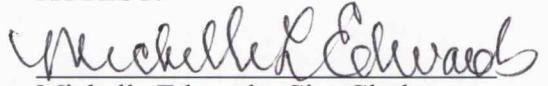

Michelle Edwards, City Clerk

Approved by me, the Mayor of the City of Terre Haute, this 18th day of February, 2025.

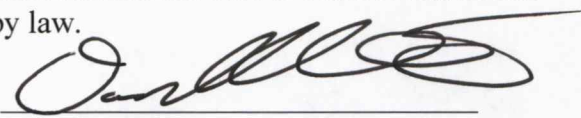


Brandon Sakbun, Mayor

ATTEST:


Michelle Edwards, City Clerk

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.



Darrell E. Felling II

This instrument prepared by Darrell E. Felling II, Lind & Felling Law Offices, 400 Ohio Street, Terre Haute, Indiana 47807.

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 PLANNING COMMISSION OF VIGO COUNTY, INDIANA.

LADIES and GENTLEMEN:

The undersigned, Jared Smith, respectfully submits this Petition to Rezone the following described real estate in the City of Terre Haute, Vigo County, State of Indiana, to-wit:

Lot Numbers Twenty-three (23), Twenty-four (24), and Twenty-five (25) in Heinel's Subdivision of a part of Lots 1 and 2 in Deans Subdivision of that part of the South Half (1/2) of the South East Quarter (1/4) of Section 27, Township 12 North of Range 9 West lying East of the Wabash and Erie Canal in the City of Terre Haute, Indiana, as shown by the recorded plat thereof recorded in Plat Record 10, page 29, records of the Recorder's Office of Vigo County, Indiana.

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

Subject to real estate taxes prorated to the date hereof.

Parcel No. 84-06-27-476-005.000-002

Commonly known as: 1519 Washington Avenue, Terre Haute, IN 47804

The Petitioner is informed and believes that in accordance with Chapter 10, known and referred to as The Comprehensive Zoning Ordinance for Terre Haute, as amended, the above described real estate is now zoned as M-1 Light Industry District.

Your Petitioner would respectfully state that the real estate is now a commercial business. The Petitioner intends to use the real estate as a storage yard.

Your Petitioner would request that the real estate described herein shall be zoned as a M-1 Light Industry District to allow for the use as proposed by Petitioner. Your Petitioner would allege that an M-1 Light Industry 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 Planning Commission and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the District Maps of Chapter 10, of the Terre Haute City Code entitled The Comprehensive Zoning Ordinance for Terre Haute, Section 10-121 District Maps and declaring the above-described real estate to be part of the M-1 Light

Industry District of the City of Terre Haute, Indiana, and is entitled to the rights and benefits that may accrue to the real estate and the owner thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.


IN WITNESS WHEREOF, the undersigned Petitioner has caused this Petition to Rezone Real Property to be executed, this 4th day of December 2024.

PETITIONER:



Jared Smith

Lind & Felling
400 Ohio Street
Terre Haute, IN 47808
Phone: (812) 232-3388

BY: 

Darrell E. Felling II #30608-84
Attorney for Petitioner

The owner and mailing address: Jared Smith
1519 Washington Avenue
Terre Haute, IN 47804

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

AFFIDAVIT

Comes now, Jared Smith being duly sworn upon his oath, deposes and says:

1. That Jared Smith is the fee simple owner of record of the following described real estate located in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Lot Numbers Twenty-three (23), Twenty-four (24), and Twenty-five (25) in Heinel's Subdivision of a part of Lots 1 and 2 in Deans Subdivision of that part of the South Half (1/2) of the South East Quarter (1/4) of Section 27, Township 12 North of Range 9 West lying East of the Wabash and Erie Canal in the City of Terre Haute, Indiana, as shown by the recorded plat thereof recorded in Plat Record 10, page 29, records of the Recorder's Office of Vigo County, Indiana.

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

Subject to real estate taxes prorated to the date hereof.

Parcel No. 84-06-27-476-005.000-002

Commonly known as: 1519 Washington Avenue, Terre Haute, IN 47804

2. That copies of the Deed, recorded in the records of the Recorder's Office of Vigo County, Indiana, transferring fee simple title to Jared Smith is attached hereto and made a part hereof and marked as Exhibit A.

3. That Affiant makes this Affidavit for the sole purpose of affirming that Jared Smith is the owner of record of the above-described real estate for which a proposed change to the zoning map of the City of Terre Haute, Indiana, has been filed and to induce the Common Council of the City of Terre Haute, Indiana, to accept the Petition to Rezone Real Property as filed by Jared Smith.

4. Further, Affiant saith not.

Dated at Terre Haute, Indiana, this 4th day of December 2024.


Jared Smith

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said County and State, Jared Smith appeared in person and executed said document, this 4th day of December 2024.

Molly Jane Meeks
Molly Jane Meeks Notary Public

My Commission expires:
November 30, 2032

My County of Residence:
Vigo



This instrument prepared by Darrell E. Felling II, Lind & Felling, 400 Ohio Street, Terre Haute, Indiana 47807.

SITE PLAN

SPECIAL ORDINANCE NO. 43, 2024

1519 Washington Avenue, Terre Haute, IN 47804

C-6 Strip Business Zone District to M-1 Light Industry District

Proposed Use: Storage yard

84-06-27-433-005.000-0

WASHINGTON

84-06-27-476-002.000-002

M-1

84-06-27-476-005.000-002

C-6

84-06-27-477-003.000-0

84-06-27-477-004.000-0

84-06-27-476-006.000-002

Sale Amount: \$5439
Sale Date:
10/20/2022

84-06-27-476-010.000-002

Sale Amount: \$32606
Sale Date:
10/20/2022

84-06-27-477-005.000-0

84-06-27-476-009.000-002

Sale Amount: \$9562
Sale Date:

16TH

15TH

ENTERED FOR REVISION
Subject to final acceptance for Transfer

MAR 14 2023

James W. Bramble
VIGO COUNTY AUDITOR

2023003493 QD \$25.00
03/14/2023 11:08:13A 1 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented



QUIT CLAIM DEED

THE GRANTOR **VINOD C. GUPTA** of Palm Beach County, FL for One Dollar (\$1.00),
RELEASES and QUIT CLAIMS to **JARED SMITH** of IN all interest in the following
described real estate to wit:

Parcel No: 84-06-27-476-005.000-002

The following described real estate in Vigo County, in the State of Indiana, to-
wit: Lot Numbers Twenty-three (23), Twenty-four (24), and Twenty-five (25) in
Heinl's Subdivision of a part of Lots 1 and 2 in Deans Subdivision of that part of the
South Half (1/2) of the South East Quarter (1/4) of Section 27, Township 12 North of
Range 9 West lying East of the Wabash and Erie Canal in the City of Terre Haute,
Indiana, as shown by the recorded plat thereof recorded in Plat Record 10, page 29,
records of the Recorder's Office of Vigo County, Indiana.

SUBJECT TO conditions, restrictions and limitations of record and zoning ordinances of the
County of Vigo, State of Indiana, and any other political subdivision affecting said property.

Vinod C. Gupta

Vinod C. Gupta

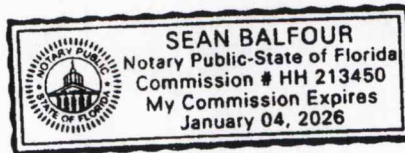
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Sworn and subscribed before me this 6 day of March, 2023 by Vinod C. Gupta.

Seal:

SB

Notary Public
Resident of Palm Beach County
State of Florida



Grantee's Address & Mail tax bills to: Jared Smith, 1519 Washington Ave, Terre Haute IN 47802.
Prepared by: Vinod C. Gupta, 17962 Foxborough Lane, Boca Raton, FL 33496.

"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". Vinod C. Gupta.



TERRE HAUTE, IN

PAID

DEC 04 2024

CONTROLLER

Receipt of Payment

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

Date 12/4/24
Name Lind Law Firm
Reason Rezoning Petition - \$20.00
Filing - \$25 1519 Washington Ave

Cash _____

Check \$45.00 Ck# 6187

Credit _____

Total \$45.00

Received By EK / J. Thome



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: February 6, 2025

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 43-24

CERTIFICATION DATE: February 5, 2025

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

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 43-24. This Ordinance is a rezoning of property located at 1519 Washington Ave., Terre Haute, IN. Parcel number 84-06-27-476-005.000-002. The Petitioner, City of Terre Haute Department of Redevelopment petitions the Plan Commission to rezone for the future development of a storage yard from zoning classification C-6 to M-1 Light Industry 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. 43-24 at a public meeting and hearing held Wednesday, February 5, 2025. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 43-24 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 43-24 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. 43-24 was FAVORABLE with the following condition: 1) Site plan approval by City Engineering.




Norm Froderman, APC Secretary


Jared Bayler, Executive Director

Received this 6th day of February, 2025

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: S.O. #43-24

Doc: # 92

Date: January 2025

Page 1 of 4

APPLICATION INFORMATION

Property Owner: Jared Smith

Representative: Darrell E. Felling II

Proposed Use: Storage yard

Proposed Zoning: M-1, Light Industrial District

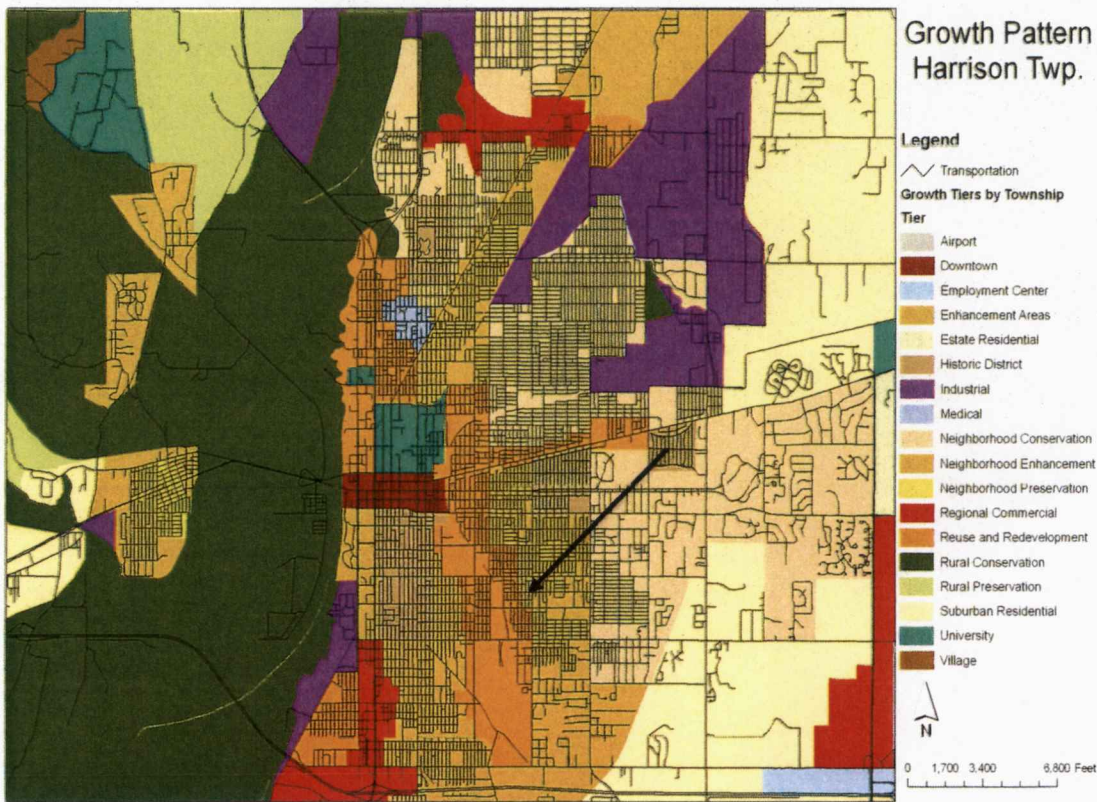
Current Zoning: C-6, Strip Business

Location: The property is located on the corner of Washington Avenue and S. 16th St. Heins Sub Lots 23-25

Common Address: 1519 Washington Ave, Terre Haute, In Parcel# 84-06-27-476-005.000-002

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: S.O. #43-24

Doc: # 92

Date: January 2025

Page 2 of 4

Reuse and Redevelopment Areas

These are areas that offer potential future reuse and redevelopment potential. These areas are a result of underutilization of land relative to potential development. Brownfield and blighted categorization establishes the need to apply policies established for these areas.

Additional policies for Reuse and Redevelopment Areas include:

- Incentives to be provided to support redevelopment.
- Density bonuses may be appropriate to support redevelopment
- Sponsor the development of redevelopment plans
- All policies from Neighborhood Enhancement Areas

Street Access: Washington Ave is a local level roadway

Dev. Priority: Reinvestment and rehabilitation are a high priority.

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – C-2, C-5, C-6

East – R-2

South – R-2

West – M-1

Character of Area: The petitioned property is approximately 255 ft. east of the old Terre Haute Coke and Carbon site and the CSX rail line. There are many automotive-related uses adjacent to this site.

ZONING REGULATIONS

All uses in the M-1 (Light Industrial) District and the M-2 (Heavy Industrial) District shall conform to the standards of performance described within this Section below and shall be so constructed, maintained, and operated so as not to be injurious or offensive to the occupants of adjacent premises by reason of the omission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire, and explosive hazard or glare.

It is the purpose of this classification to provide for complete separation of residential and commercial areas from industrial areas for the mutual protection of both industry and residential and commercial uses. It is recognized that to provide for industrial growth, a reasonable excess of quality land must be held in exclusive reserve for industrial expansion. In the granting of special uses permits, this goal must be paramount in the consideration and special uses not clearly of a manufacturing or industrial nature must be incidental to an established industrial facility.

It is the purpose of this classification to provide for complete separation of residential and commercial areas, from industrial areas for the mutual protection of both industrial and

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: S.O. #43-24

Doc: # 92

Date: January 2025

Page 3 of 4

residential, and commercial uses. It is recognized that for industrial growth, a reasonable excess of quality land must be held in exclusive reserve for industrial expansion. In the granting of special uses, this goal must be paramount in the consideration thereof and special uses not clearly of manufacturing or industrial nature must be incidental to an established industrial facility.

The Light Industrial zone classification provides for additional sites in a more densely developed area. It provides for those industries which are more compatible with densely developed, contiguous, residential and commercial uses and which can readily meet the industrial performance standards as contained in Sec. 10-143.

Uses, Permitted - M-1 Light Industry District.

The following uses are permitted, provided that all business, servicing, or processing shall take place within completely enclosed buildings, unless otherwise indicated hereinafter and except for establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles and off-street loading and parking as regulated in Sec. 10-137. Any production, processing, cleaning, servicing, testing, repair, or storage of material, goods, or products which shall conform with the performance standards set forth in Sec. 10-143 (except such uses as are specifically excluded), and which shall not be injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust, or other particulate matter, toxic and noxious materials, odors, fire or explosive hazards, glare or heat. Within three hundred feet (300') of a Residence District, all storage except of motor vehicles, shall be within completely enclosed buildings or may be located out-of-doors if it is effectively screened by a solid wall or fence (including solid entrance and exit gates) as specified in Sec. 10-172 e. for junkyards.

The following is a list of approved uses of an M-1 zoning: Automobile laundries.

(3) Building materials sales, (4) Contractor or construction office, shops, and yards; such as:(A) Building.(B) Cement.(C) Electrical.(D) Heating, ventilating and air conditioning.(E) Roofing.(F) Masonry.(G) painting.(H) Plumbing.(I) Refrigeration.(5) Fuel and ice sales, if located in completely enclosed buildings.(6) Garages and parking lots, for motor vehicles.(7) Public utility and public service uses, including:(A) Bus terminals, bus garages, bus lots.(B) Electric sub-stations.(C) Fire stations.(D) Gas utility service sub-stations.(E) Police stations.(F) Railroad passenger stations.(G) Railroad rights-of-way.(H) Telephone exchanges, microwave relay towers, and water filtration plants.(I) Water filtration plants.(J) Water pumping stations.(K) Sewage or storm water pumping stations.(8) Signs as regulated in Sec. 10-141. (9) Trade schools.
(10) Accessory uses.

FINDINGS and RECOMMENDATION

Staff Findings: The petitioner is requesting to rezone to the property to M-1, Light Industry District, for a “Storage Yard”. The petition did not specify what would be stored on the property.

Within 300’ of a Residence District, all storage except of motor vehicles, shall be within completely enclosed in buildings or may be located out-of-doors if it is effectively screened by a solid wall or fence (including solid entrance and exit gates) as specified in Sec. 10-172 e. for junkyards (Sec. 10-255c(1) of City Code). A site plan was not provided other than a printout from Beacon. There is residential zoning to the east and south.

In their recommendation, the Department of Engineering stated: “The intended use would not alter the neighborhood’s characteristic or create any significant problems for the surrounding area” (attached).

Recommendation: Staff offers a Favorable Recommendation for the rezoning:

1. Site plan approval by City Engineering



**CITY OF
TERRE HAUTE
ENGINEERING
DEPARTMENT**

City Hall
17 Harding Avenue, Room 200
Terre Haute, IN 47807
Phone: 812.244.4903
www.terrehaute.in.gov

MARCUS MAURER, P.E.
CITY ENGINEER

MEMORANDUM

TO: Sydney Shahar
Vigo County Area Planning Department

FROM: Jason Holler
Lead Building Inspector

DATE: December 16th, 2024

RE: **1519 Washington Ave.**

As requested by Area Planning, the Department of Engineering has reviewed the property located at 1519 Washington Ave:

- Rezoning of 1519 Washington Ave from C-6 Strip Business Zone to an M-1 Light Industry District.

The parcels surrounding this property are zoned C-5, & C-2 to the North, to the south zoned R-2 which are undeveloped woodlands currently and to the east are zoned M-1 and to the west they zoned R-2. The intended use would not alter the neighborhood's characteristic or create any significant problems for the surrounding area.

The Parcel will be required to have a solid or fully screened fence around the area where vehicles will be stored outside. .

The Department of Engineering offers a positive recommendation for this rezoning.



Vigo County Area Planning Department

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville



December 9, 2024

Dear Sir or Madam,

This letter serves as notice that City of Terre Haute Department of Redevelopment. has petitioned the Vigo County Area Plan Commission to change the land use zoning district classification of real property in Vigo County, Indiana.

The property is commonly known as 84-06-27-476-005.000-002. The property is currently zoned as C-6 Strip Business Zone District. The property owner has petitioned for a change to M-1 Light Industry District.

The Vigo County Area Plan Commission will hold a public hearing on the above-described petition on **Wednesday, January 8, 2025, at 6:00 p.m.** in the Council Chambers of the Vigo County Annex, 127 Oak Street, Terre Haute, Indiana. Any person may offer verbal comments at the hearing or may file written comments before the hearing. This hearing may be continued from time to time as necessary.

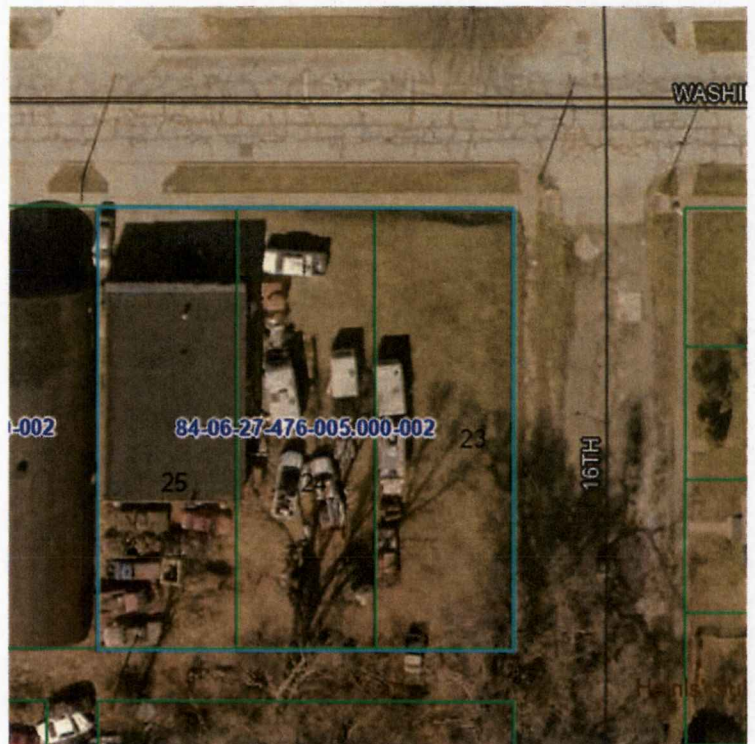
The Vigo County Commissioners will hold a public hearing on the above-described petition on **Tuesday, January 14, 2025, at 9:00 a.m.** in the Council Chambers of the Vigo County Annex, 127 Oak Street, Terre Haute, Indiana. Any person may offer verbal comments at the hearing or may file written comments before the hearing. This hearing may be continued from time to time as necessary.

The proposal may be examined at the Vigo County Area Planning Department located at 159 Oak Street, Terre Haute, IN 47807. The Area Planning office is open between the hours of 8:00 am and 4:00 pm, Monday through Friday. The Department is closed for observance of most major holidays.

Sincerely,

Jared Bayler
Executive Director
Vigo County Area Planning

Re:
Docket #92 SO #43-24
C-6 to M-1





Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354



Terre Haute • West Terre Haute • Riley • Seelyville

December 5, 2024

TO: City Engineer's Office
c/o Jason Holler
17 Harding, City Hall
Terre Haute, Indiana 47807

RE: DOCKET #92 SO #43-24, 1519 Washington Ave
C-6 to M-1 Light Industry District

Dear Jason:

This correspondence is to inform you that the Area Plan Commission for Vigo County will tentatively hold a public hearing on Wednesday, January 8, 2025 at 6:00 p.m. to review the above-stated ordinance. This meeting will be held in the Commissioner's Chambers of the Vigo County Annex, Terre Haute, Indiana.

The Terre Haute City Council will hold its meeting on Thursday December 5, 2024. Please call 812.232.3375, if you have any questions.

If you have any questions, please feel free to contact this office at 812-462-3354.

Sincerely,

Jared Bayler
Executive Director

JB/dg



Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354



Terre Haute • West Terre Haute • Riley • Seelyville

December 6, 2024

Jared Smith
1519 Washington Ave
Terre Haute, IN 47804

RE: DOCKET #92 SO #43-24, 1519 Washington Ave
C-6 to M-1 Light Industry District

Dear Jared,

This correspondence is to inform you that the Area Plan Commission for Vigo County will tentatively hold an Open Public Hearing, **Wednesday, January 8, 2025**. This meeting will be held at 127 Oak Street at 6:00 p.m. in the Council Room of the Vigo County Annex, Terre Haute, Indiana 47807.

Your presence, or a representative, is requested to be in attendance in order to provide any additional information that the Commission might require.

The Terre Haute City Council's meeting is **Thursday, January 9, 2025** at 6:00 p.m. in City Hall Courtroom. Your presence is requested at this meeting.

If you have any questions relative to the above, please feel free to contact this office at 812-462-3354.

Sincerely,

Jared Bayler
Executive Director

cc: Anthony Dinkel, T.H. City Councilperson
Darrell Felling II, Attorney

JB/dg

BeaconTM Vigo County, IN / City of Terre Haute

Docket #92 SO #43-24

1519 Washington Ave



Docket # 92

SPECIAL ORDINANCE NO. 43, 2024

APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE

Common Address of lots to be rezoned:

1519 Washington Avenue, Terre Haute, IN 47804
Parcel No. 84-06-27-476-005.000-002

Current Zoning: C-6 Strip Business Zone

Rezone To: M-1 Light Industry District

Proposed Use: Storage Yard

Name of Owner: Jared Smith

Address of Owner: 1519 Washington
Terre Haute, Indiana 47804

Phone Number of Owner c/o (812) 234-5463

Attorney Representing Owner: Darrell E. Felling II

Address of Attorney: Lind & Felling
400 Ohio Street, Terre Haute, IN 47807

For Information Contact: Owner Attorney

Council Sponsor: Anthony Dinkel

COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION

COPY

FILED

DEC 04 2024

SPECIAL ORDINANCE NO. 43, 2024

CITY CLERK

An Ordinance Amending Chapter 10, of the Terre Haute City Code, Zoning and Subdivision Regulations, as adopted by General Ordinance No. 10, 1999, as Amended, entitled An Ordinance Adopting And Enacting A Code Of Ordinances For The City Of Terre Haute, Indiana; Establishing The Same; Providing For The Repeal Of Certain Ordinances Not Included Therein, Except As Herein Provided; Providing For The Manner Of Amending Such Code Of Ordinances; Providing A Penalty For Violations Thereof; Providing When This Ordinance Shall Become Effective And Officially Adopting The Terre Haute City Code, And Passing Ordinances Addressing Fees, Fines And Regulations.

BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, as follows:

SECTION I. That Chapter 10, of the Terre Haute City Code, known and referred to as The Comprehensive Zoning Ordinance for Terre Haute of General Ordinance No. 10, 1999, effective, December 10, 1999, Section 10-121, thereof, District Maps, is hereby amended to read as follows:

Lot Numbers Twenty-three (23), Twenty-four (24), and Twenty-five (25) in Heint's Subdivision of a part of Lots 1 and 2 in Deans Subdivision of that part of the South Half (1/2) of the South East Quarter (1/4) of Section 27, Township 12 North of Range 9 West lying East of the Wabash and Erie Canal in the City of Terre Haute, Indiana, as shown by the recorded plat thereof recorded in Plat Record 10, page 29, records of the Recorder's Office of Vigo County, Indiana.

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

Subject to real estate taxes prorated to the date hereof.

Parcel No. 84-06-27-476-005.000-002

Commonly known as: 1519 Washington Avenue, Terre Haute, IN 47804

be and the same is, hereby established as a M-1 Light Industry District, together with all rights and privileges that may inure 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 by law provided.

COPY

Presented by Council Member, _____
Anthony Dinkel, Councilperson

Passed in open Council this ____ day of _____, 2025.

_____, President

ATTEST:

Michelle Edwards, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this ____ day of _____, 2025,
at ____:____.m.

Michelle Edwards, City Clerk


Approved by me, the Mayor of the City of Terre Haute, this ____ day of _____, 2025.

Brandon Sakbun, Mayor

ATTEST:

Michelle Edwards, City Clerk

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.



Darrell E. Felling II

This instrument prepared by Darrell E. Felling II, Lind & Felling Law Offices, 400 Ohio Street, Terre Haute, Indiana 47807.

COPY

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 PLANNING COMMISSION OF VIGO COUNTY, INDIANA.

LADIES and GENTLEMEN:

The undersigned, Jared Smith, respectfully submits this Petition to Rezone the following described real estate in the City of Terre Haute, Vigo County, State of Indiana, to-wit:

Lot Numbers Twenty-three (23), Twenty-four (24), and Twenty-five (25) in Heinel's Subdivision of a part of Lots 1 and 2 in Deans Subdivision of that part of the South Half (1/2) of the South East Quarter (1/4) of Section 27, Township 12 North of Range 9 West lying East of the Wabash and Erie Canal in the City of Terre Haute, Indiana, as shown by the recorded plat thereof recorded in Plat Record 10, page 29, records of the Recorder's Office of Vigo County, Indiana.

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

Subject to real estate taxes prorated to the date hereof.

Parcel No. 84-06-27-476-005.000-002

Commonly known as: 1519 Washington Avenue, Terre Haute, IN 47804

The Petitioner is informed and believes that in accordance with Chapter 10, known and referred to as The Comprehensive Zoning Ordinance for Terre Haute, as amended, the above described real estate is now zoned as M-1 Light Industry District.

Your Petitioner would respectfully state that the real estate is now a commercial business. The Petitioner intends to use the real estate as a storage yard.

Your Petitioner would request that the real estate described herein shall be zoned as a M-1 Light Industry District to allow for the use as proposed by Petitioner. Your Petitioner would allege that an M-1 Light Industry 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 Planning Commission and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the District Maps of Chapter 10, of the Terre Haute City Code entitled The Comprehensive Zoning Ordinance for Terre Haute, Section 10-121 District Maps and declaring the above-described real estate to be part of the M-1 Light

COPY


Industry District of the City of Terre Haute, Indiana, and is entitled to the rights and benefits that may accrue to the real estate and the owner thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNESS WHEREOF, the undersigned Petitioner has caused this Petition to Rezone Real Property to be executed, this 4th day of December 2024.

PETITIONER:


Jared Smith

Lind & Felling
400 Ohio Street
Terre Haute, IN 47808
Phone: (812) 232-3388

BY: 
Darrell E. Felling II #30608-84
Attorney for Petitioner

The owner and mailing address: Jared Smith
1519 Washington Avenue
Terre Haute, IN 47804

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

AFFIDAVIT

Comes now, Jared Smith being duly sworn upon his oath, deposes and says:

1. That Jared Smith is the fee simple owner of record of the following described real estate located in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Lot Numbers Twenty-three (23), Twenty-four (24), and Twenty-five (25) in Heinel's Subdivision of a part of Lots 1 and 2 in Deans Subdivision of that part of the South Half (1/2) of the South East Quarter (1/4) of Section 27, Township 12 North of Range 9 West lying East of the Wabash and Erie Canal in the City of Terre Haute, Indiana, as shown by the recorded plat thereof recorded in Plat Record 10, page 29, records of the Recorder's Office of Vigo County, Indiana.

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

Subject to real estate taxes prorated to the date hereof.

Parcel No. 84-06-27-476-005.000-002

Commonly known as: 1519 Washington Avenue, Terre Haute, IN 47804

2. That copies of the Deed, recorded in the records of the Recorder's Office of Vigo County, Indiana, transferring fee simple title to Jared Smith is attached hereto and made a part hereof and marked as Exhibit A.

3. That Affiant makes this Affidavit for the sole purpose of affirming that Jared Smith is the owner of record of the above-described real estate for which a proposed change to the zoning map of the City of Terre Haute, Indiana, has been filed and to induce the Common Council of the City of Terre Haute, Indiana, to accept the Petition to Rezone Real Property as filed by Jared Smith.

4. Further, Affiant saith not.

Dated at Terre Haute, Indiana, this 4th day of December 2024.


Jared Smith

COPY

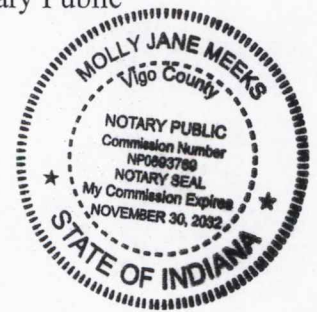
STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said County and State, Jared Smith appeared in person and executed said document, this 4th day of December 2024.

Molly Jane Meeks
Molly Jane Meeks Notary Public

My Commission expires:
November 30, 2032

My County of Residence:
Vigo



COPY

SITE PLAN

SPECIAL ORDINANCE NO. 43, 2024

1519 Washington Avenue, Terre Haute, IN 47804
C-6 Strip Business Zone District to M-1 Light Industry District
Proposed Use: Storage yard

84-06-27-433-005.000-0

WASHINGTON

84-06-27-476-002.000-002

M-1

84-06-27-476-005.000-002

C-6

84-06-27-477-003.000-0

84-06-27-477-004.000-0

84-06-27-476-006.000-002

Sale Amount: \$5439
Sale Date:
10/20/2022

84-06-27-476-010.000-002

Sale Amount: \$32606
Sale Date:
10/20/2022

84-06-27-477-005.000-0

84-06-27-476-009.000-002

Sale Amount: \$9562
Sale Date:

16TH


15TH

COPY

ENTERED FOR TAXATION
Subject to final acceptance for Transfer

MAR 14 2023

James W Bramble
VIGO COUNTY AUDITOR

2023003493 QD \$25.00
03/14/2023 11:08:13A 1 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented


QUIT CLAIM DEED

THE GRANTOR **VINOD C. GUPTA** of Palm Beach County, FL for One Dollar (\$1.00),
RELEASES and QUIT CLAIMS to **JARED SMITH** of IN all interest in the following
described real estate to wit:

Parcel No: 84-06-27-476-005.000-002

The following described real estate in Vigo County, in the State of Indiana, to-
wit: Lot Numbers Twenty-three (23), Twenty-four (24), and Twenty-five (25) in
Heinl's Subdivision of a part of Lots 1 and 2 in Deans Subdivision of that part of the
South Half (1/2) of the South East Quarter (1/4) of Section 27, Township 12 North of
Range 9 West lying East of the Wabash and Erie Canal in the City of Terre Haute,
Indiana, as shown by the recorded plat thereof recorded in Plat Record 10, page 29,
records of the Recorder's Office of Vigo County, Indiana.

SUBJECT TO conditions, restrictions and limitations of record and zoning ordinances of the
County of Vigo, State of Indiana, and any other political subdivision affecting said property.

Vinod C. Gupta

Vinod C. Gupta

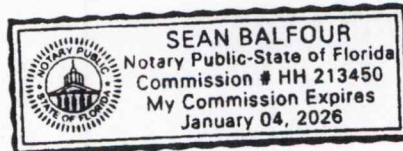
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Sworn and subscribed before me this 6 day of March, 2023 by Vinod C. Gupta.

Seal:

SB

Notary Public
Resident of Palm Beach County
State of Florida



Grantee's Address & Mail tax bills to: Jared Smith, 1519 Washington Ave, Terre Haute IN 47802.
Prepared by: Vinod C. Gupta, 17962 Foxborough Lane, Boca Raton, FL 33496.

"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". Vinod C. Gupta.

Summary - Assessor's Office

Parcel ID 84-06-27-476-005.000-002
 Tax ID 84-06-27-476-005.000-002
 Section Plat 27
 Routing Number
 Neighborhood 118321 - HARRISON
 Property Address 1519 Washington Ave
 Terre Haute, IN 47804
 Legal Description HEINLS SUB (1519 WASHINGTON) D-439/2176 27-12-9 LOTS 23-25
 (Note: Not to be used on legal documents)
 Acreage N/A
 Class 370 - Industrial Small shops
 Tax District/Area 002 - HARRISON

[View Map](#)



Owner - Auditor's Office

Deeded Owner
 Smith Jared
 1519 Washington Ave
 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

Taxing Rate

4.6798

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		40.000	0.000	40.000	126.000	0.00	0.92		194.00	178.48	7,140.00	3 -35%	4,640.00
FRONT LOT		40.000	0.000	40.000	126.000	0.00	0.92		194.00	178.48	7,140.00	2 -30% 3 -35%	2,500.00
FRONT LOT		40.000	0.000	40.000	126.000	0.00	0.92		194.00	178.48	7,140.00	2 -30% 3 -35%	2,500.00

Land Detail Value Sum 9,640.00

Improvements - Assessor's Office

Card 01

ID	Use	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Cost Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
C	SMSHOP		D	1953	1953	F	0.00		0	2400	111260	80	0	134	100	29100

Transfer History - Assessor's Office

Date	Grantor	Grantee	Document #	Deed-Transaction Type	Transfer Type	Amount	Adjusted Sale Price
3/14/2023	Gupta Vinod C	Smith Jared	2023003493	QC	Ⓢ	\$7,000	\$7,000
11/2/2012	LANGENFELD PAULA	GUPTA VINOD C	2012016385	Ta	Ⓢ	\$5,501	\$5,501
6/7/1994	LOEHMANN JACK E & AUDREY	LANGENFELD PAULA			Ⓢ	\$0	\$0
10/20/1986	TERRE HAUTE WILBERT BURIAL VAULT CO	LOEHMANN JADCK E & AUDREY			Ⓢ	\$0	\$0
2/7/1983	BENNETT PAUL & MARTHA	TERRE HAUTE WILBERT BURIAL VALT CO			Ⓢ	\$0	\$0

Transfer Recording - Auditor's Office

Date	From	To	Instrument	Doc #
3/14/2023	Gupta Vinod C	Smith Jared	Quitclaim Deed	2023003493

Valuation - Assessor's Office

Assessment Year		01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Reason for Change		ANN ADJ	ANN ADJ	ANN ADJ	Misc	ANN ADJ
VALUATION	Land	\$9,600	\$9,600	\$9,600	\$11,900	\$11,900
(Assessed Value)	Improvements	\$29,100	\$28,600	\$29,500	\$26,400	\$26,400
	Total	\$38,700	\$38,200	\$39,100	\$38,300	\$38,300
VALUATION	Land	\$9,600	\$9,600	\$9,600	\$11,900	\$11,900
(True Tax Value)	Improvements	\$29,100	\$28,600	\$29,500	\$26,400	\$26,400
	Total	\$38,700	\$38,200	\$39,100	\$38,300	\$38,300

Charges (2020-2024) - 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.

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$603.94	\$618.21	\$605.56	\$605.56	\$604.91
+ Spring Penalty	\$60.39	\$61.82	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$123.64	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$603.94	\$618.21	\$605.56	\$605.56	\$604.91
+ Fall Penalty	\$0.00	\$61.82	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$618.21	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$61.82	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$618.21	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$61.82	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$115.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$579.80	\$529.65	\$510.46	\$424.40	\$432.18
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,991.97	\$1,360.06	\$1,211.12	\$1,211.12	\$1,209.82
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,991.97)		(\$1,211.12)	(\$1,211.12)	(\$1,209.82)
= Total Due	\$0.00	\$1,360.06	\$0.00	\$0.00	\$0.00

Payments (2020-2024) - Treasurer's Office

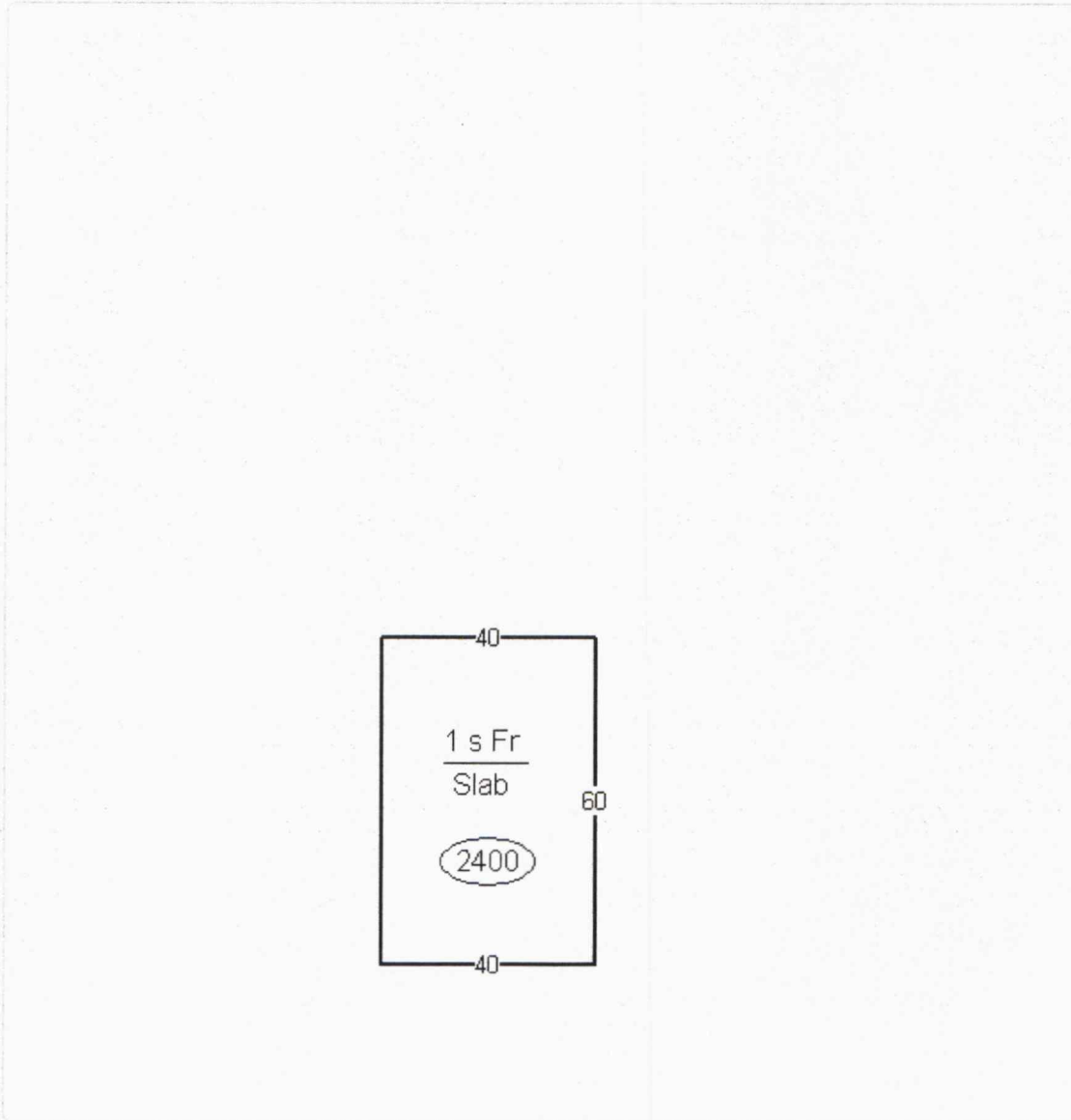
Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2467688	7/9/2024	\$2,991.97
2022 Pay 2023			\$0.00
2021 Pay 2022	2292006	11/10/2022	\$605.56
2021 Pay 2022	2241776	5/10/2022	\$605.56
2020 Pay 2021	2190552	11/10/2021	\$605.56
2020 Pay 2021	2136522	5/10/2021	\$605.56
2019 Pay 2020	2060505	11/10/2020	\$604.91
2019 Pay 2020	2082190	5/8/2020	\$604.91

Photos - Assessor's Office

COPY



Sketches - Assessor's Office



Property Record Card

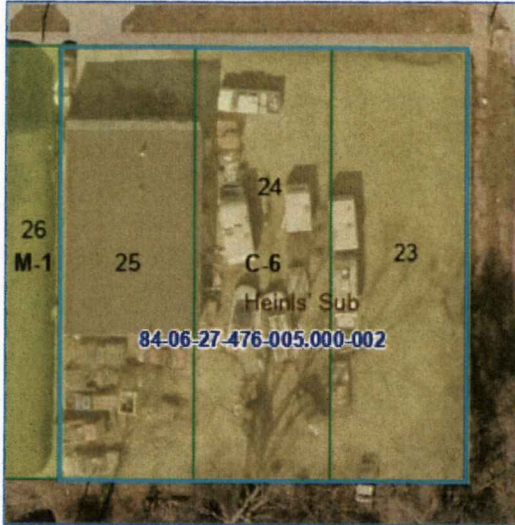
[Property Record Card \(PDF\)](#)

Form 11

Form 11 (PDF)

COPY

Map



No data available for the following modules: Farm Land Computations - Assessor's Office, Residential Dwellings - Assessor's Office, Homestead Allocations - Assessor's Office, Deductions - Auditor's Office, Property History, Exemptions - Auditor's Office.

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812-234-HOOK

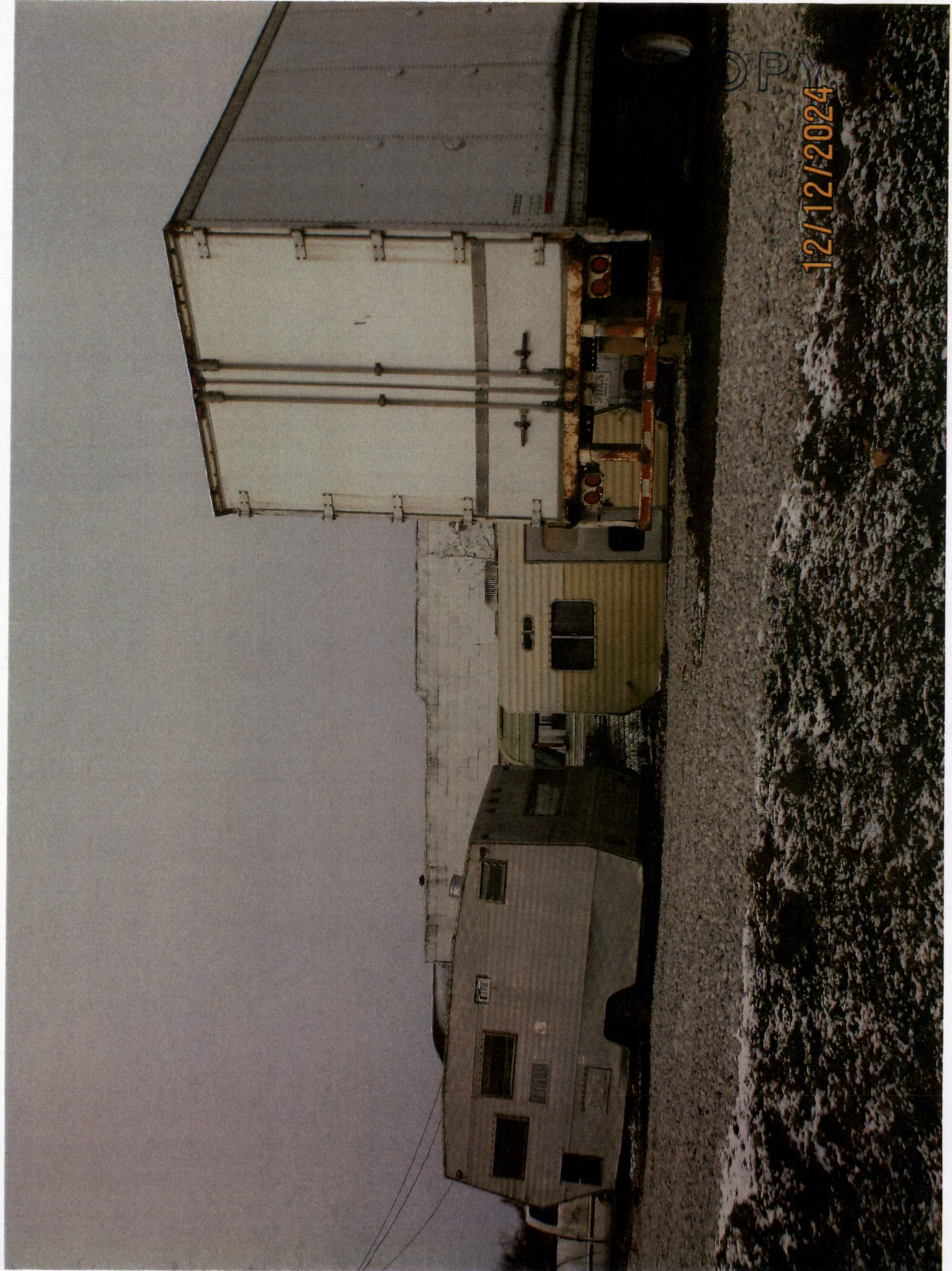
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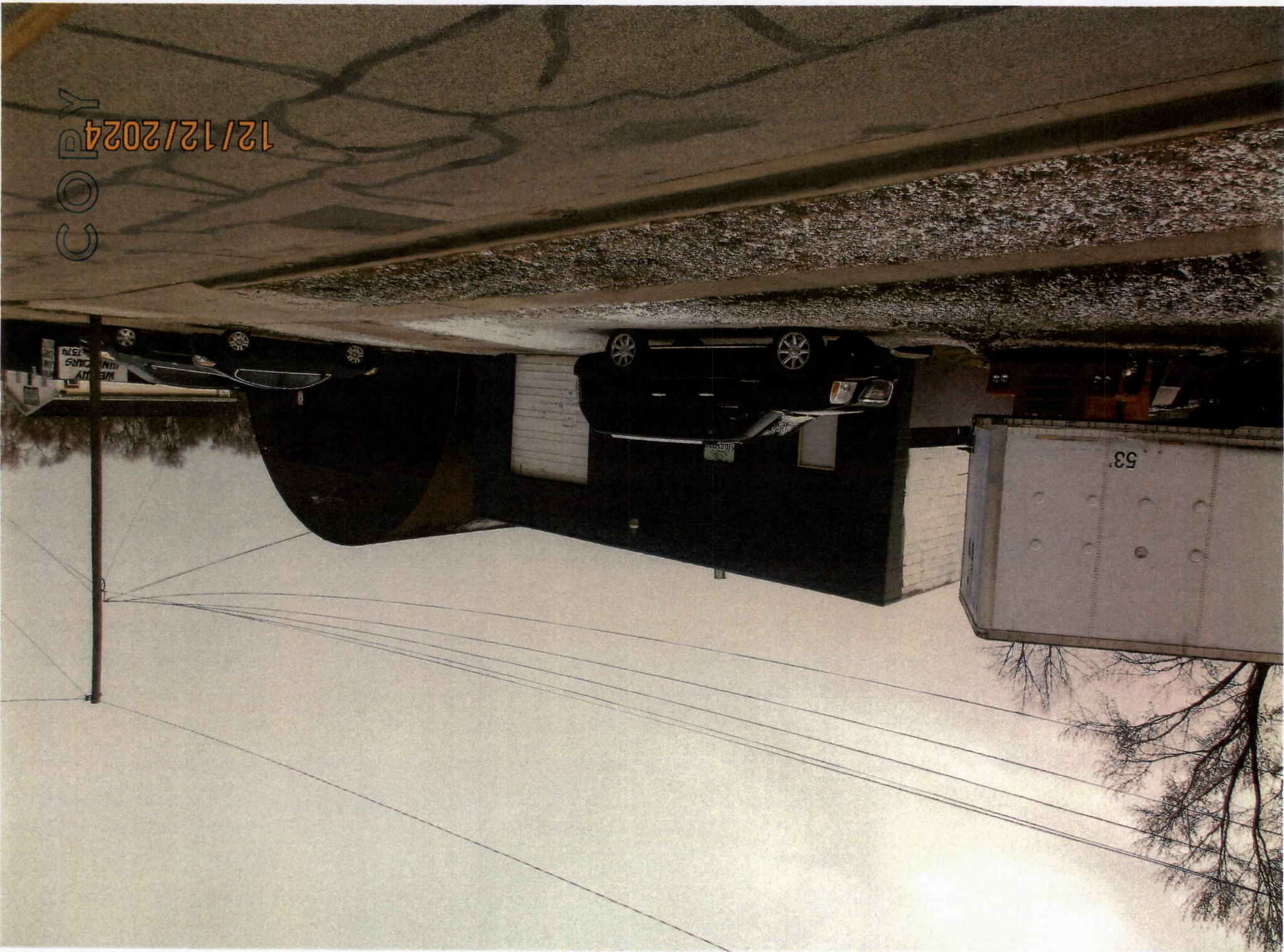


12/12/2024



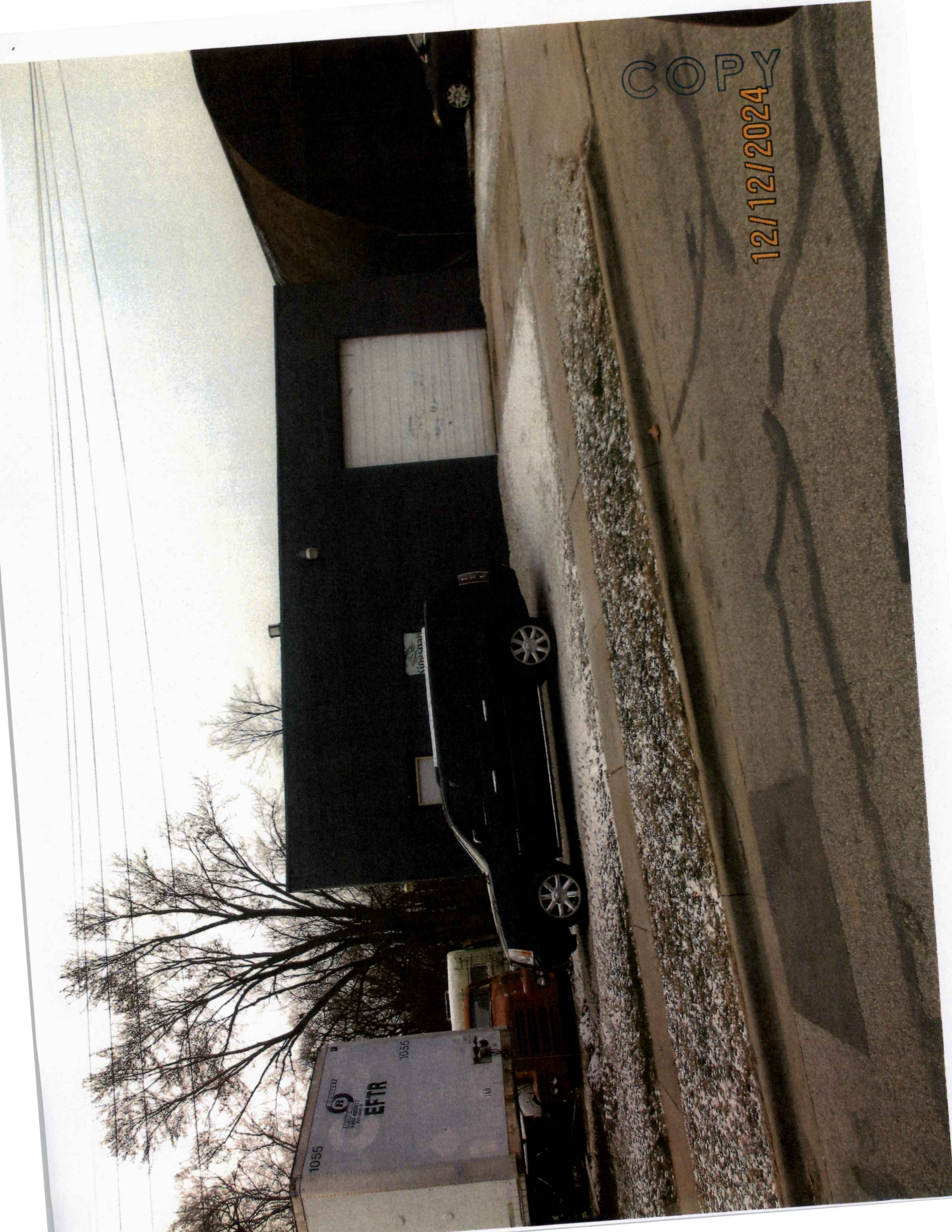


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12/12/2024



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12/12/2024



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12/12/2024



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: January 9, 2025

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 43-24

CERTIFICATION DATE: January 8, 2024

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. 43-24. This Ordinance is a rezoning of property located at 1519 Washington Ave., Terre Haute, IN. Parcel number 84-06-27-476-005.000-002. The Petitioner, City of Terre Haute Department of Redevelopment petitions the Plan Commission to rezone for the future development of a storage yard from zoning classification C-6 to M-1 Light Industry 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. 43-24 at a public meeting and hearing held Wednesday, January 8, 2025. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 43-24 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 43-24 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. 43-24 was TABLED.



Handwritten signature of Norm Froderman in blue ink.

Norm Froderman, APC Secretary

Handwritten signature of Jared Bayler in blue ink.

Jared Bayler, Executive Director

Received this 9th day of January, 2025

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: S.O. #43-24

Doc: # 92

Date: January 2025

Page 1 of 4

APPLICATION INFORMATION

Property Owner: Jared Smith

Representative: Darrell E. Felling II

Proposed Use: Storage yard

Proposed Zoning: M-1, Light Industrial District

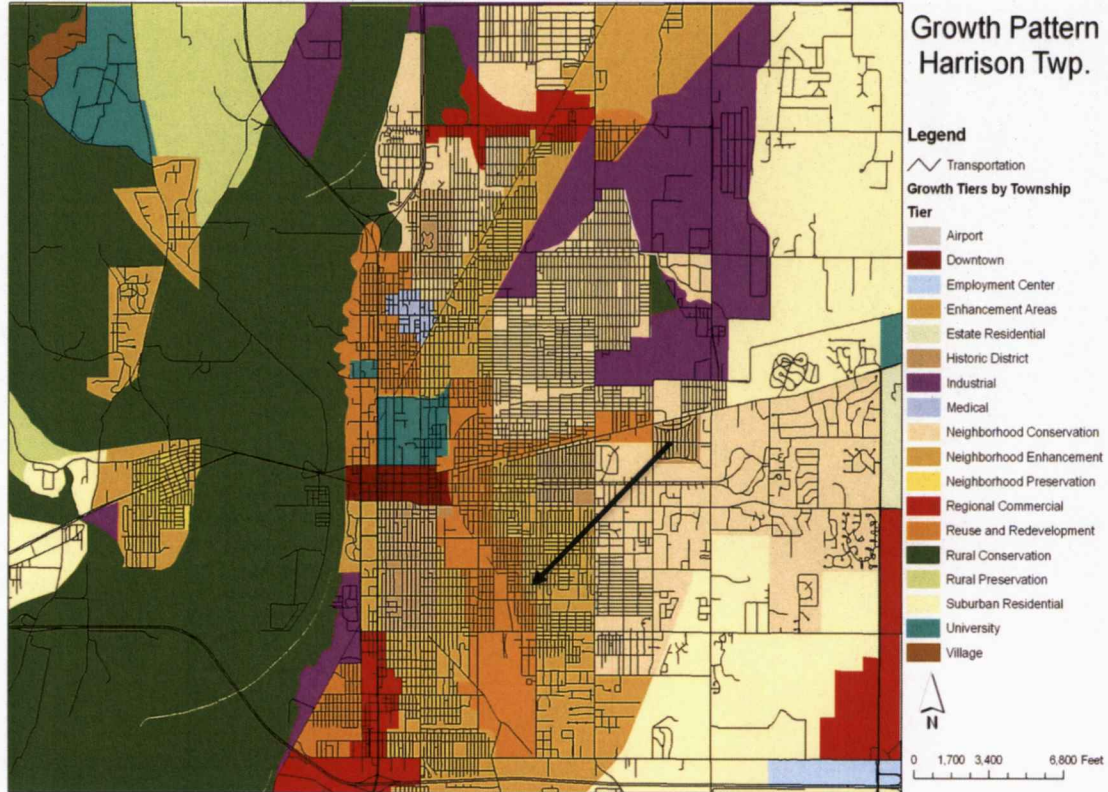
Current Zoning: C-6, Strip Business

Location: The property is located on the corner of Washington Avenue and S. 16th St. Heins Sub Lots 23-25

Common Address: 1519 Washington Ave, Terre Haute, In Parcel# 84-06-27-476-005.000-002

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: S.O. #40-24

Doc: #

Date: January 2024

Page 2 of 4

Reuse and Redevelopment Areas

These are areas that offer potential future reuse and redevelopment potential. These areas are a result of underutilization of land relative to potential development. Brownfield and blighted categorization establishes the need to apply policies established for these areas.

Additional policies for Reuse and Redevelopment Areas include:

- Incentives to be provided to support redevelopment.
- Density bonuses may be appropriate to support redevelopment
- Sponsor the development of redevelopment plans
- All policies from Neighborhood Enhancement Areas

Street Access: Washington Ave is a local level roadway

Dev. Priority: Reinvestment and rehabilitation are a high priority.

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – C-2, C-5, C-6

East – R-2

South – R-2

West – M-1

Character of Area: The petitioned property is approximately 255 ft. east of the old Terre Haute Coke and Carbon site and the CSX rail line. There are many automotive-related uses adjacent to this site.

ZONING REGULATIONS

All uses in the M-1 (Light Industrial) District and the M-2 (Heavy Industrial) District shall conform to the standards of performance described within this Section below and shall be so constructed, maintained, and operated so as not to be injurious or offensive to the occupants of adjacent premises by reason of the omission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire, and explosive hazard or glare.

It is the purpose of this classification to provide for complete separation of residential and commercial areas from industrial areas for the mutual protection of both industry and residential and commercial uses. It is recognized that to provide for industrial growth, a reasonable excess of quality land must be held in exclusive reserve for industrial expansion. In the granting of special uses permits, this goal must be paramount in the consideration and special uses not clearly of a manufacturing or industrial nature must be incidental to an established industrial facility.

It is the purpose of this classification to provide for complete separation of residential and commercial areas, from industrial areas for the mutual protection of both industrial and

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: S.O. #40-24

Doc: #

Date: January 2024

Page 3 of 4

residential, and commercial uses. It is recognized that for industrial growth, a reasonable excess of quality land must be held in exclusive reserve for industrial expansion. In the granting of special uses, this goal must be paramount in the consideration thereof and special uses not clearly of manufacturing or industrial nature must be incidental to an established industrial facility.

The Light Industrial zone classification provides for additional sites in a more densely developed area. It provides for those industries which are more compatible with densely developed, contiguous, residential and commercial uses and which can readily meet the industrial performance standards as contained in Sec. 10-143.

Uses, Permitted - M-I Light Industry District.

The following uses are permitted, provided that all business, servicing, or processing shall take place within completely enclosed buildings, unless otherwise indicated hereinafter and except for establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles and off-street loading and parking as regulated in Sec. 10-137. Any production, processing, cleaning, servicing, testing, repair, or storage of material, goods, or products which shall conform with the performance standards set forth in Sec. 10-143 (except such uses as are specifically excluded), and which shall not be injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust, or other particulate matter, toxic and noxious materials, odors, fire or explosive hazards, glare or heat. Within three hundred feet (300') of a Residence District, all storage except of motor vehicles, shall be within completely enclosed buildings or may be located out-of-doors if it is effectively screened by a solid wall or fence (including solid entrance and exit gates) as specified in Sec. 10-172 e. for junkyards.

The following is a list of approved uses of an M-1 zoning: Automobile laundries.

(3) Building materials sales, (4) Contractor or construction office, shops, and yards; such as:(A) Building.(B) Cement.(C) Electrical.(D) Heating, ventilating and air conditioning.(E) Roofing.(F) Masonry.(G) painting.(H) Plumbing.(I) Refrigeration.(5) Fuel and ice sales, if located in completely enclosed buildings.(6) Garages and parking lots, for motor vehicles.(7) Public utility and public service uses, including:(A) Bus terminals, bus garages, bus lots.(B) Electric sub-stations.(C) Fire stations.(D) Gas utility service sub-stations.(E) Police stations.(F) Railroad passenger stations.(G) Railroad rights-of-way.(H) Telephone exchanges, microwave relay towers, and water filtration plants.(I) Water filtration plants.(J) Water pumping stations.(K) Sewage or storm water pumping stations.(8) Signs as regulated in Sec. 10-141. (9) Trade schools. (10) Accessory uses.

FINDINGS and RECOMMENDATION

Staff Findings: The petitioner is requesting to rezone to the property to M-1, Light Industry District, for a “Storage Yard”. The petition did not specify what would be stored on the property.

Within 300’ of a Residence District, all storage except of motor vehicles, shall be within completely enclosed in buildings or may be located out-of-doors if it is effectively screened by a solid wall or fence (including solid entrance and exit gates) as specified in Sec. 10-172 e. for junkyards (Sec. 10-255c(1) of City Code). A site plan was not provided other than a printout from Beacon. There is residential zoning to the east and south.

In their recommendation, the Department of Engineering stated: “The intended use would not alter the neighborhood’s characteristic or create any significant problems for the surrounding area” (attached).

Recommendation: Staff offers a Favorable Recommendation for the rezoning:

1. Site plan approval by City Engineering



**CITY OF
TERRE HAUTE
ENGINEERING
DEPARTMENT**

City Hall
17 Harding Avenue, Room 200
Terre Haute, IN 47807
Phone: 812.244.4903
www.terrehaute.in.gov

MARCUS MAURER, P.E.
CITY ENGINEER

MEMORANDUM

TO: Sydney Shahar
Vigo County Area Planning Department

FROM: Jason Holler
Lead Building Inspector

DATE: December 16th, 2024

RE: **1519 Washington Ave.**

As requested by Area Planning, the Department of Engineering has reviewed the property located at 1519 Washington Ave:

- Rezoning of 1519 Washington Ave from C-6 Strip Business Zone to an M-1 Light Industry District.

The parcels surrounding this property are zoned C-5, & C-2 to the North, to the south zoned R-2 which are undeveloped woodlands currently and to the east are zoned M-1 and to the west they zoned R-2. The intended use would not alter the neighborhood's characteristic or create any significant problems for the surrounding area.

The Parcel will be required to have a solid or fully screened fence around the area where vehicles will be stored outside. .

The Department of Engineering offers a positive recommendation for this rezoning.



Vigo County Area Planning Department

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville



December 9, 2024

Dear Sir or Madam,

This letter serves as notice that City of Terre Haute Department of Redevelopment. has petitioned the Vigo County Area Plan Commission to change the land use zoning district classification of real property in Vigo County, Indiana.

The property is commonly known as 84-06-27-476-005.000-002. The property is currently zoned as C-6 Strip Business Zone District. The property owner has petitioned for a change to M-1 Light Industry District.

The Vigo County Area Plan Commission will hold a public hearing on the above-described petition on **Wednesday, January 8, 2025, at 6:00 p.m.** in the Council Chambers of the Vigo County Annex, 127 Oak Street, Terre Haute, Indiana. Any person may offer verbal comments at the hearing or may file written comments before the hearing. This hearing may be continued from time to time as necessary.

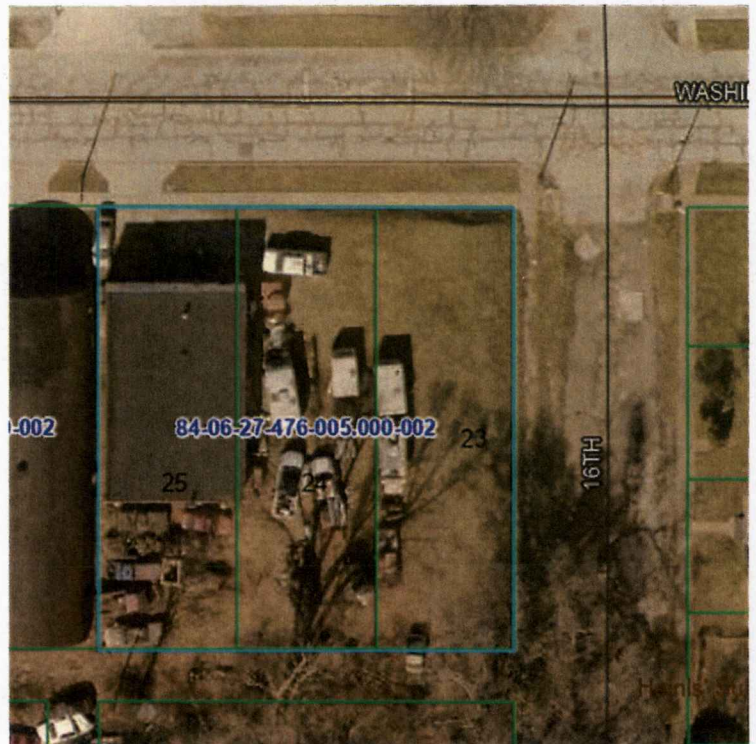
The Vigo County Commissioners will hold a public hearing on the above-described petition on **Tuesday, January 14, 2025, at 9:00 a.m.** in the Council Chambers of the Vigo County Annex, 127 Oak Street, Terre Haute, Indiana. Any person may offer verbal comments at the hearing or may file written comments before the hearing. This hearing may be continued from time to time as necessary.

The proposal may be examined at the Vigo County Area Planning Department located at 159 Oak Street, Terre Haute, IN 47807. The Area Planning office is open between the hours of 8:00 am and 4:00 pm, Monday through Friday. The Department is closed for observance of most major holidays.

Sincerely,

Jared Bayler
Executive Director
Vigo County Area Planning

Re:
Docket #92 SO #43-24
C-6 to M-1





Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Terre Haute • West Terre Haute • Riley • Seelyville

December 5, 2024

TO: City Engineer's Office
c/o Jason Holler
17 Harding, City Hall
Terre Haute, Indiana 47807

RE: DOCKET #92 SO #43-24, 1519 Washington Ave
C-6 to M-1 Light Industry District

Dear Jason:

This correspondence is to inform you that the Area Plan Commission for Vigo County will tentatively hold a public hearing on Wednesday, January 8, 2025 at 6:00 p.m. to review the above-stated ordinance. This meeting will be held in the Commissioner's Chambers of the Vigo County Annex, Terre Haute, Indiana.

The Terre Haute City Council will hold its meeting on Thursday December 5, 2024. Please call 812.232.3375, if you have any questions.

If you have any questions, please feel free to contact this office at 812-462-3354.

Sincerely,

Jared Bayler
Executive Director

JB/dg



Area Planning Department For Vigo County

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

Terre Haute • West Terre Haute • Riley • Seelyville

December 6, 2024

Jared Smith
1519 Washington Ave
Terre Haute, IN 47804

RE: DOCKET #92 SO #43-24, 1519 Washington Ave
C-6 to M-1 Light Industry District

Dear Jared,

This correspondence is to inform you that the Area Plan Commission for Vigo County will tentatively hold an Open Public Hearing, **Wednesday, January 8, 2025**. This meeting will be held at 127 Oak Street at 6:00 p.m. in the Council Room of the Vigo County Annex, Terre Haute, Indiana 47807.

Your presence, or a representative, is requested to be in attendance in order to provide any additional information that the Commission might require.

The Terre Haute City Council's meeting is **Thursday, January 9, 2025** at 6:00 p.m. in City Hall Courtroom. Your presence is requested at this meeting.

If you have any questions relative to the above, please feel free to contact this office at 812-462-3354.

Sincerely,

Jared Bayler
Executive Director

cc: Anthony Dinkel, T.H. City Councilperson
Darrell Felling II, Attorney

JB/dg

Docket #92 SO #43-24

1519 Washington Ave



COPY

Docket # 92

SPECIAL ORDINANCE NO. 43, 2024

APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE

Common Address of lots to be rezoned:

1519 Washington Avenue, Terre Haute, IN 47804
Parcel No. 84-06-27-476-005.000-002

Current Zoning: C-6 Strip Business Zone

Rezone To: M-1 Light Industry District

Proposed Use: Storage Yard

Name of Owner: Jared Smith
Address of Owner: 1519 Washington
Terre Haute, Indiana 47804

Phone Number of Owner c/o (812) 234-5463

Attorney Representing Owner: Darrell E. Felling II

Address of Attorney: Lind & Felling
400 Ohio Street, Terre Haute, IN 47807

For Information Contact: Owner Attorney

Council Sponsor: Anthony Dinkel

COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION

COPY

FILED

DEC 04 2024

SPECIAL ORDINANCE NO. 43, 2024

CITY CLERK

An Ordinance Amending Chapter 10, of the Terre Haute City Code, Zoning and Subdivision Regulations, as adopted by General Ordinance No. 10, 1999, as Amended, entitled An Ordinance Adopting And Enacting A Code Of Ordinances For The City Of Terre Haute, Indiana; Establishing The Same; Providing For The Repeal Of Certain Ordinances Not Included Therein, Except As Herein Provided; Providing For The Manner Of Amending Such Code Of Ordinances; Providing A Penalty For Violations Thereof; Providing When This Ordinance Shall Become Effective And Officially Adopting The Terre Haute City Code, And Passing Ordinances Addressing Fees, Fines And Regulations.

BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, as follows:

SECTION I. That Chapter 10, of the Terre Haute City Code, known and referred to as The Comprehensive Zoning Ordinance for Terre Haute of General Ordinance No. 10, 1999, effective, December 10, 1999, Section 10-121, thereof, District Maps, is hereby amended to read as follows:

Lot Numbers Twenty-three (23), Twenty-four (24), and Twenty-five (25) in Heinel's Subdivision of a part of Lots 1 and 2 in Deans Subdivision of that part of the South Half (1/2) of the South East Quarter (1/4) of Section 27, Township 12 North of Range 9 West lying East of the Wabash and Erie Canal in the City of Terre Haute, Indiana, as shown by the recorded plat thereof recorded in Plat Record 10, page 29, records of the Recorder's Office of Vigo County, Indiana.

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

Subject to real estate taxes prorated to the date hereof.

Parcel No. 84-06-27-476-005.000-002

Commonly known as: 1519 Washington Avenue, Terre Haute, IN 47804

be and the same is, hereby established as a M-1 Light Industry District, together with all rights and privileges that may inure 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 by law provided.

COPY

Presented by Council Member, _____
Anthony Dinkel, Councilperson

Passed in open Council this ____ day of _____, 2025.

_____, President

ATTEST:

Michelle Edwards, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this ____ day of _____, 2025,
at ____:____.m.

Michelle Edwards, City Clerk

Approved by me, the Mayor of the City of Terre Haute, this ____ day of _____, 2025.

Brandon Sakbun, Mayor

ATTEST:

Michelle Edwards, City Clerk

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.



Darrell E. Felling II

This instrument prepared by Darrell E. Felling II, Lind & Felling Law Offices, 400 Ohio Street, Terre Haute, Indiana 47807.

COPY

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 PLANNING COMMISSION OF VIGO COUNTY, INDIANA.

LADIES and GENTLEMEN:

The undersigned, Jared Smith, respectfully submits this Petition to Rezone the following described real estate in the City of Terre Haute, Vigo County, State of Indiana, to-wit:

Lot Numbers Twenty-three (23), Twenty-four (24), and Twenty-five (25) in Heinel's Subdivision of a part of Lots 1 and 2 in Deans Subdivision of that part of the South Half (1/2) of the South East Quarter (1/4) of Section 27, Township 12 North of Range 9 West lying East of the Wabash and Erie Canal in the City of Terre Haute, Indiana, as shown by the recorded plat thereof recorded in Plat Record 10, page 29, records of the Recorder's Office of Vigo County, Indiana.

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

Subject to real estate taxes prorated to the date hereof.

Parcel No. 84-06-27-476-005.000-002

Commonly known as: 1519 Washington Avenue, Terre Haute, IN 47804

The Petitioner is informed and believes that in accordance with Chapter 10, known and referred to as The Comprehensive Zoning Ordinance for Terre Haute, as amended, the above described real estate is now zoned as M-1 Light Industry District.

Your Petitioner would respectfully state that the real estate is now a commercial business. The Petitioner intends to use the real estate as a storage yard.

Your Petitioner would request that the real estate described herein shall be zoned as a M-1 Light Industry District to allow for the use as proposed by Petitioner. Your Petitioner would allege that an M-1 Light Industry 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.

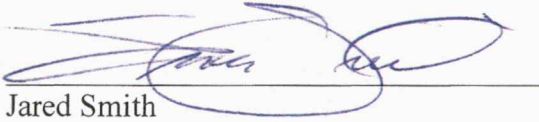
WHEREFORE, your Petitioner respectfully requests that the Area Planning Commission and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the District Maps of Chapter 10, of the Terre Haute City Code entitled The Comprehensive Zoning Ordinance for Terre Haute, Section 10-121 District Maps and declaring the above-described real estate to be part of the M-1 Light

COPY

Industry District of the City of Terre Haute, Indiana, and is entitled to the rights and benefits that may accrue to the real estate and the owner thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.


IN WITNESS WHEREOF, the undersigned Petitioner has caused this Petition to Rezone Real Property to be executed, this 4th day of December 2024.

PETITIONER:



Jared Smith

Lind & Felling
400 Ohio Street
Terre Haute, IN 47808
Phone: (812) 232-3388

BY: 
Darrell E. Felling II #30608-84
Attorney for Petitioner

The owner and mailing address: Jared Smith
1519 Washington Avenue
Terre Haute, IN 47804

COPY

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

AFFIDAVIT

Comes now, Jared Smith being duly sworn upon his oath, deposes and says:

1. That Jared Smith is the fee simple owner of record of the following described real estate located in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Lot Numbers Twenty-three (23), Twenty-four (24), and Twenty-five (25) in Heinel's Subdivision of a part of Lots 1 and 2 in Deans Subdivision of that part of the South Half (1/2) of the South East Quarter (1/4) of Section 27, Township 12 North of Range 9 West lying East of the Wabash and Erie Canal in the City of Terre Haute, Indiana, as shown by the recorded plat thereof recorded in Plat Record 10, page 29, records of the Recorder's Office of Vigo County, Indiana.

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

Subject to real estate taxes prorated to the date hereof.

Parcel No. 84-06-27-476-005.000-002

Commonly known as: 1519 Washington Avenue, Terre Haute, IN 47804

2. That copies of the Deed, recorded in the records of the Recorder's Office of Vigo County, Indiana, transferring fee simple title to Jared Smith is attached hereto and made a part hereof and marked as Exhibit A.

3. That Affiant makes this Affidavit for the sole purpose of affirming that Jared Smith is the owner of record of the above-described real estate for which a proposed change to the zoning map of the City of Terre Haute, Indiana, has been filed and to induce the Common Council of the City of Terre Haute, Indiana, to accept the Petition to Rezone Real Property as filed by Jared Smith.

4. Further, Affiant saith not.

Dated at Terre Haute, Indiana, this 4th day of December 2024.


Jared Smith

COPY

SITE PLAN

SPECIAL ORDINANCE NO. 43, 2024

1519 Washington Avenue, Terre Haute, IN 47804
C-6 Strip Business Zone District to M-1 Light Industry District
Proposed Use: Storage yard



84-06-27-433-005.000-0

WASHINGTON

84-06-27-476-002.000-002

M-1

84-06-27-476-005.000-002

C-6

84-06-27-477-003.000-0

84-06-27-477-004.000-0

84-06-27-476-006.000.002

Sale Amount: \$5439
Sale Date:
10/20/2022

84-06-27-476-010.000-002

Sale Amount: \$32606
Sale Date:
10/20/2022

84-06-27-477-005.000-0

84-06-27-476-009.000-002

Sale Amount: \$9562
Sale Date:


COPY

COPY

ENTERED FOR REVISION
Subject to final acceptance for Transfer

MAR 14 2023

James W Brantle
VIGO COUNTY AUDITOR

2023003493 QD \$25.00
03/14/2023 11:08:13A 1 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented


QUIT CLAIM DEED

THE GRANTOR **VINOD C. GUPTA** of Palm Beach County, FL for One Dollar (\$1.00),
RELEASES and QUIT CLAIMS to **JARED SMITH** of IN all interest in the following
described real estate to wit:

Parcel No: 84-06-27-476-005.000-002

The following described real estate in Vigo County, in the State of Indiana, to-
wit: Lot Numbers Twenty-three (23), Twenty-four (24), and Twenty-five (25) in
Heinl's Subdivision of a part of Lots 1 and 2 in Deans Subdivision of that part of the
South Half (1/2) of the South East Quarter (1/4) of Section 27, Township 12 North of
Range 9 West lying East of the Wabash and Erie Canal in the City of Terre Haute,
Indiana, as shown by the recorded plat thereof recorded in Plat Record 10, page 29,
records of the Recorder's Office of Vigo County, Indiana.

SUBJECT TO conditions, restrictions and limitations of record and zoning ordinances of the
County of Vigo, State of Indiana, and any other political subdivision affecting said property.

Vinod C. Gupta

Vinod C. Gupta

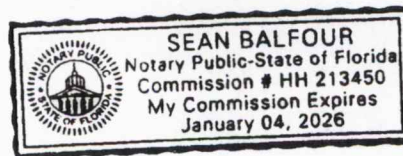
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Sworn and subscribed before me this 6 day of March, 2023 by Vinod C. Gupta.

Seal:

Sean Balfour

Notary Public
Resident of Palm Beach County
State of Florida



Grantee's Address & Mail tax bills to: Jared Smith, 1519 Washington Ave, Terre Haute IN 47802.
Prepared by: Vinod C. Gupta, 17962 Foxborough Lane, Boca Raton, FL 33496.

"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". Vinod C. Gupta.

Vigo County, IN / City of Terre Haute

COPY

Summary - Assessor's Office

Parcel ID 84-06-27-476-005.000-002
 Tax ID 84-06-27-476-005.000-002
 Section Plat 27
 Routing Number
 Neighborhood 118321 - HARRISON
 Property Address 1519 Washington Ave
 Terre Haute, IN 47804
 Legal Description HEINLS SUB (1519 WASHINGTON) D-439/2176 27-12-9 LOTS 23-25
 (Note: Not to be used on legal documents)
 Acreage N/A
 Class 370 - Industrial Small shops
 Tax District/Area 002 - HARRISON

[View Map](#)



Owner - Auditor's Office

Deeded Owner
 Smith Jared
 1519 Washington Ave
 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

Taxing Rate

4.6798

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		40.000	0.000	40.000	126.000	0.00	0.92		194.00	178.48	7,140.00	3 -35%	4,640.00
FRONT LOT		40.000	0.000	40.000	126.000	0.00	0.92		194.00	178.48	7,140.00	2 -30% 3 -35%	2,500.00
FRONT LOT		40.000	0.000	40.000	126.000	0.00	0.92		194.00	178.48	7,140.00	2 -30% 3 -35%	2,500.00

Land Detail Value Sum 9,640.00

Improvements - Assessor's Office

Card 01

ID	Use	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Cost Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
C	SMSHOP		D	1953	1953	F	0.00		0	2400	111260	80	0	134	100	29100

Transfer History - Assessor's Office

Date	Grantor	Grantee	Document #	Deed-Transaction Type	Transfer Type	Amount	Adjusted Sale Price
3/14/2023	Gupta Vinod C	Smith Jared	2023003493	QC	§	\$7,000	\$7,000
11/2/2012	LANGENFELD PAUL A	GUPTA VINOD C	2012016385	Ta	§	\$5,501	\$5,501
6/7/1994	LOEHMANN JACK E & AUDREY	LANGENFELD PAUL A			§	\$0	\$0
10/20/1986	TERRE HAUTE WILBERT BURIAL VAULT CO	LOEHMANN JADCK E & AUDREY			§	\$0	\$0
2/7/1983	BENNETT PAUL & MARTHA	TERRE HAUTE WILBERT BURIAL VALT CO			§	\$0	\$0

COPY

Transfer Recording - Auditor's Office

Date	From	To	Instrument	Doc #
3/14/2023	Gupta Vinod C	Smith Jared	Quitclaim Deed	2023003493

Valuation - Assessor's Office

Assessment Year		01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Reason for Change		ANN ADJ	ANN ADJ	ANN ADJ	Misc	ANN ADJ
VALUATION	Land	\$9,600	\$9,600	\$9,600	\$11,900	\$11,900
(Assessed Value)	Improvements	\$29,100	\$28,600	\$29,500	\$26,400	\$26,400
	Total	\$38,700	\$38,200	\$39,100	\$38,300	\$38,300
VALUATION	Land	\$9,600	\$9,600	\$9,600	\$11,900	\$11,900
(True Tax Value)	Improvements	\$29,100	\$28,600	\$29,500	\$26,400	\$26,400
	Total	\$38,700	\$38,200	\$39,100	\$38,300	\$38,300

Charges (2020-2024) - 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.

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$603.94	\$618.21	\$605.56	\$605.56	\$604.91
+ Spring Penalty	\$60.39	\$61.82	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$123.64	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$603.94	\$618.21	\$605.56	\$605.56	\$604.91
+ Fall Penalty	\$0.00	\$61.82	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$618.21	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$61.82	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$618.21	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$61.82	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$115.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$579.80	\$529.65	\$510.46	\$424.40	\$432.18
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,991.97	\$1,360.06	\$1,211.12	\$1,211.12	\$1,209.82
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,991.97)		(\$1,211.12)	(\$1,211.12)	(\$1,209.82)
= Total Due	\$0.00	\$1,360.06	\$0.00	\$0.00	\$0.00

Payments (2020-2024) - Treasurer's Office

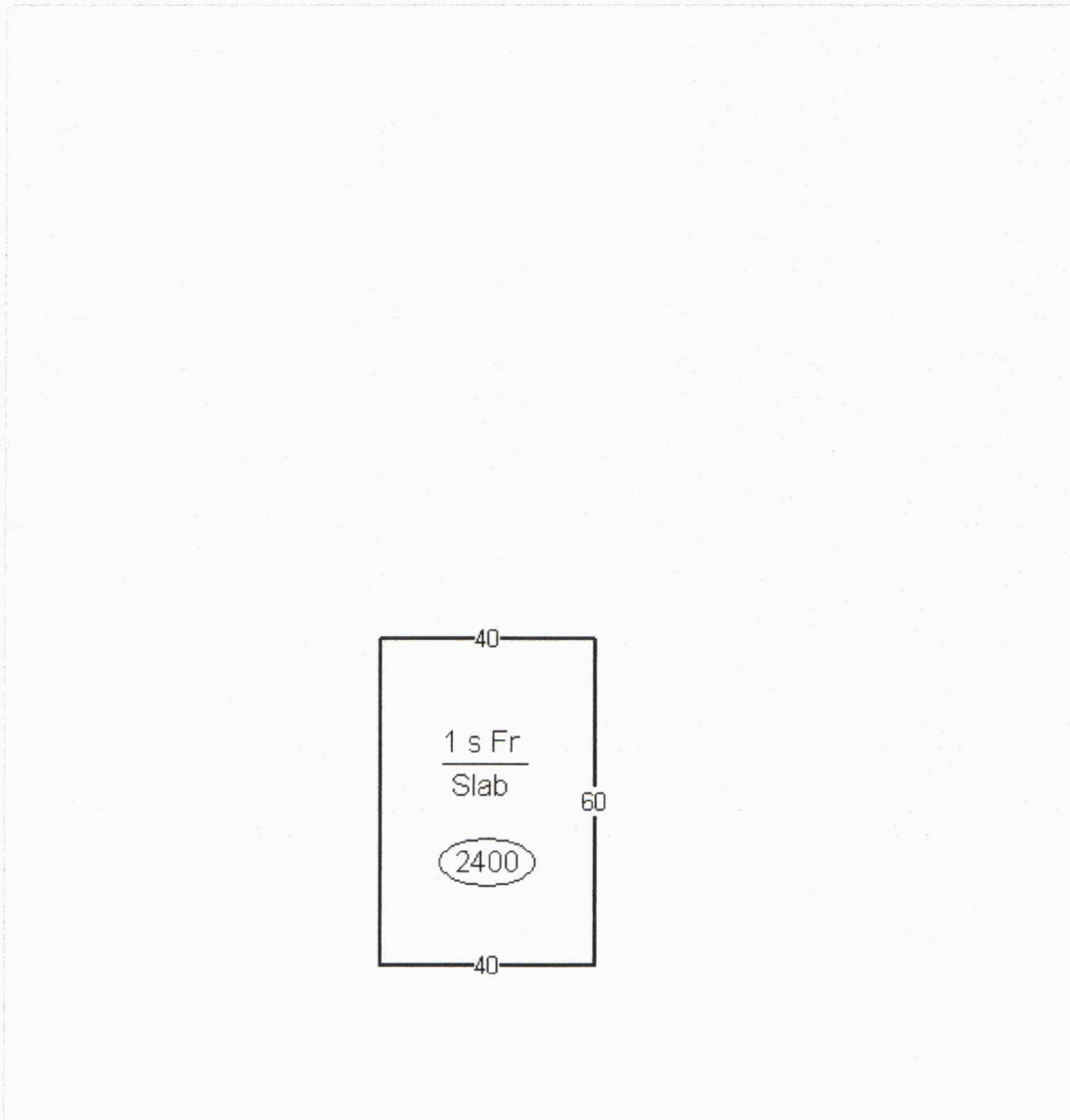
Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2467688	7/9/2024	\$2,991.97
2022 Pay 2023			\$0.00
2021 Pay 2022	2292006	11/10/2022	\$605.56
2021 Pay 2022	2241776	5/10/2022	\$605.56
2020 Pay 2021	2190552	11/10/2021	\$605.56
2020 Pay 2021	2136522	5/10/2021	\$605.56
2019 Pay 2020	2060505	11/10/2020	\$604.91
2019 Pay 2020	2082190	5/8/2020	\$604.91

Photos - Assessor's Office

COPY



Sketches - Assessor's Office



Property Record Card

[Property Record Card \(PDF\)](#)

COPY

Form 11

Form 11 (PDF)

Map



No data available for the following modules: Farm Land Computations - Assessor's Office, Residential Dwellings - Assessor's Office, Homestead Allocations - Assessor's Office, Deductions - Auditor's Office, Property History, Exemptions - Auditor's Office.

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Last Data Upload: 12/5/2024, 5:39:06 AM

Contact Us

Developed by
SCHNEIDER
GEOSPATIAL

AT FRONT
OFFICE

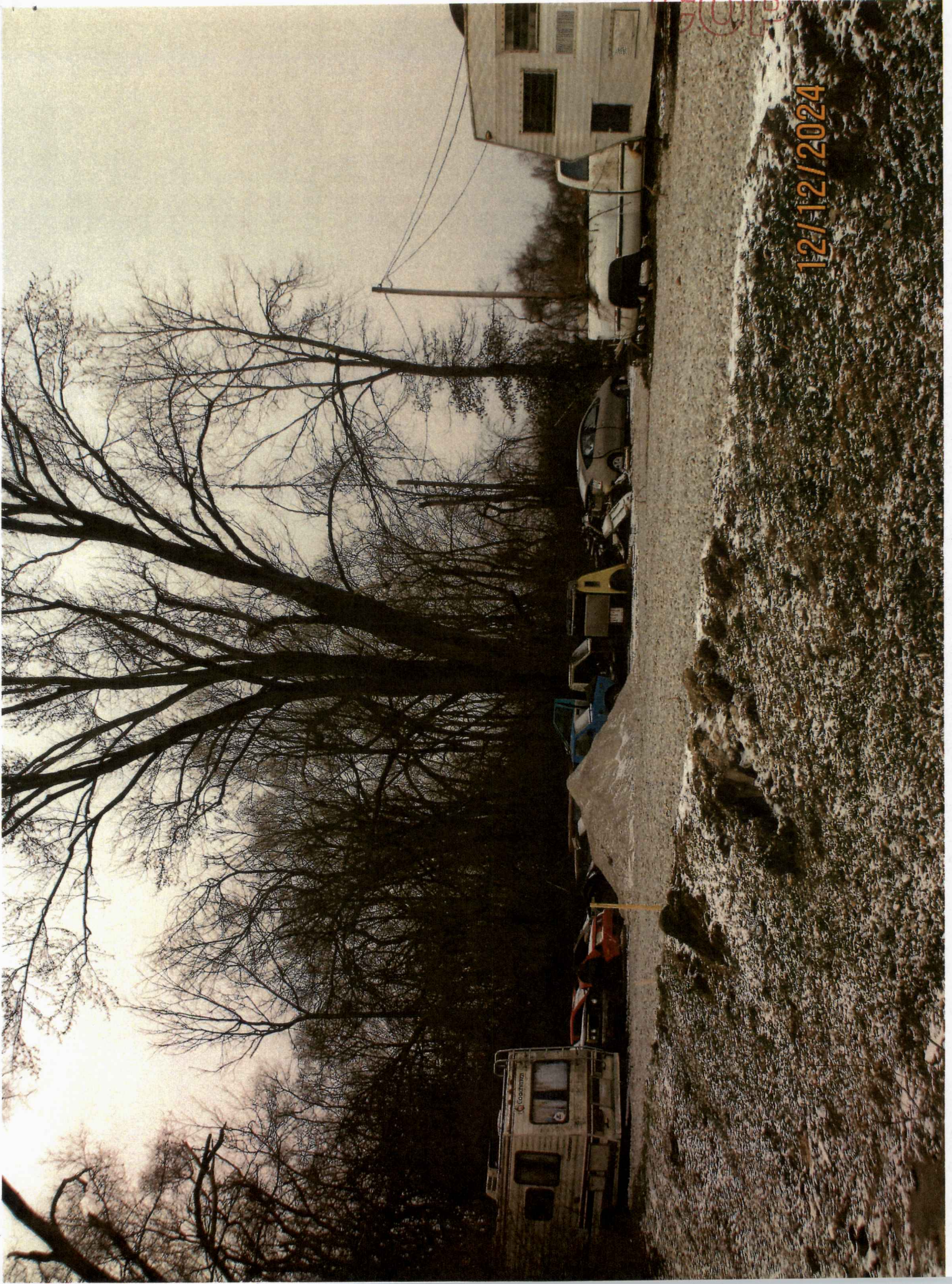
1501



812-234-HOOK

12/12/2024

GOBY

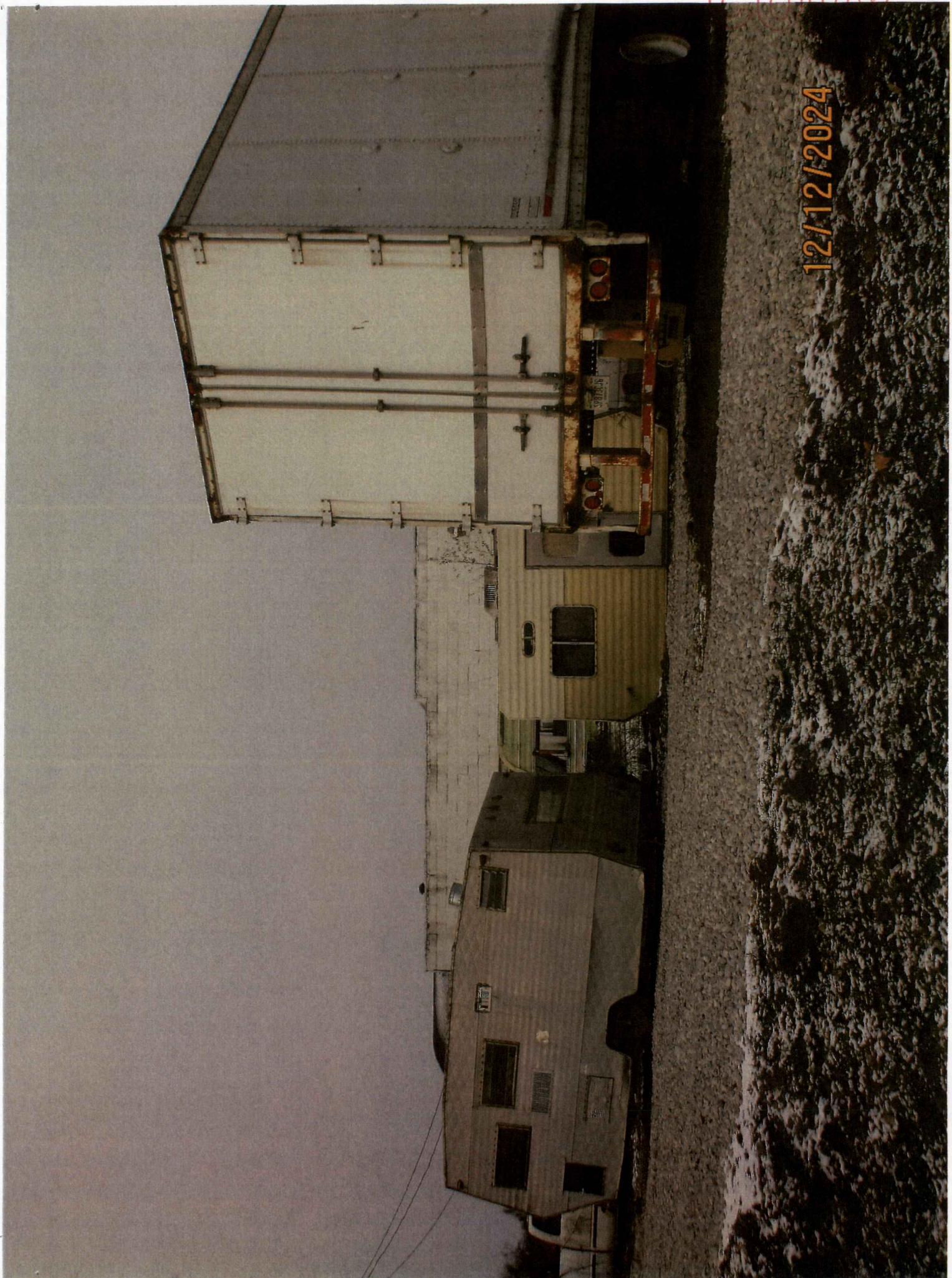


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53

WE BUY
CARS
TRUCKS
1378



12/12/2024

COPY