

Board of Zoning Appeals Meeting
September 18, 2025
Minutes

The Board of Zoning Appeals held a regular meeting on September 18, 2025, at 6:00 p.m. at the Jennings County Government Center's 1st Floor Meeting Room. The meeting was called to order by Tiger Zamora at 6:00 p.m.

Those present: Tiger Zamora, Eli Brown, Lola Post, Inspector Danny Woodbeck and Executive Director Marie Shepherd. **Absent:** Jason Sanders and Pamela Woodall

The **first item** was the reading, correction, and approval of the minutes of the August 21, 2025, meeting. After reviewing the minutes, Lola Post made the motion to approve the minutes as prepared. Eli Brown seconded the motion. This passed unanimously with 3 members voting in favor.

The **second item** of business was the variance request of Jason Wetzel. He would like to place a 1600 sq. ft. pole building located at 205 S Co Rd 150 W, North Vernon. The structure will sit 65' from the east side property line and a 10' variance is needed to meet the 75' front setback requirement. All other setbacks will be met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 205 S Co Rd 150 W, North Vernon IN 47265
Legal Description: ROLLING HILLS SUB DIV 2ND 24
Map Number: 40-12-09-120-013.000-003

After discussing the variance with Jason Wetzel, Eli Brown made a motion to approve the variance. Lola Post seconded the motion. This passed unanimously with 3 members voting in favor.

The **third item** of business was the **variance review** request of Norman A Day being represented by Norman W Day. Norman W Day would like to continue to be able to place a camper temporarily on the property located at 1700 E Co Rd 50 N, North Vernon to stay in while he is preparing his personal home located at 2065 W Brownstown Road, North Vernon to sell. He needs a variance for up to 1 year to complete the project. The camper location has sewer & water hook-ups from a previous camper.

Commonly known as: 1700 E Co Rd 50 N, North Vernon IN 47265
Legal Description: PT SWQ NEQ 1-6-8 5.707 AC
Map Number: 40-12-01-100-017.001-012

After a brief discussion with Nad Day, Lola Post made a motion to approve the variance until September 2026. Eli Brown seconded the motion. This passed unanimously with 3 members voting in favor.

The **fourth item** of business was the "Special Use" request of Wanda King to operate a Home-Based Business located at 9760 N State Hwy 7, Elizabethtown, IN. The business will consist of selling new & used furniture and new mattresses. There will be no employees. There will be 10 parking spaces available for customers & the hours of operation would be by appointment only. The business will be in an existing building that sits 130' within the home and a 30' variance is needed for the 100' distance requirement. All other requirements will be met.

Commonly known as: 9760 N State Hwy 7, Elizabethtown IN 47232
Legal Description: PT NEQ 20-8-7 52.791 AC
Map Number: 40-03-20-100-005.013-006

After discussing the Special Use with Wanda King, Eli Brown made the motion to approve the Special Use. Lola Post seconded the motion. This passed unanimously with 3 members voting in favor.

The **fifth item** of business was the variance request of Malerie Maschino & Jerry Roberts. They would like to place a 960 sq ft pole building located at 5415 N Co Rd 575 W, Scipio. The structure will sit 25' from the east side property line and a 50' variance is needed to meet the 75' front setback requirement. All other setbacks will be met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 5415 N Co Rd 575 W, Scipio IN 47273
Legal Description: PT NWQ SWQ 11-7-7 2.30 AC
Map Number: 40-10-11-300-029.006-006

Malerie Maschino withdrew their request.

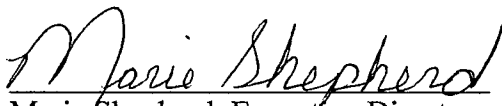
Old Business: None

New Business: None

Adjournment:

With no further business to discuss, Lola Post made the motion to adjourn. Eli Brown seconded the motion. This passed unanimously with 3 members voting in favor.

Respectfully submitted,


Marie Shepherd, Executive Director
Jennings County Area Plan Commission