

Board of Zoning Appeals Meeting
June 30, 2026
Minutes

The Board of Zoning Appeals held a regular meeting on June 30, 2026, at 6:00 p.m. at the Jennings County Government Center's 1st Floor Meeting Room. The meeting was called to order by President Tiger Zamora at 6:00 p.m.

Those present: Tiger Zamora, Lola Post, Scott Smith and Director Marie Shepherd. **Absent:** Jason Sanders and Pamela Woodall.

The **first item** was the reading, correction, and approval of the minutes of the May 21, 2026, meeting. After reviewing the minutes, Lola Post made the motion to approve the minutes as prepared. Scott Smith seconded the motion. This passed unanimously with 3 members voting in favor.

The **second item** was the variance request of Scott L Ramey. He would like to place a new manufactured home located at 3385 S State Hwy 7, North Vernon. The home will sit at 68' from the north property line, and a 7' variance is needed to meet the 75' road frontage 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: 3385 S State Hwy 7, North Vernon IN 47265
Legal Description: PT N ½ 30-6-9 1AC
Map Number: 40-13-30-200-013.001-012

Following a discussion with Scott Ramey, Scott Smith made the 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 request of Mary Lou Gootee represented by Barbara Carter. Mary Lou is getting a survey to split the property located at 1260 W Co Rd 115 S, North Vernon. There is currently a mobile home sitting on the property to the east side of the existing home. The lot width will be 100 ft, once the split is completed, and a 50' variance is needed to meet the 150' 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: 1260 W Co Rd 115 S, North Vernon IN 47265
Legal Description: PT W PT NEQ 16-6-8 4.814 AC
Map Number: 40-12-16-100-006.000-012

This item was tabled at the request of Barbara Carter.

The **fourth item** of business was the variance request of Joseph Yoder. A survey was completed on his property that is located at 7660 N Co Rd 900 W, Elizabethtown and it shows that where the house sits it is under 1-acre, & a .01 of an acre variance is needed to meet the 1-acre lot size requirement. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 7660 N Co Rd 900 W, Elizabethtown IN 47232
Legal Description: SW COR ½ NWQ 32-8-7 .3365AC
Map Number: 40-03-32-200-007.001-006

Following a discussion with Joseph Yoder and neighbors, Lola Post made the motion to approve the variance. Scott Smith seconded the motion. This passed unanimously with 3 members voting in favor.

The **fifth item** of business was the "Special Use" Home-Based Business request of Rebecca Sawyer. Her plans are to build a 216 sq ft building located at 9915 W Co Rd 1100 S, Crothersville where she will sell merchandise & vegetables. The hours of operation of the business will be Tuesday-Saturday from 10:00 a.m. to 6:00 p.m. & she will be the only employee. There will be off-street parking available.

Commonly known as: 9915 W Co Rd 1100 S, Crothersville IN 47229

Legal Description: PT NW ¼ NWQ 6-4-7 3.621 AC

Map Number: 40-18-06-200-007.001-008

Following a discussion with Rebecca Sawyer, Tiger Zamora made the motion to approve the Special Use. Lola Post seconded the motion. This passed unanimously with 3 members voting in favor.

The **sixth item** of business was the variance request of Jeremy Ochs of Vida Investment Group, LLC. He plans to build a 1,050 sq ft home located at 320 7th Street, North Vernon. The lot size is 7,503 sq ft and a 2,497 sq ft variance is needed to meet the 10,000 sq ft minimum lot size requirement. The lot width is 85.7' and a 9.3' variance is needed to meet the 95' minimum lot width requirement for a corner. 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: 320 7th Street, North Vernon IN 47265

Legal Description: AND 55 AND PT LOT 36' WIDE W S 56

Map Number: 40-09-34-130-032.000-004

Following a discussion with Jeremy Ochs, Lola Post made the motion to approve the variance. Tiger Zamora seconded the motion. This passed unanimously with 3 members voting in favor.

The **seventh item** of business was the variance request of Bryant Layman of Layman Properties. Mr. Layman plans to build a home located at 5325 E US Hwy 50, Butlerville. The lot size is 9,209 sq ft and a 791 sq ft variance is needed to meet the 10,000 sq ft minimum lot size requirement. The lot width is 71.9 and a 23.1' variance is needed to meet the 95' minimum lot width requirement for a corner. 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: 5325 E US Hwy 50, Butlerville IN 47223

Legal Description: BU COBB 13

Map Number: 40-08-22-340-019.000-002

Following a discussion with Jessica Risacher, representing Bryant Layman, Tiger Zamora made the motion to approve the variance. Scott Smith seconded the motion. This passed unanimously with 3 members voting in favor.

The **eighth item** of business was 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

Following a discussion with Sasha McDonald and neighbors, Lola Post made the motion to approve the variance. Tiger Zamora seconded the motion. This passed unanimously with 3 members voting in favor.

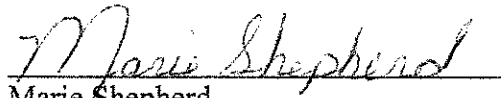
Old Business: None

New Business: None

Adjournment:

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

Respectfully submitted,

A handwritten signature in cursive script, reading "Marie Shepherd", is written over a horizontal line.

Marie Shepherd
Executive Director