

CITY OF TERRE HAUTE BOARD OF ZONING APPEALS

AGENDA

April 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, April 2, 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: March 5, 2025

D. Old Business:

1) BZA 05/25 V: 2000 1st Ave, Terre Haute, IN 47807
84-06-14-358-013.000-002

The petitioner, John Nichols, is requesting a variance from Section 10-187 of City Code for a reduction of 200 sq ft from the required 6600 sq ft lot size in an R-1 Single Family Residence District.

2) BZA 06/25 V: 327 Gilbert Ave, Terre Haute, IN 47807
84-06-22-461-018.000-002

The petitioner, John Nichols, is requesting a variance from Section 10-187 of City Code for a reduction of 1975 sq ft from the required 6600 sq ft lot size and a reduction of 10 feet from the required 50 ft minimum lot width in an R-3 General Residence District.

3) BZA 07/25 V: 1414 S 11 ½ St, Terre Haute, IN 47802
84-06-27-336-004.000-002

The petitioner, John Nichols, is requesting a variance from Section 10-187 of City Code for a reduction of 560 sq ft from the required 6600 sq ft lot size and a reduction of 13 feet from the required 50 ft minimum lot width in an R-2 Two-Family Residence District.

4) BZA 08/25 V: 75 S 18th St, Terre Haute, IN 47807
84-06-22-438-014.000-002

The petitioner, John Nichols, is requesting a variance from Section 10-187 of City Code for a reduction of 1850 sq ft from the required 6600 sq ft lot size and a reduction of 12 feet from the required 50 ft minimum lot width in an R-3 General Residence District.

5) BZA 09/25 V: 77 S 18th St, Terre Haute, IN 47807
84-06-22-438-015.000-002

The petitioner, John Nichols, is requesting a variance from Section 10-187 of City Code for a reduction of 1850 sq ft from the required 6600 sq ft lot size and a reduction of 12 feet from the required 50 ft minimum lot width in an R-3 General Residence District.

E. New 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 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
84-06-33-382-007.000-002/ 84-06-33-382-005.000-002/84-06-33-382-002.000-002
84-06-33-382-003.000-002/ 84-06-33-382-001.000-002/84-06-33-382-006.000-002

The petitioner, Kenneth Steiner, is requesting a variance from Section 10-137(g)(2) for a reduction of 44 parking spaces from the required 265 parking spaces for apartments.

3) BZA 12/25 V: 1902 Wabash Ave, Terre Haute, IN 47807
84-06-23-301-004.000-002

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.

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

G. Board of Zoning Appeals Discussion:

a. Findings of Fact:

1) BZA 02/25 V and SU: 1805 S 25th Street and 1715 S 25th Street, Terre Haute, IN 47802
JLM Investments, LLC

2) BZA 03/25 V and SU: S US HWY 41/3070 S 1st Street, Terre Haute, IN 47802
Transcend Group LLC and Bholenath Hospitality LLC

3) BZA 04/25 V: 4510 N 14 ½ Street, Terre Haute, IN 47805
Southard Homes LLC

CITY OF TERRE HAUTE BOARD OF ZONING APPEALS

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.