

Board of Zoning Appeals Meeting
July 23, 2026
Minutes

The Board of Zoning Appeals held a regular meeting on July 23, 2026, at 6:00 p.m. at the Jennings County Government Center's 1st Floor Meeting Room. The meeting was called to order by Vice-President Jason Sanders at 6:00 p.m.

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

The **first item** was reading, correction, and approval of the minutes of June 30, 2026, meeting. Pamela Woodall made the motion to table until next month. Scott Smith seconded the motion. This passed unanimously with 3 members voting in favor.

The **second item** was 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The applicant has withdrawn their request.

The **third item** of business was 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

Following a discussion with Regina Mash, Pamela Woodall made the motion to approve the variance. Scott Smith seconded the motion. This passed unanimously with 3 members voting in favor.

The **fourth item** of business was 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 50 ft 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

Following a discussion with Gene Rudicel, Scott Smith made the motion to approve the variance. Pamela Woodall seconded the motion. This passed unanimously with 3 members voting in favor.

The **fifth item** of business was 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 25 ft from the west side & a 50ft variance is needed to meet the 75 ft 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

Following a discussion with James Deaton, Pamela Woodall made the motion to approve the variance. Scott Smith seconded the motion. This passed unanimously with 3 members voting in favor.

The **sixth item** of business was 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 5.3 ft 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

Following a discussion with attorney Ann Coriden, Pamela Woodall made the motion to approve the variance. Scott Smith seconded the motion. This passed unanimously with 3 members voting in favor.

The **seventh item** of business was 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

Following a discussion with Ben Suhre, Scott Smith made the motion to approve the variance. Pamela Woodall seconded the motion. This passed unanimously with 3 members voting in favor.

The **eighth item** of business was 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

Following a discussion with Charles Petro, Pamela Woodall made the motion to approve the variance. Scott Smith seconded the motion. This passed unanimously with 3 members voting in favor.

The ninth item of business was 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

Following a discussion with Suzannah Roney and neighbor Craig Matern, Pamela Woodall made the motion to table the variance so the board members can have an opportunity to visit the property. Scott Smith seconded the motion. This passed unanimously with 3 members voting in favor.

The tenth item of business was 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

Following a discussion with Karen Freeman, Pamela Woodall made the motion to approve the variance. Scott Smith seconded the motion. This passed unanimously with 3 members voting in favor.

The eleventh item of business was 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

Following a discussion with Dwayne Petro, Scott Smith made the motion to approve the variance. Pamela Woodall seconded the motion. This passed unanimously with 3 members voting in favor.

The twelfth item of business was 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

Following a discussion with Michael Adams, Pamela Woodall made the motion to approve the Special Use. Scott Smith seconded the motion. This passed unanimously with 3 members voting in favor.

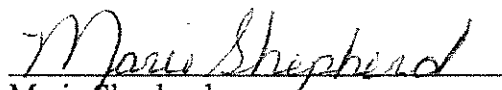
Old Business: None

New Business: None

Adjournment:

With no further business to discuss, Scott Smith made the motion to adjourn, Pamela Woodall seconded the motion. This passed unanimously with 3 members voting in favor.

Respectfully submitted,

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

Marie Shepherd
Executive Director