

AGENDA

NOVEMBER 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, NOVEMBER 12, 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: September 10, 2025
- E. Old Business: None
- F. Consideration: None
- G. New Business:

1. BZA 23/25V: 400 & 420 Old Royse Rd., Terre Haute, IN. Parcel #84-09-09-476-003.000-004. The petitioners, James & Barbara Foster, are requesting a variance of 4 ft. from the 25 ft. front yard setback in a Single Family Residential District (R-1), as set forth in Section 11.02 E. 1. of the Unified Zoning Ordinance for Vigo County, IN.

2. BZA 24/25V: 110 E. National Avenue, West Terre Haute, IN. Parcel# 84-06-20-352-001.000-022 and 84-06-20-357-002.000-021. The petitioner is requesting (2) variances: 1) 30' from the 30' front yard setback on E. National Ave. in a Highway Commercial District (C-6), as set forth in Section 9.06 D.4. 2) 60' from the 60' front yard setback on E. National Avenue in an Open Space District (O-S), as set forth in Section 12.01 C.4. of the Unified Zoning Ordinance for Vigo County, IN.

3. BZA 25/25SE: 1530 Crossing Boulevard, Terre Haute, IN. Parcel# 84-09-15-200-010.000-004. The petitioner, Residential Care XV LLC, is requesting a Special Exception Use to place a Wireless Communication Facility (Monopole tower) in an R-3 H High Density Residential District as set forth in Section 11.06 B.5. of the Unified Zoning Ordinance for Vigo County, IN.

4. BZA 26/25V: 3668 & 3644 S. State Rd. 63, Terre Haute, IN. Parcel#84-09-05-376-004.000-004. The petitioner, Michael B. Bryan, is requesting (5) variances: 1) 60' from the 60' front yard setback, 2) 2' from the 5' side yard setback in a Single Family Residential District (R-1) as set forth in Section 11.02 E. 4 G.1. 3) 30' from the 30' front yard setback 4) allow for the surface of the driveway and parking area to remain non-hard surfaced. 5) A variance from the required Type C buffer yard in a Highway Commercial District (C-6) as set in Section 9.06 D.4 14 A. & 17 C of the Unified Zoning Ordinance for Vigo County, IN

5. BZA 27/25V: 915 S. 6th Street, W. Terre Haute, IN. Parcel 84-06-30-259-007.000-022 S C Stimsons Sub Lots 516-518. The petitioners, Bradley Clough & Neller Whitaker, are requesting (2) variances: 1) a variance of 146 sq. ft. from the minimum 900 sq. ft. livable floor area. 2) a 19' reduction from the 25' front yard setback in a Single Family Residential District (R-1) as set forth in Section 11.02 E. 1, H.1 of the Unified Zoning Ordinance for Vigo County, IN.

6. BZA 28/25V: 3991 Golf Bag Lane, Terre Haute, IN. Parcel # 84-09-13-226-003.000-004. The petitioner's, D & S Purohit Family Trust, is requesting a variance to allow for a solar privacy fence to exceed 6' in height in a Single Family Residential Suburban District (R-S), as set forth in Section 1. U. 6. of the Unified Zoning Ordinance for Vigo County, IN.

H. Communications from the Public: None

I. Board of Zoning Appeals Discussion:

1. **Expansion of a cell tower lease area:** Staff would like the Boards opinion.

Findings of Fact:

1. **BZA 22/25V: S. Jeane Street/1639 E. Davis Avenue, Terre Haute, IN**

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