

CITY OF TERRE HAUTE BOARD OF ZONING APPEALS

AGENDA

September 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, September 3, 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: August 6, 2025

D. Old Business: None

E. New Business:

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— **TABLED**
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 a variance from Section 10-317 for a reduction from the 50 ft. required lot width to 40 ft. for Lots 1, 3, and 5 in the proposed Redemption Sub, a variance from Section 10-187 for a reduction from the required 6600 sq. ft. minimum lot size for Lots 2 and 4 in the Proposed Redemption Sub. The petitioner is also asking for a variance from Section 10-137(i) of City Code for a joint parking facility in an R-2 Two-Family Residence District.

2) BZA 20/25 V, 1408 N 13th St, Terre Haute, IN 47802 – **TABLED**
84-06-27-313-003.000-002

The petitioner, Next Step Foundation, Inc., is requesting a variance from Section 10-317 for a reduction from the 50 ft. required lot width to 40 ft. and a variance from Section 10-187 for a reduction from the required 6600 sq. ft. minimum lot size to 5595.73 sq. ft. in an R-2 Two-Family Residential District.

3) BZA 21/25 V and SU, 1624 and 1630 N 13th St, Terre Haute, IN 47804 –
84-06-15-184-023.000-002/84-06-15-184-022.000-002

The petitioner, 412 Realty LLC, is requesting a Special Use from Section 10-137(C)(3) for the use of the adjoining lot as off-site parking, a variance from Section 10-185 for a reduction of the front and side setback to zero (0) for the structure at 1624 N 13th Street, and a variance from Section 10-137(d)(4) for a variance from the hard-surfacing requirement on both lots.

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

G. Board of Zoning Appeals Discussion:

a. Findings of Fact: None

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.

Member	Appointed By	Start	End
Bill Treadway, Chairman	Mayor	Jan 3, 2024	Dec 31, 2027
Jason Saavedra, Vice-Chairman/Secretary	City Council	Jan 9, 2025	Dec 31, 2028
John Collett	Area Plan Commission	Jan 5, 2022	Dec 31, 2025
Paul Clapp	Mayor	Jan 1, 2022	Dec 31, 2025
James Wallace	Mayor	Jan 3, 2024	Dec 31, 2025