

AGENDA

MARCH 2026

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, MARCH 11, 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: January 14, 2025
- E. Old Business: None
- F. Consideration: None
- G. New Business:
 - 1. **BZA 2/26V: 2044 N. Main Street, Seelyville, In.** Parcel#: 84-07-14-126-007.000-010. The petitioner, Taylor Made Properties LLC. is requesting (2) variances. 1) 5ft from the required 30 ft. front setback off of N. Main Street. 2) 15 ft. from the 25 ft. rear yard setback in a (R-2) Two Family Residential District as set forth in Section 11.03 E. 3. F 1. of the Unified Zoning Ordinance for Vigo County.
 - 2. **BZA 3/26V: 5109 N. 13th Street., Terre Haute In.** Parcel # 84-02-34-255-008.000-013. The petitioner, Sumner Properties, LLC. is requesting (4) variances: 1) 10 ft. from the 40 ft. front yard setback from N. 13th Street. 2)10 ft. from the 15 ft. north side yard setback. 3) To allow for the surface of the driveway and parking area to be non-hard surfaced, along with no landscaping from the Type C buffer yard in a Light Industrial District (M-1), as set forth in Section 10.01 D.4. F.1. Section 14 A. (3). & Section 17 A. (3) of the Unified Zoning Ordinance of Vigo County, IN.
 - 3. **BZA 4/26V: 6685 Bayh Rd, West Terre Haute, In. WITHDRAWN**
 - 4. **BZA 5/26 V & SE: 7694 E. First Street, Riley, In.** Parcel # 84-10-21-226-009.000-020. The petitioner, Hunters Ridge Holdings, LLC, is requesting a special exception to allow for an outside area for dog play and boarding, along with (5) variances: 1) 25 ft. from the 25 ft. front yard setback from E. First Drive. 2) 25 ft. from the 25 ft. front yard setback from S. Washington Street. 3) allow for off-site parking on First Street and ADA parking off the alley.4) The parking areas and entrance are to be non-hard surfaced. 5) No landscaping and buffering from the Type C buffer yard in a C-7, General Commercial District, as set forth in Section

9.07 D.1. Section 14 A.3. B.1 & Section 17 C of the Unified Zoning Ordinance for Vigo County, IN.

5. **BZA 6/26/V: 4151 W. National Drive, West Terre Haute, In.** Parcel#84-05-26-426-013.000-021. The petitioner, A to Z Rentals, LLC, is requesting (5) variances. 1) 10ft from the required 15ft west side yard setback. 2) 10 ft. from the 15 ft. rear yard setback. 3) A reduction of 275 sq. ft. of livable space from the required 550 sq. ft. 4) Allow for the driveway and entrance to be non-hard surfaced. 5) No landscaping or buffer yard requirement in a (R-3) Multi -Family Residential District as set forth in Section 11.05 H.2. a.b. L, Section 14, 3.1 & Section 17 C of the Unified Zoning Ordinance for Vigo County.

H. Communications from the Public: None

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

Closing a case file. BZA 1/24SE: 5550 E. Gross Drive, Terre Haute, In. - Staff contacted the petitioners, Christopher and Jennifer Jarman, to notify them that the two-year approval period for the special exception care receiver's livable space within their pole barn was nearing expiration and that a reapplication would be required. During the call, Mr. Jarman stated that a portion of the pole barn had caught fire and that the relative was no longer residing there. He explained that the relative had been placed with another family member, and therefore, the special exception was no longer needed. Mr. Jarman also mentioned plans to demolish the existing pole barn and construct a new one without a livable space. Staff requested that Mr. Jarman submit an email confirming this information; however, no correspondence has been received to date.

Based on the information provided during the call and the lack of further communication, the staff is closing the case (Pictures provided).

Findings of Fact:

1. **BZA 1/26V: 6751 S. Carlisle Street, 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 |