

***FULTON COUNTY
BOARD OF ZONING APPEALS***

FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
WEDNESDAY, JULY 12, 2023
7:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

JUNE 14, 2023

OLD BUSINESS:

NEW BUSINESS:

William Spangler (#230378)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
June 14, 2023

FULTON COUNTY
BOARD OF ZONING APPEALS

WEDNESDAY, JUNE 14, 2023

7:00 P.M.

COMMISSIONERS/COUNCIL ROOM

BOARD OF ZONING APPEALS MINUTES FOR:

MAY 10, 2023

OLD BUSINESS:

NEW BUSINESS

Madelyn & Tyler Hinora (#230293)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS

June 14, 2023

The Fulton County Board of Zoning Appeals met on Wednesday the 14th day of June 2023, at 7:00 P.M. in the Commissioners/Council Room located in the Fulton County Office Building. Chairperson, Scott Hizer called the meeting to order at 7:00 P.M. The following members were present: Phil Miller, Barry Baldwin, Seth Wilson and Scott Hizer. Also, in attendance were: Executive Director, Heather Redinger, Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard.

It is duly noted Debbie Barts was absent.

IN RE: MINUTES

May 10, 2023

Chairperson, Scott Hizer, asked for any additions, deletions or corrections to be made to the May 10, 2023 minutes. Barry stated in the minutes he is noted at being Chairperson instead of Vice-chairperson. Phil Miller moved to approve the May 10, 2023 Fulton County Board of Zoning Appeals minutes with corrections made, Seth Wilson seconded the motion. Motion carried as follows: Phil Miller, Barry Baldwin, Seth Wilson and Scott Hizer being in favor and no one opposing.

IN RE: NEW BUSINESS

Madelyn & Tyler Hinora (#230293)

Madelyn & Tyler Hinora (#230293) are requesting a development standard variance off of Article 5-2.2, FN-01 C fence codes for an additional 3' in height in the front yard and an additional 1' in height in the rear and side yard, on property located at 792 Frontier Dr. Rochester, within the Suburban Residential (SR) district.

In the Suburban Residential (SR) district only 4' fence is allowed in the front yard and 6' in the side and rear. Mr. and Mrs. Hinora are requesting to have a 7' privacy fence in the front, side and rear yard. Therefore, a variance off of the fence codes is being requested.

Scott Hizer asked petitioner if they had anything further to add.

They did not at this time.

Scott then asked for any Board questions or comments. Being none, he entertained a motion to open public hearing. Phil Miller moved to open public hearing. Seth Wilson seconded the motion. Motion carried as follows: Phil Miller, Barry Baldwin, Seth Wilson and Scott Hizer being in favor and no one opposing.

Scott Hizer asked if anyone would like to speak in favor or opposed the petition. Being no one to speak, he entertained a motion to close public hearing. Phil Miller moved to close public hearing. Seth Wilson seconded the motion. Motion carried as follows: Phil Miller, Barry Baldwin, Seth Wilson and Scott Hizer being in favor and no one opposing.

Scott then asked for any board discussion.

Being no further Board comments Scott entertained a motion. Seth moved to approve Madelyn & Tyler Hinora (#230293) requesting a development standard variance off of Article 5-2.2, FN-01 C fence codes for

FULTON COUNTY BOARD OF ZONING APPEALS

June 14, 2023

an additional 3' in height and an additional 1' in height in the front and side yard, on property located at 792 Frontier Dr. Rochester, within the Suburban Residential (SR) district. Phil Miller seconded the motion.

Administrative Secretary, Kim Gard conducted roll call vote.

| | |
|---------------|-----|
| Barry Baldwin | Yea |
| Seth Wilson | Yea |
| Phil Miller | Yea |
| Scott Hizer | Yea |

Motion to approve Madelyn & Tyler Hinora (#230293) are requesting a development standard variance off of Article 5-2.2, FN-01 C fence codes for an additional 3' in height in the front yard and an additional 1' in height in the rear and side yard, on property located at 792 Frontier Dr. Rochester, within the Suburban Residential (SR) district. Passed with four votes being in favor and no one opposed.

IN RE: PLAN DIRECTOR REPORT

Being no further business to come in front of the Board of Zoning Appeals, Scott Hizer, entertained a motion to adjourn the June 14, 2023 Fulton County Board of Zoning Appeals meeting. Phil Miller moved to adjourn the June 14, 2023 Fulton County Board of Zoning Appeals meeting at 7:15 P.M. Seth Wilson seconded the motion. Motion carried as follows: Seth Wilson, Phil Miller, Barry Baldwin, and Scott Hizer being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST: _____

Kim Gard, Administrative Secretary

**Docket #230378
William Spangler
Special Exception**

William Spangler (#230378) is requesting a Special Exception to allow a second dwelling, on property located at 6711 S SR 25, Rochester, IN 46975 within the Agricultural (AG) District.

In all district only one dwelling is allowed per lot. Mr. Spangler would like to remove an existing second dwelling and replace it with a mobile home. He would be living in the mobile home while remodeling the house.

The request is for a Special Exception to allow a second dwelling, on property located at 6711 S SR 25, Rochester, IN 46975 within the Agricultural (AG) District.

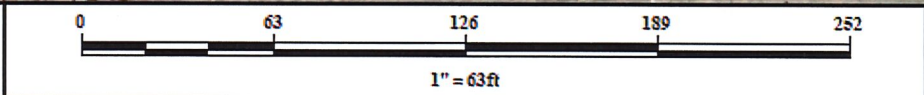


Townships
Feature Name:
— Liberty Twp

▭ Parcels
▭ City Town Boundary
▭ Sections

■ Addresses

— Parcels
— Lots
— Dimensions
— Highways
— Roads
— Tippecanoe River
→ fchd-permit



Interested Party Legal Notification

READ ALL ATTACHED SHEETS PRIOR TO PLACING YOUR SIGNATURE ON THIS SHEET

I the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for Special Exception before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

William Spangler (#230378)

Located at: 6711 S St Rd 25, Rochester, IN

Legal Notification Requires:

- The legal notice of public hearing is sent via certified return receipt requested mail at least 25 days prior to the public hearing to all interested parties, and the receipts of said action are included in the application's supportive information to the Board; or
- Signatures written on a form supplied by the Plan Commission Office are presented with the application's supportive information to the Plan Commission Office verifying that each interested party received a copy of the Notice of Public Hearing.

The signature of any person on the form is not to be construed as a waiver or consent to the petition, but merely evidence that the person has received notice of the hearing.

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|--|--|---------------------------------------|
| Bryan Lee & Michaela Jo Slisher | PO Box 268 Fulton, IN 46931 | <i>Bryan Slisher</i> |
| Wendell L And Beth I Burton | 323 E 600 S Rochester, IN 46975 | <i>Wendell Burton</i> |
| Slisher Bryan L 1/2 & Slisher Paul A 1/2 | 8230 S CR 100 W Rochester, IN 46975 | <i>Bryan Slisher Paul Slisher</i> |
| Fulton Cemetery %Jim Sutton | P O Box 306 Fulton IN 46931 | <i>Jim Sutton</i> |
| Martin Richard Early | 10976 S 200 W Montpelier, IN 47359 | <i>GL</i> |
| Mark A & Andrea K Wallace | 6592 S St Rd 25 Fulton IN 46931 | <i>Mark Wallace</i> |



Fee Summary Paid Totals

06/01/2023 - 06/30/2023

| Fee Name | Fee Description | Account Number | Total Amount | Total Fees |
|--|-----------------------------|---------------------|-------------------|------------|
| Group: 1001.20301.000.0036 | | | | |
| A. County, Akron, & Town of Fulton Residential - Inspection Fee | Enter Number of Inspections | 1001.20301.000.0036 | \$2,633.70 | 26 |
| A. County, Akron, & Town of Fulton Residential - Permit Fee | | 1001.20301.000.0036 | \$1,046.35 | 24 |
| A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT | | 1001.20301.000.0036 | \$80.00 | 2 |
| A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee | Enter Number of Inspections | 1001.20301.000.0036 | \$480.00 | 3 |
| A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee | | 1001.20301.000.0036 | \$93.00 | 3 |
| | | | \$4,333.05 | 58 |

Group Total: 5

Group: 1001.20303.000.0036

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|------------------------------------|------------------------|---------------------|----------|---|
| ADMIN-Copies | enter number of copies | 1001.20303.000.0036 | \$1.70 | 1 |
| BZA. Development Standard Variance | | 1001.20303.000.0036 | \$350.00 | 2 |

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|----------------------------|-------------------|---------------------|-------------------|-----------|
| BZA. Special Exception | | 1001.20303.000.0036 | \$350.00 | 2 |
| ZO. LIP | | 1001.20303.000.0036 | \$2,000.00 | 40 |
| ZO. Signs | Enter Square Feet | 1001.20303.000.0036 | \$1,428.90 | 2 |
| ZO. Site Plan Review - TRC | | 1001.20303.000.0036 | \$175.00 | 1 |
| ZO. Solar Array- Small | | 1001.20303.000.0036 | \$160.00 | 2 |
| | | | \$4,465.60 | 50 |

Group Total: 7

Group: 1001.20302.000.0036

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|---|-----------------------------|---------------------|-------------------|-----------|
| B. City of Rochester Residential Permit Fee | | 1001.20302.000.0036 | \$177.25 | 15 |
| B-1. City of Rochester Residential-Inspection Fee | Enter Number of Inspections | 1001.20302.000.0036 | \$720.00 | 16 |
| B-2. CITY OF ROCHESTER ELECTRICAL PERMIT | | 1001.20302.000.0036 | \$100.00 | 5 |
| B-3. City of Rochester COMMERCIAL Permit Fee | | 1001.20302.000.0036 | \$100.00 | 4 |
| B-4. City of Rochester COMMERCIAL-Inspection Fee | | 1001.20302.000.0036 | \$320.00 | 4 |
| B-5. City of Rochester Residential-Renewal | | 1001.20302.000.0036 | \$115.00 | 2 |
| | | | \$1,532.25 | 46 |

Group Total: 6

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|--|--|--|--------------------|------------|
| | | | \$10,330.90 | 154 |
|--|--|--|--------------------|------------|

Total Records: 18

7/6/2023

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