

AGENDA

AUGUST 2025

Norm Froderman, Chairman
John Hanley, Vice Chairman
Brian Garcia, Secretary

Todd Brinza
Scott Lough

THERE WILL BE A REGULAR MEETING FOR THE BOARD OF ZONING APPEALS AT 10:00 A.M. ON WEDNESDAY, AUGUST 13, 2025, IN THE COUNTY COUNCIL CHAMBERS OF THE VIGO COUNTY ANNEX.

- A. Call to Order:
- B. Roll Call:
- C. Pledge of Allegiance:
- D. Consideration of Minutes: July 9, 2025
- E. Old Business: None
- F. Consideration: None
- G. New Business:

1. BZA 19/25V: E. Ohio Avenue & N. 2nd, Terre Haute, IN. Parcel#: 84-07-14-202-004.000-010. The petitioner, Iron Sharp Properties, LLC., is requesting (4) variances: 1) 10' from the 25' front yard setback on E. Ohio Ave., 2) 12' from the 25' front yard setback on N. 2nd Street. 3) 20' from the 25' rear yard setback. 4) a reduction of 6,250 sq. ft. from the 20,000 sq. ft. minimum lot size in a Single Family Residential Suburban District (R-S), as set forth in Section 11.01 C. 1 E.1 F.1. of the Unified Zoning Ordinance for Vigo County, IN.

2. BZA 20/25V: part of 2466 N. Baker Street, Terre Haute, IN. Parcel#: 84-07-11-302-004.000-010/Chamberlains Add, Lots 29 and part of 28 and 30. The petitioner, Iron Sharp Properties, LLC., is requesting a reduction of 4,880 sq. ft. from the 20,000 sq. ft. minimum lot size in a Single Family Residential Suburban District (R-S), as set forth in Section 11.01 C. 1. of the Unified Zoning Ordinance for Vigo County, IN.

3. BZA 21/25V: N. Baker Street, Terre Haute, IN. Parcel#: 84-07-11-302-008.000-010/Chamberlains Add. Lots 32-33. The petitioner, Iron Sharp Properties, LLC., is requesting a reduction of 3,200 sq. ft. from the 20,000 sq. ft. minimum lot size in a Single Family Residential Suburban District (R-S), as set forth in Section 11.01 C. 1. of the Unified Zoning Ordinance for Vigo County, IN.

- H. Communications from the Public: None

I. Board of Zoning Appeals Discussion: **Findings of Fact:**

1. **BZA 14/25V: 8049 Rosedale Rd, Terre Haute, IN.** Sandcut Ventures LLC
2. **BZA 15/25V: 2875 W. New Goshen Avenue, West Terre Haute, IN.** Michael & Cheryl Webster
3. **BZA 16/25V: 9420 N. Houghton Place, New Goshen, IN.** Bryan & Cynthia Judy
4. **BZA 18/25SE: 4875 W. New Goshen Avenue, West Terre Haute, IN.** Ryan Goodwin

J. Adjourn:

Norm Froderman, Chairman
Board of Zoning Appeals, Division 1

Members	Appointed by	Start	End
Norm Froderman, Chairman	Commissioners	January 24, 2023	December 31, 2026
John Hanley, Vice Chairman	Area Plan Commission	January 1, 2025	January 1, 2026
Brian Garcia, Secretary	Commissioners	January 21, 2025	December 31, 2028
Todd Brinza	Commissioners	January 9, 2023 (3-year term)	December 31, 2026
Scott Lough	County Council	January 17, 2024	December 31, 2027