

City Board of Zoning Appeals Minutes April 8, 2026

A. Call to Order

Mr. Jason Saavedra called the City Board of Zoning Appeals to order on Wednesday, April 8, 2026 at 9:01 AM in the Vigo County Annex.

B. Roll Call

Bill Treadway	Absent
Jason Saavedra	Present
Jim Wallace	Present
John Collett	Present
Mike Gunn	Absent

Mr. Saavedra stated a quorum was present and the Board could conduct business.

Present at the monthly hearing were staff members Sydney Shahr and Jared Bayler of the Area Planning Department and Jason Holler from the Terre Haute Department of Engineering.

C. Consideration of Minutes

Mr. Saavedra asked if anyone had any corrections to the previous meeting's minutes. There were no corrections.

Mr. Saavedra asked the members of the Board for a recommendation on the Minutes for March 4, 2026. Mr. Collett made a motion to approve the minutes with the amendment and that motion was seconded by Mr. Wallace. The motion moved to a vote and carries with 3 yea(s) to 0 nay(s).

D. Old Business: None

E. New Business:

a. BZA 2/26 SU, 1005 S 8th Street, Terre Haute, IN 47802
84-06-15-352-009.000-002 and 84-06-15-352-008.000-002

The petitioner, Lori Shuffield (Zain Siddiqui), is requesting a Special Use from Section 10-181b(3) of City Code for a residential facility for persons requiring special consideration in an R-2 Two-Family Residence District.

The petitioner, Lori Shuffield, was present. She stated she had been running the sober living facility for what would be two years in May. She received a call from Building Inspection that they needed a Special Use to be in compliance. Ms. Shuffield said that

most of the men do not have vehicles and there were maybe 3 or 4 at any time. She placed men without vehicles at this location because they were able to walk to meetings. She said she changed the program from 4 months to 9 months.

Mr. Saavedra asked why the address needed change. Staff stated they needed to comply with 911 addressing regulations and the duplexes used the same address for both parts of the duplex.

Mr. Saavedra asked how Ms. Shuffield kept behavior in check and if she had any issues. Ms. Shuffield said they do not tolerate any kind of negative behavior and will send them to rehab or a new facility.

Ms. Sabrina Davis was present to speak in favor of the Shuffield House. She said she graduated from Shuffield House after being on crack for 34 years. She said she is two years clean and Lori Shuffield goes above and beyond for her houses and her clients. Ms. Jennifer Guzman also stood in favor of the Shuffield House, saying she also graduated from the program and is now opening her own sober living facility.

Staff provided letters of remonstrance from two neighbors. One stated there was marijuana use and trash burning at night. The other cited the home affecting property value, and the potential impact on neighborhood density, parking availability, and overall quality of life for current residents. No remonstrators were present.

Mr. Collett asked Ms. Shuffield if she was aware of the problems. Ms. Shuffield said she was aware of the problems and anyone who comes to the house is subject to drug tests. Mr. Saavedra asked Ms. Shuffield for an example of a time she had to kick someone out of the house and how she managed that. Ms. Shuffield cited two occasions where she had kicked residents out of the house and put them in treatment or a different facility.

Mr. Saavedra asked for a motion. Mr. Collett made the motion to approve the special use with staff recommendations. The motion was seconded by Mr. Wallace.

The motion moved to a vote and carries with 3 yea(s) to 0 nay(s).

b. BZA 3/26 SU, 1504 S 19th Street, Terre Haute, IN 47803
84-06-26-351-012.000-002

The petitioner, Jennifer Guzman (Bement Properties, LLC), is requesting a Special Use from Section 10-181b(3) of City Code for a residential facility for persons requiring special consideration in an R-2 Two-Family Residence District.

The petitioner, Jennifer Guzman, was present along with Eric, who would be the manager living in the home. Ms. Guzman said this would be a facility for men and men with children. Their facility for women and women with children is located on N 8th Street. All

the rules are similar to that location. Ms. Guzman provided a board with a copy of their rules and regulations.

Eric stated he would stay in the house for several months until he finds a good house manager. He said they have a long drive for parking, plus a two-car garage.

Mr. Saavedra asked what experience they had running a facility. Ms. Guzman said she went to Shuffield and graduated from there. She has run a women and women with children and wanted to expand the facility. If they have someone they think has relapsed, they will find them somewhere to go whether that is rehab, placement, etc. Eric said he also had experience with sobriety homes.

Mr. Saavedra asked for a motion. Mr. Wallace made the motion to approve the special use with staff recommendations. The motion was seconded by Mr. Collett.

The motion moved to a vote and carries with 3 yea(s) to 0 nay(s).

c. BZA 4/26 SU, 335 Kent Avenue, Terre Haute, IN 47807
84-06-23-155-004.000-002

The petitioner, Benjamin Evinger, is requesting a Special Use from Section 10-181b(3) of City Code for a residential facility for persons requiring special consideration and a variance from Section 10-136e for reduction of 2' from the required 11' from the center of the alley rear setback and a reduction of 5' from the required 5' side setback to the south in an R-1 Single-Family Residence District.

Mr. Evinger was present at the meeting. He said his code of conduct was similar to the others. There is a weekly community service requirement. Mr. Evinger said Wabash Valley Recovery Center works closely with him, as well as Betheny House. He said he is there every day, as well as a manager that lives at the property. Mr. Evinger said he had been operating a couple of months. He said he went to Anabranch and Hamilton Center, and has had extensive therapy, but he has not managed another facility. He said the house manager has been an assistant house manager at the Truman House.

Mr. Saavedra asked Mr. Evinger about challenges in the first couple months. Mr. Evinger stated there were only three people living there at the moment and he has not had any issues so far.

Mr. Collett asked if he built the existing garage. Mr. Evinger said he built it on an existing slab that was there when he bought the property. There had been a house on the property that had been torn down, and he combined the parcels. Mr. Evinger said he plans to register with the State Department of Health's mental department.

Mr. Holler described the City's process for annual inspections and said the City can revoke permits if they become a nuisance.

Mr. Saavedra asked for a motion. Mr. Collett made the motion to approve the special use with staff recommendations. The motion was seconded by Mr. Wallace.

The motion moved to a vote and carries with 3 yea(s) to 0 nay(s).

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

G. Board of Zoning Appeals Discussion: Findings of Fact –

- a. BZA 1/26 SU, 1119 and 1123 N 8th Street, Terre Haute, IN 47807
84-06-15-352-009.000-002 and 84-06-15-352-008.000-002

Mr. Saavedra asked for a motion. Mr. Collett made the motion to approve the Findings of Fact. The motion was seconded by Mr. Wallace.

The motion moved to a vote and carries with 3 yea(s) to 0 nay(s).

H. Adjourn:

Mr. Collett made a motion to adjourn
Mr. Wallace seconded the motion.

The votes to adjourn were unanimous 3 yea(s) and 0 nay(s).

Adjourned at 10:00 AM