

City Board of Zoning Appeals Minutes September 3, 2025

A. Call to Order

The City Board of Zoning Appeals was called to order by Mr. Jason Saavedra on Wednesday, September 3, 2025 at 9:03 a.m. in the Vigo County Annex.

B. Roll Call

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

Mr. Saavedra 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.

C. Consideration of Previous Minutes:

Mr. Saavedra asked the members of the Board for a recommendation on the Minutes for August 6, 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: 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

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
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.

The petitioner requested to table both 19/25V and 20/25V.

Mr. Saavedra asked for a motion. Mr. Collett made the motion to table both petitions. The motion was seconded by Mr. Clapp. The motion moved to a vote and carries with 4 yeas to 0 nays.

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.

Mr. Eddie Felling was present to represent the petitioner. Mr. Felling stated that he was well aware of the board's stance on the hard-surface requirement. The Reason for request is there is existing white rock parking on the lot to the north. Mr. Felling said the petitioner needs two additional parking spots, with six total parking spots. With the two garages, they need two more. Mr. Felling asked that they consider non-hard-surface parking until the alley is repaved in the next couple of years.

Mr. Collett asked if they end up hard surfacing, when would they get that done? Mr. Felling said hopefully they could make it a condition that it be done before the repaving of the alley.

There was general discussion about the ability of the board to grant variances based on time. Mr. Saavedra said the Board is favorable for allowing them time until the alley is repaved, but they are not able to grant it as part of the variance.

Hermanus Carson, resident of 1619 Garfield Avenue, in Terre Haute was present to remonstrate. Mr. Carson had questions about what they are doing and what a variance is. He was concerned that it is not going to be residential. The Board and Mr. Felling explained they are making the property residential and are only considering the requested variances at this time.

Mr. Saavedra asked for a motion. Mr. Collett made the motion to approve the variances for off-site parking and setbacks and deny the variance for non-hard-surfacing in accordance with staff recommendations. The motion was seconded by Mr. Clapp.

The motion moved to a vote and carries with 4 yea(s) to 0 nay(s).

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

G. Board of Zoning Appeals Discussion: Findings of Fact - None

H. Adjourn:

Mr. Clapp made a motion to adjourn

Mr. Wallace seconded the motion.

The votes to adjourn were unanimous 4 yea(s) and 0 nay(s).

Adjourned at 9:21 am