

***ROCHESTER CITY
BOARD OF ZONING APPEALS***

CITY HALL
COUNCIL CHAMBERS
WEDNESDAY, APRIL 28, 2021
6:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:
March 24, 2021

OLD BUSINESS:

NEW BUSINESS:

Ryan Clevenger (#210074)
Hearn Construction (#210135)
Konnie Scott (#210143)
Anthony Walker (#210165)
David Heyde (#210187)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

ROCHESTER CITY BOARD OF ZONING APPEALS
March 24, 2021

ROCHESTER CITY
BOARD OF ZONING APPEALS

WEDNESDAY, MARCH 24, 2021

6:00 P.M.
COUNCIL CHAMBERS
CITY HALL

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:
February 24, 2021

OLD BUSINESS:
James Vincent (#210056)
Starbucks (#210069)

NEW BUSINESS:

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

ROCHESTER CITY BOARD OF ZONING APPEALS

March 24, 2021

The Rochester City Board of Zoning Appeals met on Wednesday the 24th day of March 2021, at 6:00 P.M. in the Council Chambers located in the City Hall. Executive Director, Casi Cowles, called the meeting to order at 6:00 P.M. The following members were present: Teresa Houser, David Roe, Paul Zartman and Rick O'Neill. Also in attendance were: Executive Director, Casi Cowles; Attorney, Andy Perkins, and Administrative Secretary, Heather Redinger.

It is duly noted Duane Border was absent.

IN RE: MEETING MINUTES

February 24, 2021

Duane Border asked the Board for any deletions, or corrections to be made to the February 24, 2021 minutes. Rick O'Neill moved to approve the February 24, 2021 Rochester City Board of Zoning Appeals minutes as written. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, David Roe, Paul Zartman and Rick O'Neill being in favor and no one opposing.

IN RE: NEW BUSINESS

James Vincent (#210056)

James Vincent (#210056) is requesting development standard variance of 7' off of the front yard setback, for the purpose of a deck addition and covered entry way, and a development standard variance of 15' off of the lake yard for the purpose of a 16' x 16' pavilion, located at 3107 Barrett, Rochester, IN., within Lake Residential (R3) district.

In the R3 district the front yard setback is 10', the proposed deck addition will be built flush with the existing deck and would sit approximately 3' off of the front yard. The lake yard setback is 25' and the proposed pavilion will sit approximately 10' off of the lake yard. Therefore, a variance of 3' off of the side yard is being requested.

David Roe asked Mr. Vincent if he had anything further to add.

He did not at this time.

Being no further questions at this time, David entertained a motion to open the public hearing. Rick O'Neill moved to open the public hearing. David Roe seconded the motion. Motion carried as follows: Teresa Houser, David Roe, Paul Zartman and Rick O'Neill being in favor and no one opposing. David asked if anyone would like to speak in favor or opposed the petition.

Being no public questions or comments, David entertained a motion to close the public hearing. Rick O'Neill moved to close the public hearing. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, David Roe, Paul Zartman and Rick O'Neill being in favor and no one opposing.

David asked for Board discussion.

Being no further questions or comments, David Roe, entertained a motion regarding the petition. Rick O'Neill moved to approve James Vincent (#210056) is requesting development standard variance of 7' off of the front yard setback, for the purpose of a deck addition and covered entry way, and a development

March 24, 2021

The Board members then proceeded to fill out their Findings of Fact Forms.

Motion to approve, James Vincent (#210056) is requesting development standard variance of 7' off of the front yard setback, for the purpose of a deck addition and covered entry way, and a development standard variance of 15' off of the lake yard for the purpose of a 16' x 16' pavilion, located at 3107 Barrett, Rochester, IN., within Lake Residential (R3) district. Passed with four votes being in favor and one opposing.

ROCHESTER CITY BOARD OF ZONING APPEALS

March 24, 2021

Rick O'Neill	Yea
David Roe	Yea
Teresa Houser	Yea
Paul Zartman	Yea

Motion to approve, Starbucks Coffee Company (#210069) is requesting development standard variance of 5' of additional sign height, for the purpose of a new sign, located at 394 Rochester Crossing, Rochester, IN., within Lake Residential (R3) district. Passed with four votes being in favor and one opposing.

IN RE: PLAN DIRECTOR'S REPORT

Being no further business to come in front of the Board of Zoning Appeals, David Roe, entertained a motion to adjourn the March 24, 2021 Rochester City Board of Zoning Appeals meeting. Rick O'Neill moved to adjourn the March 24, 2021 Rochester City Board of Zoning Appeals meeting at 6:30 P.M. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Paul Zartman, Rick O'Neill and David Roe being in favor and no one opposed being in favor and no one opposing.

ROCHESTER CITY BOARD OF ZONING APPEALS

ATTEST: _____
Heather Redinger, Administrative Secretary

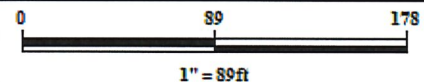
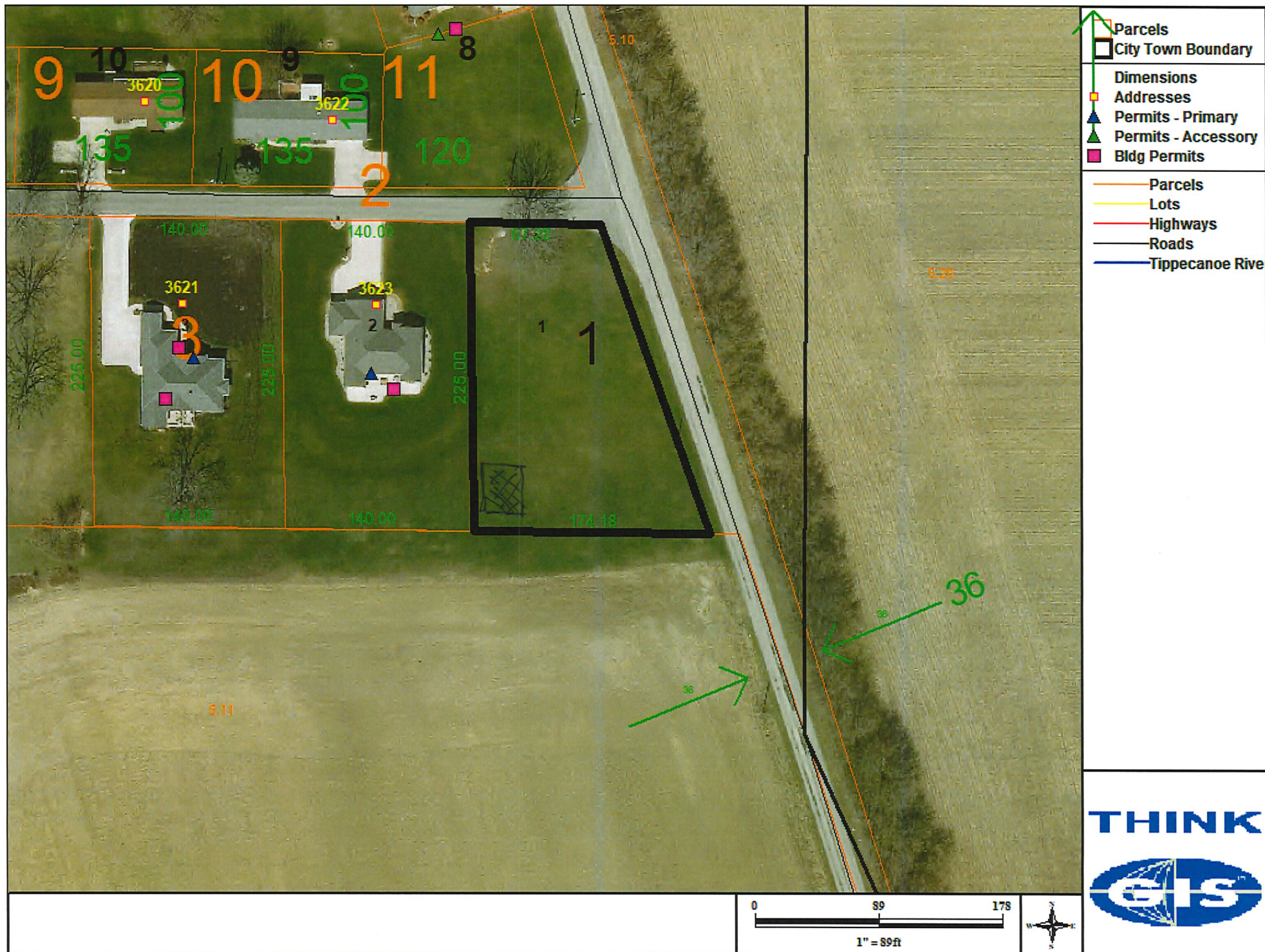
✓

Docket #210074
Ryan Clevenger
Development Standard Variance

Ryan Clevenger (#210074) is requesting development standard variance of 4' of additional height of an accessory structure, for the purpose of a pole barn 24' in height, located at lot east of 3623 Manitou Park Road, Rochester, IN., within Residential Cluster (R1) district

In the R1 district maximum height for an accessory structure is 20'. Mr. Clevenger would like to construct a pole barn 24' in height, the structure will meet all other required setbacks. Therefore, a variance of 4' of additional height of an accessory structure is being requested.

The request is for a development standard variance of 4' of additional height of an accessory structure, for the purpose of a pole barn 24' in height, located at lot east of 3623 Manitou Park Road, Rochester, IN., within Residential Cluster (R1) district.



Docket #210135
Hearn Construction
Development Standard Variance

Hearn Construction (#210135) is requesting development standard variance of 3' off of the side yard setback, for the purpose of a garage addition, on property located at 2415 Wolf's Point, Rochester, IN., within Lake Residential (R3) district.

In the R3 district the side yard setback for an accessory structure is 5'. The property owner would like to have a 40' x 26' addition on the existing garage. The addition would sit approximately 2' off of the north property line. Therefore, a variance of 3' off of the side yard is being requested.

The request is for a development standard variance of 3' off of the side yard setback, for the purpose of a garage addition, on property located at 2415 Wolf's Point, Rochester, IN., within Lake Residential (R3) district.



SITE PLAN

Stan Ortman Building Addition

Address: 2415 Wolfs Point Dr, Rochester, IN 46975

Project: 40x26 Building Addition to Existing Garage

Total Lot Sq. Ft.: 5,875

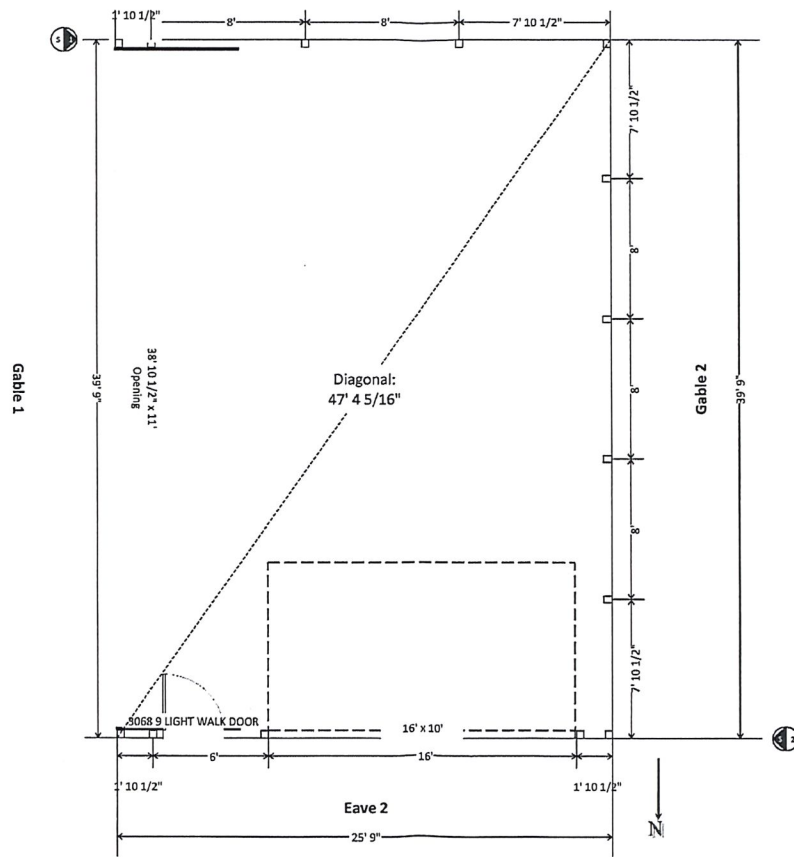
Total Sq. Ft. of New Addition: 1,040



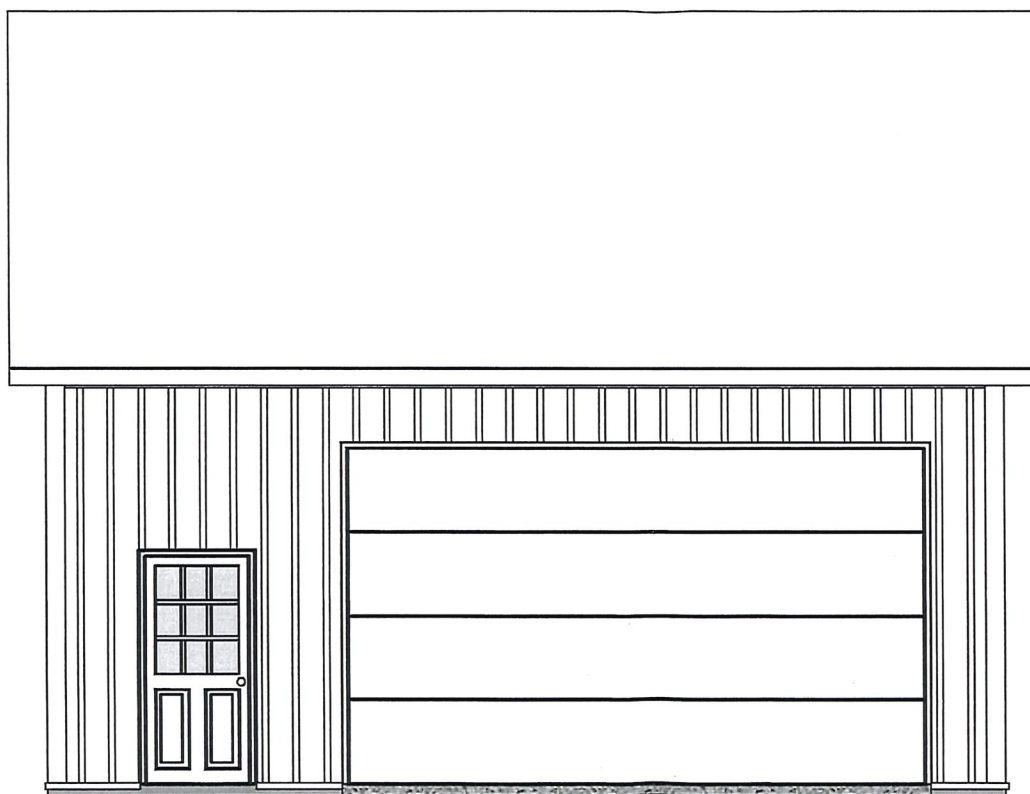
POLE LAYOUT

Personal Use, 1040 sq. ft.

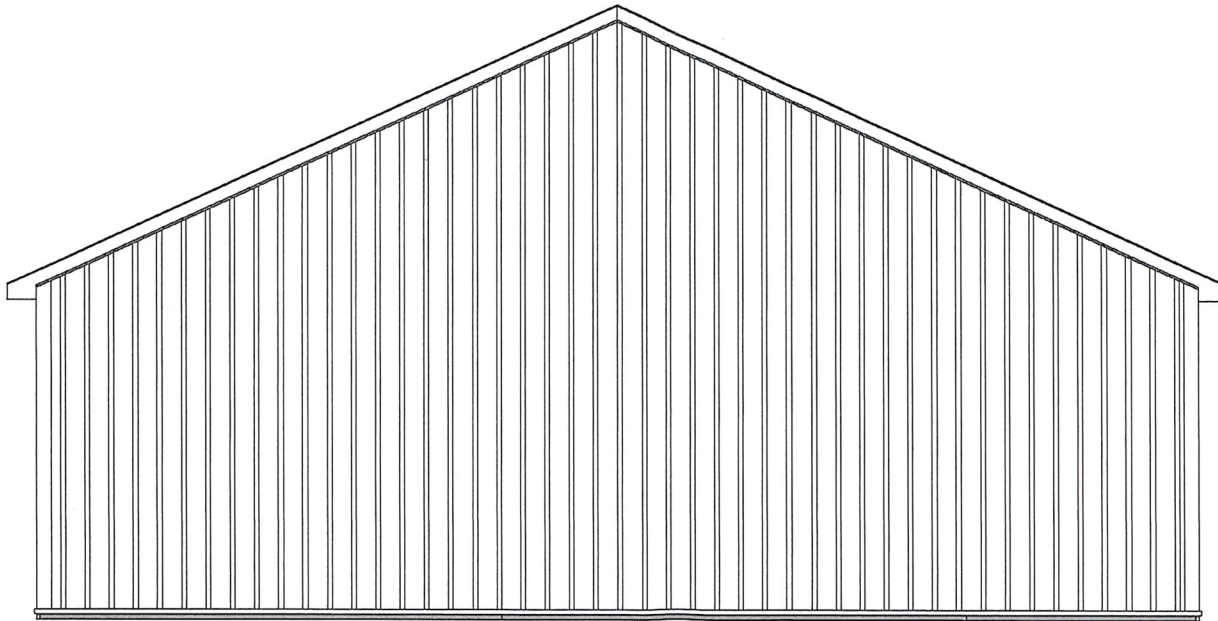
Eave 1



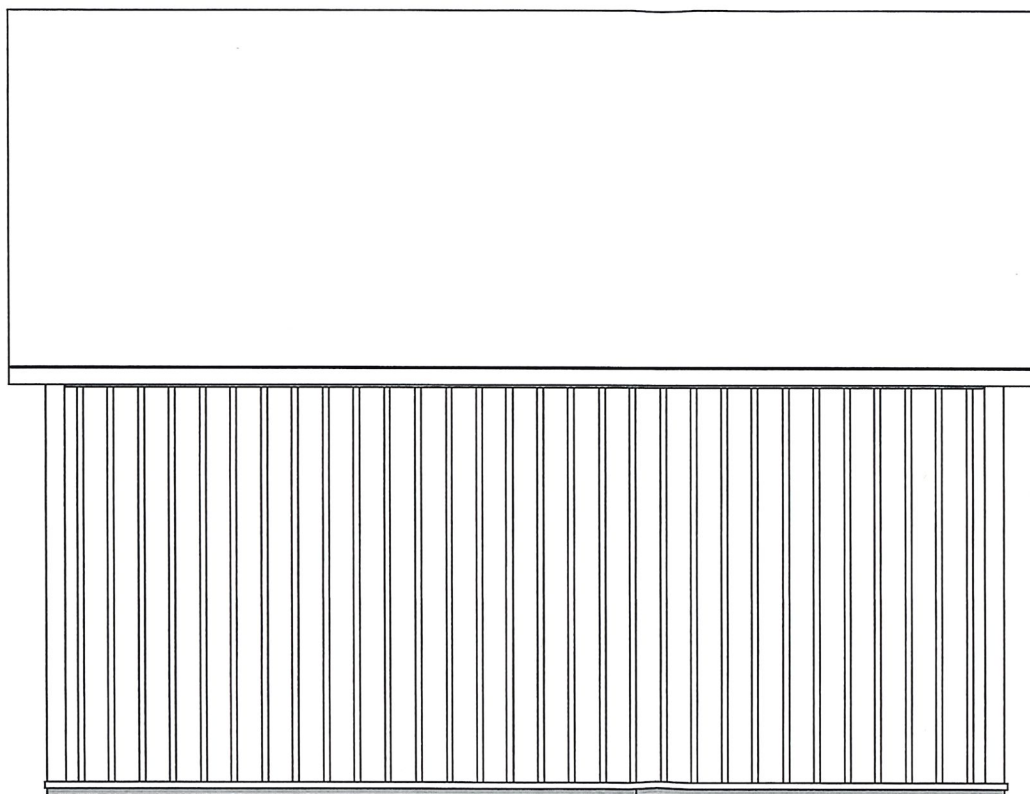
NORTH SIDE-EAVE SIDE 2 ELEVATION



WEST SIDE-GABLE SIDE 2 ELEVATION



SOUTH SIDE-EAVE SIDE 1 ELEVATION



Docket #210143
Konnie Scott
Development Standard Variance

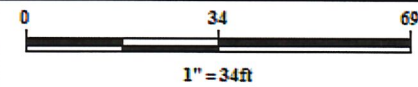
Konnie Scott (#210143) is requesting development standard variance of 4' off of the front yard setback, for the purpose of an addition, on property located at 1303 Monroe Street, Rochester, IN., within Residential Cluster (R1) district.

In the R1 district the front yard setback is 10'. Mrs. Scott would like to construct a 10' x 10' addition onto the north side of the home. The addition would sit approximately 6' off of the front yard. Therefore, a variance of 4' off of the front yard is being requested.

The request is for a development standard variance of 4' off of the front yard setback, for the purpose of an addition, on property located at 1303 Monroe Street, Rochester, IN., within Residential Cluster (R1) district.



- | | |
|------------------|------------------------|
| | Parcels |
| | City Town Boundary |
| | New Buildings |
| | Peacetree Village - St |
| Addresses | |
| | Parcels |
| | Lots |
| | Highways |
| | Roads |
| | Tippecanoe River |
| | New Buildings |
| | Permits - Access |
| | Permits - Comm |
| | Bldg Permits |





Docket #210165
Anthony Walker
Development Standard Variance

Anthony Walker (#210165) is requesting development standard variance of 2' off of the front yard setback, for the purpose of a garage, located at 730 E 18th Street, Rochester, IN., within Residential Cluster (R1) district.

In the R1 district the front yard setback is 10'. Mr. Walker is constructing a 24' x 30 garage, which sits approximately 8' off of the front yard. Therefore, a variance of 2' off of the front yard is being requested.

Mr. Walker was issued a permit for the garage, when posts were set, an inspection was completed and the garage measured only 8' from the front yard, instead of 10'. Mr. Walker stopped construction and applied for the variance.

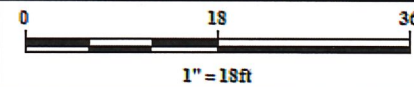
The request is for a development standard variance of 2' off of the front yard setback, for the purpose of a garage, located at 730 E 18th Street, Rochester, IN., within Residential Cluster (R1) district.

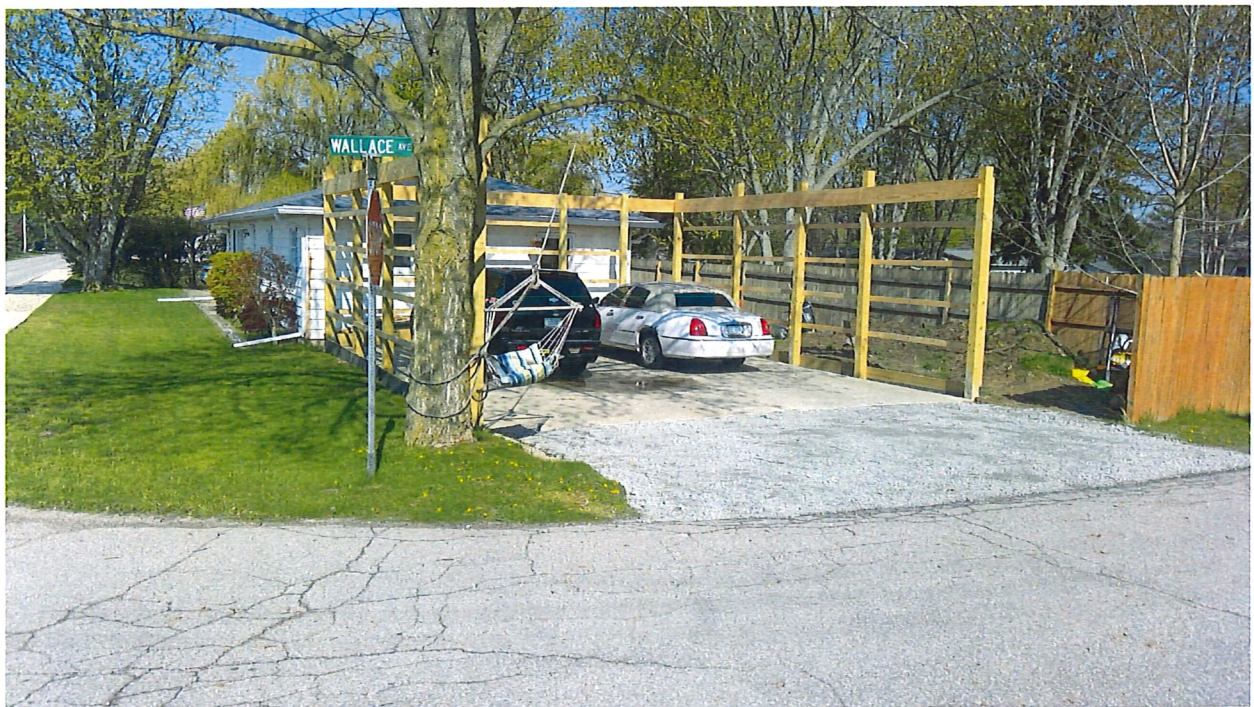


- Parcels
- City Town Boundary
- New Buildings
- Peacetree Village - St

- Addresses
- Permits - Accessory
- Bldg Permits

- Parcels
- Lots
- Highways
- Roads
- Tippecanoe River
- New Buildings
- Permits - Comm
- Bldg Permits





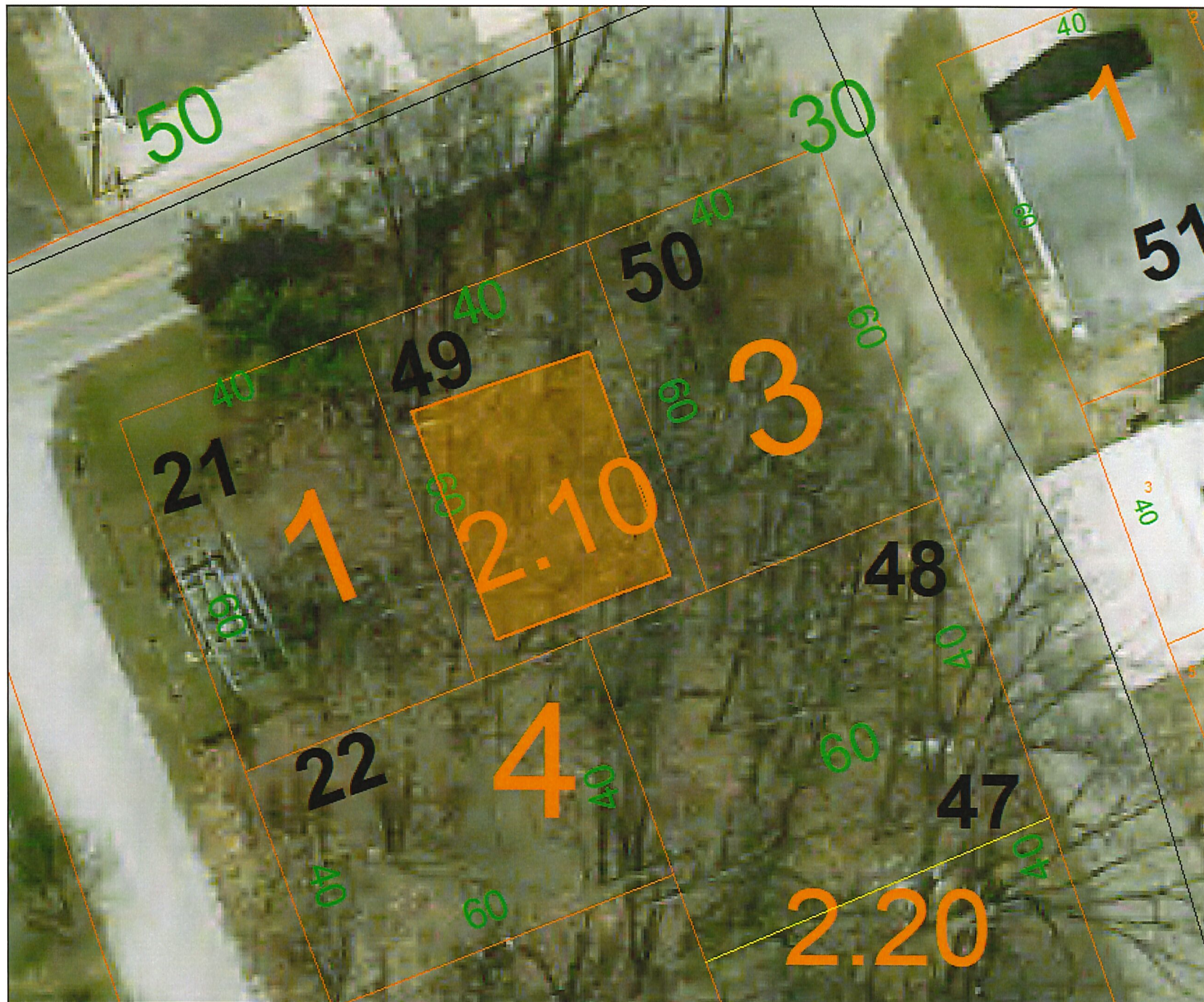
Docket #210187
David Heyde
Development Standard Variance Amendment

*Original request on September, 2020: David Heyde (#200564) is requesting development standard variances of 3' off of each side yard and 13' off of the rear yard, for the purpose of a garage, located on property S of 2922 E Country Club Drive, Rochester, IN., within Lake Residential (R3) district.

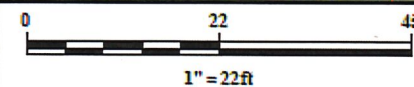
Amendment request: David Heyde (#210187) Mr. Heyde would like to enlarge the structure to 30' x 40 and sit approximately 5' off of the rear property line. With the enlargement of the structure he would need a variance of 20' off of the rear yard setback and a variance of 13% additional maximum impervious surface.

In the R3 district the rear yard setback is 25' for primary structures and the maximum impervious surface is 60%. The proposed garage would sit approximately 5' off of the rear yard and the maximum impervious surface would be at 73%. Therefore, variances of 20' off of the rear yard and 13% additional impervious surface are being requested.

The request is for a development standard variance of 20' off of the rear yard and 13% additional impervious surface, for the purpose of a garage enlargement, located on property S of 2922 E Country Club Drive, Rochester, IN., within Lake Residential (R3) district.



- Parcels
- City Town Boundary
- New Buildings
- Parcels
- Lots
- Highways
- Roads
- Tippecanoe River





Fee Summary Paid Totals

03/01/2021 - 03/31/2021

Fee Name	Fee Description	Account Number	Total Amount	Total Fees
Group: 1001.03201.000.0036				
A. County, Akron, & Town of Fulton Residential - Inspection Fee	Enter Number of Inspections	1001.03201.000.0036	\$2,567.40	29
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.03201.000.0036	\$953.99	29
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.03201.000.0036	\$640.00	16
A-2. County, Akron, & Town of Fulton Commercial - Inspection Fee	Enter Number of Inspections	1001.03201.000.0036	\$560.00	7
A-2. County, Akron, & Town of Fulton Commercial - Permit Fee		1001.03201.000.0036	\$462.50	7
			\$5,183.89	88

Group Total: 5

Group: 1001.03203.000.0036

B. City of Rochester Residential Permit Fee		1001.03203.000.0036	\$692.50	14
B-1. City of Rochester	Enter Number of Inspections	1001.03203.000.0036	\$903.30	14

Residential- Inspection Fee				
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.03203.000.0036	\$120.00	6
B-3. City of Rochester Commercial Permit Fee		1001.03203.000.0036	\$160.00	3
B-4. City of Rochester Commercial- Inspection Fee		1001.03203.000.0036	\$200.00	3
B-5. City of Rochester Residential- Renewal		1001.03203.000.0036	\$30.00	1
			\$2,105.80	41

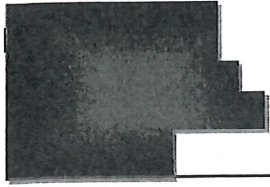
Group Total: 6**Group: 1001.07101.000.0036**

BZA. Amendment		1001.07101.000.0036	\$175.00	1
BZA. Development Standard Variance		1001.07101.000.0036	\$1,050.00	6
BZA. Special Exception		1001.07101.000.0036	\$175.00	1
ZO. LIP		1001.07101.000.0036	\$2,050.00	41
ZO. Signs	Enter Square Feet	1001.07101.000.0036	\$498.00	1
			\$3,948.00	50

Group Total: 5

			\$11,237.69	179
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Total Records: 16**4/1/2021****Page: 1 of 1**



Fulton County Area Plan Commission

125 East 9th Street, Suite 012 - Rochester, IN 46975

Phone: (574) 223-7667 Fax: (574) 223-3652

www.co.fulton.in.us

Entity Fee Repo

03/01/2021 - 03/31/2021

Fee Date	Account Number	Contractor Name	Fee Name	Paid By	Fee Amount	Payment Type	Payment Date	Receipt #
3/30/2021	1001.03203.000.0036	Small's Maintenance & Electrical	Electrical Registration Fee		10.00	Cash	3/30/2021	68
3/12/2021	1001.03203.000.0036	Daniel Franklin	Electrical Registration Fee		10.00	Card	3/12/2021	66
3/12/2021	1001.03203.000.0036	Daniel Franklin	Plumbing Registration Fee		25.00	Card	3/12/2021	66
3/8/2021	1001.03203.000.0036	Rick Alber & Son Construction	Electrical Registration Fee		10.00	Check	3/8/2021	65
3/8/2021	1001.03203.000.0036	Rick Alber & Son Construction	Plumbing Registration Fee		25.00	Check	3/8/2021	65
3/17/2021	1001.03203.000.0036	Eric Murphy	Electrical Registration Fee	Eric Murphy	10.00	Check	3/17/2021	67
					90.00			

Total Records: 6

4/1/2021

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Fulton County Area Plan Commission

125 East 9th Street, Suite 012 - Rochester, IN 46975

Phone: (574) 223-7667 Fax: (574) 223-3652

www.co.fulton.in.us

Case Fee Paid Report Bet

03/01/2021 - 03/31/2021

Case #	Owner Name	Address of Violation	Fee Amount	Payment Date	Payment Amount	Paid By
194	Jorge Martinez	412 E Walnut	50.00	3/3/2021	\$50.00	
110		202 E Dunn St	200.00	3/31/2021	\$200.00	
67	My Properties LLC	410 Water Street	100.00	3/8/2021	\$100.00	
67	My Properties LLC	410 Water Street	200.00	3/8/2021	\$200.00	
67	My Properties LLC	410 Water Street	50.00	3/8/2021	\$50.00	
			600.00		\$600.00	

Total Records: 5

4/1/2021

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