

## **Board of Zoning Appeals Meeting September 19, 2019 at 6:00 p.m. Minutes**

The Board of Zoning Appeals held a meeting on September 19, 2019 at 6:00 p.m. in Meeting Room 101 on the first floor of the Government Center in Vernon, Indiana.

Those present: Vice President Tony Monday, Eli Brown, Megan Grunden, Building Inspector Matt Bauguess and Executive Director Marie Shepherd.

The **first item** of business was the reading, correction and approval of the minutes from the June 25, 2019 meeting (was tabled at the July 18, 2019 meeting) and August 15, 2019 meeting. After review of the minutes, Eli Brown made the motion to approve the minutes as prepared. Megan Grunden seconded the motion. This passed with 3 members voting in favor.

The **second item** of business was the variance request of Devon Simpson and Jordyn Day. They would like to build a 30' x 60' pole barn with a porch at 215 E County Rd 800 N, North Vernon. They would like to build the structure 10' off the East side property line. A variance of 15' is needed to meet the 25' side setback requirement listed in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 215 E County Rd 800 N, North Vernon, IN 47265

Legal Description: PT NWQ 35 8 8 5.6 acres

Map Number: 40-04-35-200-007.004-010

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

The **third item** of business was the variance request of Rebecca Hull and Donald McVey, being represented by Tim Setser. They would like to build a 40' x 70' pole building at 8205 E County Rd 975 N, Butlerville. They would like to build the structure 60' from the center of County Road 975 North. A variance of 15' is needed to meet the 75' front setback requirement found under Table 6-1: Residential Lot Layouts in the Jennings County Unified Zoning Ordinance.

Commonly known as: 8205 E County Rd 975 N, Butlerville, IN 47223

Legal Desc: PT NWQ SWQ NEQ 19 8 10 205.92 ac PT NWQ & SWQ 19-8-10 75.08 ac

Map Number: 40-06-19-900-004.000-005

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

The **fourth item** of business was the variance request of Brian Palmer. He would like to place a new home at 1965 N County Rd 105 E, North Vernon, IN 47265. He would like to place the new home 5 ft off the North side property line. A variance of 20 ft is needed to meet the 25 ft side setback requirement. The home will be 19 ft off the South side property line. A variance of 6 ft is needed to meet the 25 ft setback requirement. The home will be 55 ft from the center of County Rd 105 East. A variance of 20 ft is needed to meet the 75 ft front setback requirement. The lot is 100 ft wide at the building line. A variance of 50 ft is needed to meet the 150 ft lot width requirement. The parcel is 0.60 acres in size. A variance of 0.40 acres is requested to meet the 1-acre size requirement. The requirements may be found under Table 6-1: Residential Lot Layouts in the Jennings County Unified Zoning Ordinance.

Commonly known as: 1965 N County Rd 105 E, North Vernon, IN 47265

Legal Description: Polly Subdivision #2 51, 55

Map Number: 40-09-36-220-007.000-003

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

The **fifth item** of business was the variance request of Wesley and Darlene Bradshaw, being represented by Daniel Coots of Coots, Henke & Wheeler. They would like to place a new communication tower at 1995 W County Rd 725 N, North Vernon. The proposed tower will be 250 ft in height. The maximum height allowed under Table 9-1: Institutional Lot Layouts is 150 ft. A variance is being requested to allow the 250 ft tower. There is a 30 ft access and utility easement to the proposed site. A variance of 20 ft is needed to meet the 50 ft easement requirement.

Commonly known as: 1995 W County Rd 725 N, North Vernon, IN 47265  
Legal Desc: PT SW ¼ SWQ 33 8 8 36.07 acres  
Map Number: 40-04-33-300-014.000-010

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

The **sixth item** of business was the variance request of Charlotte Griffin, being represented by Steve Frey. They would like to build a duplex at 21 Bay Street, North Vernon. The lot is 50 ft wide along Elm Street. A variance of 50 ft is needed to meet the 100 ft lot width requirement. The lot is 7,100 square feet in size. A variance of 10,900 sq. ft is needed to meet the 18,000 sq. ft lot size requirement. They would like to build the duplex 45 ft from the center of Elm Street. A variance of 5 ft is needed to meet the 50-setback requirement. The structure will be 25 ft from the center of Bay Street. A variance of 25 ft is needed to meet the 50 ft front setback requirement. The duplex will be 4 ft off the back-property line. A variance of 21 ft is needed to meet the 25 ft back setback requirement. The structure will be 10 ft off the alley. A variance of 5 ft is needed to meet the side setback requirement. There will be off street parking for 2 vehicles. A variance of 2 parking places is requested to meet the 4 that are required. All requirements can be found under Table 6-1: Residential Lot Layouts in the Jennings County Unified Zoning Ordinance.

Commonly known as: 21 Bay Street, North Vernon, IN 47265  
Legal Desc: F & C #2 46  
Map Number: 40-09-33-140-078.000-004

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

**Old Business:** None

**New Business:**

Megan Grunden made a motion to change the Board of Zoning Appeals meeting that was scheduled for October 17, 2019 to October 22, 2019. Tony Monday seconded the motion. This passed unanimously with 3 members voting in favor.

**Adjournment:**

With no further business to discuss, Eli Brown made the motion to adjourn. Megan Grunden seconded the motion. This passed unanimously with 3 members voting in favor.

Respectfully submitted,



Marie Shepherd, Executive Director  
Jennings County Area Plan Commission