

Board of Zoning Appeals Meeting
July 23, 2026, at 6:00 p.m.
Agenda

The Board of Zoning Appeals will have a regular meeting on July 23, 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 June 30, 2026, meeting.

The **second item** will be the variance request of Frederick C Vanek represented by Donald & Phyllis Kay. They would like to place a new home located at W County Rd 580 N, Scipio. The lot width is 106' and 44' variance is needed to meet the 150' minimum lot width 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: W County Rd 580 N, Scipio IN 47273
Legal Description: LOT #1 WOODED MEADOW MINOR SUB 3.00AC
Map Number: 40-10-09-100-005.001-006

The **third item** of business 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 **fourth item** of business will be the variance request of Aldiel, LLC represented by Gene Rudicel. He would like to place a 3-sided carport with an enclosed storage shed on the end located at 409 S Jennings Street, North Vernon. The building will sit 6ft from the north side & a 4ft variance is needed to meet the 10ft side setback requirement. It will sit 30ft from the west side, and a 20ft variance is needed to meet the 50ft right-a-way 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: 409 S. Jennings Street, North Vernon IN 47265
Legal Description: TRIPP #3 614 PT 613
Map Number: 40-09-34-340-086.000-004

The **fifth item** of business will be the variance request of James Deaton of 7D LLC. He would like to place a pole building located at 7340 N Co Rd 600 E, North Vernon. The structure will sit 25ft from the west side & a 50ft variance is needed to meet the 75ft 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: Pt of 7340 N Co Rd 600 E, North Vernon IN 47265
Legal Description: Part of SWQ 35-8-9 0.37 acres
Map Number: Pt 40-05-35-300-006.000-005

The **sixth item** of business will be the variance request of William White. His plans are to split the property located at 1560 W Locust Street, North Vernon into Lot 1 & 2. Lot 1 has an existing house that sits 5.3ft from the proposed property line at the east side, and a 5ft variance is needed to meet the 10ft side setback requirement. Lot 2 would have a proposed lot width of 61.24ft, and a 19ft variance is needed to meet the 80ft requirement. There is an existing deck on the structure at the property, it sits at the proposed property line and a 10ft variance is needed to meet the 10ft side 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: 1560 W Locust Street, North Vernon IN 47265

Legal Description: PT E ½ NWQ 28-7-8 1.16AC PT E ½ NWQ 28-7-8 0.038AC

Map Number: 40-09-28-240-004.000-004

The **seventh item** of business will be the variance request of Benjamin Suhre. He would like to extend his existing covered porch, & with the extension it will sit at 38ft from the east side property line, and a 37ft variance is needed to meet the 75ft 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: 6985 N Co Rd 400 E, North Vernon IN 47265

Legal Description: Pt NEQ NEQ 5-7-9 .86AC

Map Number: 40-08-05-100-001.003-005

The **eighth item** of business will be the variance request of Victor Davis represented by Charles Petro. He would like to extend his existing covered porch located at 712 Hoosier Street, North Vernon. It will sit at 37ft from the south side property line, and a 13ft variance is needed to meet the 50ft 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: 712 Hoosier Street, North Vernon IN 47265

Legal Description: ANDREWS ADDN 39

Map Number: 40-09-34-130-034.000-004

The **ninth item** of business will be the variance request of Suzannah Martin Roney. She would like to be allowed to have 1 rooster & 12 hens on her property located at 8435 N Co Rd 380 W, Scipio. They will be in an enclosed pen & contained.

Commonly known as: 8435 N Co Rd 380 W, Scipio IN 47273

Legal Description: PT SWQ 30-8-8 3.2089 AC

Map Number: 40-04-30-300-011.000-006

The **tenth item** of business will be the variance request of Karen Lea-Freeman of F.I.S. LLC. Her plans are to split this property into 2 parcels. The parcel with the house on it will sit 10ft from the west side and a 15ft variance is needed to meet the 25ft side setback. The parcel with the 2 outbuildings on it will need a 10ft variance for the smaller building & 3ft variance for the larger building from the east side to meet the 10ft side 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: 1450 E Co Rd 50 N, North Vernon IN 47265
Legal Description: PT NWQ 1-6-8 3.737 AC
Map Number: 40-12-01-200-021.000-012

The **eleventh item** of business will be the variance request of Leo Petro. He will be placing a new manufactured home located at 7790 W Co Rd 600 N, Scipio. The home will sit 11.5ft from the north side, and a 13.5ft variance is needed to meet the 25ft rear 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: 7790 W Co Rd 600 N, Scipio IN 47273
Legal Description: W ½ NWQ 9-7-7 39.815 AC
Map Number: 40-10-09-200-007.000-006

The **twelfth item** of business will be the Home-Based Business "Special Use" request of Christopher Kretvix being represented by Michael Adams. Their plans are to offer a Farrier Training Program on the property located at 3895 S State Hwy 7, North Vernon. The business proposes the development of a small-scale, agricultural-based farrier training program designed to provide hands-on instruction in equine hoof care. The program is intended to operate in alignment with the rural and agricultural character of the surrounding area. The enrollment would be limited to 5-8 students at one time. The hours of operation would be daytime hours only.

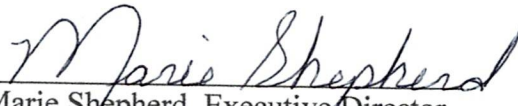
Commonly known as: 3895 S State Hwy 7, North Vernon IN 47265
Legal Description: PT NEQ 31-6-9 & PT SEQ 30-6-9 8.388 AC
Map Number: 40-13-30-400-034.006-012

Old Business:

New Business:

Adjournment:

Respectfully submitted,


Marie Shepherd, Executive Director
Jennings County Area Plan Commission