

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

CITY HALL  
COUNCIL CHAMBERS  
WEDNESDAY, AUGUST 28, 2019  
6:00 P.M.

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**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
July 29, 2019**

**OLD BUSINESS:**

**NEW BUSINESS:**

Danny Amich (#566-0719)  
James & Debra Chase (#567-0719)  
Robert McGuire (#568-0719)  
Trinity Development Group (#569-0719)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**July 29, 2019**

**ROCHESTER CITY  
BOARD OF ZONING APPEALS  
SPECIAL MEETING**

**MONDAY, JULY 29, 2019**

**12:00 P.M.  
COUNCIL CHAMBERS  
CITY HALL**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
May 22, 2019**

**OLD BUSINESS:**

**NEW BUSINESS:  
Margaret Walsh (#565-0619)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

# ROCHESTER CITY BOARD OF ZONING APPEALS

July 29, 2019

The Rochester City Board of Zoning Appeals met on Monday the 29<sup>th</sup> day of July, 2019, at 12:00 P.M. in the Council Chambers located in the City Hall. Chairperson, Duane Border called the meeting to order at 12:00 P.M. The following members were present: Teresa Houser, David Roe, Rick O'Neill and Duane Border. Also in attendance were: Executive Director, Casi Cowles; Administrative Secretary, Heather Redinger and Attorney, Andy Perkins.

It is duly noted the following was absent Trent Powell.

IN RE: MEETING MINUTES

May 22, 2019

Duane Border asked the Board for any deletions, or corrections to be made to the May 22, 2019 minutes. Rick O'Neill moved to approve the May 22, 2019 Rochester City Board of Zoning Appeals minutes as written. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, David Roe, Rick O'Neill and Duane Border being in favor and no one opposing.

IN RE: NEW BUSINESS

Margaret Walsh (#565-0619)

Margaret Walsh (#565-0619) is requesting development standard variances of 5' off of the side yard for the purpose of an addition and 6' off of the front and 5' off of the side yard for the purpose of an garage addition, within lake residential (R3) district located at 2111 Ford's Court, Rochester, IN.

In the R3 district the front yard setback is 10' and the side yard setback is 8'. Mrs. Walsh would like to construct a 22' x 36' addition, with a deck onto the southwest side of the home, which would sit approximately 3' off of the west side yard. She would also like to construct a 32' x 22' garage on the northeast side, which would sit approximately 4' off of the front yard and 3' off of the east side yard. Therefore a variances of 5' off of the west side yard for the purpose of an addition and 6' off of the front and 5' off of the east side yard are being requested.

Duane Border asked for any Board questions.

Being none at this time, Duane 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, Rick O'Neill and Duane Border being in favor and no one opposing.

Duane asked if anyone would like to speak in favor or opposed the petition. Being none, he then entertained a motion to close the public hearing. Teresa Houser moved to close the public hearing. David Roe seconded the motion. Motion carried as follows: Teresa Houser, David Roe, Rick O'Neill and Duane Border being in favor and no one opposing.

Being no further questions or comments, Duane Border entertained a motion regarding the petition. Rick O'Neill moved to approve Margaret Walsh (#565-0619) requesting development standard variances of 5' off of the side yard for the purpose of an addition and 6' off of the front and 5' off of the side yard for the purpose of an garage addition, within lake residential (R3) district located at 2111 Ford's Court, Rochester, IN. David Roe seconded the motion.

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

David Roe	Yea
Teresa Houser	Yea

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**July 29, 2019**

Rick O'Neill	Yea
Duane Border	Yea

Motion to approve, Margaret Walsh (#565-0619) requesting development standard variances of 5' off of the side yard for the purpose of an addition and 6' off of the front and 5' off of the side yard for the purpose of an garage addition, within lake residential (R3) district located at 2111 Ford's Court, Rochester, IN. 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, Duane Border entertained a motion to adjourn the July 29, 2019 Rochester City Board of Zoning Appeals meeting. David Roe moved to adjourn the July 29, 2019 Rochester City Board of Zoning Appeals meeting at 12:15 P.M. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, David Roe, Rick O'Neill and Duane Border being in favor and no one opposed being in favor and no one opposing.

ROCHESTER CITY BOARD OF ZONING APPEALS

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ATTEST: \_\_\_\_\_  
Heather Redinger, Administrative Secretary

**Docket #566-0719**  
**Danny Amich**  
**Development Standard Variance**

Danny Amich (#566-0719) is requesting a development standard variance off of the privacy fence definition for the purpose of a 6' privacy fence in the front yard, within residential cluster (R1) district located at 421 W 8<sup>th</sup> Street, Rochester, IN.

By definition a privacy fence is only allowed in the side and rear of the home. Mr. Amich has purchased the lot to the west of his home and would like to erect a 6' privacy fence around his property. The fence would sit approximately 25' in front of the home. Therefore a variance off of the privacy fence definition is being requested.

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The request is for a development standard variance off of the privacy fence definition for the purpose of a 6' privacy fence in the front yard, within residential cluster (R1) district located at 421 W 8<sup>th</sup> Street, Rochester, IN.



## DEVELOPMENT STANDARD VARIANCE QUESTIONNAIRE

- What district is the project taking place within and what are the required development standards required for that district that are applicable to this petition request?

R1 - 4' height in front of home

- How much of a variance is needed (footage)?

25' variance for 6' privacy fence

- What is the project needing a variance (bedroom, bathroom, etc.)?

priv. fence

- What are the exact dimensions of the project (12' x 12')?

90' of privacy fence 6' tall

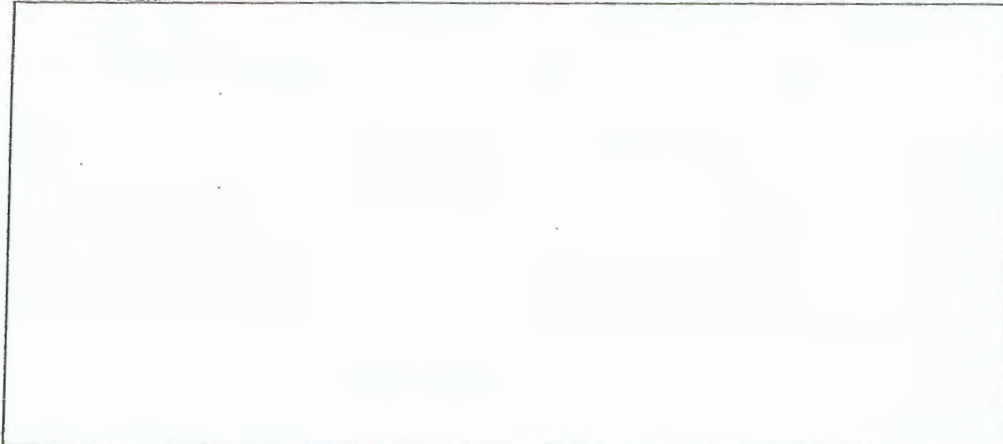
- What is the reason the required development standards cannot be met?

newly purchased lot adjacent to home

- Has Health Department approval for septic & well been obtained, if applicable?

N/A

SITE PLAN



**Docket #567-0719**  
**James & Debra Chase**  
**Development Standard Variance**

Mr. & Mrs. Chase (#567-0719) are requesting a development standard variance of 8' off of the side yard setback for the purpose of a pavilion, within lake residential (R3) district located at 2509 Captains Court, Rochester, IN.

In the R3 district the side yard setback is 8' for primary structures. Mr. & Mrs. Chase would like to construct a pavilion on their property. They would like the proposed pavilion to on the property line of south side yard. Therefore a variances of 8' off of the side yard is being requested.

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The request is for development standard variance of 8' off of the side yard setback for the purpose of a pavilion, within lake residential (R3) district located at 2509 Captains Court, Rochester, IN.

Recommendations:     If the petition is approved a maintenance easement would be needed from the neighbor to the south.

                                 A survey to ensure the structure is not on the neighboring property.

## DEVELOPMENT STANDARD VARIANCE QUESTIONNAIRE

- What district is the project taking place within and what are the required development standards required for that district that are applicable to this petition request?

R3 - 8' side yard

- How much of a variance is needed (footage)?

8'

- What is the project needing a variance (bedroom, bathroom, etc.)?

Pavilion

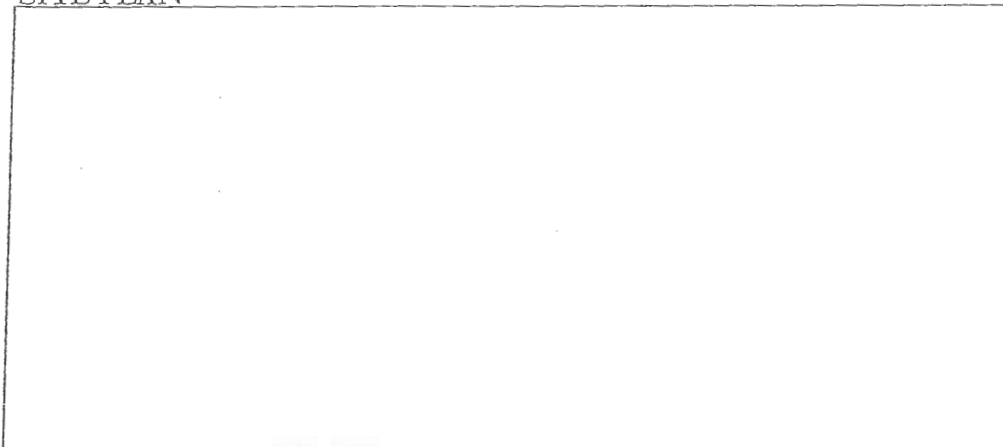
- What are the exact dimensions of the project (12' x 12')?

26' x 20' - ?

- What is the reason the required development standards cannot be met?

- Has Health Department approval for septic & well been obtained, if applicable?

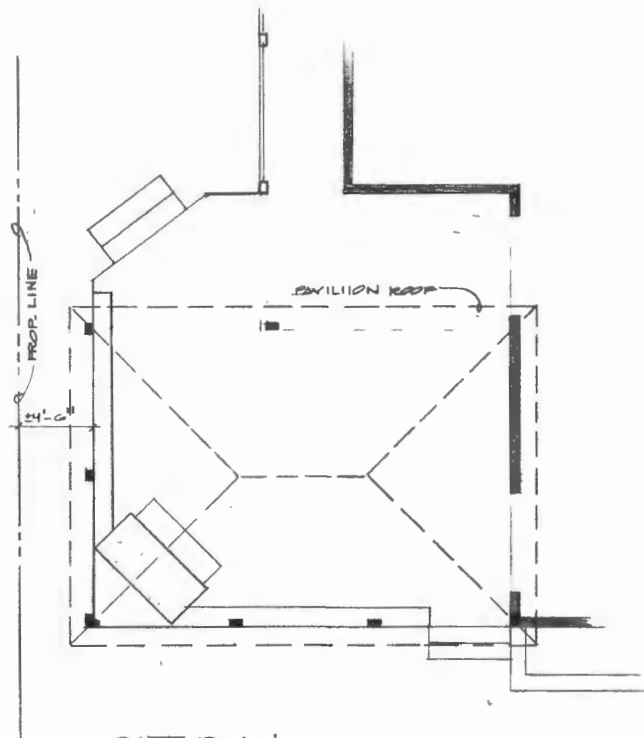
SITE PLAN



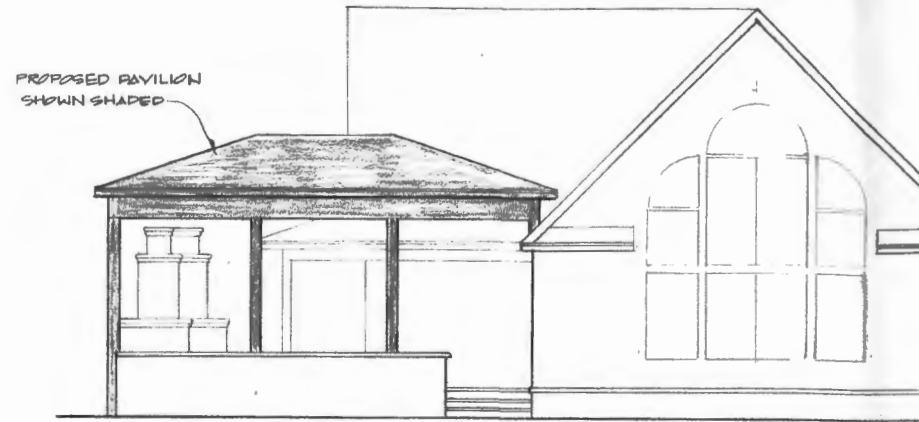
**READ ALL ATTACHED SHEETS PRIOR TO PLACING  
YOUR SIGNATURE ON THIS SHEET**

James Chase  
# 567-0719

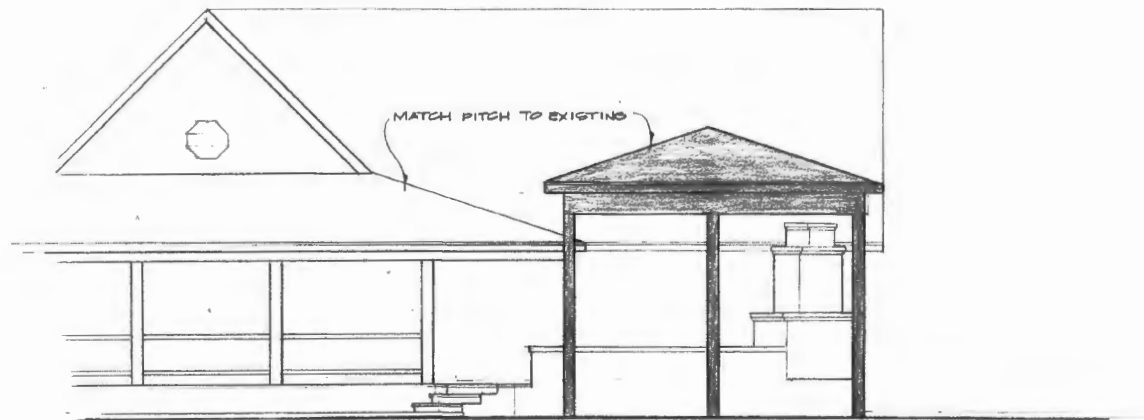
[illegible]



SITE PLAN  
 $\frac{1}{4}" = 1'-0"$



EAST ELEVATION  
 $\frac{1}{4}" = 1'-0"$



SOUTH ELEVATION  
 $\frac{1}{4}" = 1'-0"$

**Docket #568-0719**  
**Robert McGuire**  
**Development Standard Variance**

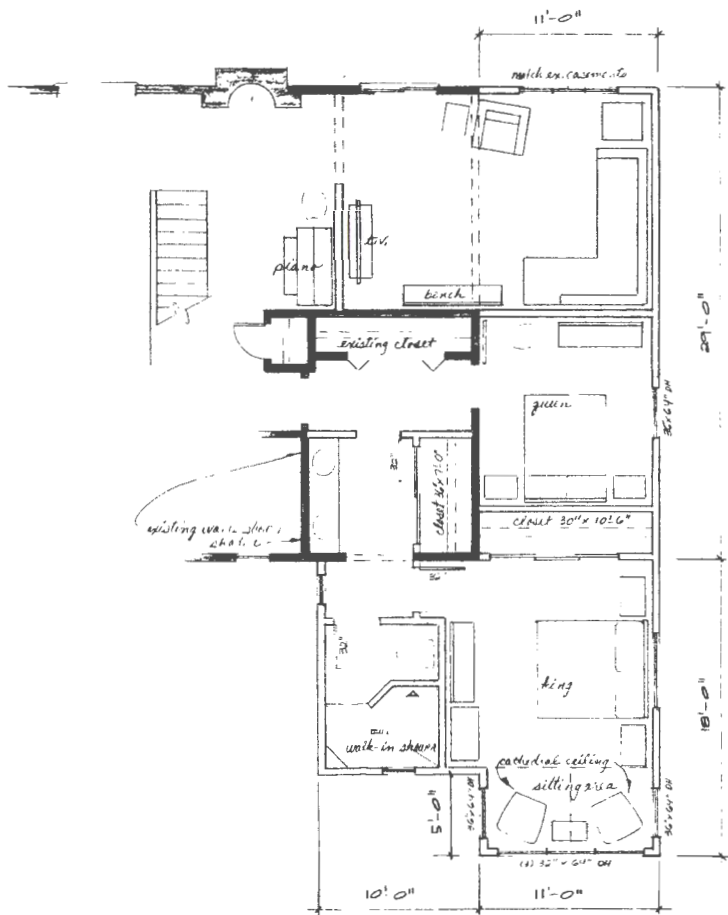
Mr. McGuire (#568-0719) is requesting a development standard variance of 4' off of the side yard for the purpose of an addition, within lake residential (R3) district located at 2014 Ford's Court, Rochester, IN.

In the R3 district the side yard setback is 8'. Mr. McGuire would like to construct an 11' x 47' addition, which would sit approximately 4' off of side yard. Therefore a variance of 4' off of the side yard is being requested.

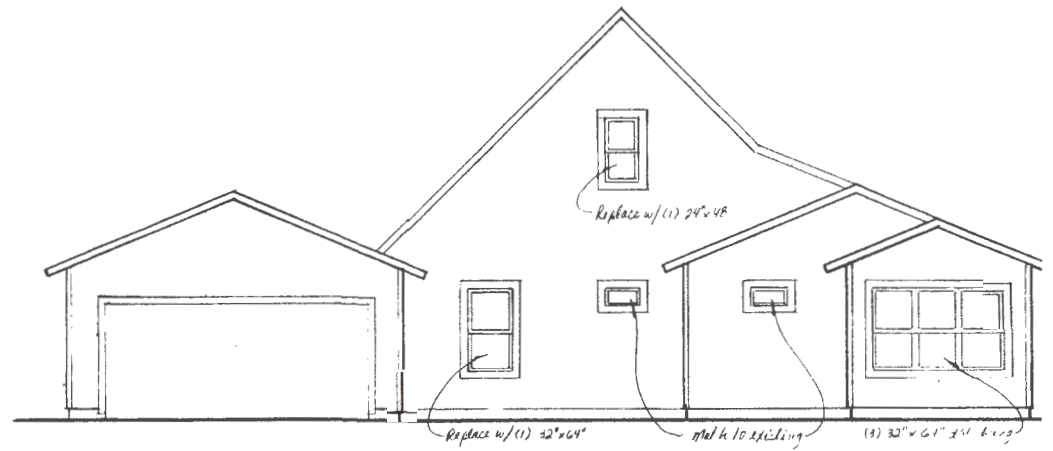
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The request is for a development standard variance of 4' off of the side yard for the purpose of an addition, within lake residential (R3) district located at 2014 Ford's Court, Rochester, IN.

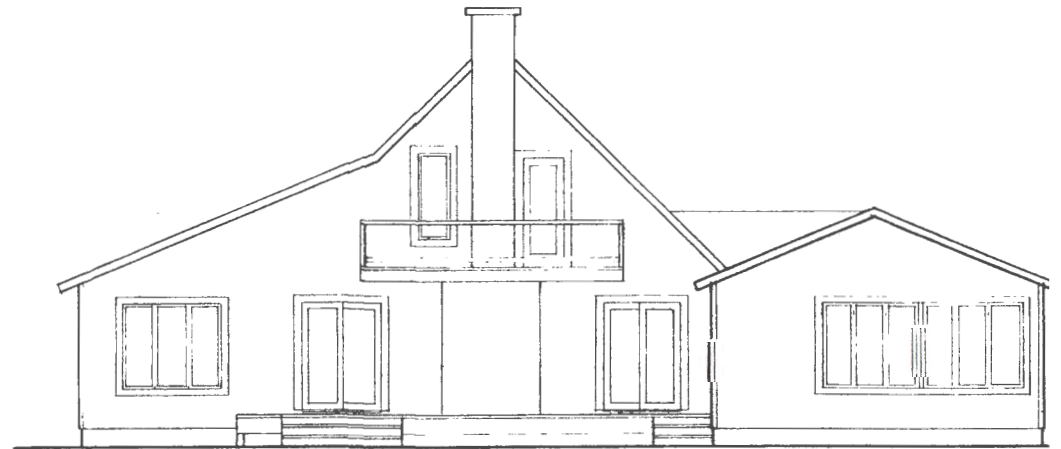
✓



FLOORPLAN  
 $\frac{1}{4}'' = 1'-0''$



SOUTH ELEV.  
 $\frac{1}{4}'' = 1'-0''$



NORTH ELEV.  
 $\frac{1}{4}'' = 1'-0''$

## DEVELOPMENT STANDARD VARIANCE QUESTIONNAIRE

- What district is the project taking place within and what are the required development standards required for that district that are applicable to this petition request?

R3 - 8'

- How much of a variance is needed (footage)?

0' 4'

- What is the project needing a variance (bedroom, bathroom, etc.)?

Addition

- What are the exact dimensions of the project (12' x 12')?

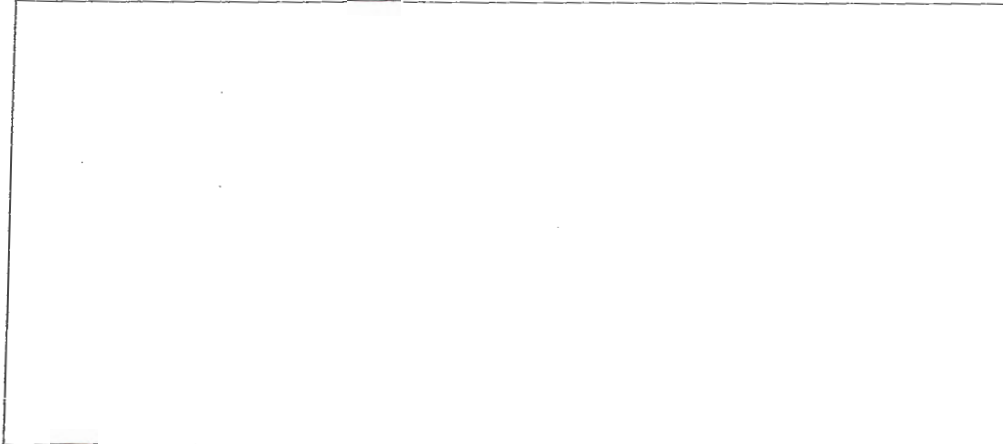
11' x 47'

- What is the reason the required development standards cannot be met?

- Has Health Department approval for septic & well been obtained, if applicable?

N/A

SITE PLAN



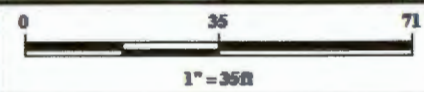
**READ ALL ATTACHED SHEETS PRIOR TO PLACING  
YOUR SIGNATURE ON THIS SHEET**

Robert McGuire  
# 568-0719

[illegible]



- Parcels
- City Town Boundary
- New Buildings
- Addresses
- Bldg Permits
- Parcels
- Parcel History
- Highways
- Roads
- Tippecanoe River
- Bldg Permits



**Docket #569-0719**  
**Trinity Development Group**  
**Development Standard Variance**

Trinity Development Group (#569-0719) is requesting a development standard variance off of the sign standards for the purpose of 118.61 sf of additional signage, within general commercial (GC) district located at 390 Rochester Crossing, Rochester, IN.

In the GC district the maximum amount of signage allowed is 1.5 times the length of the building that faces the road. The building length is 44.3, which would allow 64.45 sf of signage. Trinity Development Group would like to erect 183.06 sf of signs. The pole sign would be 70 sf and two (2) wall mounted signs would be 113.06 sf. Therefore a variance of 118.61 sf of additional signage is being requested.

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The request is for development standard variance off of the sign standards for the purpose of 118.61 sf of additional signage, within general commercial (GC) district located at 390 Rochester Crossing, Rochester, IN.



## DEVELOPMENT STANDARD VARIANCE QUESTIONNAIRE

- What district is the project taking place within and what are the required development standards required for that district that are applicable to this petition request?

GC - DISTRICT

- How much of a variance is needed (footage)?

CURRENT MAXIMUM ALLOWABLE FOR BUILDING AND GROUND MOUNTED IS 66.45 SF  
ASKING FOR A TOTAL OF 183.06 SF. 2 SETS OF WALL MOUNTED CHANNEL  
LETTERS 113.06 SF TOTAL + QTY (1) PYLON SIGN FACE 70 SF

What is the project needing a variance (bedroom, bathroom, etc.)?

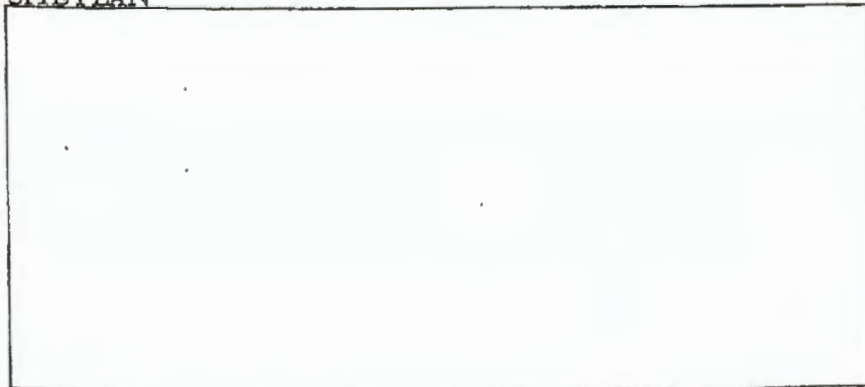
SEE DRAWINGS  
AND CALCULATIONS  
ATTACHED

- What are the exact dimensions of the project (12' x 12')?

- What is the reason the required development standards cannot be met?

- Has Health Department approval for septic & well been obtained, if applicable?

SITE PLAN



# Pylon Sign for Rochester Wings Etc.

390 Rochester Crossing Drive  
Rochester, Indiana 46975

7-29-19

GRAYCRAFT

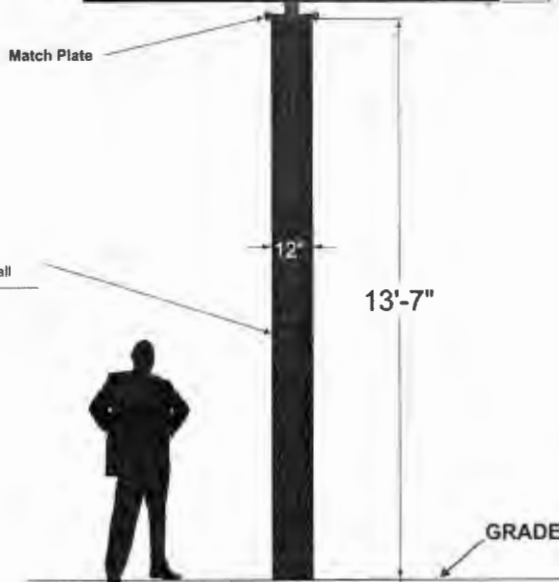
SJG all rights reserved 2018 ©

70 SQ. FT.  
TOTAL  
GROUND MOUNTED  
SIGN

Double Sided Cabinet Sign:  
LED Illuminated Double Face Cabinet with  
Poly Carb Faces with Full Color Decoration

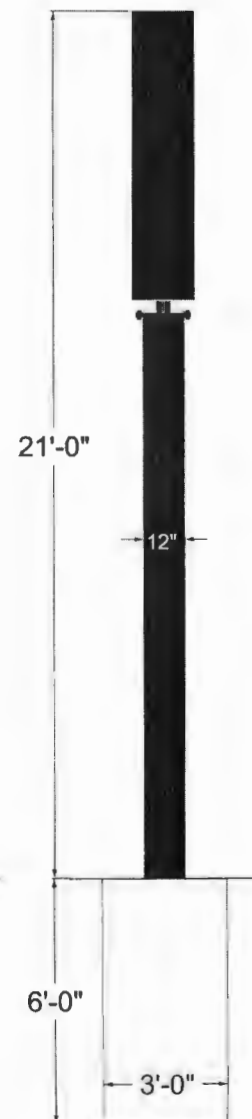


Steel Support Tube:  
12" x 12" Square Tube with 3/8" Thick Wall



Direct Bury In Poured Concrete  
3' Diameter x 6' Deep Augured Hole

SIDE VIEW



## IDEA-1

### Wings Etc.

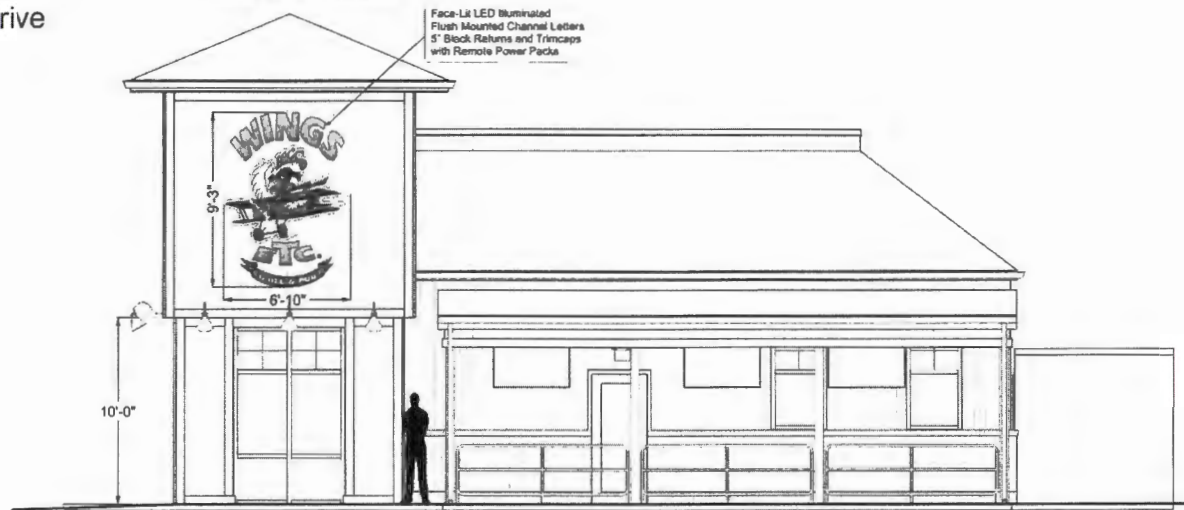
390 Rochester Crossing Drive  
Rochester, Indiana 46975

7-29-19

GRAYCRAFT

S/JG all rights reserved 2019 ©

EAST ELEVATION



SOUTH ELEVATION



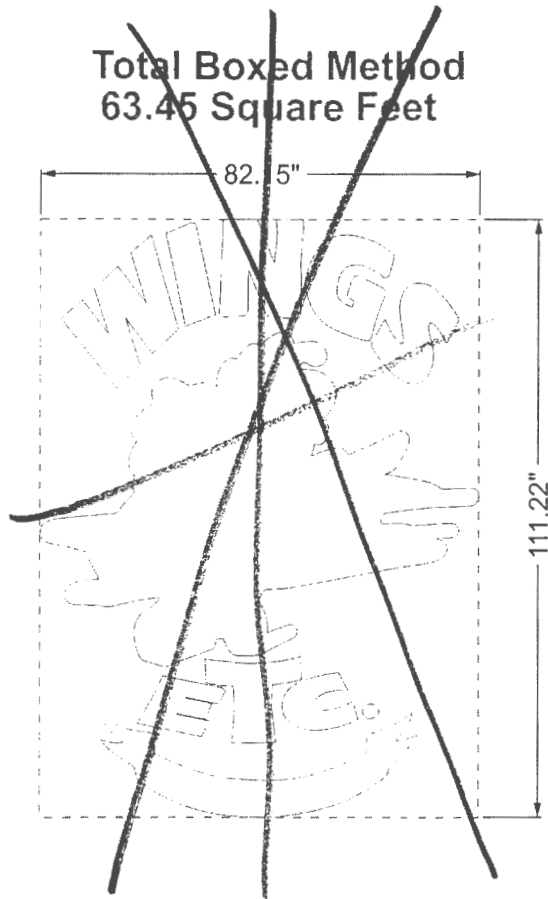
113.06 SQ.FT.  
TOTAL  
WALL MOUNTED  
SIGNS

**Wings Etc. Rochester, Indiana IDEA-1**  
 (same size as Marion, Indiana)

GRAYCRAFT

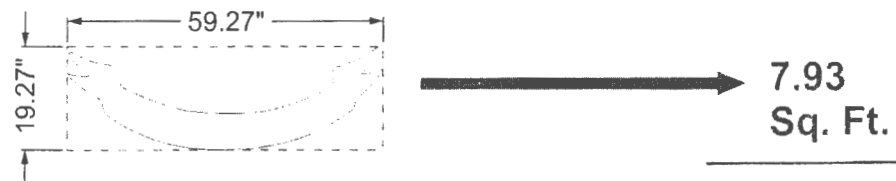
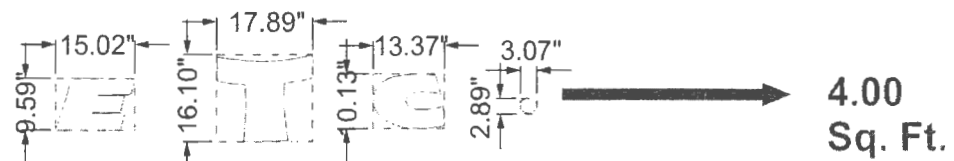
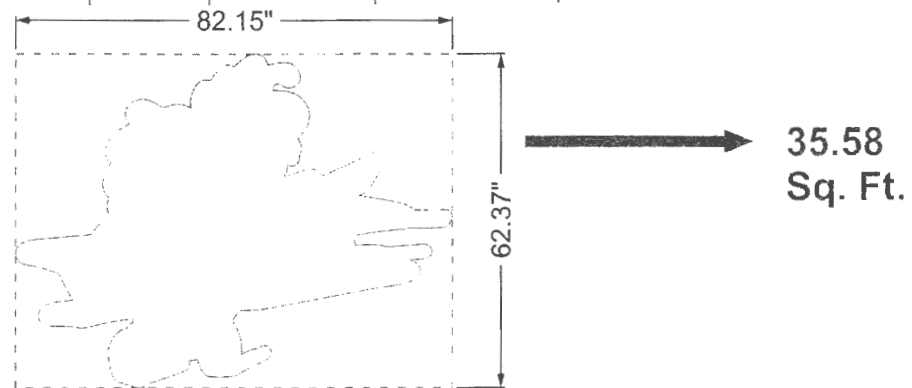
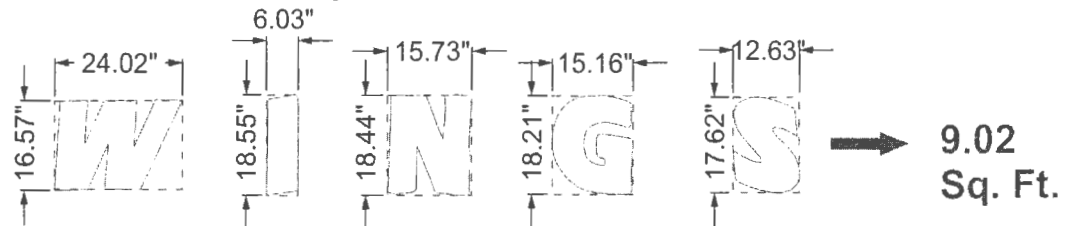
SoG all rights reserved 2019 ©

**Total Boxed Method**  
**63.45 Square Feet**



**Individual Letter Boxed Method**

**56.53 Square Feet TOTAL PER FACADE**

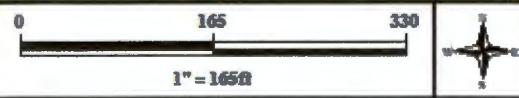


**113.06 SQ. FT. TOTAL**  
**BOTH FACADES**

**56.53 Sq. Ft.**  
**TOTAL PER FACADE**



- Parcels
- City Town Boundary
- New Buildings
- Addresses
- Permits - Commercial
- Permits - Signs
- Bldg Permits
- Parcels
- Dimensions
- Parcel History
- Highways
- Roads
- Tippecanoe River
- New Buildings
- Permits - Access
- Bldg Permits



DATE	OWNER	ADDRESS	VIOLATION	TWP	DEADLINE	FINE(S)	NOTES
01/17/19	Davis	411 E phillips	trash	Union	6/4/19	\$750	
04/30/19	Emery	2857 Sunset	trash, debris	Liberty	9/5/19	\$100	
04/30/19	Miller	998 Main St	trash debris	Union	9/5/19	\$50	
04/30/19	Pan	2861 Sunset	demo debris	Liberty	9/5/19		
04/30/19	Brown	202 W Dunn	trash, fence falling in	Liberty	5/15/19		hold
05/01/19	Risner	4485 W Olson	trash debris	Rochester	8/19/19		
06/05/19	Allerton	430 W 8th	trash, vehicles	Rochester	9/5/19	\$50	
06/01/19	Upland Apts	1703 Madison (in back)	trash and debris	Rochester	9/5/19	\$50	
07/09/19	Downs	1205 Elm	trash	Rochester	7/24/19		
08/05/19	Glenn	8778 Francis St	trash, debris, vehicles	Aubbee	8/20/19		working on
08/05/19	Atkins	8995 Francis St	trash debris	Aubbee	8/20/19		
08/05/19	Liming	1355 S 400 E	house fire debris	Rochester	9/1/19		
08/05/19	Boyd	4394 N 100 W	trash, debris, vehicles	Richland	8/20/19		
08/05/19	Oleary	7282 S SR 17	trash, debris, vehicles	Wayne	8/20/19		
08/05/19	Utter	3171 E 400 N	needs special exception	Newcastle	8/20/19		
08/05/19	Kiggins	109 Jefferson	deck without permit	Rochester	8/20/19		applied for variance
08/21/19	Burkholder	4090 E 300 N	pond, blocking ditch	Rochester	9/5/19		
08/21/19	Richie	208 W Main	demo debris	Union	9/5/19		
08/21/19	Blair	11121 W 400 N	trash	Aubbee	9/5/19		
08/21/19	Collins	1016 Elm	fence	Rochester	9/5/19		
08/22/19	Franks	372 N SR 19	living in rv	Henry	9/6/19		
08/22/19	Graham	2845 Sunset	shed	Liberty	9/6/19		
08/09/18	Lafree	6007 N Lakeshore	needs repaired				Commissioners gave an extension
	Baker	3996 S Old US 31	needs removed or repaired				
	Livingston	3953 S Old US 31	needs removed or repaired				
	Blacketor	909 Park St					
			Councils/Commissioners				
			Court Action				
	Garnes	10139 W 600 N	illegal trailer/trash			\$2,000	Court Action
08/17/17	Suemagi	2880 Blacketor	fine and clean up			\$2,000	Court Action

**MONTHLY REPORT FOR THE  
FULTON COUNTY PLAN COMMISSION OFFICE**

<b>Permits issued in July</b>	<b>Current</b>	<b>Prior</b>	<b>YTD</b>
Non-Commercial	37	124	161
Commercial	2	13	15
Sign	2	3	5
Building	32	108	140
Electrical	11	27	38
<b>Applications Submitted in July</b>			<b>YTD</b>
Special Exeptions	0	9	9
Administrative Appeals	0	0	0
Development Standard Variance	4	18	22
PC- Rezone/Plats/Sub-Div	0	1	1
<b>Fees Collected in July</b>			<b>YTD</b>
Permits, Applications, Copies	\$2,505.46	\$13,003.90	\$15,506.36
Fines	\$75.00	\$636.00	\$711.00
City Building Permits/El& PI Registrations	\$2,225.00	\$5,316.05	\$7,541.05
County Building Permits	\$645.00	\$2,325.00	\$2,970.00
<b>TOTAL:</b>	<b>\$5,450.46</b>	<b>\$21,280.95</b>	<b>\$26,728.41</b>