



JEFFERSON COUNTY, INDIANA  
SURVEYOR/PLAN COMMISSION and ZONING

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AGENDA

BOARD OF ZONING APPEALS MEETING

January 7, 2020 at 5:00 P.M.

Jefferson County Courthouse  
Annex Bldg., Surveyor's Office  
315 Jefferson St., Madison, IN 47250

1. Roll Call
2. Determination of a Quorum
3. Consideration of minutes from the November 6, 2019 and special meeting on December 3, 2019
4. Communications: None
5. Current Business: None
6. New Business:

**a. Nancy Edmonds**, telephone 812-801-5308, property located at 7235 W Warman Road, Hanover, IN, Hanover Township, containing 1.805 acres, requests a variance from developmental standards from ninety (90) feet setback from the center of the road to seventy-five (75) feet setback from center of road due to septic system (see request). Applicant wants to replace a 70'x16' mobile home on property. The property is zoned Agriculture.

**b. Chris Vezina**, telephone 812-701-0164, property located at 7018 N US 421, Madison, IN, Monroe Township, Tract 1 containing 3.25 acres and Tract 2 containing 0.564 acres, requests, under Section 7.00 - Official Schedule of District Regulations under Item #340 Kennel and Animal Shelter, a conditional use to open a canine training facility, business name being True Blue Canine Services (see request). Under Section 2.10, the definition of kennel is as follows: Any premises where four (4) or more animals over four (4) months of age are: 1) housed; 2) groomed; 3) bred; 4) boarded; or 5) trained for a fee, or sold, and which may offer provisions for minor medical treatment. No more than four (4) or more animals over four (4) months of age shall be housed or boarded within a dwelling unit. The property is zoned Agriculture.

**c. Chris Vezina**, telephone 812-701-0164, property located at 7018 N US 421, Madison, IN, Monroe Township, Tract 1 containing 3.25 acres and Tract 2 containing 0.564 acres, requests, a variance from developmental standards from the front yard setback. Jefferson County zoning ordinance requires fifty (50) feet setback from right-of-way of the road or ninety (90) feet from the middle of the road, whichever is greater.

This request is for fifty (50) feet setback from the right-of-way of the road. Applicant is requesting thirty-four (34) feet setback from right-of-way of the road instead of fifty (50) feet setback as the applicant was unaware of any setback requirements and has already poured a concrete slab. The original size of the concrete slab is 52 ½ x 25. However after a survey was completed, it showed the concrete slab over the side property line by six (6) inches. The applicant is going to remove twenty-five and half (25 ½) feet of concrete to come in compliance with the twenty-five (25) feet side property line setback. In order to keep from removing more concrete that has already been poured, the applicant is requesting the thirty-four (34) feet variance from the right-of-way of the road. The concrete slab is for an office (see diagram).

**d. Elect Chairman and Vice-Chairman for 2020**

7. Adjournment

By: Lynette M. Anderson  
Lynette M. Anderson, Secretary