

CITY OF TERRE HAUTE BOARD OF ZONING APPEALS

AGENDA

May 2025

Bill Treadway, Chairman
Paul Clapp, Member
Jim Wallace, Member

Jason Saavedra, Vice-Chairman/Secretary
John Collett, Member

There will be a meeting of the Terre Haute City Board of Zoning Appeals at 9:00 a.m. on Wednesday, May 7, 2025. The meeting will be held in the Council Chambers located in the Vigo County Annex Building at 127 Oak St, Terre Haute, IN 47807.

A. Call to Order

B. Roll Call

C. Consideration of Minutes: April 2, 2025

D. Old Business:

1) BZA 10/25 V: 1250 Locust St, Terre Haute, IN
84-06-15-382-002.000-002

The petitioner, S&M Capital Group, LLC is requesting a variance from Section 10-187 for a reduction of 3399 sq ft from the required 6600 minimum sq ft lot size to allow for the construction of 35 three-bedroom, two-bathroom homes and 21 two-bedroom, two-bathroom single story homes.

2) BZA 12/25 V: 1902 Wabash Ave, 100 Kent Ave, 104 Kent Ave, 106 Kent Ave, Terre Haute, IN 47807 - WITHDRAWN
84-06-23-301-004.000-002/84-06-23-301-004.000-002/84-06-23-301-003.000-002
84-06-23-301-002.000-002/84-06-23-301-001.000-002

The petitioner, Nathan Remitz, is requesting a variance from Section 10-207(e)(1)(a) for a reduction of 24' from the required 50' buffer to residential to the west and a reduction of 50' from the required 50' buffer to the north.

E. New Business:

1) BZA 13/25 V: 1103 S Center St, Terre Haute, IN 47802
84-06-28-427-013.000-002

The petitioner, Highland Property Group LLC, is requesting a variance from 10-137(g)(2) of City Code for a variance of 2 parking spaces from the required 6 parking spaces for a duplex.

2) BZA 14/25 V: 1326 S 4th St, Terre Haute, IN 47807

84-06-28-406-026.000-002

The petitioner, Ryan Lawler, is requesting a variance from Section 10-137d(4) of City Code for non-hard surfacing for the four parking spaces located in the rear of the property in an R-2, Two-Family Residential District.

3) BZA 15/25 V: 1351 Fort Harrison Rd, Terre Haute, IN 47804 - WITHDRAWN

84-06-10-202-001.000-002

The petitioner, Chris Pridemore, is requesting a variance from Section 10-207e(1)(A) of City Code for a reduction of 40' from the required 50' buffer to residential in a C-2 Community Commerce District.

F. Communication Received From The Public (other than agenda items): None

G. Board of Zoning Appeals Discussion:

a. Findings of Fact:

1) BZA 05/25 V: 2000 1st Ave, Terre Haute, IN 47807

John Nichols

2) BZA 06/25 V: 327 Gilbert Ave, Terre Haute, IN 47807

John Nichols

3) BZA 07/25 V: 1414 S 11 ½ St, Terre Haute, IN 47802

John Nichols

4) BZA 08/25 V: 75 S 18th St, Terre Haute, IN 47807

John Nichols

5) BZA 09/25 V: 77 S 18th St, Terre Haute, IN 47807

John Nichols

6) BZA 11/25 V: 50 E Margaret Ave, 2 E Margaret Ave, 2929 S 1st St, 2914 Arleth St, 2900 Arleth St, 2901 S 1st St, Terre Haute, IN 47802

Kenneth Steiner

Adjournment:

Jason Saavedra, Secretary

If questions, please contact the Vigo County Area Planning Department at 812-462-3354 or e-mail at or areaplan@vigocounty.in.gov.