

City Board of Zoning Appeals Minutes October 1, 2025

A. Call to Order

Mr. Bill Treadway called the City Board of Zoning Appeals to order on Wednesday, October 1, 2025 at 9:03 a.m. in the Vigo County Annex.

B. Roll Call

Bill Treadway	Absent
Jason Saavedra	Absent
Paul Clapp	Absent
Jim Wallace	Present
John Collett	Present via telecommunication

Mr. Treadway stated a quorum was present and the Board could conduct business.

Present at the monthly hearing were staff members Sydney Shahr and Jared Bayler of the Area Planning Department and Jason Holler of the Terre Haute Building Inspection/Engineering Department.

C. Consideration of Previous Minutes:

Mr. Treadway asked the members of the Board for a recommendation on the Minutes for September 3, 2025. Mr. Clapp made a motion to approve the minutes and that motion was seconded by Mr. Collett. The motion moved to a vote and carries with 4 yea(s) to 0 nay(s).

D. Old Business:

- 1) 1) BZA 19/25 V, 653, 659/661/663, 715 Washington Ave; 1400, 1401/1403, 1404, 1408, 1415 S 7th St; 1408 S Center, Terre Haute, IN 47803**
84-06-28-482-002.000-002/84-06-28-482-013.000-002/
84-06-28-482-015.000-002/84-06-27-313-002.000-002/
84-06-27-313-001.000-002/84-06-28-482-017.000-002/
84-06-27-313-003.000-002/84-06-27-313-017.000-002/
Part of 84-06-28-482-004.000-002

The petitioner, Next Step Foundation, Inc., is requesting: 1) a variance from Section 10-317 of City Code for a reduction of 10 ft. from the 50 ft. required lot width for Lots 1, 3, and 5 in the proposed Redemption Sub; 2) a variance from Section 10-317 of City Code for a reduction of 10' from the 50 ft required lot width for 1400 S 7th Street and the remainder of 1408 S 7th Street; 3) A variance from Section 10-187 of City Code for a reduction from the required 6600 sq. ft. minimum lot size for Lot 2 (1921.2 sq. ft. reduction) and 4 (705.2 sq. ft. reduction) in the proposed Redemption Sub, the remainder of 659/661/553 Washington Avenue (1921.4 sq. ft. reduction), the

remainder of 1408 S 7th Street (1004.27 sq. ft. reduction), and 1400 S 7th Street (1000 sq. ft. reduction); 3) A variance from Section 10-137(i) of City Code for a joint parking facility in an R-2 Two-Family Residence District for all listed properties and the proposed Redemption Subdivision; 4) A Special Use from Section 10-181 b(3) for a residential facility for persons requiring additional consideration for all listed properties and the proposed Redemption Subdivision.

Mr. Timothy Fears was present to represent Thompson Thrift. Representatives from Next Step were also present, but did not speak. Mr. Fears stated that this was a unique situation. He said there will be five new duplexes on vacant ground which will beautify and enhance housing in the area.

Bill Treadway said it sounds like they are trying to stay with the character of the neighborhood. Mr. Fears said Next Step has received a \$2.5 million grant for the project.

There was no one present to remonstrate. Staff stated that they had not received any phone calls or letters in remonstrance.

Mr. Treadway asked for a motion. Mr. Collett made the motion to approve the variances and special uses as requested. The motion was seconded by Mr. Wallace.

The motion moved to a vote and carries with 3 yea(s) to 0 nay(s).

E. New Business: None

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

G. Board of Zoning Appeals Discussion: Findings of Fact –

**1) BZA 21/25 V, 1624 and 1630 N 13th St, Terre Haute, IN 47804 –
412 Realty LLC**

Mr. Treadway asked for a motion. Mr. Collett made the motion to approve the Findings of Fact. The motion was seconded by Mr. Wallace.

The motion moved to a vote and carries with 3 yea(s) to 0 nay(s).

H. Adjourn:

Mr. Collett made a motion to adjourn
Mr. Wallace seconded the motion.

The votes to adjourn were unanimous 3 yea(s) and 0 nay(s).

Adjourned at 9:07 am