

ORDINANCE NO. 2015- 37

**AN ORDINANCE OF THE CITY OF HOBART, INDIANA
PROVIDING THAT THE ZONING ORDINANCE OF THE CITY OF HOBART,
LAKE COUNTY, INDIANA BE AMENDED BY CHANGING AN
ESTABLISHED R-3 ZONE TO OS-1 ZONE CLASSIFICATION**

WHEREAS, THE HOBART CITY PLAN COMMISSION by a majority vote recommended that its **Petition No. 15-14** be adopted and that the Council rezone this property.

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Hobart, Indiana:

SECTION 1. That, the City Zoning Ordinance No. 93-59 as amended and readopted as amended under Ordinance No. 2001-41 and entitled "Zoning Ordinance of the City of Hobart, Indiana", and particularly the zone maps which are made a part of said Ordinance No. 93-59, be and the same is hereby amended by making certain changes as follows:

By changing the following described real estate on the zone maps from its established zoning R-3 (Single to Four Family Residential District) classification to OS-1 (Office Service District) zoning classification:

The East 409 feet of the North 462 feet of the Northeast Quarter of the Northeast Quarter of Section 11, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, except the South 200 feet thereof.

Subject to roads, highways, ditches, drains, easements, covenants and restrictions contained in all documents of record; all laws, ordinances and governmental regulations including building and zoning; any state of facts that an accurate survey might disclose; and real estate taxes and assessments for 2010 payable in 2011 together with delinquency and penalty, if any, and all real estate taxes and assessments due and payable thereafter which the grantee herein assumes and agrees to pay.

SECTION 2. The City Council now finds that the above zone change will not be injurious to the public health, safety, morals and general welfare of the community and the use or value of the area adjacent to the property included in this Ordinance will not be affected in a substantially adverse manner and the need for the change in zoning herein arises from a condition peculiar to the property involved and the condition is not due to the general condition of the neighborhood. The Council further finds that the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property herein if this rezoning were not granted

and this rezoning does not interfere substantially with the comprehensive plan.

SECTION 3. The Common Council of the City of Hobart finds the zone change will take effect upon the following conditions being fulfilled by the owner:

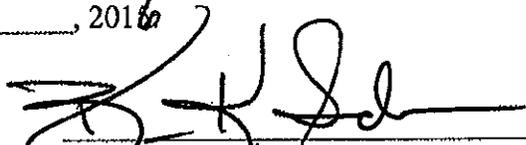
All buildings or uses permitted and placed upon said described real estate shall fully conform to all the provisions of the Zoning Ordinance of the City of Hobart, Indiana and shall have obtained the proper permits.

SECTION 4. That the City Engineer and/or Zoning Administrator is hereby authorized and directed upon the enactment and approval of this Ordinance, to cause a change to be made on the zone maps, to make certain notations in ink thereof and to record the date of passage of this Ordinance.

SECTION 5. Since an emergency exists for the immediate taking effect of this Ordinance, the same shall be in fully force and effect from and after its passage by the Common Council of the City of Hobart; upon the approval of the Mayor of the City of Hobart Indiana; and as soon thereafter as otherwise provided for by law.

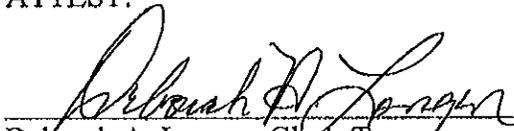
PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this

16th day of JANUARY, 2016



Brian K. Snedecor, Presiding Officer

ATTEST:



Deborah A. Longer, Clerk-Treasurer

Presented by me to the Mayor of the City of Hobart, Indiana, for his approval and signature this

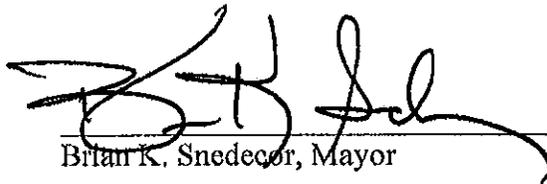
16th day of JANUARY, 2016 at 6:20 o'clock P. M.



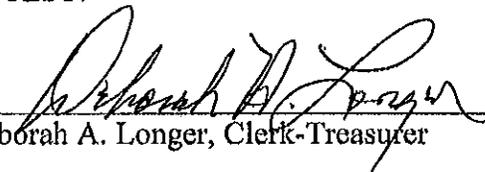
Deborah A. Longer, Clerk-Treasurer

APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 16th day of

JANUARY, 2016


Brian K. Snedecor, Mayor

ATTEST:


Deborah A. Longer, Clerk-Treasurer

**CERTIFICATION AND REPORT TO
COMMON COUNCIL OF THE CITY OF HOBART ON
ZONE MAP CHANGE**

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Sergio Mendoza, City Planner

RE: Change to be made on the zone map.

DATE: December 7, 2015

PETITIONER: Teresa A. Massa
6110 Colorado Street
Hobart, IN 46342

REQUEST: Change zone from a R-3 (Single to Four Family Residential District) to OS-1 (Office Service District)

PROPOSED USE: Office Service

GENERAL LOCATION: 6110 Colorado Street

LEGAL DESCRIPTION: The East 409 feet of the North 462 feet of the Northeast Quarter of the Northeast Quarter of Section 11, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, except the South 200 feet thereof.

Subject to roads, highways, ditches, drains, easements, covenants and restrictions contained in all documents of record; all laws, ordinances and governmental regulations including building and zoning; any state of facts that an accurate survey might disclose; and real estate taxes and assessments for 2010 payable in 2011 together with delinquency and penalty, if any, and all real estate taxes and assessments due and payable thereafter which the grantee herein assumes and agrees to pay.

PLAN COMMISSION PETITION NO.: 15-14

DATE OF PLAN COMMISSION ACTION: December 3, 2015

DEADLINE FOR CITY COUNCIL ACTION: March 2, 2016

CERTIFICATION:

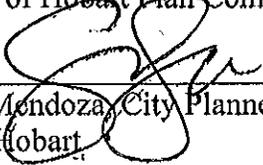
ACTION TAKEN BY PLAN COMMISSION:

Recommendation to the Common Council to Approve the change of zone requested (**Favorable** recommendation)

CONDITIONS: None

VOTE: 9-0

I certify that the foregoing information accurately represents the action taken on this matter by the City of Hobart Plan Commission.



Sergio Mendoza, City Planner
City of Hobart