

## Amendment to the Zoning Map Application:

414N. Main St. Hobart, In 46342

(219) 942-7985

[planning@cityofhobart.org](mailto:planning@cityofhobart.org)

- I. The Plan Commission meets on the first Thursday of every month at 7:00 p.m. Applications are due the Tuesday directly following a regularly scheduled Plan Commission meeting. If applications are filed after the deadline and can meet state notification requirements, they may pay twice the applicable fee and be placed on next Plan Commission agenda.
- II. Filing Fee:
  - a. Residential/Agriculture: \$100.00 plus \$5.00 per acre or any portion thereof
  - b. Commercial/Industrial: \$200.00 plus \$5.00 per acre or any portion thereof

For all zone changes there is a \$30.00 fee public notice frame and sign for public notice, \$20.00 of which is refundable once frame is returned with receipt.
- III. Filing Checklist;
  - a. Plat of Survey with complete legal description and acreage. A deed may also be required.
  - b. Concept Plan drawn to scale with all building lines, setback requirements, easements, access, and location and distances from property line of any existing or proposed structures.
  - c. Application completed and notarized. If the petitioner is not the owner, a completed Power of Attorney form must be submitted with application.
  - d. Mail petition packet to board members of the Hobart Plan Commission. (see attached for member list)
  - e. Legal Advertisement placed in a paper of local circulation 10 days prior to public hearing. Proof of publication must be presented to staff prior to public hearing.
  - f. Notification of adjacent property owners. The list is generated by City of Hobart Staff. Petitioner is responsible to contact via certified US Mail and return certification to staff prior to public hearing.
  - g. Place sign and frame at location at least 10 days prior to public hearing.
  - h. Comments from local, state, and federal agencies as deemed necessary by Planning Department.

IV. Appear before City Council for final approval.

**Findings of Fact**

In the following space please provide the reason and concept of why you propose to amend the zoning map and provide justification. Consider the following in your response;

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

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The rezone should/should not be granted because; (Must meet all the following requirements.)

\_\_\_(a) the petition is not "spot zoning" which will confer a special benefit to the petitioner on a small tract of land with no commensurate benefit to the community.

\_\_\_(b) the comprehensive plan will not be disrupted or destroyed because:

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\_\_\_(c) the land involved is suitable for the proposed land change because:

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\_\_\_(d) the topography is suitable for the proposed land use without adverse effect upon the surrounding land because: \_\_\_\_\_

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\_\_\_(e) the property value of adjacent property would not be decreased because:

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Signature of Petitioner/Agent

Date

Decision:

After public hearing and review by the Hobart Advisory Plan Commission for the recommendation to rezone, the Plan Commission now finds that the Petition to Rezone **Does or Does Not** comply with the standards in the zoning ordinance.

All of which this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_ by a majority vote of the Hobart Advisory Plan Commission.

\_\_\_\_\_  
Plan Commission President

Attest:

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Plan Commission Secretary/Zoning Official

# Application for Zone Change: City of Hobart



PC: \_\_\_\_\_

Date: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant (if different than owner); \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Site Address: \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

Acres: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

This is to certify that \_\_\_\_\_ (hereinafter "Petitioner") is authorized to apply for a \_\_\_\_\_, concerning the attached described real estate. Said case will appear before the following board: Hobart Plan Commission.

Petitioner: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

County: \_\_\_\_\_

Clerk's Stamp

Zoning Administrator's Stamp