

CITY OF TERRE HAUTE BOARD OF ZONING APPEALS

AGENDA

June 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, June 4, 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: May 7, 2025

D. Old 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.

E. New Business:

1) BZA 16/25 V: 2617 Fenwood Avenue, Terre Haute, IN 47803
84-06-23-205-004.000-002

The petitioner, Kiara Taitt, is requesting a variance from Section 10-187 of City Code for a reduction of 1,000 sq. ft. from the required 6,600 sq. ft. lot size for a single-family home in an R-1, Single Family Residence District.

2) BZA 17/25 V: 2611 N 25th Street, Terre Haute, IN 47804
84-06-11-401-003.000-002

The petitioner, Wallace Building Contractors, Inc., is requesting a variance from Section 10-227 Table 1, for a reduction of 10' from the required 60' setback from the centerline on 25th Street and a variance from Section 10-137d(4) to allow no hard-surfacing requirement in an M-1, Light Industry District.

3) BZA 18/25 V and SU: 3400/3410/3420/3450/3490/3500/3510-3580/3590 S US HWY 41 (Riverside Plaza)

84-09-04-401-018.000-005/84-09-04-401-009.000-005

The petitioner, Hauck Holdings of Terre Haute, LLC, is requesting a variance from section 10-137 for a variance of 5' from the 5' required interior setback between Lots 1 and 4 of the Riverside Plaza Subdivision, a variance from Section 10-322 for no required parking for Lot 3, and a Special Use from Section 10-137(i) for a joint parking agreement in a C-3 Regional 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 10/25 V: 1250 Locust St, Terre Haute, IN 47807
S&M Capital Group LLC

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

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.