

CITY OF TERRE HAUTE BOARD OF ZONING APPEALS

AGENDA

March 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, March 5, 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: January 8, 2025

D. Election of Officers 2025

E. Old Business: None

F. New Business:

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

84-06-35-128-015.000-002/84-06-35-128-024.000-002

The petitioner, JLM Investments LLC, is requesting a Special Use in a C-2 Community Commerce District for Joint Parking Facility and a variance for 1805 S 25th Street from Section 10-207(e) for a reduction of 35' from the required 50' buffer to residential to the west.

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

84-09-04-201-015.000-005/84-09-04-201-014.000-005

The petitioners, Transcend Group LLC and Bholenath Hospitality LLC, is requesting a Special Use in a C-3, Regional Commerce Zone, for Joint Parking Facility with the hotel located at 3070 S 1st Street and a variance from Section 10-136 for a reduction of 6' from the required 11' setback to the west (rear).

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

84-06-03-203-025.000-002

The petitioner, Southard Homes LLC, is requesting a variance from Section 10-317 Table A of City Code to allow a reduction of 1700 sq ft from the required 10,000 sq ft minimum lot size with sewer only (no public water).

4) 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.

5) 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.

6) 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.

7) 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.

8) BZA 09/25: 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.

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

H. Board of Zoning Appeals Discussion:

a. Findings of Fact:

1) City BZA 01/25 V and SU, 1701, 1705, 1707, 1715 N 7th St; 1700, 1704, 1708, 1716 N 8th St; 720 Beech St. Terre Haute, IN 47804

Union Hospital

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.