

Johnson County Board of Zoning Appeals

December 16, 2025 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, December 16, 2025 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:00 PM by Chairman Chris Campbell.

I. ROLL CALL:

Present: Chris Campbell, Charlie Canary, Douglas Gray, Mike Hoffman, James Kaylor, Attorney Jacob Bowman (Legal Counsel – not voting), Michele Hansard (Director – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Roger Meyer (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chairman Chris Campbell called for a motion to approve the October 28, 2025 Board of Zoning Appeals meeting minutes.

Board member James Kaylor asked for a correction to the minutes to reflect that he did not vote No on the Motion to Adjourn.

Motion: Approval of October 28, 2025 Board of Zoning Appeals meeting minutes with correction of Motion to Adjourn. **Moved** by James Kaylor. **Seconded** by Mike Hoffman. **Yes:** Campbell, Canary, Gray, Hoffman and Kaylor. **No:** None. **Motion approved 5-0.**

III. PUBLIC HEARINGS:

**V-13-25; Christopher and Teresa Hogue – Variance of Development Standards Request.
6268 W. 250 S.**

Staff presented findings and facts to the board.

Petitioner Teresa Hogue (6268 W. 250 S., Morgantown 46160) was present to speak and address concerns. Petitioner provided an **Exhibit** packet to the board members.

Board members asked questions and expressed concerns, which were addressed by the Petitioner and staff as follows:

- Q. Board member James Kaylor inquired as to how far are the neighbors?
 - A. Hundreds of yards.
- Q. Board member James Kaylor asked if the original intent was that mom would be residing in the second dwelling?

- A. Yes.
- Q. Board member James Kaylor inquired how the second dwelling size went from 1,000 square feet to 2,000 square feet?
 - A. Miscommunication.
 - Q. Board member Chris Campbell asked how this request would be different if the house didn't already exist? Chris further remarked that this matter should have been addressed prior to the house being built.
 - A. Petitioner did not understand the question initially. Petitioner said that in hindsight she now knows that but at the time she did not know.
 - Q. Attorney Jacob Bowman inquired as to what are differences between the findings of facts that the Petitioner submitted in March of this year and the ones you submitted tonight?
 - A. Mental and physical hardship on Petitioner's mom.
 - Q. Board member Mike Hoffman inquired as to whether or not you could have two (2) houses on one (1) property? Mike further remarked in other words, if they were separated would it be legal?
 - A. No.
 - Q. Board member Charlie Canary asked for confirmation that when this accessory dwelling was established it was mainly for taking care of a family member correct?
 - A. Yes, historically the accessory dwelling variance requests mainly were for taking care of an elderly family member that did not necessarily need medical assisted living but wanted to be closer to family near the end of their life. Also, there were cases of a family member with mental or disability needs.
 - Q. Board member Charlie Canary inquired as to what the accessory dwelling would be used for once the family member no longer needed it?
 - A. The development standard would stay with the land. There was a time in the past that language was added to the deed in regard to this accessory dwelling in which certain parts of the residence would have to be removed for it to no longer be considered an accessory dwelling. However, this was determined to be hard to keep oversight on. Further, the Petitioner advised the board that several family members have indicated that they would like to live there.
 - Q. Board member Mike Hoffman asked if this whole house, as presented, would have been presented in the beginning with a summer kitchen, winter kitchen and the garage remaining in the middle would it have been approved?
 - A. No.

- Q. Board member Mike Hoffman asked for confirmation that the plans would not be approved if it had two (2) kitchens?
 - A. Correct.
- Q. Board member Mike Hoffman asked for confirmation that the plans would have been approved if the total square feet were 1,000 and had a kitchen?
 - A. Yes.

Motion: To approve V-13-25 to allow for a 1,950 square foot accessory dwelling unit and adopt the Petitioner's findings of fact. **Moved** by Douglas Gray. **Motion died due to a lack of a second.**

Motion: To deny V-13-25 to allow for a 1,950 square foot accessory dwelling unit and adopt the staff's findings of fact. **Moved** by Chris Campbell. **Seconded** by Charlie Canary. **Yes:** Campbell, Canary and Kaylor. **No:** Gray and Hoffman. **Motion approved 3-2.**

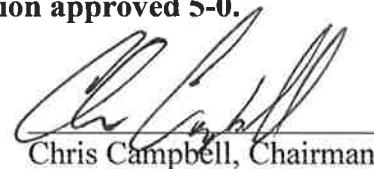
IV. ADJOURNMENT:

Chairman Chris Campbell called for a motion to adjourn the meeting at 8:11 PM

Motion: Adjourn the meeting. **Moved** by Douglas Gray. **Seconded** by Mike Hoffman. **Yes:** Campbell, Canary, Gray, Hoffman and Kaylor. **No:** None. **Motion approved 5-0.**

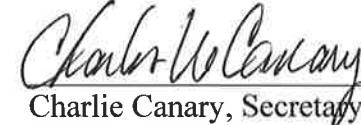
Approved on: January 27, 2026

By:



Chris Campbell, Chairman

Attested By:



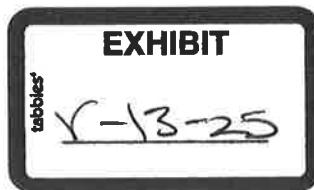
Charlie Canary, Secretary

Exhibit Packet for Hearing of Case V-13-25

Christopher and Teresa Hogue

December 16, 2025

- Exhibit A** Removed by Petitioner
- Exhibit B** Meeting Minutes from Previous Accessory Dwelling Unit Requests
- Exhibit C** Photographs of Accessory Dwelling Units larger than 1000 sq ft that were approved
- Exhibit D** Neighbor Testimonial in Support of the Variance Request



REQUESTS FOR ACCESSORY DWELLING UNITS SINCE JANUARY 1, 2021

(Based on Meeting Minutes Posted on the Johnson County BZA Website)

Date of Meeting	Case Number	Square Footage	Decision
May 2021	V-10-21	2016	APPROVED
September 2022	V-12-22	2100	APPROVED
September 2024	V-16-24	1430	APPROVED
February 2025	V-3-25	2822	DENIED
March 2025	V-8-25	1390	APPROVED
March/April 2025 (Hogue Request)	V-7-25	1950	DENIED

Exhibit B
1

Johnson County Board of Zoning Appeals

April 29, 2025 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, April 29, 2025 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:01 PM by Chairman Chris Campbell.

I. ROLL CALL:

Present: Chris Campbell, Charlie Canary, Douglas Gray, Mike Hoffman, James Kaylor, Attorney Jacob Bowman (Legal Counsel - not voting), Michele Hansard (Director - not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Roger Meyer (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chairman Chris Campbell called for a motion to approve the March 25, 2025 Board of Zoning Appeals meeting minutes.

Motion: Approval of March 25, 2025 Board of Zoning Appeals meeting minutes. **Moved** by James Kaylor. **Seconded** by Douglas Gray. **Yes:** Campbell, Canary, Gray, and Kaylor. **No:** None. **Abstain:** Hoffman **Motion approved 4-0.**

III. PUBLIC HEARINGS:

V-7-25; Christopher and Teresa Hogue – Variance of Development Standards Request. 6268 W. 250 S.

Staff presented findings and facts to the board.

Petitioner Teresa Hogue (5750 W. 300 N., Bargersville 46106) and Contractor Jeff Brown on behalf of Overland Builders, LLC (5499 W. Smokey Row Rd., Greenwood 46143) were present to speak and address concerns.

Justin Atha (6243 W. 250 S., Morgantown 46160) was present to express his support of this request.

Kaleb Bradley (5769 W. 425 S., Trafalgar 46181) was present to express his support of this request.

Angie Hensley-Langrel (7116 Bel Moore Cir., Indianapolis 46259) was present to express her support of this request.

Linda Daming (4462 S. Morgantown Rd., Greenwood 46143) was present to express her support of this request.

Board members asked questions and expressed concerns, which were addressed by the Petitioner and staff as follows:

- Q. Board member James Kaylor asked what the size of the primary structure was?
A. 6,900.
- Q. Attorney Jacob Bowman inquired as to whether or not the Petitioner submitted any new additional information prior to this meeting?
A. No.
- Q. Board member James Kaylor asked the contractor for confirmation that some counties are completely different than our county with what they will allow and their process?
A. Yes, that is correct.
- Q. Board member James Kaylor asked the contractor for confirmation that he thought that he could get the structure started and ask for a kitchen later?
A. The contractor explained he had brought the building plans into staff for review according to how the Petitioner had wanted them. The contractor explained that in other counties the accessory dwelling had to be less than fifty percent (50%) of the total primary structure, and had no maximum size limit. He learned from staff prior to building that the accessory dwelling could not be any larger than 1,000 square feet. Staff had informed the contractor that the Petitioner could take the second kitchen out so the permit could be issued, and start being built and then start the variance process to allow a second kitchen for the accessory dwelling.
- Q. Board member Mike Hoffman asked for clarification on whether or not the kitchen had been asked for several times?
A. Staff clarified the matter. In May 2024, staff had e-mail discussions with the Petitioner about the county's regulations. In July 2024, staff received building plans from Overland Builders, LLC via email and at that time staff had informed the contractor that said plans had two (2) dwellings that exceeded 1,000 square feet. The contractor inquired at that time about what they would need to do in order to move forward and if they would need to obtain a variance. Staff advised the contractor that they would need to apply for a variance in order to build an accessory dwelling larger than the 1,000 square foot maximum allowed by the ordinance. Staff further explained the county's accessory dwelling standards, the variance findings of facts, and the process for approval of a variance. In September of 2024, that the contractor said that they would remove the second kitchen and apply for the permit and deal with it later. As a matter of practice, staff has never advised a petitioner to remove a nonconforming development standard and file for a variance expecting it to be granted. In September 2024, the contractor

applied for the permit without the second kitchen and, having met the county's development standards, staff approved it as submitted.

- Q. Board member Mike Hoffman asked for clarification on the definition of an accessory dwelling?

A. An accessory dwelling can be either attached or detached, has separate means of ingress and egress from the main dwelling, and has a separate kitchen.

Q. Board member Charlie Canary inquired as to whether or not we had a variance for a second kitchen?

A. No, because the kitchen is the only element of the accessory dwelling that is missing from the building plans.

- Q. Board member Charlie Canary asked for clarification as to whether or not the variance was on the size?

A. Yes.

Q. Board member Mike Hoffman referred to the county ordinance that an accessory dwelling can only be 1,000 square feet, how did the building plans get approved?

A. The 1,950 square feet building plans were approved because there wasn't a kitchen but because they want to put a kitchen in it makes it an accessory dwelling. If there was no kitchen, there would be no need for a variance.

Campbell: Stated that he believes this is quite a deviation from the intent of the ordinance. He does not believe a need has been demonstrated to deviate from the rules. The request is twice the size limit specified in the ordinance, and it does not satisfy the factors required to qualify for a variance.

Motion: To deny V-7-25 to allow for a 1,950 square foot accessory dwelling unit and adopt the staff's findings of fact. **Moved** by Chris Campbell. **Motion died due to a lack of a second.**

Motion: To deny V-7-25 to allow for a 1,950 square foot accessory dwelling unit and adopt the staff's findings of fact. **Moved** by Charlie Canary. **Seconded** by Chris Campbell. **Yes:** Campbell, Canary, Hoffman and Kaylor. **No:** Gray. **Motion approved 4-1.**

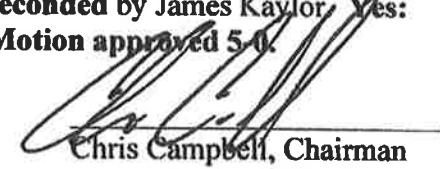
IV. ADJOURNMENT:

Chairman Chris Campbell called for a motion to adjourn the meeting at 7:52 PM

Motion: Adjourn the meeting. **Moved** by Mike Hoffman. **Seconded** by James Kaylor. **Yes:** Campbell, Canary, Gray, Hoffman and Kaylor. **No:** None. **Motion approved 5-0.**

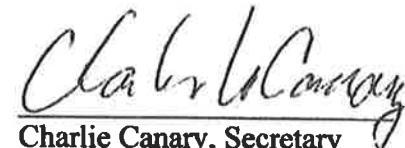
Approved on: May 20, 2025

By:



Chris Campbell, Chairman

Attested By:



Charlie Canary, Secretary

Johnson County Board of Zoning Appeals

March 25, 2025 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, March 25, 2025 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:01 PM by Chairman Chris Campbell.

I. ROLL CALL:

Present: Chris Campbell, Charlie Canary, Douglas Gray, James Kaylor, Roger Meyer (Alternate), Attorney Jacob Bowman (Legal Counsel - not voting), Michele Hansard (Director - not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Mike Hoffman

II. APPROVAL OF MEETING MINUTES:

Chairman Chris Campbell called for a motion to approve the February 25, 2025 Board of Zoning Appeals meeting minutes.

Motion: Approval of February 25, 2025 Board of Zoning Appeals meeting minutes. **Moved** by James Kaylor. **Seconded** by Charlie Canary. **Yes:** Campbell, Canary, Gray, Kaylor and Meyer. **No:** None. **Motion approved 5-0.**

III. PUBLIC HEARINGS:

**V-7-25; Christopher and Teresa Hogue – Variance of Development Standards Request.
6268 W. 250 S.**

Staff presented findings and facts to the board.

Petitioner Teresa Hogue (5750 W. 300 N., Bargersville 46106) was present to speak and address concerns.

Board members asked questions and expressed concerns, which were addressed by the Petitioner and staff as follows:

- Q. Board member James Kaylor asked for confirmation that the current structure that was approved does not have a kitchen in it?
 - A. Correct, it does not have a kitchen.
- Q. Board member James Kaylor inquired as to whether or not another septic would have to be installed if a kitchen was added?

- A. No, the structure presently has a septic for the bedrooms that were already approved.
- Q. Board member Charlie Canary asked for confirmation that both structures are currently being built at the same time?
 - A. Yes.
- Q. Board member Charlie Canary inquired as to whether or not there was only one (1) septic for use by both structures?
 - A. Yes.
- Q. Board member James Kaylor asked for confirmation that original approval included bedrooms?
 - A. Yes.
- Q. Board member Chris Campbell asked what the total square footage of both structures?
 - A. 8,964 square feet.
- Q. Board member Chris Campbell asked for confirmation of what an accessory structure was with connecting structures?
 - A. Staff stated the definition from the county ordinance.
- Q. Board member Chris Campbell inquired at what point this proposed structure would be considered a duplex?
 - A. Staff stated the definition from the county ordinance.
- Q. Board member Chris Campbell referred to when the original building plans were first turned in what this area of the residence proposed to be?
 - A. Part of the primary dwelling without a kitchen.
- Q. Board member James Kaylor asked if a residence was proposed with a kitchen on the first floor and a kitchen in the basement, would it not be considered the same thing?
 - A. No.
- Q. Attorney Jacob Bowman referred to when staff had e-mailed the builder and property owner with these concerns and inquired as to their response?
 - A. We will remove the kitchen and will have the property owner address this later on.
- Q. Board member James Kaylor inquired as to whether or not Mrs. Hogue's mother was onboard?
 - A. Yes.

- Q. Board member James Kaylor inquired as to why the kitchen was not requested initially?
 - A. Petitioner believed that there was a miscommunication or misunderstanding.
- Board member Charlie Canary expressed his concerns regarding applying for a permit and then changing the rules after the fact.
- Q. Board member Chris Campbell inquired as to what would happen to the structure once the mother no longer needs?
 - A. Family wants to utilize.
- Q. Board member James Kaylor asked if the Petitioner could ask for a duplex?
 - A. No, not allowed in zoning ordinance.
- Q. Board member James Kaylor asked if the Petitioner only used 1,000 square feet of the proposed structure for second dwelling and the rest of the area as storage for the primary dwelling?
 - A. Staff stated the definition from the county ordinance and explained in great detail why all of the rooms are accessed from that same unit they are considered that square footage.
- Q. Attorney James Bowman asked the Petitioner whether or not the structure currently had been framed to allow for a kitchen?
 - A. No.
- Q. Attorney James Bowman asked the Petitioner what the purposed changes would be in or to allow for a kitchen if the variance were to be approved?
 - A. Petitioner demonstrated where the kitchen would go on the current floor plan in the family room area.
- Q. Board member James Kaylor inquired as to where the Petitioner's mother would access the structure?
 - A. Petitioner demonstrated the mudroom and entrance from the attached connecting garage, the front porch entry way and/or the back porch entry way to the proposed unit.
- Q. Board member Charlie Canary asked for confirmation that no mechanical lines had been put into the family room wall to support a kitchen at this time?
 - A. No.
- Q. Board member James Kaylor asked if the Petitioner could rent out the structure?
 - A. Yes.

Motion: To continue V-7-25 to the April 29, 2025 meeting. **Moved** by Charlie Canary. **Seconded** by Douglas Gray. **Yes:** Canary, Gray, Kaylor and Meyer. **No:** Campbell. **Motion approved 4-1.**

V-8-25; Jack and Betty Arthur – Variance of Development Standards Requests.
13 acres south of 3465 S. 725 E.

Staff presented findings and facts to the board.

Petitioner Betty Arthur (3465 S. 725 E., Franklin 46131) was present to speak and address concerns.

Teresa Hogue (5750 W. 300 N., Bargersville 46106) spoke in support of this request.

Board members asked questions and expressed concerns, which were addressed by the Petitioner and staff as follows:

- Q. Board member James Kaylor inquired as to whether or not the proposed structure would be attached or unattached?
 - A. They are purposing a garage be constructed in between.
- Q. Board member Charlie Canary asked if this structure was approved would two (2) people have to reside in said structure in order for the state to provide twenty-four (24) hour care?
 - A. Yes.
- Q. Board member James Kaylor inquired as to whether or not the plans could be reduced to 1,000 square feet?
 - A. No, the mobile home would have to be a trailer and she will need a wheelchair at some point which will require more room to maneuver.
- Q. Attorney Jacob Bowman inquired as to whether or not the 390 square feet was necessary to accommodate the wheelchair?
 - A. Yes.
- Q. Board member James Kaylor asked if there was someone in mind for the second person?
 - A. No.
- Q. Attorney Jacob Bowman inquired as to whether or not it would be possible that the second person could be in a wheelchair?
 - A. Yes.

Motion: To approve V-8-25 to allow for a 1,390 square foot accessory dwelling unit and Petitioners' Findings of Fact. **Moved** by James Kaylor. **Seconded** by Douglas Gray. **Yes:** Campbell, Canary, Gray, Kaylor and Meyer. **No:** None. **Motion approved 5-0.**

IV. ADJOURNMENT:

Chairman Chris Campbell called for a motion to adjourn the meeting at 8:12 PM

Motion: Adjourn the meeting. **Moved** by Charlie Canary. **Seconded** by James Kaylor. **Yes:** Campbell, Canary, Gray, Kaylor and Meyer. **No:** None. **Motion approved 5-0.**

Approved on: April 29, 2025

By:



Chris Campbell, Chairman

Attested By:



Charlie Canary

Charlie Canary, Secretary

Johnson County Board of Zoning Appeals

September 24, 2024 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, September 24, 2024 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:59 PM by Vice-Chairman James Kaylor.

I. ROLL CALL:

Present: Charlie Canary, Douglas Gray, James Kaylor, Roger Meyer (Alternate), Steve Powell, Attorney Jacob Bowman (Legal Counsel - not voting), Michele Hansard (Director - not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Chris Campbell

II. APPROVAL OF MEETING MINUTES:

Vice-Chairman James Kaylor called for a motion to approve the August 27, 2024 Board of Zoning Appeals meeting minutes.

Motion: Approval of August 27, 2024 Board of Zoning Appeals meeting minutes. **Moved** by Steve Powell. **Seconded** by Charlie Canary. **Yes:** Canary, Gray, Kaylor, Meyer and Powell. **No:** None. **Motion approved 5-0.**

III. PUBLIC HEARINGS:

**V-15-24; Jeff and Melissa Scott – Variance of Use and Development Standards Requests.
8982 S. Peoga Rd.**

Staff presented findings and facts to the board and recommended approval of these requests with the following conditions:

- 1) No unlicensed or inoperable vehicles may be stored outdoors;
- 2) No outdoor storage of recreational vehicles or boats;
- 3) Provide a minimum of one (1) ADA compliant parking space.

Petitioners Jeff and melissa Scott (8066 S. Dyson Dr., Princess Lakes 46164) were present to speak and address concerns.

Board members asked questions and expressed concerns, which were addressed by the Petitioners and staff as follows:

- Q. Board member Steve Powell inquired as to whether or not this petition was coming before the board due to the fact that it hasn't been used for commercial use for over a year or more?
 - A. Yes.
- Q. Board member Steve Powell asked for confirmation that a portable sign is on the property and has been used for self-storage in the past?
 - A. Yes.
- Q. Board member Charlie Canary inquired as to whether or not anyone recalled that part of the structure had been used for a residence in the past?
 - A. No, the structure had been used long ago as a grocery store.
- Q. Board member Charlie Canary inquired as to the setback on the North end of the property?
 - A. Nine (9) feet.
- Q. Board member Steve Powell asked for confirmation that there were fourteen (14) storage units and that they would be accessed from the outside?
 - A. Yes, there are fourteen (14) units and are accessed from the outside.
- Q. Board member Steve Powell asked for confirmation that prior to the past storage unit the property had been used for commercial business?
 - A. Yes.
- Q. Board member Steve Powell asked for confirmation that the Petitioners had no plans to expand the building?
 - A. No.
- Q. Board member James Kaylor inquired whether or not water would be required as part of the commercial use in case of a fire?
 - A. Not for self-storage units. Petitioners advised that there was a water spicket on the property that water could be accessed from if needed on the property.
- Q. Board member Charlie Canary inquired as to whether or not the Petitioners ever planned to put water and sewer in the structure?
 - A. Petitioners advised that the previous owner poured concrete in the drains and septic tank and can no longer be accessed and used.

Motion: To approve V-15-24 to allow for self-storage and a small retail shop within an existing building and staff's Findings of Fact with conditions. **Moved** by Charlie Canary. **Seconded** by Steve Powell. **Yes:** Canary, Gray, Kaylor, Meyer and Powell. **No:** None. **Motion approved 5-0.**

Motion: To approve V-15-24 to waive parking requirements for commercial use, landscaping requirement for commercial use, to allow for two (2) wall signage and portable free-standing sign and staff's Findings of Fact. **Moved** by James Kaylor. **Seconded** by Douglas Gray. **Yes:** Canary, Gray, Kaylor, Meyer and Powell. **No:** None. **Motion approved 5-0.**

**V-16-24; Chad and Melinda Paulin – Variance of Development Standards Request.
6695 S. 100 E.**

Attorney Jacob Bowman recused himself from this matter.

Staff presented findings and facts to the board and recommended denial of this request.

Surveyor Andrew Barkocy with Barkocy Surveying, Inc. (4800 W. Smith Valley Rd., Ste. O, Greenwood 46142) on behalf of the Petitioners was present to speak and address concerns.

Petitioners Chad Paulin (6695 S. 100 E., Trafalgar 46181) was present to speak and address concerns. An **Exhibit** packet was provided to the board members.

Pamela Paulin (172 Arabian Ct., New Whiteland 46184) was present to speak in support of this request.

Board members asked questions and expressed concerns, which were addressed by the Petitioner and staff as follows:

- Q. Board member Steve Powell asked for confirmation that the only reason that the staff was recommending denial was that it was oversized by 430 square feet?
 - A. Yes, staff advised that there was nothing that was evident that we should deviate from our 1,000 square feet.
- Q. Board member Steve Powell inquired that if this variance were approved and the property were to sell in the future what would happen to the unit and would it have to be resided by a family member?
 - A. The unit would remain with the property regardless of whether or not there was a family member residing in said unit.
- Q. Board member James Kaylor asked for confirmation on what the Petitioner was purposing to construct and inquired as to how long the purposed hallway would be?
 - A. Staff advised that the hallway would not be included in the proposed unit living space square footage.

- Q. Board member Steve Powell asked for confirmation on the location of the purposed new unit on the site plan and inquired as to whether or not the driveway to the right belonged to the neighbors?
 - A. Yes.
- Q. Board member Steve Powell inquired as to what makes this an addition versus a separate residential dwelling?
 - A. The unit has a separate entry access, garage, cooking area, bedroom, bathroom, living space, etc. which makes it a separate residential dwelling according to the county ordinance.
- Q. Board member Roger Meyer inquired how large the entire footprint of the proposed structure was?
 - A. The second dwelling living space is 1,430 square feet and the attached two (2) car garage and basement underneath bring the total footprint to 2,000 square feet.
- Q. Board member Roger Meyer asked what the basement would be used for?
 - A. Storage – unfinished basement.

Motion: To approve V-16-24 to allow for a 1,430 square foot accessory dwelling unit and Petitioners' Findings of Fact. **Moved** by Charlie Canary. **Seconded** by Douglas Gray. **Yes:** Canary, Gray, Kaylor, Meyer and Powell. **No:** None. **Motion approved 5-0.**

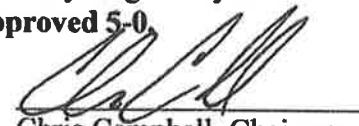
IV. ADJOURNMENT:

Vice-Chairman James Kaylor called for a motion to adjourn the meeting at 8:02 PM.

Motion: Adjourn the meeting. **Moved** by Douglas Gray. **Seconded** by Roger Meyer. **Yes:** Canary, Gray, Kaylor, Meyer and Powell. **No:** None. **Motion approved 5-0.**

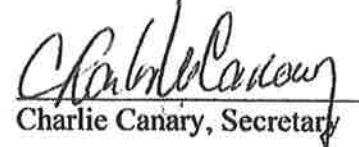
Approved on: October 29, 2024

By:



Chris Campbell, Chairman

Attested By:



Charlie Canary, Secretary

ADDITION TO PAULIN RESIDENCE

OUTLINE SPECIFICATIONS

THE HOME WILL BE LOCATED ON THE LOT AND GRADED. THE LOT IN CONFORMANCE TO THE LOCATION AND GRADE ELEVATION SHOWN ON THE BIAVIT. GRADE ELEVATION IS 10' 0" above sea level. GRADE ELEVATION IS 10' 0" above sea level. THE CONTRACTOR SHALL GRADE THE LOT TO THE GRADE LEVELS AS LISTED ON THE BIAVIT. GRADE ELEVATION NECESSARY TO AQUIRE SURFACE DRAINAGE AT THE PROPOSED GRADE. THE CONTRACTOR SHALL CONSTRUCT TRENCHES DURING EXCAVATING OPERATIONS AND DRAINAGE TRENCHES ON THE LOT AND NEEDED AREAS TO ACT AS A RECEIVING BASE FOR SOIL OR ROCK. GRAVEL COVERS AND UNDERCROPS WILL BE PROVIDED BY CONTRACTOR OR OWNER.

INTERIOR WALL TO BE 2 X 4 LOAD STUDS, 16" O.C. SPACED, NOTCHED ON M.P. & INTERIOR WALLS 6' 6" x 12' 0" 2 X 4 WALLS ON 16" O.C. NOTCHED, NOTCHED 16' 0" x 12' 0" SELECTED BY CONTRACTOR.
INTERIOR DOORS TO BE 30" x 80" 1 1/2" THICK, 1 1/2" THICK BACK.
FLOOR JOISTS TO BE 2" x 6" NOTCHED ON 16" O.C. ON AN UNWOC'D BREEZEWAY, SELECT TO BE 2" x 8" ON PLAN, 16" O.C. ON BREEZEWAY & 16" O.C. ON THE REST OF THE FLOOR. FLOOR JOISTS TO BE 2" x 8" TONGUE AND GROOVE, SELECTED BY OWNER.
STAIRS TO BE 2" x 8" TONGUE AND GROOVE, SELECTED BY OWNER.
INTERIOR TRIM AND KNOBS TO BE SELECTED BY CONTRACTOR.
LOAD BEAMS TO BE REINFORCED BY CONTRACTOR.
INTERIOR DOORS TO BE 30" x 80" 1 1/2" THICK, 1 1/2" THICK POSTS AND OTHER DECORATIVE ITEMS TO BE SELECTED BY CONTRACTOR.
INTERIOR WALL FINISH MATERIAL TO BE 8' x 16' TAMED AND SAWNED, SCRIBBLIN' FINISH.
CARING TO BE 16' x 16' TEXTURED.

WALLS
- IN-SITU INSULATION: 8-16' 4 BATT W/ VIRGINIA
- IN-CELL INSULATION: 8-16 BATT OR R-16 BLANK
- IN-SLARGE CELLO INSULATION: 8-16 BATT OR R-16 BLANK
- IN-SLARGE WALL INSULATION: 8-16 BATT
- CATHEDRAL INSULATION: 8-16 BATT
- CRAL SPACER BOARD INSULATION ON BLOCK AND INTO JOINTS AND CRAL SPACER

ROOF BATTENING TO BE 3/8" THICK, ROOF DECKING UNDERLAYMENT OR FELT PAPER HAVING A WEIGHT OF 100 POUNDS PER 100 SQ. FEET, ROOFING TO BE COMPOSITION ROOF SHINGLES UNCOATED, VENTILATION TO BE 2" CONT. BATTEN VENT STRIP OR 1" VENT DUCTS, AND ROOF VENTS WITH 1 1/2" OF HOT AIR FLOW, AS SHOWN IN THE DRAWINGS, AND IN THE ALUMINUM.

MODULE 2 DOORS
-INTERIOR GRAND AND TYPE 48 DOORS ON PLATE OR BY CONTRACTOR
-INTERIOR DOORS TO BE 8' X 36" HOLLOW CORE, 3000 DOORS OR 48 SELECTED BY CONTRACTOR.
-EXTERIOR DOORS TO BE INSULATED AND REINFORCED BY CONTRACTOR

• HARDWOOD SIDING TO BE INDICATED
TO BE SELECTED BY CONTRACTOR

~~CABINETS~~
~~CABINETS TO BE RELISTED BY CONTRACTOR~~

AN ALTERNATE FUTURE TO BE SELECTED BY CONTRACTOR.
TYPE AND SIZE OF LATERAL HEATERS IN PLUTONIUM CONTRACTOR
ICE PAPER ROAD-IN AT REPRODUCTION,
BLOCKS NUMBER & LOCATIONS TO BE PLACED AS DIRECTED BY CONTRACTOR
HEATING, COOLING & FREIGHTS

ELECTRICAL
- ALL ELECTRICAL PIPES TO BE RELINED BY CONTRACTOR.
- 120 VOLTS OUTLETS SHALL BE PROVIDED FOR ELECTRIC RANGE & DRYER.
- TOTAL NUMBER OF OUTLETS: PER CODE
- TOTAL NUMBER OF OUTLETS: PER CODE
- ELECTRICAL WIRING TO BE APPROVED AS REQUESTED BY OWNER.
- HODOR HOMES IN FRONT TO CAPTE
- URGICAL WIRING FOR TV, TELEPHONE, DATA SECURITY SYSTEMS, AND SURROUND SOUND

SCOPE OF WORK

THESE PLANS REPRESENT GENERAL CONCEPTS TO CONVEY DESIGN INTENT AND ARE NOT TO BE CONSIDERED COMPREHENSIVE ARCHITECTURAL AND/OR ENGINEERING DRAWINGS.

THE GENERAL CONTRACTOR ASSUMES RESPONSIBILITY TO SPECIFY ALL MATERIALS AND SUPPLIERS TO BE USED ON THE PROJECT AND SHALL SUBSTITUTE, UPON OWNER REQUEST.

MECHANICAL, ELECTRICAL, AND PLUMBING PHASES OF THE PROJECT TO BE DESIGNED AND CONTRACTED.

This architectural site plan illustrates the layout of a property. It features several dashed lines representing 'PROPERTY LINE'. Two existing gravel driveways are shown as dashed lines: one leading from the top left towards the center, and another from the top left towards the bottom left. A proposed building footprint is depicted as a solid line drawing on the right side of the plan. The building footprint includes a main rectangular structure with a smaller attached section. Labels within the footprint include 'EAST LONG ROOF AREA', 'N. CONC. BLDG.', 'V. CONC. BLDG.', and '33' x 100'. A north arrow is located in the bottom right corner of the footprint area. The plan also includes labels for 'EXISTING GRAVEL DRIVEWAY' and 'EXISTING CONCRETE DRIVE'.

An architectural line drawing of a two-story house. The main structure is a two-story bungalow with a side-gabled roof, a central entrance, and a front porch. A single-story side extension is attached to the right side of the main house. The drawing shows detailed roof lines, windows, and door placements. The entire drawing is enclosed in a rectangular border.

EXHIBIT
Y-16-24

SHEET INDEX

- 1 OF 9 TITLE SHEET AND INDEX
- 2 OF 9 FIRST FLOOR PLAN
- 3 OF 9 BASEMENT/ FOUNDATION PLAN
- 4 OF 9 ELEVATIONS
- 5 OF 9 ELEVATIONS
- 6 OF 9 ROOF PLAN
- 7 OF 9 WALL AND STAIR SECTION
- 8 OF 9 FIRST FLOOR ELECTRICAL
- 9 OF 9 BASEMENT ELECTRICAL

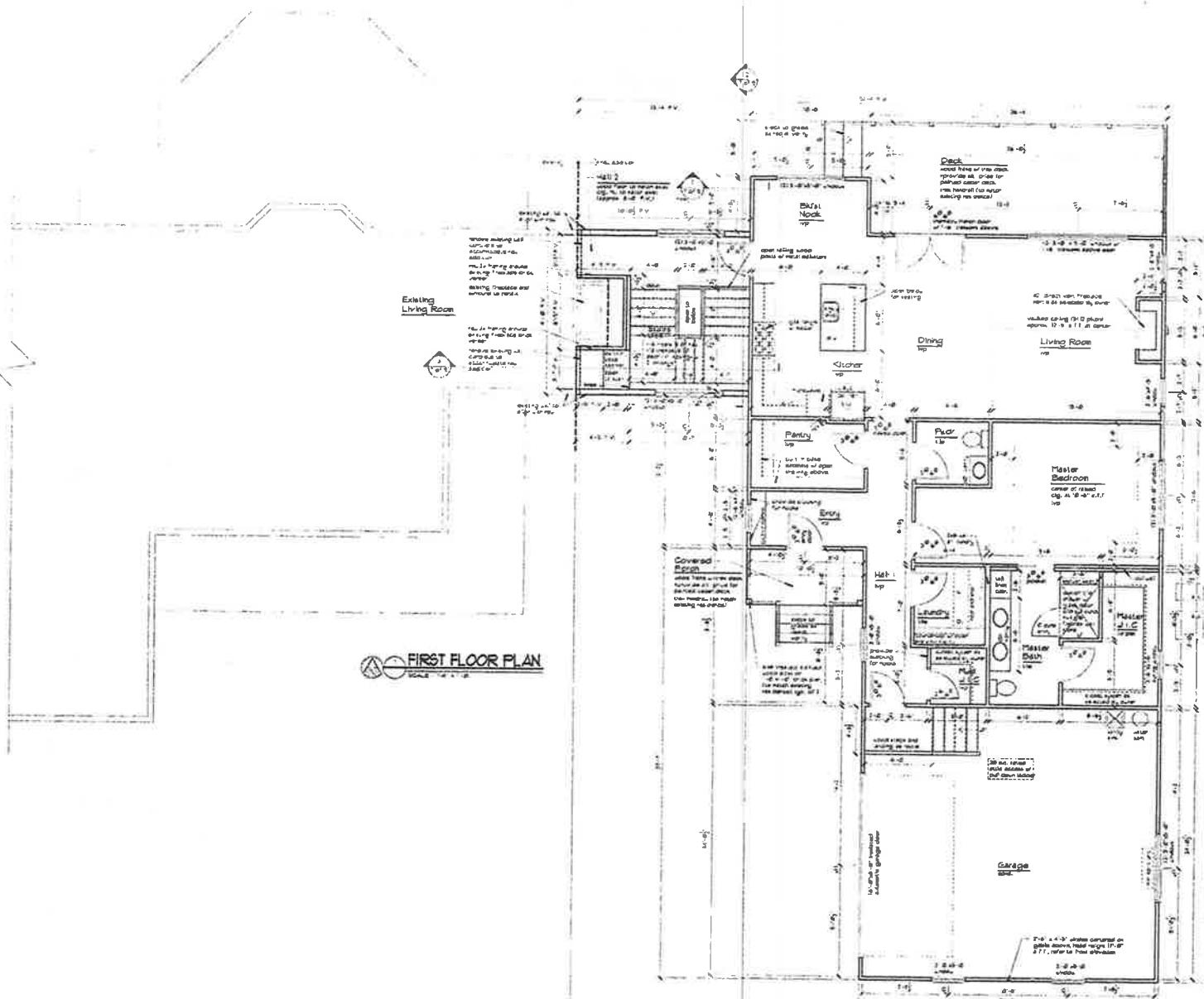
AREA SUMMARY OF ADDITION

FIRST FLOOR LIVING AREA:	1683 SF.
BASEMENT UNFINISHED	1683 SF
TOTAL:	3366 SF.
FRONT COVERED PORCH:	649 SF
BACK DECK:	57 SF

© 2024 DKT. MONTGOMERY, INC.

DUKE DAIRY PRODUCTS INC. DIVISION		TITLE SHEET AND INDEX	
SUBJECT TITLE		ADDITION TO	
PAULIN RESIDENCE		6655 S NEWBACH RD	
		MAPAL, ALA 45481	
4500 hours 725 West Bogalusa, LA 48106		PROPERTY INDEX	
317-422-3000 office		317-422-3070 fax	
www.dukeproducts.com		SEARCH INDEX	
		1 OF 9	

1 OF 9



GENERAL RESIDENTIAL NOTES

© 2024 PUNEZ 30065 310

FIRST FLOOR PLAN

DUKE

MANY POSSIBLE. ONE STORY.

4

JGIM

400 North 725 West
Burgesside, MI 49106

517-422-9000 0520
112-422-8270 1--

377-422-3370 1回

THEORY AND PRACTICE

2 OF 9

Johnson County Board of Zoning Appeals

September 27, 2022 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, September 27, 2022 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:04 PM by Chairman Chris Campbell.

I. ROLL CALL:

Present: Chris Campbell, Chad Bowman, Charlie Canary, James Kaylor, Steve Powell, Attorney Jacob Bowman (Legal Counsel - not voting), Michele Hansard (Director - not voting), Rachael Schaefer (Planner – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Paul Clodfelter (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chairman Chris Campbell called for a motion to approve the August 23, 2022 Board of Zoning Appeals meeting minutes.

Motion: Approval of August 23, 2022 Board of Zoning Appeals meeting minutes. **Moved by** Charlie Canary. **Seconded by** James Kaylor. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

III. PUBLIC HEARINGS:

**V-12-22; Erica Quinlan – Variance of Development Standards Requests.
2614 W. St. Rd. 44**

Staff presented findings and facts to the board and recommended denial of this request.

Petitioners Jeffrey & Erica Quinlan (2614 W. St. Rd. 44, Franklin 46131) were present to speak and address questions and/or concerns.

Petitioners provided an **Exhibit** letter from Michele Lloyd, CHH-PA in support of this request.

Jerry Sullivan (245 Blue Lace Dr., Whiteland 46184) was present to speak in favor of this request.

Board members asked questions and expressed concerns which were addressed by the Petitioners and staff as follows:

- Q. Board member James Kaylor asked if there was a residence instead of a barn there would it be allowed?
A. No.

- Q. Board member Steve Powell asked for clarification that the Petitioners were not asking to extend the barn but rather to remodel said barn which will be expanding the living space?

A. Yes.

- Q. Board member Charlie Canary inquired as to the square footage of the existing residence?

A. The current residence is 2,254 square feet.

- Q. Board member Charlie Canary inquired as whether or not there was septic on property?

A. There are two (2) septic systems.

- Q. Board member Steve Powell asked for confirmation that if a variance were granted, does it stay with the current property owner and what would the implications be if the family decided at some point the future to move?

A. No, it would stay with the property because it was a variance of standards not a variance of use.

- Q. Board member Chris Campbell inquired as to whether or not the current ordinance had the requirement that if a second dwelling was no longer in use that certain items had to be removed or that it had to be occupied by a family member?

A. No.

- Q. Board member Chris Campbell asked for the list of prior conditions that could be put in place?

A.

1. The secondary dwelling unit may be used as a dwelling only so long as a caregiving relationship involving a blood relative remains in place between the owner and occupant of the primary dwelling and the occupant of the secondary dwelling.
2. The secondary dwelling unit shall not be rented or leased for any short-term or long-term occupancy or use.
3. The subject property deed shall be re-recorded to include the following language, prior to development or use of any secondary dwelling structure or unit on the property:

Use of the secondary dwelling unit permitted by Variance # V-12-22 shall be limited to a blood relative in need of proximate care and shall occur only under the ownership of Jeffrey and Erica Quinlan. Upon any transfer of the property, Variance # V-12-22 shall be voided, and the secondary dwelling unit shall no longer be used as a dwelling. Specifically, prior to transfer of ownership, the refrigerator, oven, stove, and kitchen sink shall be removed from the

kitchen, and all associated plumbing capped; and/or the bathtub, shower, toilet, and bathroom sink shall be removed from the bathroom, and all associated plumbing capped.

Motion: To approve V-12-22 to allow for the construction of a 2,100 square foot accessory dwelling unit, three (3) conditions listed above and Petitioners' Findings of Fact. Moved by Charlie Canary. Seconded by Chad Bowman. Yes: Bowman, Campbell, Canary, Kaylor and Powell. No: None. Motion approved 5-0.

V-13-22; Christopher Barron & Michelle Law – Variance of Development Standards Request. 9910 Shelbyville Rd.

Staff presented findings and facts to the board and recommended denial to allow for the construction of a 900 square foot accessory structure in a defined front yard along Shelbyville Rd.

Staff presented findings and facts to the board and recommended approval to allow for the construction of a 900 square foot accessory structure where all accessory structures will total 1,984 square feet in building area.

Petitioner Christopher Barron (9910 Shelbyville Rd., Indianapolis 46259) was present to speak and address questions and/or concerns.

Board members asked questions and expressed concerns which were addressed by the Petitioner and staff as follows:

- Q. Board member Steve Powell asked for confirmation that the only reason that the Petitioner did not want to build his proposed structure in the back was because he did not want to extend his driveway?
 - A. Yes, and he wanted to use the foundation from the existing structure.
- Q. Board member Steve Powell asked for confirmation as to whether or not there were any other structures currently in the front yards of other surrounding area properties?
 - A. Maybe one (1) which was built prior to the existing ordinance.

Motion: To approve V-13-22 to allow for the construction of a 900 square foot accessory structure where all accessory structures will total 1,984 square feet in building area, not allow for the construction of a 900 square foot accessory structure in a defined front yard along Shelbyville Rd and Staff's Findings of Fact. Moved by Chris Campbell. Seconded by Steve Powell. Yes: Bowman, Campbell, Canary and Powell. No: Kaylor. Motion approved 4-1.

V-14-22; RPM Equipment – Variance of Use and Development Standards Request. 4216 N. Hurricane Rd.

Chairman Chris Campbell recused himself from this matter.

Staff presented findings and facts to the board and recommended denial of this request and that the board dismiss development standards variances due to irrelevancy.

Staff provided to the board members a redacted **Exhibit Plan of Operation and Findings of Fact**.

Petitioner David Gilman (211 S. Ritter Ave., Ste. H, Indianapolis 46219) on behalf of RPM Equipment was present to speak and address questions and/or concerns. Mr. Gilman presented to the board members an **Exhibit packet**.

Kristen Windhorst (4216 Hurricane Rd., Franklin 46131) was present to speak in support of said request.

Tom Stewart (4494 N. Hurricane Rd., Franklin 46131) was present to speak in support of said request.

Board members asked questions and expressed concerns which were addressed by the Petitioner and staff as follows:

- Q. Board member Steve Powell asked for confirmation that the City of Franklin was across from this property?
 - A. No.
- Q. Board member Charlie Canary asked staff to explain the boundary retracement process?
 - A. Staff explained and illustrated the retracing of the property lines.
- Q. Board member Chad Bowman asked for clarification of the size of the proposed sand box?
 - A. 300x300.
- Q. Board member Steve Powell inquired as to why it wouldn't be in the best interest to rezone?
 - A. There is no sewer.
- Q. Board member James Kaylor inquired as to whether or not the current employees would continue to be employed?
 - A. Yes.

Motion: To approve V-14-22 to provide for agricultural and construction equipment sales, services and repair and Petitioner's Findings of Fact. Moved by James Kaylor. Seconded by None. Motion failed due to lack of second.

Motion: To approve V-14-22 to provide for agricultural and construction equipment sales, services and repair and Petitioner's Findings of Fact. Moved by James Kaylor. Seconded by Charlie Canary. Yes: Bowman, Canary and Kaylor. No: Powell. Motion approved 3-1.

Johnson County Board of Zoning Appeals

May 25, 2021 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, May 25, 2021 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:02 PM by Chairman Chad Bowman.

I. ROLL CALL:

Present: Chad Bowman, Chris Campbell, Charlie Canary, James Kaylor, Steve Powell, Attorney Jeremy Fisk (Legal Counsel - not voting), Michele Hansard (Director – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Paul Clodfelter (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chairman Chad Bowman called for a motion to approve the April 27, 2021 Board of Zoning Appeals meeting minutes.

Motion: Approval of April 27, 2021 Board of Zoning Appeals meeting minutes. Moved by Charlie Canary. Seconded by Steve Powell. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

III. PUBLIC HEARINGS:

V-10-21; Matthew Rogers – Variance of Development Standards. 6529 W. Horseshoe Rd.

Staff presented findings and facts to the board and recommended denial of this request.

Staff presented to the board Exhibit e-mails in support of the request.

Petitioner Matthew Rogers (429 E. 375 S., Franklin 46131) was present to speak and address concerns.

Jim Rogers (429 E. 375 S., Franklin 46131) was present to speak in favor of this variance request.

Board members asked questions and expressed concerns which were addressed by the Petitioner and staff as follows:

- Q. Board member Steve Powell asked staff for confirmation that the entire second dwelling unit only would be a total of 2,016 square feet and that did not incorporate the rest of the ground coverage of the whole barn accessory structure?

A. Yes.

- Q. Board member Charlie Canary inquired as to the ordinance definition of the living space square footage of a permissible second dwelling unit?
 - A. Staff provided the definition which specifically stated that it could not exceed a 1,000 square feet without variance approval.
 - Q. Board member James Kaylor asked for confirmation that the area around this parcel was zoned A-1?
 - A. Yes.
 - Q. Board member James Kaylor inquired as to the distance from the main residence to the proposed accessory structure?
 - A. 250 feet.
 - Q. Board member James Kaylor inquired as to what would be stored in the proposed accessory structure?
 - A. Lawn Equipment and wood working shop.
 - Q. Board member Steve Powell asked staff if the board has previously approved a second dwelling unit of this size? If approved, this would be setting a precedence?
 - A. No, the board has not approved prior a second dwelling unit of this size. Yes, this would be setting a precedence.
 - Q. Board member Chad Bowman asked the Petitioner if a lower square footage amount be a deal breaker?
 - A. Unknown.

Motion: To approve V-10-21 to allow for the construction of a 2,016 square foot accessory dwelling unit and Petitioner's Findings of Fact. Moved by Chris Campbell. Seconded by Chad Bowman. Yes: Bowman, Campbell, Canary and Kaylor. No: Powell. Motion approved 4-1.

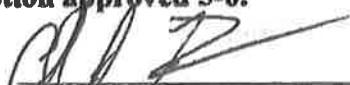
IV. ADJOURNMENT:

Chair Chad Bowman called for a motion to adjourn the meeting at 7:47 PM.

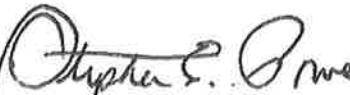
Motion: Adjourn the meeting. Moved by Charlie Canary. Seconded by James Kaylor. Yes: Bowman, Campbell, Canary, Kaylor and Powell. No: None. Motion approved 5-0.

Approved on: June 29, 2021

By:


Chad Bowman, Chairman

Attested By:


Steve Powell, Secretary

Hansard Michele - Planning & Zoning

From: Brian Rogers <brogers@iaplywood.com>
Sent: Tuesday, May 18, 2021 12:14 PM
To: Hansard Michele - Planning & Zoning

Michele the letter it confirm that we are ok with what Matt Rogers and his family are building of the
Barndominium petition # v-10-21
thanks

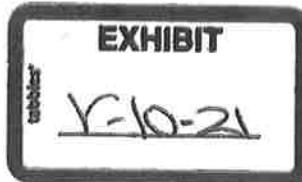
Brian

Hansard Michele - Planning & Zoning

From: Jeff Fill <Fill@usa.com>
Sent: Tuesday, May 4, 2021 8:18 AM
To: Hansard Michele - Planning & Zoning; mattrogers@dukehomes.com; kimfill@gmail.com
Subject: Comment on V-10-21

Michele Hansard,
I am providing comment on Petition Number V-10-21 regarding the property located at 6529 W. Horseshoe Road,
Morgantown.
My wife (Kim) and I are supportive of the request Matt Rogers is making for the variance of the development standard
allowing for a 2,016 sq ft accessory dwelling (above the max permitted 1,000 sq ft). Given the location and distance
of the dwelling from the road and the utilization of the structure it will have minimal impact on our adjacent property.

Respectfully,
Jeff and Kim Fill
6410 W. Horseshoe Road
Morgantown, 46160
317-626-0402



Hansard Michele - Planning & Zoning

From: Grogan, Ryan LT USN, LHD1 <ryan.grogan@lhd1.navy.mil>
Sent: Thursday, May 6, 2021 7:22 AM
To: Hansard Michele - Planning & Zoning
Cc: 'francheska-montoya@live.com'; 'mattrogers@dukehomes.com'
Subject: RE: Comment on V-10-21

Good morning, Michele,

The Grogan Family is providing comment on Petition Number V-10-21 regarding the property located at 6529 W. Horseshoe Road, Morgantown. The Grogan Family is supportive of the request the Rogers Family is making for the variance of the development standard allowing for a 2,016 sq ft accessory dwelling (above the max permitted 1,000 sq ft). Given the location and distance of the dwelling from the road, our property, and the utilization of the structure it will have minimal impact on our adjacent property.

If you need anything else, just let us know.

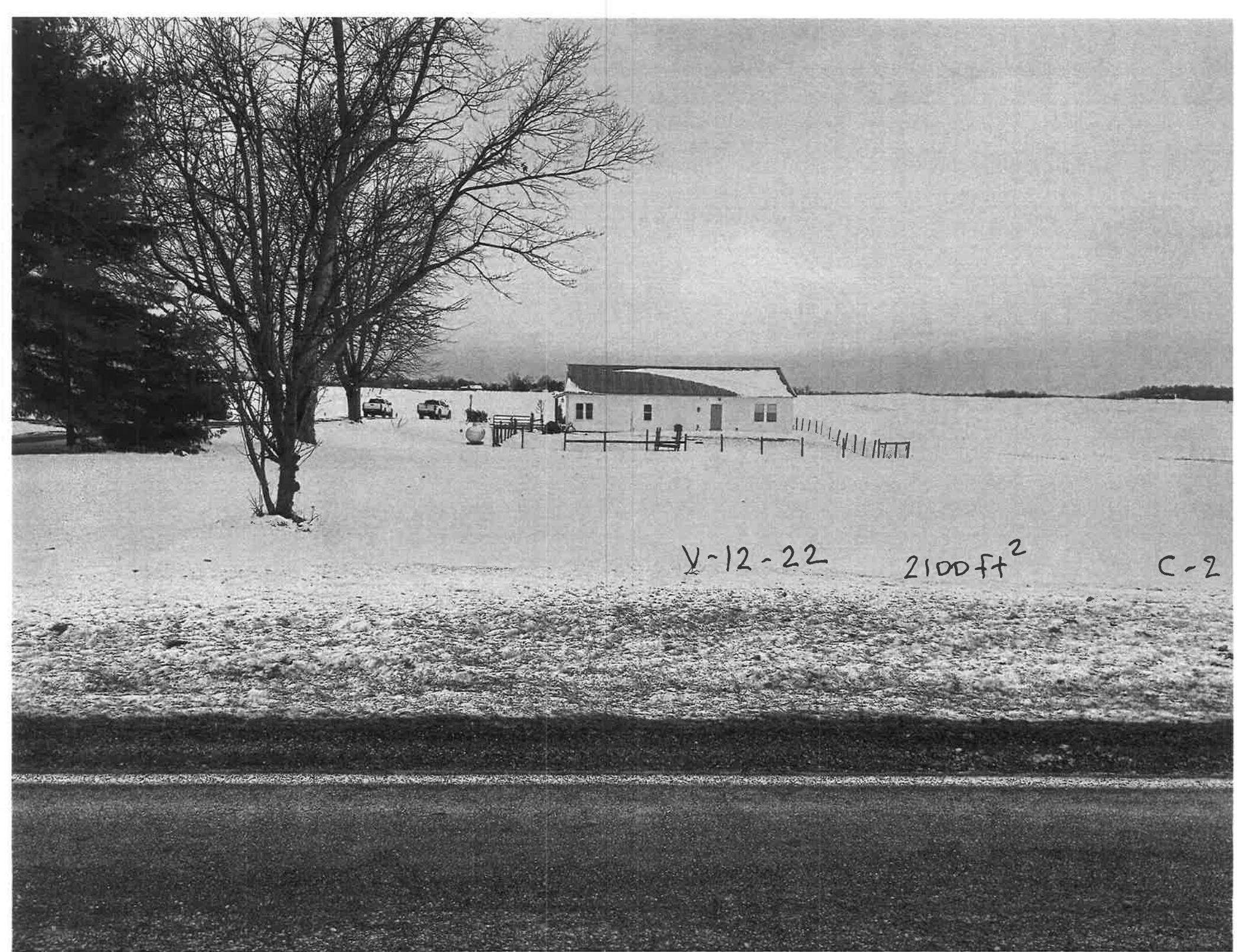
Kindly,
Grogan Family
6415 Horseshoe Road
Morgantown, IN 46160

V/r,
LT Grogan, Ryan
OHO - USS WASP (LHD 1)
J-7604 / 757-433-7520
Mobile: 808-859-0506
oho@lhd1.navy.mil
ryan.grogan@lhd1.navy.mil
ryan.grogan@lhd1.navy.smil.mil



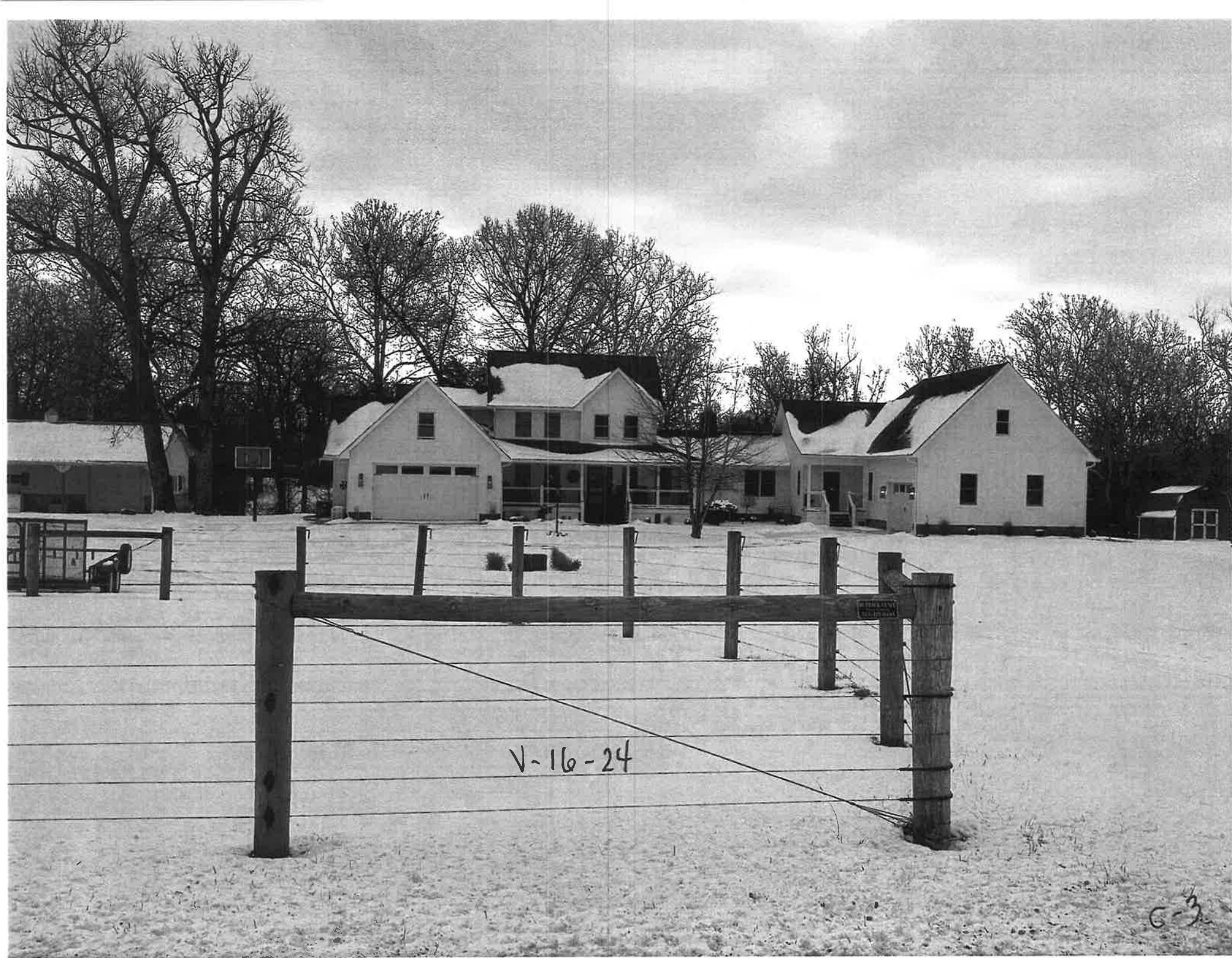
V-10-21
2016 ft²

Exhibit
C-1



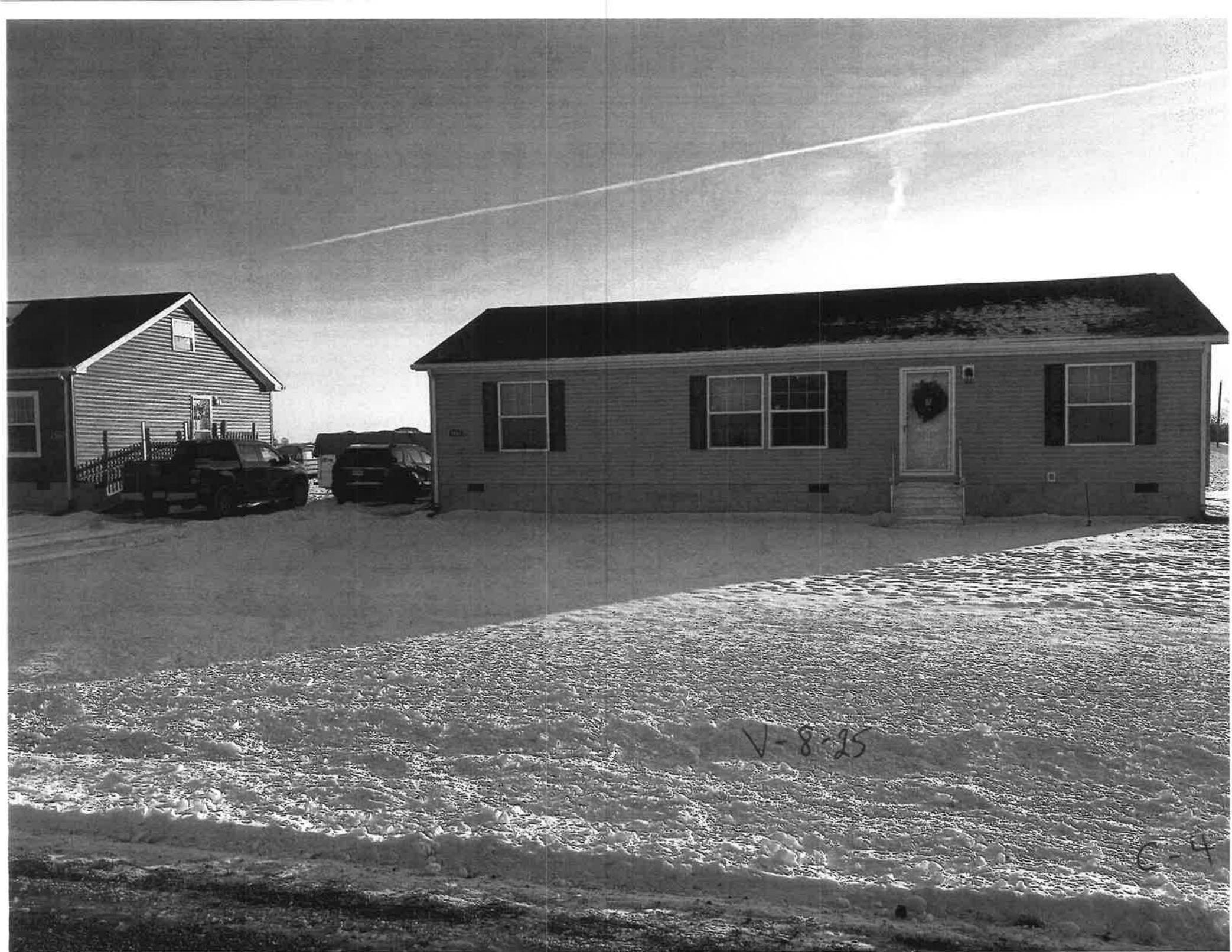
Y-12-22 2100 ft²

C-2



V-16-24

G-3





V-8-25

C-5



V-7-25

V-13-25 Current Case

C-6

6:17



< Voicemail

Mel Wessler

phone

November 26, 2025 at 9:39 AM



0:00

-0:38



Transcription (low confidence)

"Hi there this is Mel Wester with Lester Farms LLC I guess were your neighbors to the west of you and I got your letter and I support your request to get variance to your house requirements so I just want you to know that I'm at 317-694-4551 thank you hello happy Thanksgiving thank you..."

Was this transcription useful or not useful?



Favorites



Recents



Contacts



Keypad



Voicemail

Exhibit D

Support of the V-13-25 Variance

Kaleb Bradley

teresahogue@hotmail.com

Tue, Dec 16, 2025, 2:49 PM

Teresa,

On behalf of Bradley Farm Enterprises, LLC, I am writing to express my full support for the variance being petitioned by Christopher & Teresa Hogue for the property located at 6268 W 250 S, Morgantown, IN 46160.

We previously owned this land and made the decision to sell it to Christopher & Teresa with the clear understanding and shared vision that it would be developed into a family homestead. The intent of selling this ground was to create a place where a family could live, grow, and remain for many generations to come and we hope that the BZA sees its intent of being just that. The requested adjustment would allow the home to be used in a way that aligns with its purpose at the time of sale and supports responsible, long-term stewardship of the property.

It is our belief that granting this variance would honor both the original intent behind the transfer of the land and the thoughtful plans the current landowners have for its future. We respectfully encourage approval of the variance and appreciate your consideration.

Sincerely,

Kaleb Bradley

Bradley Farm Enterprises, LLC

317-412-4933

lilbradley33@msn.com
