

Board of Zoning Appeals Meeting
May 21, 2026, at 6:00 p.m.
Agenda

The Board of Zoning Appeals will have a regular meeting on May 21, 2026, at 6:00 p.m. at the Jennings County Government Center's 1st Floor Meeting Room. This meeting can also be viewed at this location:

<https://www.youtube.com/@jenningscountygovernment7959>

The **first item** will be the reading, correction, and approval of the minutes of the April 16, 2026, meeting.

The **second item** will be the variance request of Regina Mash. She has placed a utility shed on her property located at 5110 W Co Rd 400 N, Scipio. The structure sits 8' from the west property line, & a 2' variance is needed to meet the 10' side setback requirement. All other setbacks have been met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 5110 W Co Rd 400 N, Scipio IN 47273

Legal Description: PT SEQ 14-7-7 1AC

Map Number: 40-10-14-400-040.000-006

The **third item** of business will be the variance request of Tina Kopitzke. Her plans are to place a new single-wide mobile home on her property located at 5285 E Pike Street, Butlerville. The home will sit 40' from the east side property line, and a 10' variance is needed to meet the 50' setback requirement for a public street. All other setbacks have been met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 5285 E Pike Street, Butlerville IN 47223

Legal Description: TRICKEY PT 5,6

Map Number: 40-08-22-310-036.000-002

The **fourth item** of business will be the variance request of Betty Blesdoe of Miracles by The Dozens, LLC. Her plans are to place an 8' X 40' shipping container on her property located at E Private Road 450 S, North Vernon. The container will sit on the west side of an existing barn & used for extra storage.

Commonly known as: E Private Road 450 S, North Vernon IN 47265

Legal Description: PT NWQ 33-6-9 10.85 AC Tract D

Map Number: 40-13-33-200-007.008-001

The **fifth item** of business will be the variance request of Jeffery Meece. His plans are to survey & split the property located at 8065 S Co Rd 175 W, Commiskey, into 2 parcels with a shared driveway easement. The easement would be 46' and a 4' variance would be needed to meet the 50' easement requirement.

Commonly known as: 8065 S Co Rd 175 W, Commiskey IN 47227

Legal Description: PT NW ¼ NWQ 21-5-8 9.982

Map Number: 40-16-21-200-017.000-009

The **sixth item** of business will be the variance request of Sasha McDonald. Her plans are to sell the property located at W County Rd 400 S, North Vernon. The lot width for this location is 130 ft, and a 20 ft variance is needed to meet the 150 ft minimum lot width requirement. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: W County Rd 400 S, North Vernon IN 47265

Legal Description: Pt NWQ 36-6-7 2.85AC
Map Number: 40-11-36-200-006.001-007

The **seventh item** of business will be the variance request of Dorothy Wilson. She plans to place a utility shed on her property located at 718 Hoosier Street, North Vernon. The shed will sit 25' from the north side property, and a 25' variance is needed to meet the 50' front public street setback requirement. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 718 Hoosier Street, North Vernon IN 47265
Legal Description: J AND 40
Map Number: 40-09-34-130-035.000-004

The **eighth item** of business will be the "Special Use" request of Valerie Massie to operate a home-based business in her home located at 71 Henry Street. Her plans are to provide a wellness space, and she will offer yoga & health coaching. There will be no employees, & it will be by appointment only. There are 8 off street parking spaces available.

Commonly known as: 71 Henry Street, North Vernon IN 47265
Legal Description: PT NW ¼ NEQ 33-7-8 .5AC E ½ MILLER ADD LOT 6
Map Number: 40-09-33-120-021.000-004

The **ninth item** of business will be the variance request of Walter Grills. The property located at 1920 W Brownstown Road; North Vernon, will be surveyed & split into 2 parcels. The parcel located in the front with the house will need a 25,000 sq ft variance to meet the 1-acre minimum lot requirement. All other setbacks have been met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.


Commonly known as: 1920 W Browntown Road, North Vernon IN 47265
Legal Description: PT SWQ 33-7-8 1.351AC
Map Number: 40-09-33-300-040.000-003

Old Business:

New Business:

Adjournment:

Respectfully submitted,


Marie Shepherd, Executive Director
Jennings County Area Plan Commission