

**Board of Zoning Appeals Meeting  
December 17, 2019 at 6:00 p.m.  
Minutes**

The Board of Zoning Appeals held a meeting on December 17, 2019 at 6:00 p.m. in Meeting Room 101 on the first floor of the Government Center in Vernon, Indiana.

Those present: President Robert Burns, Megan Grunden, Tony Monday and Executive Director Marie Shepherd.

The first item of business **was** the reading, correction and approval of the minutes from the November 19, 2019 meeting. After reviewing the minutes, Tony Monday made the motion to approve the minutes. Megan Grunden seconded the motion. This passed unanimously with 3 members voting in favor.

The **second item** of business was the variance request of Jason Sanders. He would like to build a roof over an existing concrete slab at 6420 W Hickory Hill Dr, North Vernon. The porch will be 36 ft from the center of Hickory Hill Drive. A variance of 14 ft is needed to meet the 50 ft front setback requirement listed in Table 6-1: Residential Lot Layouts.

Commonly known as: 6420 W Hickory Hill Drive, North Vernon, IN 47265  
Legal Description: Hickory Hills Lot 64  
Map Number: 40-11-10-130-008.000-011

After discussing the request with the property owner, Megan Grunden made the motion to approve the variance. Tony Monday seconded the motion. This passed unanimously with 3 members voting in favor.

The **third item** of business was the variance request of Hugh and Geraldine Reed. They would like to build an additional 3 ft onto the front of the building. The porch will be 57 ft from the center of State Highway 3. A variance of 18 ft is needed to meet the 75 ft front setback requirement listed under Table 6-1: Residential Lot Layouts in the Jennings County Unified Zoning Ordinance.

Commonly known as: 335 N State Hwy 3, North Vernon, IN 47265  
Legal Description: PT SEQ 3 6 8 .78 acres  
Map Number: 40-12-03-400-026.000-012

After discussing the request with the property owner, Tony Monday made the motion to approve the variance. Megan Grunden seconded the motion. This passed unanimously with 3 members voting in favor.

The **fourth item** of business was the variance request of Larry Stanfield. He would like to build a 30' x 60' pole building at 8195 N State Hwy 7, Elizabethtown. He would like to build the structure 103 ft from the center of State Highway 7. A variance of 9.5 ft is needed to meet the 112.5 ft front setback requirement. The building will be 18 ft off the East side property line. A variance of 7 ft is needed to meet the 25 ft side setback requirements. The lot is only 110 ft wide. A variance of 40 ft is needed to meet the 150 ft lot width requirement. The property is only 0.58 acres in size. A variance of 0.42 acres is needed to meet the 1-acre lot size requirement. The requirements are listed in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 8195 N State Hwy 7, Elizabethtown, IN 47232  
Legal Description: PT SEQ 28 8 7 .58 acres  
Map Number: 40-03-28-400-035.000-006

After discussing the request with the property owner, Megan Grunden made the motion to approve the variance. Tony Monday seconded the motion. This passed unanimously with 3 members voting in favor.

The **fifth item** of business was the variance request of the Vernon Township Volunteer Fire Department, being represented by James Kirkham. They would like to build a new fire station at 265 E Brown Street, Vernon. They would like to build the fire station 20 feet off the back-property line. A variance of 5 ft is needed to meet the 25 ft setback requirement. There is a 10 ft alley between lot 70 and lot 71 that they have requested the Town of Vernon vacate. They would like approval to build the fire station over the alley and the property lines between lot 70 and 71. Lot 70 is only 66 ft wide. A variance of 34 ft is needed to meet the 100 ft lot width requirement. Lot 70 contains 8,712 sq. ft. A variance of 11,288 sq. ft is needed to meet the lot size requirement. The parcel (lot 71 and 72) on the corner of Posey and Brown Street contains 17,424 sq. ft. A variance of 2,576 sq. ft is needed to meet the 20,000 sq. ft lot size requirement. They are required to have 15 off street parking spaces. They have provided 16 parking spaces; however, 7 of those spaces are within the Posey Street right-of-way. A variance is being requested to allow the 7 spaces be located outside of their property lines. They are required to screen the parking area by a wall, fence or densely planted compact hedge. They would like approval from the Board of Zoning Appeals to not have to screen in the parking area. The drive off of Brown Street will be 80 ft in width. Under the Jennings County Unified Zoning Ordinance, no driveway across public property at the right-of-way line shall exceed a width of 25 feet. A variance is requested on the excess width. All other requirements will be met.

Commonly known as: 265 E Brown Street, Vernon, IN 47282  
275 E Brown Street, Vernon, IN 47282

Legal Description: Ver 71, 72  
Vernon 70 Vernon 6 Ft Strip 69

Map Number: 40-12-02-330-040.000-013  
40-12-11-210-032.000-013

After a lengthy discussion with James Kirkham, Megan Grunden made the motion to approve the variance with the exception of the variance which they are required to screen the parking area by a wall, fence or densely planted compact hedge, this will be tabled until the February 20, 2020 meeting to allow the board to gain more information from the Town of Vernon and FPBH. Tony Monday seconded the motion. This passed unanimously with 3 members voting in favor.

The **sixth item** of business was the variance request of Brandon Michael Mills. He would like to add a 24' x 20' addition to the existing pole building located at 4645 S State Hwy 7, North Vernon, IN 47265. The addition will be 85' from the center of State Hwy 7. A variance of 27.5' is needed to meet the 112.5' front setback requirement, as per Table 6-1, Residential Lot Layouts in the Jennings County Unified Zoning Ordinance. All other setbacks will be met. (Mr. Mills is acquiring additional property along the North and West side of the property. The survey has been recorded, but the deed has not been recorded yet.)

Commonly known as: 4645 S State Hwy 7, North Vernon IN 47265

Legal Description: Mills Minor Subd Lot #1 (4.15 AC)

Map Number: 40-13-32-300-026.012-012

After discussing the request with the property owner, Megan Grunden made the motion to approve the variance. Tony Monday seconded the motion. This passed unanimously with 3 members voting in favor.

The **seventh item** of business was the variance request of the Harry and Marie Williams Family Living Trust, being represented by Eric Meeks of Meeks & Co. Professional Surveying. A survey has been prepared that splits off a 1.36-acre tract from a 20.84-acre tract at 9975 N State Hwy 7, Elizabethtown. An existing structure on the 1.36-acre tract will be 16 ft off the new side property line. A variance of 9 ft is needed to meet the 25 ft side setback requirement. The remaining 19.48-acre tract has 50 ft of road frontage. A variance of 100 ft is needed to meet the 150 ft requirement. The requirements can be found under Table 6-1: Residential Lot Layouts in the Jennings County Unified Zoning Ordinance.

Commonly known as: 9975 N State Hwy 7, Elizabethtown, IN 47232

Legal Description: PT E ½ N ½ NWQ 20 8 7 18.467 ac PT NE ¼ NWQ 20 7 8 2.38 ac

Map Number: 40-03-20-200-013.000-006

After discussing the request, Tony Monday made the motion to approve the variance. Megan Grunden 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, Megan Grunden made the motion to adjourn. Tony Monday seconded the motion. This passed unanimously with 3 members voting in favor.

Respectfully submitted,



Marie Shepherd, Executive Director  
Jennings County Area Plan Commission