

**THE REGULARLY SCHEDULED  
ROCHESTER CITY  
BOARD OF ZONING APPEALS MEETING  
SET FOR JANUARY 24, 2018  
HAS BEEN CANCELED  
DUE TO THERE BEING NO BUSINESS  
THE NEXT MEETING IS SCHEDULED FOR  
FEBRUARY 28, 2018  
AT 6:00 P.M.  
IN THE CITY HALL**

**THE REGULARLY SCHEDULED  
ROCHESTER CITY  
BOARD OF ZONING APPEALS MEETING  
SET FOR FEBRUARY 28, 2018  
HAS BEEN CANCELED  
DUE TO THERE BEING NO BUSINESS  
THE NEXT MEETING IS SCHEDULED FOR  
MARCH 28, 2018  
AT 6:00 P.M.  
IN THE CITY HALL**

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

CITY HALL  
COUNCIL CHAMBERS  
MARCH 28, 2018  
6:00 P.M.

---

**CALL TO ORDER**

**ELECTION OF OFFICERS**

**ADOPTION OF MEETING RESOLUTION**

**BOARD OF ZONING APPEALS MINUTES FOR:  
SEPTEMBER 27, 2017**

**OLD BUSINESS:**

Knebel (#333-0914)

**NEW BUSINESS:**

**PLAN DIRECTOR REPORT**

Don Orr

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
September 27, 2017

**ROCHESTER CITY  
BOARD OF ZONING APPEALS**

**WEDNESDAY, SEPTEMBER 27, 2017**

**6:00 P.M.  
COUNCIL CHAMBERS  
CITY HALL**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
August 23, 2017**

**OLD BUSINESS:**

**NEW BUSINESS:**

**Debra Bosak (#468-0817)**

**The Cross (#472-0817)**

**Pilot Travel Center (#473-0817)**

**James Leeds (#479-0917)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**September 27, 2017**

The Rochester City Board of Zoning Appeals met on Wednesday the 27<sup>th</sup> day of September 2017, at 6:00 P.M. in the Council Chambers located in the City Hall. Chair, Duane Border called the meeting to order at 6:00 P.M. The following members were present: Rick O'Neill, Bob Cannedy, Trent Powell, Duane Border and Teresa Houser Also in attendance was: Executive Director, Casi Cowles, Attorney, Greg Heller and Administrative Secretary, Heather Redinger.

IN RE: MEETING MINUTES

August 23, 2017

Duane Border asked the Board for any deletions, or corrections to be made to the August 23, 2017 minutes. Rick O'Neill moved to approve the August 23, 2017 Rochester City Board of Zoning Appeals minutes as written. Trent Powell seconded the motion. Motion carried as follows: Rick O'Neill, Teresa Houser, Bob Cannedy, Trent Powell and Duane Border all being in favor and no one opposing.

IN RE: NEW BUSINESS

Debra Bosak (#468-0817)  
Development Standard Variance

Debra Bosak (#468-0817) is requesting a development standard variance of 2' off of the lake yard for the purpose of steps, within the lake residential (R3) District on property located at 2210 Wolfs Point Dr, Rochester, IN.

In the R3 district, the lake yard setback is 10'. The proposed steps would sit approximately 8' off of the lake yard. Therefore, a variance of 2' off of the lake yard setback is being requested.

Duane Border asked Mrs. Bosak if he had anything further to add.

She did not at this time.

Duane Border asked for any further Board comments.

Being no Board comments He entertained a motion to open public hearing Rick O'Neill moved to open the public hearing. Teresa Houser seconded the motion. Motion carried as follows: Rick O'Neill, Teresa Houser, Bob Cannedy, Trent Powell and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Rick O'Neill moved to close the public hearing. Trent Powell seconded the motion. Motion carried as follows: Rick O'Neill, Teresa Houser, Bob Cannedy, Trent Powell and Duane Border all 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, Debra Bosak (#468-0817) is requesting a development standard variance of 2' off of the lake yard for the purpose of steps, within the lake residential (R3) District on property located at 2210 Wolfs Point Dr, Rochester, IN. Bob Cannedy seconded the motion.

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**September 27, 2017**

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

Rick O'Neill	Yea
Teresa Houser	Yea
Bob Cannedy	Yea
Trent Powell	Yea
Duane Border	Yea

Motion to approve, Debra Bosak (#468-0817) is requesting a development standard variance of 2' off of the lake yard for the purpose of steps, within the lake residential (R3) District on property located at 2210 Wolfs Point Dr, Rochester, IN. Passed with five votes being in favor and no one opposing.

IN RE:	NEW BUSINESS	The Cross (#472-0817) Development Standard Variance
--------	--------------	--

The Cross (#472-0817) is requesting development standard variances off of the sign standards and 10' off of the right-of-way setback, for the purpose of a freestanding sign, within the downtown commercial (DC) District on property located at 114 W 3<sup>rd</sup> Street, Rochester, IN.

The DC district, does not allow freestanding signs. There is currently a 4' x 4' freestanding on the property and sits less than 1' off of the right of way. Therefore, a variance off of the sign standards and front yard setback are being requested.

Don Bauman was present as representative.

Duane Border asked Mrs. Bauman if he had anything further to add.

He did not at this time.

Duane Border asked for any further Board comments.

Being no Board comments He entertained a motion to open public hearing Rick O'Neill moved to open the public hearing. Trent Powell seconded the motion. Motion carried as follows: Rick O'Neill, Teresa Houser, Bob Cannedy, Trent Powell and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Rick O'Neill moved to close the public hearing. Trent Powell seconded the motion. Motion carried as follows: Rick O'Neill, Teresa Houser, Bob Cannedy, Trent Powell and Duane Border all 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, The Cross (#472-0817) is requesting development standard variances off of the sign standards and 10' off of the right-of-way setback, for the purpose of a freestanding sign, within the downtown commercial (DC) District on property located at 114 W 3<sup>rd</sup> Street, Rochester, IN. Bob Cannedy seconded the motion.



**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**September 27, 2017**

face, for the purpose of new signs, within the General Commercial (GC) District on property located at 389 Rochester Crossing, Rochester, IN. Bob Cannedy seconded the motion.

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

Rick O'Neill	Yea
Teresa Houser	Yea
Bob Cannedy	Yea
Trent Powell	Yea
Duane Border	Yea

Motion to approve, Pilot Travel Centers, LLC (#473-0817) is requesting development standard variances an additional 196.25 sf of signage, 2 additional sign faces and 1' 4" of additional length of a sign face, for the purpose of new signs, within the General Commercial (GC) District on property located at 389 Rochester Crossing, Rochester, IN. Passed with five votes being in favor and no one opposing.

IN RE:	NEW BUSINESS	James Leeds (#468-0817)
		Development Standard Variance

James Leeds (#474-0917) is requesting development standard variances of 2' off of the east side yard and 4' off of west side yard setbacks for the purpose of a new home, within the lake residential (R3) District on property located at 1913 Boulevard, Rochester, IN.

In the R3 district, the side yard setback for primary structures is 8'. The proposed new home would sit approximately 6' off of the east side and 4' off of the west side Therefore, variances of 4' off of the east side yard and 2' off of west side yard are being requested.

Duane Border asked Mr. Leeds if he had anything further to add.

He did not at this time.

Duane Border asked for any further Board comments.

Being no Board comments He entertained a motion to open public hearing Rick O'Neill moved to open the public hearing. Teresa Houser seconded the motion. Motion carried as follows: Rick O'Neill, Teresa Houser, Bob Cannedy, Trent Powell and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Rick O'Neill moved to close the public hearing. Trent Powell seconded the motion. Motion carried as follows: Rick O'Neill, Teresa Houser, Bob Cannedy, Trent Powell and Duane Border all 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, James Leeds (#474-0917) is requesting development standard variances of 2' off of the east side yard and 4' off of west side yard setbacks for the purpose of a new home, within the lake



**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**September 27, 2017**

residential (R3) District on property located at 1913 Boulevard, Rochester, IN. Bob Cannedy seconded the motion.

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

Rick O'Neill	Yea
Teresa Houser	Yea
Bob Cannedy	Yea
Trent Powell	Yea
Duane Border	Yea

Motion to approve, James Leeds (#474-0917) is requesting development standard variances of 2' off of the east side yard and 4' off of west side yard setbacks for the purpose of a new home, within the lake residential (R3) District on property located at 1913 Boulevard, Rochester, IN. Passed with five votes being in favor and no 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 September 27, 2017 Rochester City Board of Zoning Appeals meeting. Rick O'Neill moved to adjourn the September 27, 2017 Rochester City Board of Zoning Appeals meeting at 6:45 P.M. Trent Powell seconded the motion. Motion carried as follows: Rick O'Neill, Teresa Houser, Bob Cannedy, Trent Powel and Duane Border 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 #333-0914  
Dan & Jennifer Knebel  
Special Exception**

Discussion on their plans at the end of year three, being December 2018.

Original request Mr. & Mrs. Knebel proposed to construct a new 30' X 30' building, which would have a small office located in the back of the structure. There would also be a unisex restroom. The proposed hours of operation would be Sunday through Thursday 11am to 9pm, and Friday & Saturday 11am to 10pm. There would be 2-6 employees, depending on the season. The parking area would be located along the east side of the building, with a drive-thru located on the west side. Mr. & Mrs. Knebel would also like to erect a 48 sf sign.

On May 27, 2015 Mrs. Knebel requested an amendment to operate the ice cream shoppe in a food trailer. The Board approved this amendment with the condition the food trailer is removed by October 19, 2015.

On December 16, 2015 Mrs. Knebel requested, to bring in a newer, larger food trailer and continue to operate the ice cream shoppe, which was approved with the condition it be reviewed in three (3) years.

Mr. & Mrs. Knebel stated they do not wish to move the trailer, and was under impression they only needed to be reviewed in three (3) years, and as long as, no one complained they did not need to construct a building.

The placement of and utility connections to the new trailer are permanent in nature. The sewer line was hard plumbed and the electric was direct wired. There is a concrete pad under the trailer, with a pit so the plumbing and electrical can be accessed.

During the discussion about following proper license and permitting codes, Mr. & Mrs. Knebel expressed the fact they believe the food trailer could possibly stay as a permanent structure after the three (3) years. The Director was under the impression the Board wanted to see a permanent structure complete after three (3) years. The Office made them install a ramp to be ADA compliant once they built the deck. However, the City Ordinance requires all ADA parking and parking lots to be paved; sidewalks are required with all new construction, all primary structures in the GC District are required to be 1000 minimum square feet and must be approved by the Drainage Board and the Technical Review Committee. It was my understanding all of these codes would be complied with by the end of the three (3) years (December 2018), unless for some unforeseen reason the owners needed to request another extension during a third review of the use of this property.

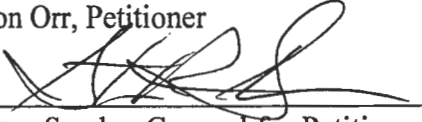
Mr. & Mrs. Knebel do not believe they will have to comply with these codes, as long as, no one complains about the trailer and they are able to leave the trailer there permanently. Board Clarification is needed.

---

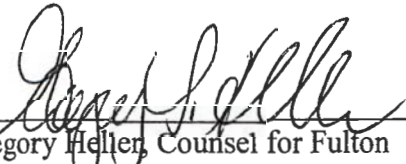




Don Orr, Petitioner



Steve Snyder, Counsel for Petitioner



Gregory Heller, Counsel for Fulton  
County Board of Zoning Appeals

**AREA PLAN COMMISSION OFFICE**

**2017 END OF YEAR REPORT**

**Total Permits Issued in 2017: 584**

- **209 Building Permits**
- **93 Electrical Permits**
- **282 Location Improvement Permits (Zoning)**
  - 245 Non-commercial Permits
  - 17 Commercial Permits
  - 20 Sign Permits
- **22 (2017) & 30 (2018) Electrical Registrations**
- **5 (2017) & 4 (2018) Plumbing Registrations**

**Total Permits Issued in 2016: 636**

- **217 Building Permits**
- **80 Electrical Permits**
- **339 Location Improvement Permits (Zoning)**
  - 287 Non-commercial Permits
  - 27 Commercial Permits
  - 25 Sign Permits
- **51 Electrical Registrations**
- **8 Plumbing Registrations**

**Others Incorporates:**

**Additions to Existing Structures**  
**Temporary Second Dwellings**  
**Decks**  
**Porches**

**Removing Existing Structures**  
**Pool & Bath House**  
**Pools**  
**Grain Bins**  
**Corn Cribs**  
**Sheds**  
**Breezeways**  
**Cabins**  
**Pavilions**  
**Lean-To**  
**Carports**  
**Privacy Fences**

**\*\* Multiple Structures  
 May Have Been Issued  
 On A Single Permit**

**13~Aubbeenaubbee Twp**

- \*\* {
- 0- Dwellings~
  - 1- Garages
  - 0- Pole Barns
  - 7- Others
  - 0-Signs
  - 3- Building Permits
  - 1- Commercial
  - 1-Electrical

**81~Henry Twp**

- \*\* {
- 6 -Dwellings~      3- Site Built
  - 3-Manufactured
  - 1- Garages
  - 15- Pole Barns
  - 20- Others
  - 1-Signs
  - 18- Building Permits
  - 0- Commercial
  - 20-Electrical

**32~Town Of Akron**

- 10-Others
- 12-Electrical
- 9-Building
- 1-Pole Barn

**49~Liberty Twp**

- \*\* {
- 2 -Dwellings~      0- Site Built
  - 2-Manufactured
  - 2-Garages
  - 5- Pole Barns
  - 15- Others
  - 0- Sign
  - 11- Building Permits
  - 4-Comm
  - 10-electrical

**6- Town Of Fulton**

- 2-Building
- 4-others

**21~Newcastle Twp**

- \*\* {
- 2- Dwellings~      1-Manufactured
  - 1- Site Built
  - 0- Garages
  - 4- Pole Barns
  - 6- Others
  - 0-Signs
  - 5- Building Permits
  - 4-Electrical

**29~ Richland Twp**

- \*\* {
- 1- Dwelling~      0- Site Built
  - 1-Manufactured
  - 0- Garages
  - 7- Pole Barns
  - 14- Others
  - 1-Signs
  - 6- Building Permits
  - 0- Commercial
  - 0-Electrical

**Others Incorporates:**

**Additions to Existing Structures**  
**Temporary Second Dwellings**  
**Decks**  
**Porches**  
**Removing Existing Structures**  
**Pool & Bath House**  
**Pools**  
**Grain Bins**  
**Corn Cribs**  
**Sheds**  
**Breezeways**  
**Cabins**  
**Pavilions**  
**Lean-To**  
**Carports**  
**Privacy Fences**

**\*\* Multiple Structures  
 May Have Been Issued  
 On A Single Permit**

**357~ Rochester Twp**

15- Dwellings~ 8-Manufactured  
 7- Site Built

\*\* { 5- Garages  
 5- Pole Barns  
 85- Others  
 18-Signs  
 159- Building Permits  
 12- Commercial  
 58-Electrical

**280 -City Of Rochester**

- 4 -Site Built
- 1-Manufactured
- 4-Garages
- 1-Pole Barn
- 61- Others
- 16- Signs
- 44-Electrical
- 9-Commercial
- 140-Building

**23~ Union Twp**

1- Dwelling~ 0-Site Built  
 1-Maunufactured

\*\* { 3- Garage  
 4-Pole Barns  
 11- Others  
 0- Electrical  
 4- Building Permits  
 0-comm 0-Sign

**7-Town Of Kewanna**

- 4-Others
- 1-Pole Barn
- 2-Garages

**11~ Wayne Twp**

3-Dwellings 2-Site Built; 1-Manufactured

\*\* { 1-Garage  
 2- Pole Barns  
 2-Others  
 3 -Building Permits 0-electrical

**Total Splits Approved: 40**

- 2~ Aubbeenaubbee Twp
- 5~ Henry Twp
- 5~ Liberty
- 5~ Newcastle Twp
- 2~ Richland Twp
- 13~ Rochester Twp
- 6~ Union Twp
- 2~Wayne Twp

**Total Plan Commission Petitions: 3**

2-favorable; 1-void

**Total BZA Petitions: 40**

- 31- Development Standard Variances
- 23-City Of Rochester
- 7-Fulton County
- 0- Akron; 0-Fulton/Kewanna
- 10 Special exceptions
- 1-City Of Rochester
- 9-Fulton County

29 approved, 1-void 1-pending

10-Approved

Total Plan Commission & Bldg Dept Fees Collected 2017:	\$39,122.82	2016-	\$29,577.64
<i>Location Improvement Permits Total</i>	\$10,175.57		\$9,354.22
<i>Plan Commission Applications &amp; BZA Applications</i>	\$4,480		\$2,540.00
<i>Collected Violation Fines Total</i>	\$6,536.00		\$2,094.00
<i>Copies</i>	\$4.50		\$30.00
<i>Electrical License Total</i>	\$530.00		\$800.00
<i>Plumbing License Total</i>	\$150.00		\$150.00
<i>Total County Building Permit Fees Collected</i>	\$5,077.50		\$6,025.00
<i>Total City Building Permits Fees Collected</i>	\$12,169.25		\$8,584.42

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

<b>Permits issued in February</b>		<b>YTD</b>
Non-Commercial	7	16
Commercial	2	5
Sign	1	1
Building	12	23
Temporary Use	0	0
Electrical	2	7
Electrical License	6	19
Plumbing License	0	3
<b>Applications Submitted in February</b>		<b>YTD</b>
Special Exeptions	0	0
Administrative Appeals	0	0
Development Standard Variance	1	1
Rezone	0	0
<b>Fees Collected in February</b>		<b>YTD</b>
Permits	235.10	535.10
Applications	60.00	60.00
Copies	0.00	0.00
Fines	35.00	1,350.00
City Building Permits	795.80	1,155.80
County Building Permits	0.00	550.00
Electrical License	60.00	190.00
Plumbing License	0.00	45.00
<b>TOTAL:</b>	<b>1,185.90</b>	<b>3,885.90</b>

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

CITY HALL  
COUNCIL CHAMBERS  
APRIL 25, 2018  
6:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
MARCH 28, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:**

FAITH OUTREACH (#488-0318)  
ROCHESTER BAGEL & DELI (#489-0318)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**



**ROCHESTER CITY BOARD OF ZONING APPEALS**  
March 28, 2018

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

**WEDNESDAY, MARCH 28, 2018**

**6:00 P.M.**  
**COUNCIL CHAMBERS**  
**CITY HALL**

**CALL TO ORDER**

**ELECTION OF OFFICERS**

**ADOPTION OF MEETING RESOLUTION**

**BOARD OF ZONING APPEALS MINUTES FOR:**  
**September 27, 2017**

**OLD BUSINESS:**  
**Knebel (#333-0914**

**NEW BUSINESS:**

**PLAN DIRECTOR REPORT**  
**Don Orr**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**March 28, 2018**

The Rochester City Board of Zoning Appeals met on Wednesday the 28<sup>th</sup> day of March, 2018, 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, Bob Cannedy and Duane Border. Also in attendance were: Executive Director, Casi Cowles; Attorney, Greg Heller and Administrative Secretary, Heather Redinger.

It is duly noted Trent Powell and Rick O'Neill were absent.

IN RE:           ELECTION OF OFFICERS

Executive Director, Casi Cowles, opened the floor to nominations for Chairperson. Bob Cannedy nominated Duane Border as Chairperson. Teresa Houser seconded the nomination. Being no further nominations, Teresa Houser moved to close the nominations for Chairperson. Bob Cannedy seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy and Duane Border being in favor and no one opposing. Duane Border was elected as Chairperson for the Rochester City Board of Zoning Appeals.

Chairperson, Duane Border, asked for nominations for Vice-Chairperson. Teresa Houser nominated Bob Cannedy as Vice-Chairperson. Duane Border seconded the nomination. Being no further nominations, Teresa Houser moved to close the nominations for Vice-Chairperson. Bob Cannedy seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy and Duane Border being in favor and no one opposing. Bob Cannedy was elected as Vice-Chairperson for the Rochester City Board of Zoning Appeals.

Duane Border asked for nominations for Executive Secretary. Bob Cannedy nominated Teresa Houser as Executive Secretary. Duane Border seconded the nomination. Being no further nominations, Bob Cannedy moved to close the nominations for Executive Secretary. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy and Duane Border being in favor and no one opposing. Teresa Houser was elected as Executive Secretary for the Rochester City Board of Zoning Appeals.

Duane Border, asked for nominations for Administrative Secretary. Bob Cannedy nominated Heather Redinger as Administrative Secretary. Teresa Houser seconded the nomination. Motion carried as follows: Teresa Houser, Bob Cannedy and Duane Border being in favor and no one opposing. Heather Redinger was appointed as the Rochester City Board of Zoning Appeals Administrative Secretary.

Duane Border stated the Board needed to appoint an Attorney to represent them. Bob Cannedy moved to appoint Heller Law Office, Rochester, IN. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy and Duane Border being in favor and no one opposing. Heller Law Office was appointed as the Rochester City Board of Zoning Appeals Attorney.

IN RE:           ADOPTION OF MEETING RESOLUTION

Duane Border, read Resolution 03282018 regarding the meeting dates and times for the Rochester City Board of Zoning Appeals in 2018. Duane Border entertained a motion to adopt Resolution 03282018. Bob Cannedy moved to adopt Resolution 03282018 for the Rochester City Board of Zoning Appeals meeting dates and times in 2018. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy and Duane Border being in favor and no one opposing. Resolution 03282018 reads as follows:

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**March 28, 2018**

RESOLUTION 03282018

A RESOLUTION OF THE ROCHESTER CITY BOARD OF ZONING APPEALS, OF THE COUNTY OF FULTON, INDIANA, ESTABLISHING MEETING TIMES FOR 2018

WHEREAS, the Rochester City Board of Zoning Appeals has established that they will meet on the fourth (4th) Wednesday each month at 6:00 P.M. in the Council Chambers at the City Hall unless that Wednesday falls on a County observed Holiday, then the meeting will be held on the fourth (4th) Thursday at 6:00 P.M. in the Council Chambers at the City Hall.

WHEREAS, the Rochester City Board of Zoning Appeals have established meeting times as set out under Indiana Code 36-2-2-6 et. seq.;

NOW THEREFORE, Be It Resolved by the Rochester City Zoning Board of Appeals that:

1. The Rochester City Board of Zoning Appeals will meet on the fourth (4th) Wednesday every month at 6:00 P.M. in the Council Chambers at the City Hall unless that Wednesday falls on a County observed Holiday, then the meeting will be held on the fourth (4th) Thursday at 6:00 P.M. in the Council Chambers at the City Hall.
2. Other meetings will be scheduled and a public notice will be given.

Adopted this 28<sup>th</sup> March 2018

ROCHESTER CITY BOARD OF ZONING APPEALS

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Vice Chairperson

\_\_\_\_\_  
Executive Secretary

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

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**March 28, 2018**

IN RE: MEETING MINUTES

September 27, 2017

Duane Border asked the Board for any deletions, or corrections to be made to the September 27, 2017 minutes. Bob Cannedy stated on page 3, it needed to state Mr. Bauman, not Mrs. Bob Cannedy moved to approve the September 27, 2017 Rochester City Board of Zoning Appeals minutes with the change stated. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy, and Duane Border all being in favor and no one opposing.

IN RE: OLD BUSINESS

Knebel (#333-0914)

Casi stated the last time they had met with Knebel's, it was discussed there would be plans in place by year three, the end of year three will be December of this year. The plans were to include the parking lot, as well as, a permanent structure on the lot.

Duane Border stated they just wanted an update of their future plans.

Mrs. Knebel stated they had had two seasons to see how the business was going to go. She stated they have realized the business lasts about 4-4 ½ months a year. They plan on removing the camper on September 8<sup>th</sup>, 2018 and replaced it on April 1, 2019. She then stated they simply cannot afford to build a permanent structure, as the business is only part time. They would like to have to special exception revised to allow for the trailer to be there yearly, from April 1 to the weekend after Labor Day. She then stated they are willing to do the provisions to the property, it's just financially they cannot build a building.

Catherine Evans stated the trailer is their store front, which makes the business unique. They have customers travel over two hours to visit their business; potentially that brings support to other businesses in Rochester.

Duane asked for any Board questions.

Bob Cannedy asked about restroom facilities.

Jennifer Knebel stated they have an employee restroom inside.

Bob Cannedy stated he has heard discussion of food trailers being allowed in the downtown, with stipulations. He stated if feels they need to get more information on what the City is going to decide.

Duane agreed.

Teresa Houser stated she admires their entrepreneurial spirit.

Casi stated the City doesn't allow or have codes for food trucks, she stated they have received complaints from other business owners, as to why a temporary structure has been allowed. They have to pay taxes on their building and pave their parking lots. She has explained to them the original intent was to build a permanent structure, the trailer was to be temporary. She stated she is unsure how the Board could go about amending the special exception to allow the trailer permanently, without codes to regulate a food truck situation.

Catherine asked if there was a way to charge them taxes.

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**March 28, 2018**

Casi stated is all regulated through the state.

Duane Border stated it's really no different than a food truck, except it is on their own property.

Bob Cannedy stated he is good with the trailer being on the lot from April to September.

Mart Smith asked if they could go through a license and permit fee with the City of Rochester.

Casi stated if the City would allow that.

Duane Border asked if they move on and off, will they still need to have the parking lot asphalted.

Casi stated the City code requires all new parking lots to be asphalted, not necessarily any business. She then stated they could talk to the City Council about the parking lot codes.

Duane Border stated he appreciated the update.

IN RE:           Mediation agreement for Don Orr.

Greg Heller told the Board they reached an agreement at the mediation, the Board needs to approve or deny the agreement.

Bob Cannedy moved to approve the mediation agreement. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy and Duane Border being in favor and no one opposing.

Greg Heller stated he would inform Mr. Orr's attorney of the Board's decision.

IN RE:           PLAN DIRECTOR'S REPORT

Casi presented the Board with the end of the year report for 2017.

Being no further business to come in front of the Board of Zoning Appeals, Duane Border, entertained a motion to adjourn the March 28, 2018 Rochester City Board of Zoning Appeals meeting. Bob Cannedy moved to adjourn the March 28, 2018 Rochester City Board of Zoning Appeals meeting at 6:45 P.M. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy and Duane Border 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 #488-0318**  
**Faith Outreach Church**  
**Development Standard Variances**

Faith Outreach (#488-0318) is requesting development standard variances of 25' off of the front yard and off of the maximum impervious surface for the purpose of a new lean-to addition, within the Institutional Recreational (IR) District on property located at 125 E 9<sup>th</sup> Street, Rochester, IN.

In the IR district, the front yard setback is 25. The proposed addition would sit less than 1' off of the east front yard. The maximum impervious surface is 60%, currently the property has 96% coverage of impervious surface and with the addition it would increase to 97% of impervious surface. Therefore, variances of 25' off of the front yard and off of the maximum impervious surface are being requested.

---

The requested variances are 25' off of the front yard and off of the maximum impervious surface for the purpose of a new home, within the Institutional Recreational (IR) District on property located at 125 E 9<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?

IR - 25' frontyard  
Impervious surface 60%

total (30031)  
Allowed (18002)  
covered 28909

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

25' front

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

Addition 8' x 32'  
96% 97%

(254)

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

8' x 32'

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

Existing building does not meet current setbacks

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

\_\_\_\_\_

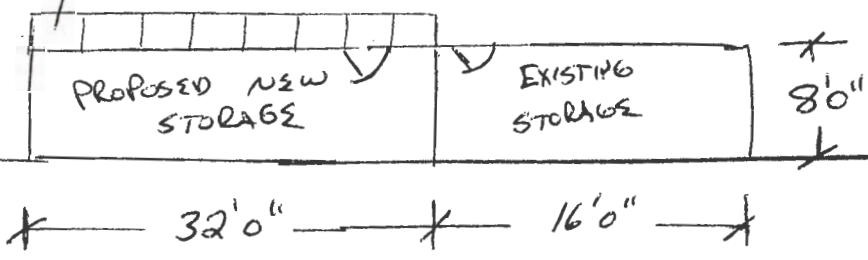
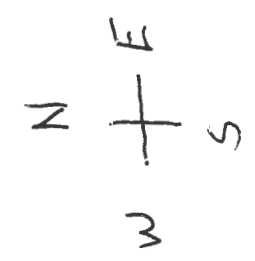
\_\_\_\_\_

SITE PLAN



CONCRETE APPRO TO MEET EXISTING ASPHALT

ROCHESTER BLVD.



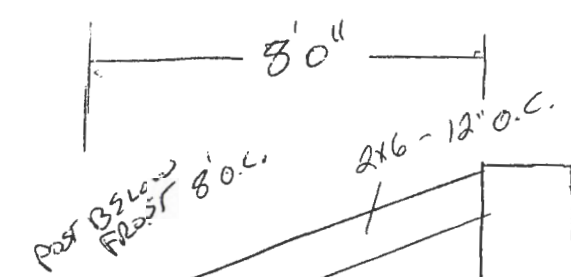
TOP VIEW

EXISTING BUILDING  
FAITH OUTREACH CENTER

0.5 FT BOUNDARY



EXISTING 4" CONCRETE APPRO



PROPOSED NEW STORAGE  
SIDE VIEW

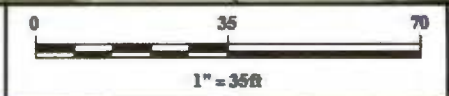
EXISTING BUILDING





- Parcels
- City Town Boundary
- ROW Presentation
- New Buildings
- Building Setbacks
- Existing Bldg

- Addresses
- Parcels
- Lots
- Highways
- Roads
- Tippecanoe River
- New Buildings
- Building Setback
- Bldg Permits



## Interested Party Legal Notification

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

I, Faith Outreach, the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for A Development Standard Variance Before the Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,

#488-0318

Located at: 1125 E 9<sup>th</sup> Street, Rochester

#### ***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.

NAME	ADDRESS	SIGNATURE
Judy A Grube	1106 Jackson Blvd Rochester, IN 46975	
Robert R & Karen S Adler	1109 Jackson Blvd Rochester, IN 46975	
Steven A & Sharon Moore	2204 Wolfs Point Drive Rochester, IN 46975	
James T III & Helene N Dillinger	1113 Jackson Blvd Rochester, IN 46975	
Rodney L & Kisia F Ulery	1200 Jackson Blvd Rochester, IN 46975	
Zero Balance LLC	P O Box 591 Rochester, IN 46975	
Kenneth Hoff	1021 E Olson Road Rochester, IN 46975	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rodney & Kisia Ulery  
1200 Jackson Blvd  
Rochester, In 46975



9590 9402 3622 7305 2309 77

7017 1070 0000 4522 1793

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Kisia Ulery*  Agent  
 Addressed

B. Received by (Printed Name)

KISIA ULERY

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

zero Balance  
PO Box 591  
Rochester In 46975



9590 9402 3622 7305 2309 84

7017 1070 0000 4522 1786

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Kathie Adams*  Agent  
 Addressed

B. Received by (Printed Name)

Kathie Adams

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kenneth Hoff  
1021 E Olson Rd  
Rochester In 46975



9590 9402 3622 7305 2309 91

7017 1070 0000 4522 1779

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Ken Hoff*  Agent  
 Addressed

B. Received by (Printed Name)

Ken Hoff

C. Date of Delivery

4-6-15

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 4/2/18  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Jim & Helene Dillinger  
 1113 JACKSON BVD  
 ROCHESTER IN 46975

3. Service Type  
 Priority Mail Express®  
 Registered Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery  
 Insured Mail

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Judy Grube  
 1106 JACKSON BVD  
 ROCHESTER, IN 46975

Article Number (Transfer from service label)  
 170 0000 4522 1830  
 11, July 2015 PSN 7530-02-000-9053



COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Address  
 B. Received by (Printed Name) JUDY A GRUBE  
 C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restr. Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Robert & Karen Adler  
 1109 JACKSON BVD  
 ROCHESTER, IN 46975

Article Number (Transfer from service label)  
 7017 1070 0000 4522 1823  
 PS Form 3811, July 2015 PSN 7530-02-000-9053



COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Address  
 B. Received by (Printed Name) KAREN S ADLER  
 C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restr. Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Steven & Sharon Moore  
 2205 Wolfs point DR  
 ROCHESTER IN 46975

Article Number (Transfer from service label)  
 17 1070 0000 4522 1816  
 PS Form 3811, July 2015 PSN 7530-02-000-9053



COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Address  
 B. Received by (Printed Name) S Moore  
 C. Date of Delivery 4/3/18  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restr. Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

**Docket #489-0318**  
**Rochester Bagel & Deli Co.**  
**Development Standard Variances**

Rochester Bagel and Deli Co.(#489-0318) is requesting development standard variances off of the sign standards, 10' off of the right-of-way setback on Monroe and 5' off of the right-of-way setback on 9<sup>th</sup> Street, for the purpose of a freestanding sign, within the downtown commercial (DC) District on property located at 231 E 9<sup>th</sup> Street, Rochester, IN.

The DC district, does not allow freestanding signs. Rochester Bagel & Deli Co. would like to erect a freestanding sign on the property. The proposed sign would be approximately 6' x 42" x 10' and sits less than 1' off of the right of way of Monroe and approximately 5' off of the right-of-way of 9<sup>th</sup> Street. Therefore, a variance off of the sign standards and front yard setbacks are being requested.

---

The requested variances are off of the sign standards, 10' off of the right-of-way setback on Monroe and 5' off of the right-of-way setback on 9<sup>th</sup> Street, for the purpose of a freestanding sign, within the downtown commercial (DC) District on property located at 231 E 9<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?

DC -

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

5' off 9th Street ROW

10' off Monroe Street ROW

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

new sign

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

Sign - 6' x 42", Post - 10'

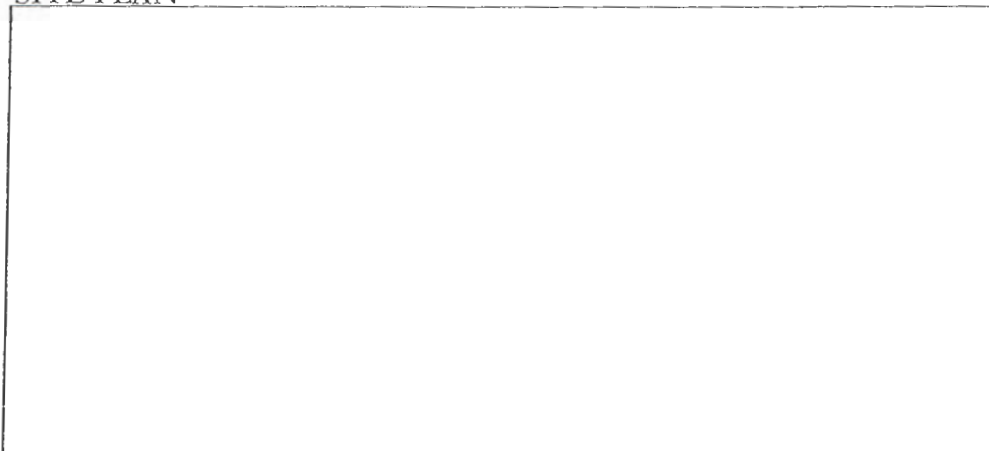
- What is the reason the required development standards cannot be met?

A Ground sign would prevent clear visibility around the corner for all traffic on 9th & Monroe. Current placement will be in the middle of new petio.

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

N/A

SITE PLAN





## Interested Party Legal Notification

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

I, Pia Cannedy, the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for A Development Standard Variance Before the Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,

#489-0318

Located at: 231 E 9<sup>th</sup> Street, Rochester

#### ***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.

NAME	ADDRESS	SIGNATURE
James Edward & Susan Louise Kelley	1120 E Olson Rd Rochester, IN 46975	<i>James E. Kelley Susan Louise Kelley</i>
First Federal Savings Bank	301 E 9th St Rochester, IN 46975	<i>R. E. Kelley</i>
Manitou Holdings Group LLC	230 E 9th St Rochester, IN 46975	<i>R. E. Kelley</i>
Marc & Linda G Williamson	916 Monroe Street Rochester, IN 46975	<i>Linda Williamson</i>



- DEVELOPMENT STANDARDS VARIANCE -

Applicant Pia Cannedy - Rochester Bagel  
Project Relocation of Sign  
Variance from the Fulton County Zoning Ordinance: \_\_\_\_\_  
Requesting: \_\_\_\_\_

1. The requested developmental standards variance will not be injurious to the public health, safety, morals, and general welfare of the community.

yes-

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

yes

3. The strict application of the Fulton County Zoning Ordinance would result in a practical difficulty in the use of the property.

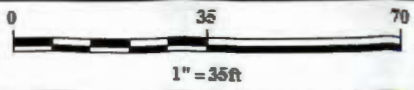
yes. A sign low to the ground would prevent clear visibility for the corner. The current location of the sign impedes full use of new patio space



- Parcels
- County Boundary
- City Town Boundary

- Addresses
- Permits - Commercial
- Bldg Permits

- Parcels
- Lots
- Roads
- Highways
- Permits - Access
- Bldg Permits



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

<b>Permits issued in March</b>		<b>YTD</b>
Non-Commercial	30	46
Commercial	1	6
Sign	1	2
Building	10	33
Temporary Use	0	0
Electrical	4	11
Electrical License	1	20
Plumbing License	1	4
<b>Applications Submitted in March</b>		<b>YTD</b>
Special Exeptions	2	2
Administrative Appeals	0	0
Development Standard Variance	3	4
Rezone	0	0
<b>Fees Collected in March</b>		<b>YTD</b>
Permits	1,444.49	1,979.59
Applications	300.00	360.00
Copies	5.30	5.30
Fines	115.00	1,465.00
City Building Permits	457.50	1,613.60
County Building Permits	275.00	825.00
Electrical License	10.00	200.00
Plumbing License	25.00	70.00
<b>TOTAL:</b>	2,632.29	6,518.49

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

CITY HALL  
COUNCIL CHAMBERS  
MAY 23, 2018  
6:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
April 25, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:**

Brian Goss (#492-0418)  
Christopher Bandy (#495-0518)  
James Scott (#496-0418)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**April 25, 2018**

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

**WEDNESDAY, APRIL 25, 2018**

**6:00 P.M.**  
**COUNCIL CHAMBERS**  
**CITY HALL**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**  
**March 28, 2018**

**OLD BUSINESS:**  
**Faith Outreach Church (#488-0318)**  
**Rochester Bagel & Deli (#489-0318)**

**NEW BUSINESS:**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**April 25, 2018**

The Rochester City Board of Zoning Appeals met on Wednesday the 25<sup>th</sup> day of April, 2018, at 6:00 P.M. in the Council Chambers located in the City Hall. Chairperson, Duane Border, called the meeting to order at 6:00 P.M. The following members were present: Teresa Houser, Trent Powell and Duane Border. Also in attendance were: Executive Director, Casi Cowles; Attorney, Greg Heller and Administrative Secretary, Heather Redinger.

It is duly noted Bob Cannedy and Rick O'Neill were absent.

IN RE: MEETING MINUTES

March 28, 2018

Duane Border asked the Board for any deletions, or corrections to be made to the March 28, 2018 minutes. Trent Powell moved to approve the March 28, 2018 Rochester City Board of Zoning Appeals minutes as written. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell, and Duane Border all being in favor and no one opposing.

IN RE: NEW BUSINESS

Faith Outreach Church (#488-0318)  
Development Standard Variance

Faith Outreach (#488-0318) is requesting development standard variances of 25' off of the front yard and off of the maximum impervious surface for the purpose of a new lean-to addition, within the Institutional Recreational (IR) District on property located at 125 E 9<sup>th</sup> Street, Rochester, IN.

In the IR district, the front yard setback is 25. The proposed addition would sit less than 1' off of the east front yard. The maximum impervious surface is 60%, currently the property has 96% coverage of impervious surface and with the addition it would increase to 97% of impervious surface. Therefore, variances of 25' off of the front yard and off of the maximum impervious surface are being requested.

Duane Border asked Faith Outreach representative if they had anything further to add.

They did not at this time.

Duane Border asked for any further Board comments.

Being no Board comments He entertained a motion to open public hearing Trent Powell moved to open the public hearing. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Judy Grube, stated she wanted to know what side the addition was going to be built on.

Casi stated it would be built on the east side.

Being no one to else speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Teresa Houser moved to close the public hearing. Trent Powell seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell and Duane Border all being in favor and no one opposing.



**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**April 25, 2018**

Being no further questions or comments, Duane Border, entertained a motion regarding the petition. Trent Powell moved to approve, Rochester Bagel and Coffee Shop (#489-0318) is requesting development standard variances off of the sign standards, 10' off of the right-of-way setback on Monroe and 5' off of the right-of-way setback on 9<sup>th</sup> Street, for the purpose of a freestanding sign, within the downtown commercial (DC) District on property located at 231 E 9<sup>th</sup> Street, Rochester, IN. Teresa Houser seconded the motion.

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

Teresa Houser	Yea
Bob Cannedy	Yea
Duane Border	Yea

Motion to approve, Rochester Bagel and Coffee Shop (#489-0318) is requesting development standard variances off of the sign standards, 10' off of the right-of-way setback on Monroe and 5' off of the right-of-way setback on 9<sup>th</sup> Street, for the purpose of a freestanding sign, within the downtown commercial (DC) District on property located at 231 E 9<sup>th</sup> Street, Rochester, IN. Passed with three votes being in favor and no one opposing.

**IN RE: PLAN DIRECTOR'S REPORT**

Casi stated she needed to Board to make a motion to change the December meeting to the 3<sup>rd</sup> Wednesday instead of the 4<sup>th</sup> Wednesday.

Teresa Houser moved to change the December meeting date to the 3<sup>rd</sup> Wednesday instead of the 4<sup>th</sup> Wednesday. Trent Powell seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell and Duane Border being in favor and no one opposed being in favor and no one opposing.

Being no further business to come in front of the Board of Zoning Appeals, Duane Border, entertained a motion to adjourn the April 25, 2018 Rochester City Board of Zoning Appeals meeting. Trent Powell moved to adjourn the April 25, 2018 Rochester City Board of Zoning Appeals meeting at 6:30 P.M. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell and Duane Border 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 #495-0418**  
**Christopher Bandy**  
**Development Standard Variance**

Christopher Bandy (#495-0418) is requesting development standard variances of 3' off of the north side yard and 7' off of south side yard setbacks for the purpose of a new home, within the lake residential (R3) District on property located at 2131 Boulevard, Rochester, IN.

In the R3 district, the side yard setback for primary structures is 8'. The proposed new home would sit approximately 5' off of the north side and 1' off of the south side. Therefore, variances of 3' off of the north side yard and 7' off of south side yard are being requested.

There was an existing home on the property that was removed. Mr. Bandy would like to build in the same location of the existing home.

---

The requested variances are of 3' off of the north side yard and 7' off of south side yard setbacks for the purpose of a new home, within the lake residential (R3) District on property located at 2131 Boulevard, 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?

R3 - 8' side

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

3' off of side yard Ⓢ

7' off Ⓢ side yard

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

New home

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

50' x 20' house

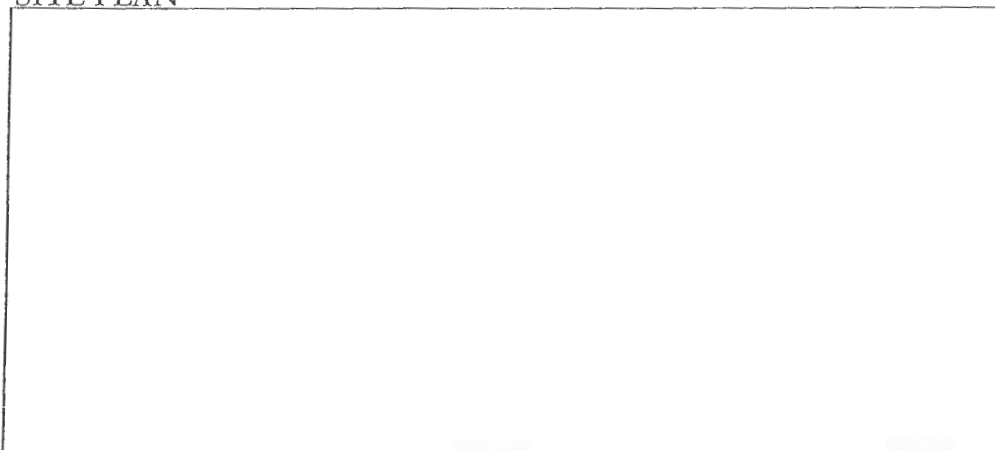
10' x 20' deck

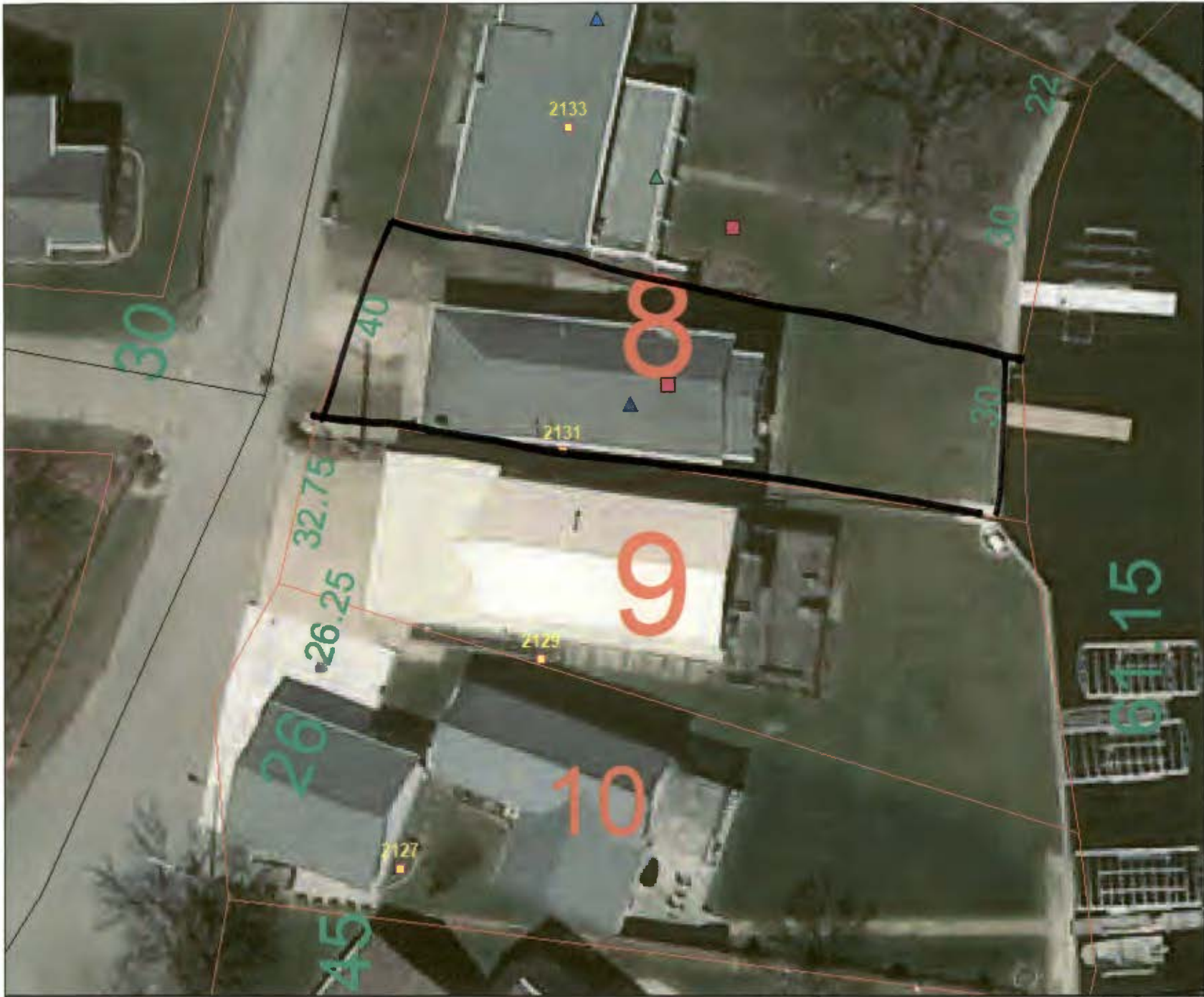
- What is the reason the required development standards cannot be met?

lot size, removed existing home, building in same location w/ additional SF

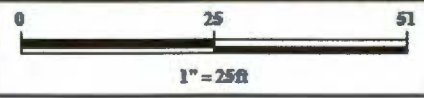
- Has Health Department approval for septic & well been obtained, if applicable?

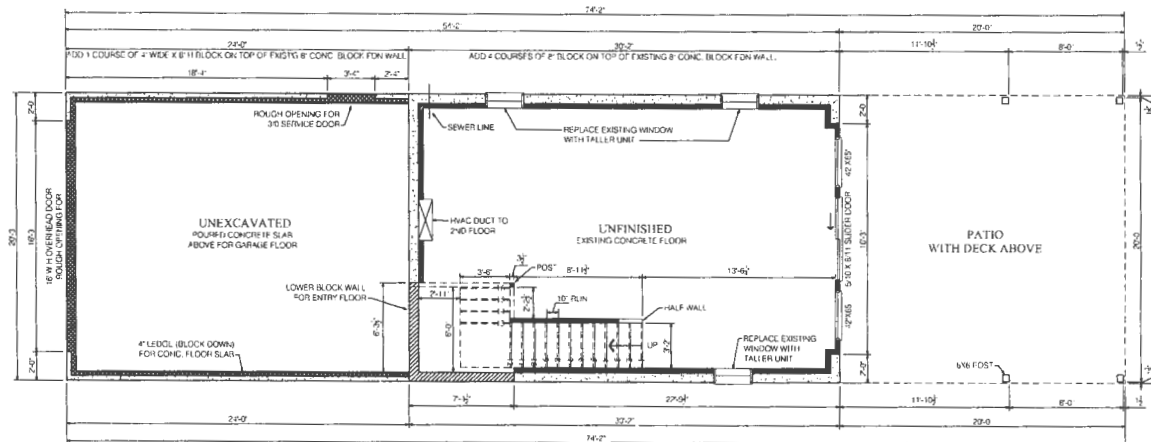
SITE PLAN





- Parcels
- City Town Boundary
- Addresses
- ▲ Permits - Primary
- ▲ Permits - Accessory
- Bldg Permits
- Parcels
- Highways
- Roads
- Tippecanoe River
- Bldg Permits





**LOWER LEVEL FLOOR PLAN**  
SCALE: 1/4"=1'-0"

470 SQ. FT. GARAGE CONC. FLOOR SLAB  
556 SQ. FT. LOWER LEVEL CONC. FLOOR SLAB

- NOTE  
1) DIMENSIONS SHOWN ARE TO S'UVS, DIM WALL NOT INCLUDED  
2) WINDOW BRAND: I.B.I.  
3) WINDOW HEADRAT #10 1/2 U.A.Q

**WALL LEGEND**

[Symbol]	2x4 STUD WALL	[Symbol]	2x4 STUD WALL
[Symbol]	1/2 AIR SPACE	[Symbol]	8" CONC. FDN WALL
[Symbol]	8" CONC. FDN WALL	[Symbol]	8" CONC. FDN WALL
[Symbol]	8" CONC. FDN WALL	[Symbol]	4" LEDGE (BLOCK DOWN)
[Symbol]	8" CONC. FDN WALL	[Symbol]	8" CONC. FDN WALL
[Symbol]	DEPRESS FOR ROUGH OPNG	[Symbol]	DEPRESS FOR ROUGH OPNG

SECOND FLOOR 2x4 WALLS - 6' CLS	1,130 SQ. FT.
FIRST FLOOR 2x4 WALLS - 9' CLS	810 SQ. FT.
LOWER LEVEL 2x4 WALLS - 9' CLS	566 SQ. FT.
2ND FLOOR DECK	162 SQ. FT.
1ST FLOOR DECKS	425 SQ. FT.
30' FT. CALCULATED TO EXTERIOR OF WALLS (NO OVERLAPS)	

**NOTES:**  
1) DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS SHOWN  
2) WALLS OPERATIONS WITHOUT DEPT WALL  
3) 1/2" FOOTING TOTALS MAY VARY ACCORDING TO  
4) 1" FOOT PITCH, A/C SEE ELEVATIONS ON PNG. 1  
5) WINDOWS: T. B. D.

DATE	AS SHOWN
DATE	3-29-2018
DATE	6-11
DATE	6-11
DATE	6-11
DATE	6-11
DATE	6-11
DATE	6-11
DATE	6-11
DATE	6-11

**LOWER LEVEL FLOOR PLAN**  
Chris Bandy  
Lake House plan  
Contractor: Hart Construction

## Interested Party Legal Notification

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

I, Christopher Bandy, the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for A Development Standard Variance Before the Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,


#495-0418

Located at: 2131 Blvd, Rochester

#### ***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.

NAME	ADDRESS	SIGNATURE
Eugene T & Kimberly E Grzegorski	14819 Harbor Dr Oak Forest, IL 60452	
Steve R & Miller Joyce A Pischalko	17971 Buckland Drive Granger, IN 46530	
David R & Tina S Roe	2132 Boulevard St Rochester, IN 46975	

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Steve Pischalko  
Joyce Miller  
7971 Buckland Dr  
Frankfort, IN 46530



9590 9402 3527 7275 8614 12

Article Number (Transfer from service label)

7017 2400 0000 1547 2747

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Joyce Miller*

Agent  
 Addressee

B. Received by (Printed Name)

*Joyce A. Miller*

C. Date of Delivery

*4-26-18*

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Gene + Kimberly Grzegorski  
811 Harbor Dr  
Forest, IL 60452



9590 9402 3527 7275 8614 29

Article Number (Transfer from service label)

7017 2400 0000 1547 2730

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Kim Grzegorski*

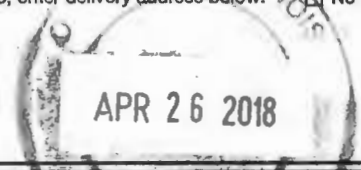
Agent  
 Addressee

B. Received by (Printed Name)

*Kim Grzegorski*

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery (over \$500)

Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**Docket #496-0418**  
**James Scott**  
**Development Standard Variance**

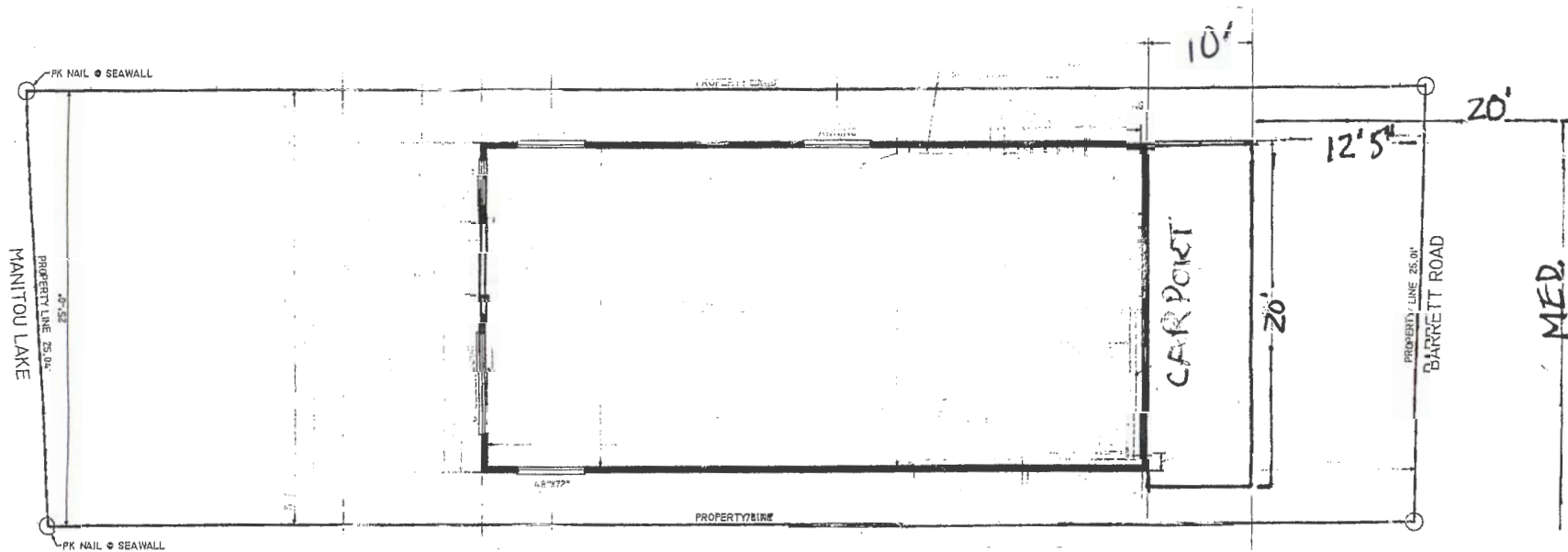
James Scott (#496-0418) is requesting a development standard variance of 10' off of the front yard setback for the purpose of a carport, within the lake residential (R3) District on property located at 2507 Barrett Road, Rochester, IN.

In the R3 district, the front yard setback is 10'. The proposed carport would be approximately 10' x 20' would sit less than 1' off of the front yard. Therefore, a variance of 10' off of the front yard is being requested.

---

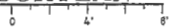
The requested variance is 10' off of the front yard setback for the purpose of a carport, within the lake residential (R3) District on property located at 2507 Barrett Road, Rochester, IN.





**LOWER LEVEL FLOOR PLAN**

SCALE: 1/4"=1'-0"





## Interested Party Legal Notification

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

I, James Scott, the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for A Development Standard Variance Before the Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,

#496-0418

Located at: 2507 Barrett Road, Rochester

**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.

NAME	ADDRESS	SIGNATURE
Daniel Lee & Terri Lynne Johnson; Judith Walgamuth	1811 Oakwood Dr Rochester, IN 46975	<i>Judith Walgamuth</i>
Bradley R & Kathleen M Good Revocable Living	2509 Barrett Road Rochester, IN 46975	<i>Jane Kiger</i>
State of Indiana	100 N Senate Ave N642 Indianapolis IN 46204	<i>Postmarked NO 7017 240 0000 1547 2778</i>

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
**STATE OF INDIANA  
100 N SENATE AVE  
N. 642  
INDIANAPOLIS IN  
46204**



9590 9402 3527 7275 8613 82

Article Number (Transfer from service label)  
**7017 2400 0000 1547 2778**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
*[Signature]*  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery **5.1.18**

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

Restricted Delivery

**Docket #492-0418**  
**Brian Goss**  
**Development Standard Variance**

Brian Goss (#492-0418) is requesting development standard variances of 5' off of the lake yard setback and 6' off of west side yard setback for the purpose of a new deck, within the lake residential (R3) District on property located at 2601 Barrett Road, Rochester, IN.

In the R3 district, the side yard setback for primary structures is 8' and 10' from the lake yard. The proposed deck would sit approximately 2' off of the west side and 5' off of the lake side. Therefore, variances of 5' off of the lake yard setback and 6' off of west side yard setback are being requested.

Mr. Goss had an existing deck in the same location, it was in need of repair and he removed it.

---

The requested variances are 5' off of the lake yard setback and 6' off of west side yard setback for the purpose of a new deck, within the lake residential (R3) District on property located at 2601 Barrett Road, 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?

R3 - Lake yard 10'  
side yard 8'

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

5' lake yard  
6' side yard

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

Deck - upper

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

\* 8' x 30' open

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

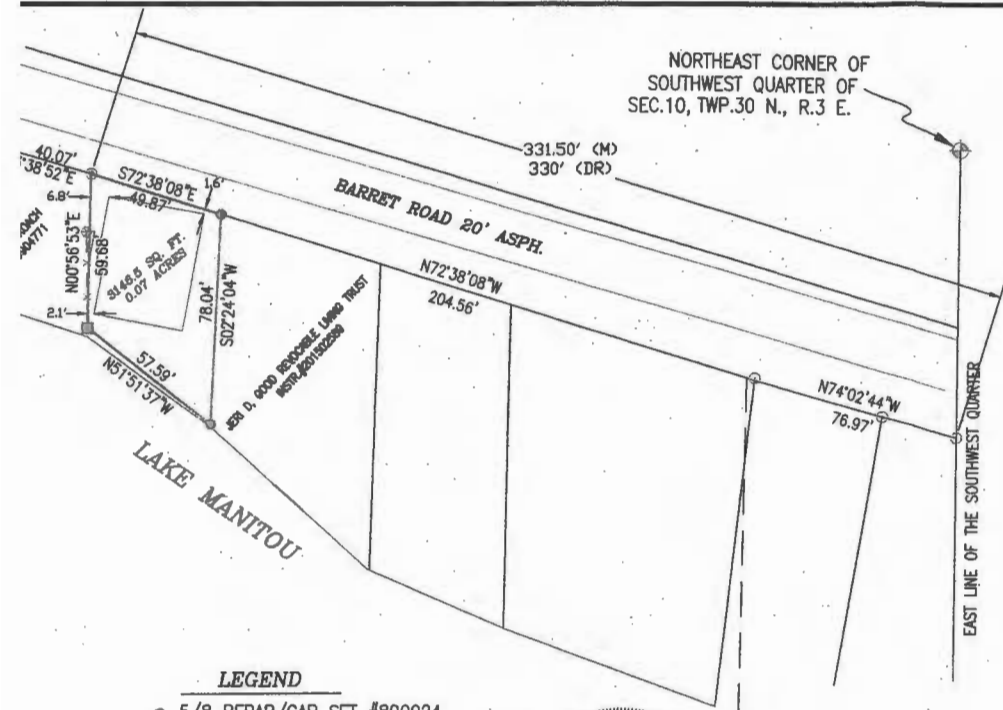
- Has Health Department approval for septic & well been obtained, if applicable?

SITE PLAN



# PLAT OF SURVEY

NORTHEAST CORNER OF  
SOUTHWEST QUARTER OF  
SEC.10, TWP.30 N., R.3 E.



**LEGAL DESCRIPTION: INSTR. #201001001627**

COMMENCING ON THE SOUTH LINE OF THE ROCHESTER-AKRON PUBLIC ROAD 20 RODS WEST OF A POINT WHERE THE SAID ROAD CROSSES THE HALF SECTION LINE RUNNING NORTH AND SOUTH IN SECTION 10, TOWNSHIP 30 NORTH, RANGE 3 EAST, THENCE SOUTH TO THE WATER'S EDGE OF LAKE MANTOU AT THE LEVEL MAINTAINED AS IT NOW IS BY THE PRESENT DAM AT THE OUTER OF SAID LAKE; THENCE IN AN EASTERLY DIRECTION FOLLOWING THE WATER'S EDGE OF SAID LAKE 50 FEET; THENCE NORTH TO THE SOUTH LINE OF SAID ROCHESTER-AKRON ROAD; THENCE WEST ON THE SOUTH LINE OF SAID ROAD 50 FEET TO THE PLACE OF BEGINNING.

**SURVEYOR'S REPORT**

1) In accordance with Title 865, Article 1.1, Chapter 12, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:  
 a) Variances in the reference monuments;  
 b) Discrepancies in record descriptions and plats;  
 c) Inconsistencies in lines of occupation:  
 The acceptable relative positional accuracies of the corners of the subject tract as established by this survey is within the specifications for the classification of a (SUBURBAN) survey, as defined in 865 IAC. 1-12-7.

SURVEYED TRACT: Dennis & Carol J. Campbell, Revocable Living Trust Inst #201001001627

Reference Material:  
R.E. Daake survey STOUT-BS #2587 10/20/99

Reference Monuments:  
Found:  
The NE corner of the SW ¼ falls within a garage  
5/8" Rebar @ intersection of the east line of the southwest quarter and the south R/W line of Barrette Road.

Inconsistencies in lines of occupation:  
Deed Record calls for the northwest corner to be 20 rods (339') west along the south line of Barrette Road from the east line of the Southwest quarter to the northwest corner of the tract in question, but measures 331.50'. Deed record calls for the tract to be 50; along the lakeside, but measures 57.59 feet seawall break to seawall break. Pins along the lakeside were placed behind the seawall.



**LEGEND**

- 5/8 REBAR/CAP SET #890024
- RR SPIKE SET
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- RR SPIKE FOUND
- IRON FOUND
- ⊙ FENCE POST



1/2" PARK ROAD  
INDIANA 46975

RS: WILSON JOINT REVOCABLE TRUST &  
DENNIS A. CAMPBELL AND CAROL J. CAMPBELL REVOCABLE LIVING TRUST  
INSTRUMENT #201001001627

BY THAT I AM A LAND SURVEYOR LICENSED IN THE STATE OF INDIANA; THAT THIS PLAT OR MAP ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY SUPERVISION AND THAT THE PLAT OBTAINED CONFORMS WITH 865, ARTICLE 1, CHAPTER 12, OF THE INDIANA ADMINISTRATIVE CODE. **THIS PLAT IS PREPARED WITHOUT A COPY OF THE TITLE INSURANCE POLICY** SUBJECT TO OTHER RESTRICTIONS CONTAINED THEREON. I ACCEPT THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

*Terry W. Weis*

FIELD WORK COMPLETED: 6/28/16  
CERTIFICATION DATE July 1, 2016

D SURVEYOR NO.890024  
IA

*R. E. Daake & Associates*  
Land Surveying and Planning  
P.O. Box 818 Rochester, Indiana 46975  
phone: (574) 223-3411 fax: (574) 223-5001  
e-mail: daakeassoc@rtcol.com

Revision:			
Job Name:	Scale	Date	Drawn by
BrianGoss.DWG	1" = 50'	6/28/2016	BWW
			Drawing no.
			6346



DATE	OWNER	ADDRESS	VIOLATION	DEADLINE	FINE(S)	NOTES
01/18/18	Suemagi	2880 Bachelor	vehicles and debris	5/4/18	\$150	
02/28/18	Kile	512 E Main	vehicles and debris	5/25/18	\$350	paid \$350
02/28/18	Trott	3451 Strawberry Lane	semi trailer	7/31/18		extension
03/22/18	Kumler	W of 3980 Old US 31	vehicles	5/25/18		extension, paid \$50 fine
03/22/18	Zeiger	4016 N Old US 31	scrap, debris, vehicles	4/6/18		
03/22/18	<del>Migala</del>	1799 W Olson	trash and debris	5/25/18	<del>\$50</del>	OK no fine
03/22/18	<del>Correll</del>	6505 Wolfe Dr	burnt out	5/25/18	<del>\$50</del>	OK - no fine
03/22/18	Shull	4389 N SR 25	debris from demo			working on bids for someone to remove
03/22/18	Mills & Emery	2840 Main St, Macy	trash and debris	5/25/18	\$50	
03/22/18	Mills & Emery	2857 Susnet	trash and debris	5/25/18	\$50	
03/27/18	Weaver	8281 E 100 S	illegal structure			working on state release 5-15-18 still working on state
03/28/18	Ogle	405 Pine Street	scrap, debris, vehicles	5/25/18		
03/28/18	GVI Group	9658 Section Drive	trash and debris	5/25/18	\$50	
03/28/18	Henry	9050 W 100 N	trash and debris	5/4/18	\$50	
04/05/18	Malone	3144 Main, Macy	trash and debris	5/25/18	\$50	
04/19/18	Miller	8404 Ft Wayne Rd	trash and debris	5/25/18		
04/19/18	Miller	922 Fulton Ave	trash and debris	5/25/18		
05/01/18	Powers	7890 Tippecanoe Shores	trash and debris	5/16/18	\$50	
05/01/18	Troxel	7801 Tippecanoe Shores	trash and debris	5/16/18	\$50	
05/01/18	Fike	11327 Guise Park Road	water runoff onto neighbors	6/7/18		
05/10/18	Bell	129 W 5th	illegal structure	5/25/18		
05/10/18	Lewis	9480 Lynn	trash and debris	<del>5/25/18</del>		ext July 1
05/10/18	See	31 S 650 E	trash and debris	5/25/18		
05/10/18	<del>Taylor</del>	4014 E 700 N	shed does not meet setbacks	5/25/18		OK
05/10/18	Shepherd	2869 S 700 E	trash and debris	5/25/18	\$50	
			<b>BUILDING LETTERS</b>			
05/10/18	Henderson	316 W 8th	needs repaired	05/20/18		
05/10/18	King	322 W 8th	needs repaired	5/20/18		
05/10/18	Pan					
11/13/17	Snelling	7199 N 475 E	burnt out home			affirmed demolition 05/07/18
08/17/17	Davis	6343 N Sunset	impaired structure			affirmed demolition 05/07/18
02/28/18	Hardacre	6373 N Sunset	burnt out home			affirmed demolition 05/07/18
03/28/18	Bogue	5017 E 650 N	impaired structure			
03/28/18	Slaybaugh	6787 N SR 25	impaired structure			30 days to give office intentions
03/20/17	Cuthbert	206 W Dunn	inoperable vehicles/illegal business		\$2,000	court
04/11/17	Games	10139 W 600 N	illegal trailer/trash		\$2,000	Court Action
08/17/17	Vanderbrink	411 E Phillips	trash and debris		\$2,000	Court Action
08/17/17	Gehrlich	1115 Main	permits revoked	5/10/2018	\$2,000	Court Action

LAST UPDATED

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

<b>Permits issued in April</b>		<b>YTD</b>
Non-Commercial	36	82
Commercial	3	9
Sign	5	7
Building	25	58
Temporary Use	0	0
Electrical	9	20
Electrical License	2	22
Plumbing License	1	5
<b>Applications Submitted in April</b>		<b>YTD</b>
Special Exeptions	1	3
Administrative Appeals	0	0
Development Standard Variance	8	12
Rezone	0	0
<b>Fees Collected in April</b>		<b>YTD</b>
Permits	1,417.50	3,397.09
Applications	540.00	900.00
Copies	0.00	5.30
Fines	571.00	2,036.00
City Building Permits	774.00	2,387.60
County Building Permits	600.00	1,425.00
Electrical License	20.00	220.00
Plumbing License	10.00	80.00
<b>TOTAL:</b>	<b>3,932.50</b>	<b>10,450.99</b>

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

CITY HALL  
COUNCIL CHAMBERS  
JUNE 27, 2018  
6:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
May 23, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:**

Kiel Williams (#503-0518)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**



**ROCHESTER CITY BOARD OF ZONING APPEALS**  
May 23, 2018

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

**WEDNESDAY, MAY 23, 2018**

**6:00 P.M.**  
**COUNCIL CHAMBERS**  
**CITY HALL**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**  
**April 25, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:**  
**Brian Goss (#492-0418)**  
**Christopher Bandy (#495-0418)**  
**James Scott (#496-0418)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**May 23, 2018**

The Rochester City Board of Zoning Appeals met on Wednesday the 23<sup>rd</sup> day of May, 2018, at 6:00 P.M. in the Council Chambers located in the City Hall. Chairperson, Duane Border, called the meeting to order at 6:00 P.M. The following members were present: Teresa Houser, Trent Powell, Bob Cannedy, Rick O'Neill and Duane Border. Also in attendance were: Executive Director, Casi Cowles; Attorney, Greg Heller and Administrative Secretary, Heather Redinger.

IN RE: MEETING MINUTES

April 25, 2018

Duane Border asked the Board for any deletions, or corrections to be made to the April 25, 2018 minutes. Rick O'Neill moved to approve the April 25, 2018 Rochester City Board of Zoning Appeals minutes as written. Trent Powell seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell, Bob Cannedy, Rick O'Neill and Duane Border all being in favor and no one opposing.

IN RE: NEW BUSINESS

Brian Goss (#492-0418)  
Development Standard Variance

Brian Goss (#492-0418) is requesting development standard variances of 5' off of the lake yard setback and 6' off of west side yard setback for the purpose of a new deck, within the lake residential (R3) District on property located at 2601 Barrett Road, Rochester, IN.

In the R3 district, the side yard setback for primary structures is 8' and 10' from the lake yard. The proposed deck would sit approximately 2' off of the west side and 5' off of the lake side. Therefore, variances of 5' off of the lake yard setback and 6' off of west side yard setback are being requested.

Mr. Goss had an existing deck in the same location, it was in need of repair and he removed it.

Duane Border asked Mr. Goss if he had anything further to add.

He did not at this time.

Duane Border asked for any further Board comments.

Being no Board comments, he entertained a motion to open public hearing Trent Powell moved to open the public hearing. Rick O'Neill seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell Bob Cannedy, Rick O'Neill and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Teresa Houser moved to close the public hearing. Trent Powell seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell, Bob Cannedy, Rick O'Neil and Duane Border all 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, Brian Goss (#492-0418) is requesting development standard variances of 5' off

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**May 23, 2018**

of the lake yard setback and 6' off of west side yard setback for the purpose of a new deck, within the lake residential (R3) District on property located at 2601 Barrett Road, Rochester, IN. Trent Powell seconded the motion.

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

Teresa Houser	Yea
Trent Powell	Yea
Bob Cannedy	Yea
Rick O'Neill	Yea
Duane Border	Yea

Motion to approve, Brian Goss (#492-0418) is requesting development standard variances of 5' off of the lake yard setback and 6' off of west side yard setback for the purpose of a new deck, within the lake residential (R3) District on property located at 2601 Barrett Road, Rochester, IN. Passed with five votes being in favor and no one opposing.

IN RE:	NEW BUSINESS	Christopher Bandy (#495-0418) Development Standard Variance
--------	--------------	--

Christopher Bandy (#495-0418) is requesting development standard variances of 3' off of the north side yard and 7' off of south side yard setbacks for the purpose of a new home, within the lake residential (R3) District on property located at 2131 Boulevard, Rochester, IN.

In the R3 district, the side yard setback for primary structures is 8'. The proposed new home would sit approximately 5' off of the north side and 1' off of the south side. Therefore, variances of 3' off of the north side yard and 7' off of south side yard are being requested.

There was an existing home on the property that was removed. Mr. Bandy would like to build in the same location of the existing home.

Duane Border asked Mr. Bandy if he had anything further to add.

He did not at this time.

Duane Border asked for any further Board comments.

Being no Board comments He entertained a motion to open public hearing Trent Powell moved to open the public hearing. Bob Cannedy seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell, Bob Cannedy, Rick O'Neill and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

The neighbors to the south of Mr. Bandy stated they were in favor of the new home.

Being no one else to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Rick O'Neill moved to close the public hearing. Trent Powell seconded the motion.

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**May 23, 2018**

Motion carried as follows: Teresa Houser, Trent Powell, Bob Cannedy, Rick O'Neill and Duane Border all 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, Christopher Bandy (#495-0418) is requesting development standard variances of 3' off of the north side yard and 7' off of south side yard setbacks for the purpose of a new home, within the lake residential (R3) District on property located at 2131 Boulevard, Rochester, IN. Teresa Houser seconded the motion.

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

Teresa Houser	Yea
Trent Powell	Yea
Bob Cannedy	Yea
Rick O'Neill	Yea
Duane Border	Yea

Motion to approve, Christopher Bandy (#495-0418) is requesting development standard variances of 3' off of the north side yard and 7' off of south side yard setbacks for the purpose of a new home, within the lake residential (R3) District on property located at 2131 Boulevard, Rochester, IN. Passed with five votes being in favor and no one opposing.

IN RE:           NEW BUSINESS

James Scott (#496-0418)  
Development Standard Variance

James Scott (#496-0418) is requesting a development standard variance of 10' off of the front yard setback for the purpose of a carport, within the lake residential (R3) District on property located at 2507 Barrett Road, Rochester, IN.

In the R3 district, the front yard setback is 10'. The proposed carport would be approximately 10' x 20' would sit less than 1' off of the front yard. Therefore, a variance of 10' off of the front yard is being requested.

Duane Border asked Mr. Scott if he had anything further to add.

He did not at this time.

Duane Border asked for any further Board comments.

Being no Board comments, he entertained a motion to open public hearing Trent Powell moved to open the public hearing. Rick O'Neill seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell, Bob Cannedy, Rick O'Neill and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Teresa Houser moved to close the public hearing. Trent Powell seconded the motion.

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**May 23, 2018**

Motion carried as follows: Teresa Houser, Trent Powell, Bob Cannedy, Rick O'Neil and Duane Border all 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, James Scott (#496-0418) is requesting a development standard variance of 10' off of the front yard setback for the purpose of a carport, within the lake residential (R3) District on property located at 2507 Barrett Road, Rochester, IN. Trent Powell seconded the motion.

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

Teresa Houser	Yea
Trent Powell	Yea
Bob Cannedy	Yea
Rick O'Neill	Yea
Duane Border	Yea

Motion to approve, James Scott (#496-0418) is requesting a development standard variance of 10' off of the front yard setback for the purpose of a carport, within the lake residential (R3) District on property located at 2507 Barrett Road, Rochester, IN. Passed with five votes being in favor and no 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 May 23, 2018 Rochester City Board of Zoning Appeals meeting. Trent Powell moved to adjourn the May 23, 2018 Rochester City Board of Zoning Appeals meeting at 6:30 P.M. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell, Bob Cannedy, 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

---

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

**Docket #503-0518**  
**Kiel Williams**  
**Development Standard Variances**

Kiel Williams (#503-0518) is requesting a development standard variance off of the fence codes, privacy fence definition, for the purpose of a privacy fence, as well as, 10' off of the front yard setback and 4' off of the lake yard setback for the purpose of a deck addition, within the lake residential (R3) District on property located at 1707 Idlewild, Rochester, IN.

In the R3 district, fences located in the front/road yard cannot be greater than 3' in height, fences located in the lake yard must be 4' or less and be 70% transparent. Mr. Williams would like to construct a 15' x 20' deck and place the 6' privacy fence along the deck edge. The land slopes down towards the lake yard, the deck would sit approximately 1' off the ground then approximately 4'-5' off the ground towards the lake yard. Therefore, a variance off of the R3 fence codes and the privacy fence definition are being requested.

In the R3 the front yard and lake yard setback is 10'. The proposed deck would be approximately 15' x 20' would sit less than 1' off of the front yard and approximately 6' off of the lake yard. Therefore, a variance of 10' off of the front yard and lake yard is also being requested.

---

The requested variances are off of the fence codes, privacy fence definition, for the purpose of a privacy fence, as well as, 10' off of the front yard setback and 4' off of the lake yard setback for the purpose of a deck addition, within the lake residential (R3) District on property located at 1707 Idlewild, 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?

R3- fence codes, definition  
10' lake yard + 10" front

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

10' front  
4' lake

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

Deck  
fence 4' privacy

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

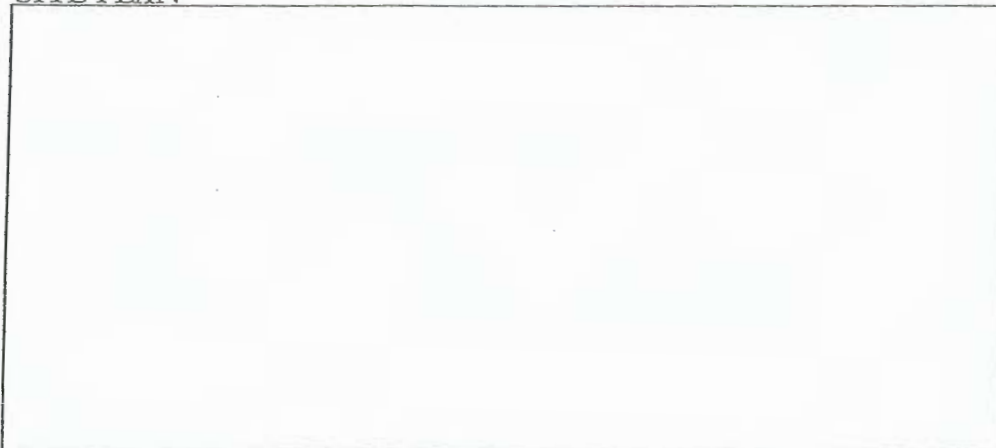
Deck APPX 15' x 20'  
on deck - (W) 7' (E) Deck 4-5' off ground  
fence uniform in height

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

\* Bushes were existing taller than fence

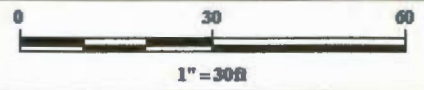
- Has Health Department approval for septic & well been obtained, if applicable?

## SITE PLAN





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





"1351"

# Idlewild On The Lake

7-2-111  
 Lot # 32 done - 6-1-111  
 7-1-111 - 5-1-111  
 To L. James Jones





**Affidavit of Notice to Interested Parties of Public Hearing  
 Before the Rochester City Board of Zoning Appeals**

I, Kiel Williams, do hereby certify that notice to interested parties of the public hearing before the Rochester City Board of Zoning Appeals, to consider the application of:

Docket #503-0518

**Requesting:** A Development Standard Variance on property located within Lake Residential (R3) District

**Located at:**  
 1707 Idlewild Drive, Rochester, IN.


**Interested Parties Associated with the Property**

Robert & Carol C Warner Revocable Living Tr	1998 W Delaware Rd Logansport, IN 46947
Kenneth J & Ruth A Jansing	1730 Dead End Rd Lebanon, IN 46052
Nathan & Brandy Huges; Shane Stille & Julian Meyer	8425 E 75th St Indianapolis, IN 46256

And that said notices were sent by certified mail on or before the 2 day of June 2018, being at least twenty five (25) days prior to the date of the Public Hearing, and/or

The interested party's signatures were obtained and written on a form supplied by the Plan Commission on or before the 17<sup>th</sup> day of June 2018, being at least ten (10) days prior to the date of the Public Hearing.

Dated the 20 day of JUNE, 2018.

  
 \_\_\_\_\_  
 <APPLICANT>

**NOTARY:**

State of Indiana)  
 County of Fulton) SS:  
 Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public \_\_\_\_\_, \_\_\_\_\_  
 Notary Public, Signed Printed Name

Residing in \_\_\_\_\_ County My Commission expires \_\_\_\_\_

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery</p>												
<p>1. Article Addressed to:</p> <p>NATHAN &amp; BRADY HUGHES SHANE STILLE &amp; JULIAN M... 8425 E. 75<sup>th</sup> ST. INDIANA POLS, IN 46256</p>  <p>9590 9402 3048 7124 9975 74</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>6/02 50 NR</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restrict Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restrict Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restrict Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation												
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<p>2. Article Number (Transfer from service label)</p> <p>7017 1070 0000 7082 3825</p>	<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p> <p>Domestic Return Receipt</p>												

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery</p>														
<p>1. Article Addressed to:</p> <p>KENNETH &amp; RUTH JANSING 1730 DEAD END RD LEBANON, IN 46052</p>  <p>9590 9402 3048 7124 9975 81</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>6/5/15</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restrict Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restrict Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®														
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™														
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restrict Delivery														
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise														
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation														
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery														
<input type="checkbox"/> Insured Mail															
<p>2. Article Number (Transfer from service label)</p> <p>7017 1070 0000 7082 3832</p>	<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p> <p>Domestic Return Receipt</p>														

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery</p>												
<p>1. Article Addressed to:</p> <p>ROBERT &amp; CAROL WARNER 1998 W. DELAWARE RD. LOGANSPORT, IN 46947</p>  <p>9590 9402 3048 7124 9975 98</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restrict Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restrict Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restrict Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation												
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<p>2. Article Number (Transfer from service label)</p> <p>647E 2802 0000 0207 2702</p>	<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p> <p>Domestic Return Receipt</p>												

DATE	OWNER	ADDRESS	VIOLATION	DEADLINE	FINE(S)	NOTES
01/18/18	Suemagi	2880 Bachelor	vehicles and debris	6/20/18	\$750	
02/28/18	Kile	512 E Main	vehicles and debris		\$350	paid \$350
02/28/18	Trott	3451 Strawberry Lane	semi trailer	7/31/18		extension
03/22/18	Kumler	W of 3980 Old US 31	vehicles	5/25/18		extension, paid \$50 fine
03/22/18	Shull	4389 N SR 25	debris from demo			working on bids for someone to remove
03/22/18	Mills & Emery	2840 Main St, Macy	trash and debris	6/20/18	\$150	
03/22/18	Mills & Emery	2857 Susnet	trash and debris	6/20/18	\$150	
03/27/18	Weaver	8281 E 100 S	illegal structure			working on state release
03/28/18	GVI Group	9658 Section Drive	trash and debris	6/20/18	\$150	
03/28/18	Henry	9050 W 100 N	trash and debris	6/20/18	\$150	
04/05/18	Malone	3144 Main, Macy	trash and debris	6/20/18	\$150	
05/01/18	Troxel	7801 Tippecanoe Shores	trash and debris	6/20/18	\$150	
05/10/18	Bell	129 W 5th	illegal structure	6/20/18	\$50	
05/10/18	Shepherd	2869 S 700 E	trash and debris	8/15/18		Extension given hr
06/05/18	GLMS	2088 Peacetree Village	signs needs maintenance	7/5/18		
06/05/18	Ginger Caswell	919 E 9th	signs needs maintenance	7/5/18		
06/05/18	Ben Gray	6237 S 250 W	fence not in compliance			variance
06/05/18	Cavallaro-Cuthburt	1617 W 500 S	mobile home, vehicles, racetrack	7/15/18		
06/05/18	Resident	4351 N SR 25	vehicles, scrap, debris	6/20/18		
06/05/18	Manns	4353 SR 25	vehicles, scrap, debris	6/20/18		
			<b>BUILDING LETTERS</b>			
06/05/18	Tillman	1201 Pontiac	needs repaired	6/15/18		
05/10/18	Henderson	316 W 8th	needs repaired	5/20/18		
05/10/18	King	322 W 8th	needs repaired	5/20/18		
05/10/18	Pan					
11/13/17	Snelling	7199 N 475 E	burnt out home			affirmed demoltion 05/07/18
08/17/17	Davis	6343 N Sunset	impaired structure			affirmed demoltion 05/07/18
02/28/18	Hardacre	6373 N Sunset	burnt out home			affirmed demoltion 05/07/18
03/28/18	Bogue	5017 E 650 N	impaired structure			
03/28/18	Slaybaugh	6787 N SR 25	impaired structure			30 days to give office intentions
03/20/17	Cuthburt	206 W Dunn	inoperable vehicles/illegal business		\$2,000	court
04/11/17	Games	10139 W 600 N	illegal trailer/trash		\$2,000	Court Action
08/17/17	Vanderbrink	411 E Phillips	trash and debris		\$2,000	Court Action
08/17/17	Gehrich	1115 Main	permits revoked		\$2,000	Court Action

LAST UPDATED

6/20/2018

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

<b>Permits issued in May</b>		<b>YTD</b>
Non-Commercial	37	119
Commercial	3	12
Sign	3	10
Building	24	82
Temporary Use	0	0
Electrical	10	30
Electrical License	1	23
Plumbing License	0	5
<b>Applications Submitted in May</b>		<b>YTD</b>
Special Exeptions	2	5
Administrative Appeals	0	0
Development Standard Variance	3	15
Rezone	0	0
<b>Fees Collected in May</b>		<b>YTD</b>
Permits	1,506.25	4,903.34
Applications	300.00	1,200.00
Copies	0.00	5.30
Fines	2,239.50	4,275.50
City Building Permits	882.50	3,270.10
County Building Permits	250.00	1,675.00
Electrical License	10.00	230.00
Plumbing License	0.00	80.00
<b>TOTAL:</b>	5,188.25	15,639.24

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

CITY HALL  
COUNCIL CHAMBERS  
JULY 25, 2018  
6:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
June 27, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:**

Roy Swartz (#506-0618)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

---

ROCHESTER CITY BOARD OF ZONING APPEALS  
June 27, 2018

ROCHESTER CITY  
BOARD OF ZONING APPEALS

WEDNESDAY, JUNE 27, 2018

6:00 P.M.  
COUNCIL CHAMBERS  
CITY HALL

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:  
May 23, 2018

OLD BUSINESS:

NEW BUSINESS:  
Kiel Williams (#503-0518)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT



**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**June 27, 2018**

The Rochester City Board of Zoning Appeals met on Wednesday the 27<sup>th</sup> day of June 2018, at 6:00 P.M. in the Council Chambers located in the City Hall. Chairperson, Duane Border, called the meeting to order at 6:00 P.M. The following members were present: Teresa Houser, Trent Powell, Bob Cannedy, Rick O'Neill and Duane Border. Also in attendance were: Executive Director, Casi Cowles; Attorney, Greg Heller and Administrative Secretary, Heather Redinger.

IN RE: MEETING MINUTES

May 23, 2018

Duane Border asked the Board for any deletions, or corrections to be made to the May 23, 2018 minutes. Rick O'Neill moved to approve the May 23, 2018 Rochester City Board of Zoning Appeals minutes as written. Trent Powell seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell, Bob Cannedy, Rick O'Neill and Duane Border all being in favor and no one opposing.

IN RE: NEW BUSINESS

Kiel Williams (#503-0518)  
Development Standard Variances

Kiel Williams (#503-0518) is requesting a development standard variance off of the fence codes, privacy fence definition, for the purpose of a privacy fence, as well as, 10' off of the front yard setback and 4' off of the lake yard setback for the purpose of a deck addition, within the lake residential (R3) District on property located at 1707 Idlewild, Rochester, IN.

In the R3 district, fences located in the front/road yard cannot be greater than 3' in height, fences located in the lake yard must be 4' or less and be 70% transparent. Mr. Williams would like to construct a 15' x 20' deck and place the 6' privacy fence along the deck edge. The land slopes down towards the lake yard, the deck would sit approximately 1' off the ground then approximately 4'-5' off the ground towards the lake yard. Therefore, a variance off of the R3 fence codes and the privacy fence definition are being requested.

In the R3 the front yard and lake yard setback is 10'. The proposed deck would be approximately 15' x 20' would sit less than 1' off of the front yard and approximately 6' off of the lake yard. Therefore, a variance of 10' off of the front yard and lake yard is also being requested.

Duane Border asked if the petitioner had anything further to add.

She did not at this time.

Duane Border asked for any further Board comments.

Being no Board comments, he entertained a motion to open public hearing Trent Powell moved to open the public hearing. Rick O'Neill seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell Bob Cannedy, Rick O'Neill and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Teresa Houser moved to close the public hearing. Trent Powell seconded the motion.

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**June 27, 2018**

Motion carried as follows: Teresa Houser, Trent Powell, Bob Cannedy, Rick O'Neil and Duane Border all being in favor and no one opposing.

Being no further questions or comments, Duane Border, entertained a motion regarding the petition. Kiel Williams (#503-0518) is requesting a development standard variance off of the fence codes, privacy fence definition, for the purpose of a privacy fence, as well as, 10' off of the front yard setback and 4' off of the lake yard setback for the purpose of a deck addition, within the lake residential (R3) District on property located at 1707 Idlewild, Rochester, IN. Trent Powell seconded the motion.

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

Teresa Houser	Yea
Trent Powell	Yea
Bob Cannedy	Yea
Rick O'Neill	Yea
Duane Border	Yea

Motion to approve, Kiel Williams (#503-0518) is requesting a development standard variance off of the fence codes, privacy fence definition, for the purpose of a privacy fence, as well as, 10' off of the front yard setback and 4' off of the lake yard setback for the purpose of a deck addition, within the lake residential (R3) District on property located at 1707 Idlewild, Rochester, IN. Passed with five votes being in favor and no 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 June 27, 2018 Rochester City Board of Zoning Appeals meeting. Trent Powell moved to adjourn the June 27, 2018 Rochester City Board of Zoning Appeals meeting at 6:15 P.M. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Trent Powell, Bob Cannedy, 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

---

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

**Docket #506-0618**  
**Roy Swartz**  
**Development Standard Variance & Special Exception**

Roy Swartz (#506-0618) is requesting a special exception to allow multi-family housing, within the downtown commercial (DC) district, and development standard variances off of the minimum lot depth for the purpose of a split on property located at 505 Madison Street, Rochester, IN.

Mr. Swartz would like to split the lot into two lots, and construct a duplex on each lot. The DC district permits only upper-floor housing. Single and multi-family housing requires a special exception.

The minimum lot depth for a newly created lot is 120', the newly created lots would be approximately (west) 82.5' x 73' and (east) 82.5' x 57' (on the short side), therefore a variance of 47' off of the minimum lot width for the west lot, and 63' off of the minimum lot width for the east lot. (Please see diagram)

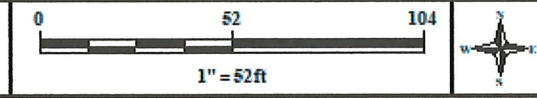
---

The requests are for a special exception to allow multi-family housing, within the downtown commercial (DC) district, and development standard variances off of the minimum lot depth for the purpose of a split on property located at 505 Madison Street, Rochester, IN.

J



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



Plan B

5th St

Parking

approx 130' length segment

Depth 73

Depth 57

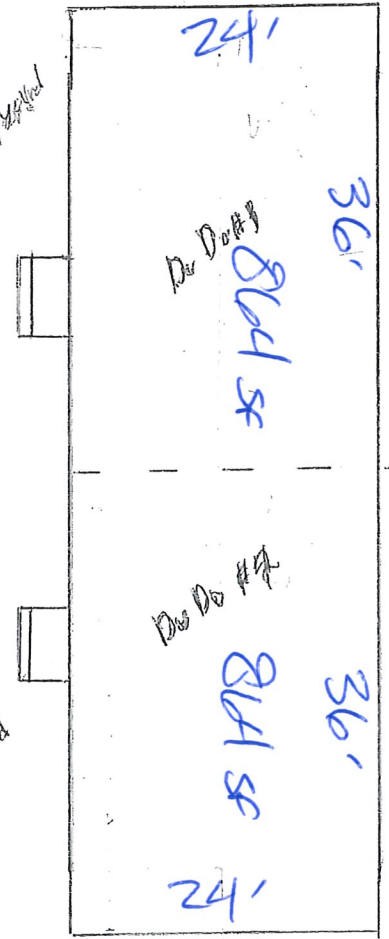
Walkway

Marlson

FRONT

WALKWAY

Front yard



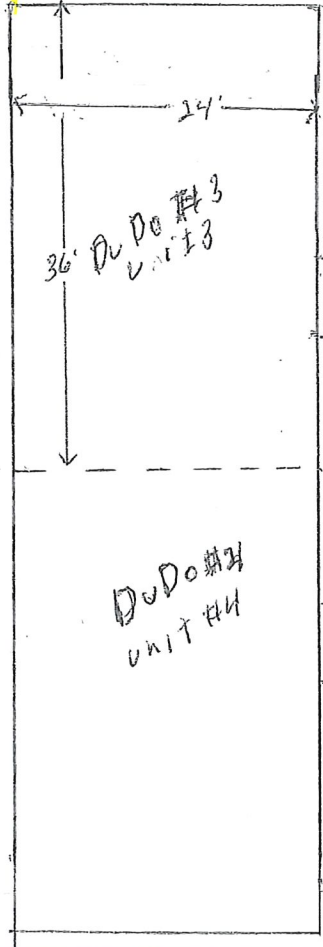
Rear yard I

lot line

Rear yard II

Rear yard

LOT 6022.5 SF



Front yard

Du Do #4 unit #4

Front yard

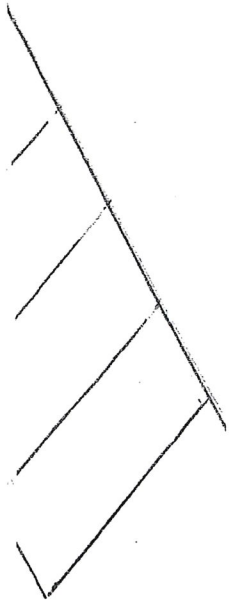
LOT 6900 SF

FRONT

73'

165'

92'



# 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?

DC - Min depth = 120'

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

Variance of: || LOT I - 47' (N)  
Using front of duplex to || LOT II - 63' (E) (max - using 57' on short side)  
define depth

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

(2) duplexes - 4 units

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

see diagram

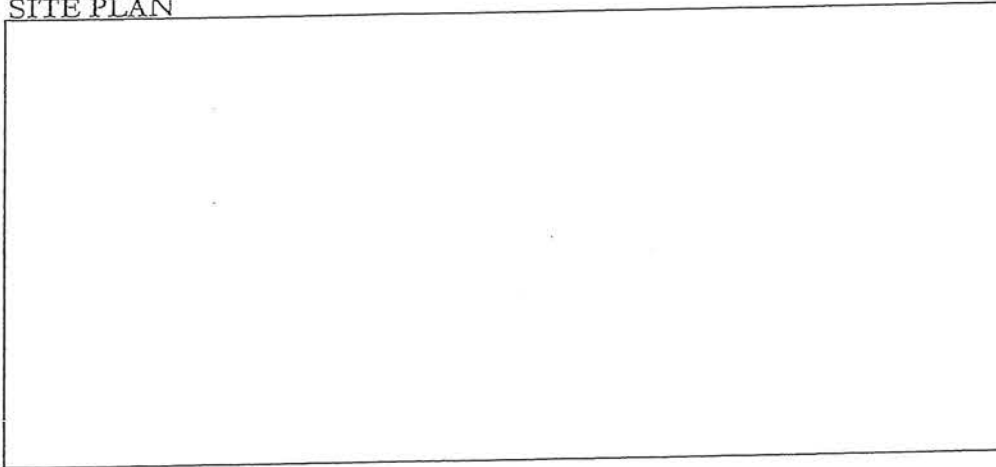
- What is the reason the required development standards cannot be met?

lot surrounded by (3) road fronts  
& petitioner wants to split lot

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

N/A

SITE PLAN



## SPECIAL EXCEPTION QUESTIONNAIRE DWELLINGS

- What district will the dwelling(s) be placed within and address of location?

DC- 505 Madison St. Rochester

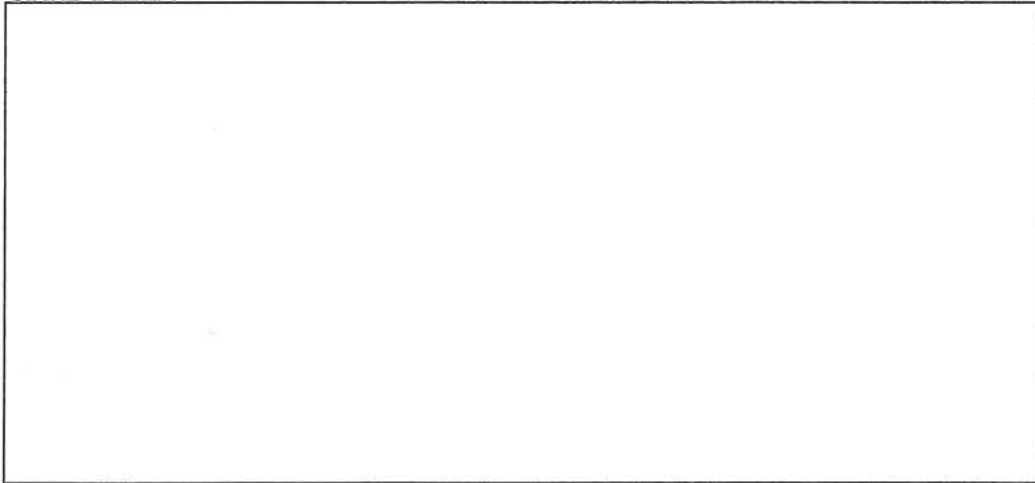
- What type of home will the Dwelling(s) be and what size?

(2) duplexes - 24' x 72'  
each unit 24' x 36' - 864 SF  
each 2 bedroom units

- Have they received Health Department approval for septic & well or hooked up to the City sewer & parking?

City sewer/water availability - both  
on street & off street parking possibilities

### SITE PLAN



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 A Special Exception Before the Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,

Roy Swartz  
# 506-0618

Located at: 505 Madison Street, Rochester, IN 46975

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.

NAME	ADDRESS	SIGNATURE
Ernie J & Shelly A Harrison	509 Madison St Rochester, IN 46975	
Gaerte Enterprises LLC % Brenda Gaerte	221 E 5th St Rochester, IN 46975	
James M & Cressia Downs	P O Box 146 Rochester, IN 46975	
David J Brosius & Pauline Pollack	1821 Colonial Dr Rochester, IN 46975	
Darlene R Simpson	Po Box 224 Rochester, IN 46975	<i>Pauline Blanton</i>
Rochester Church of Christ	120 E 5th Street Rochester, IN 46975	



9590 9402 3527 7275 8646 97

Gaerte Lester  
PO Box 349  
Rochester



SENDER: COMPLETE THIS SECTION

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rochester Church  
of Christ  
120 E. 5th St  
Rochester, IN 46975

9590 9402 3527 7275 8647 10

2. Article Number (Transfer from service label)  
7017 1000 0000 8738 6512

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *[Signature]*  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Deliver \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restrict Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail  Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature-  *[Signature]*  Agent  Addressee

B. Received by (Printed Name) *Michael Brown* C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restrict Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail  Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James M + Chessia  
Pawns  
P.O. Box 146  
Rochester, IN 46975

9590 9402 3527 7275 8647 03

2. Article Number (Transfer from service label)  
7017 1000 0000 8738 6475

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *[Signature]*  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Deliver \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restrict Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail  Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature-  \_\_\_\_\_  Agent  Addressee

B. Received by (Printed Name) *Michael Brown* C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restrict Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail  Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ernie + Shelly Harrison  
509 Madison St  
Rochester, IN 46975

9590 9402 3527 7275 8646 80

2. Article Number (Transfer from service label)  
7017 1000 0000 8738 6505

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 \_\_\_\_\_  Agent  Addressee

B. Received by (Printed Name) *Ernie Harrison* C. Date of Deliver *6-30-18*

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restrict Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail  Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature-  \_\_\_\_\_  Agent  Addressee

B. Received by (Printed Name) *Ernie Harrison* C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restrict Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail  Restricted Delivery

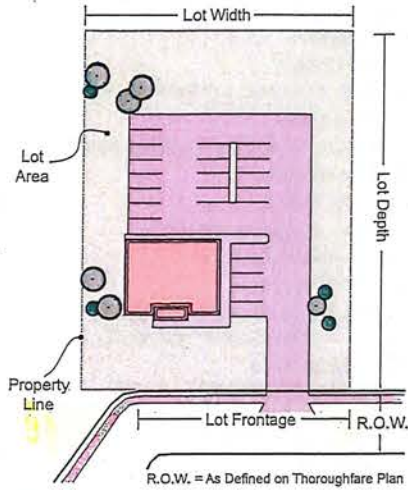
David J. Brosius +  
Pauline Pollach  
1821 Colonial  
Rochester, IN 46975



so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

# DC District

## 4-1.24 "DC" District Standards



**Minimum Lot Area:**  
 • 6,000 square feet

**Minimum Lot Width:**  
 • 50 feet

**Minimum Lot Depth:**  
 • 120 feet

**Minimum Lot Frontage:**  
 • 50 feet on a Public Street with access from said Public Street

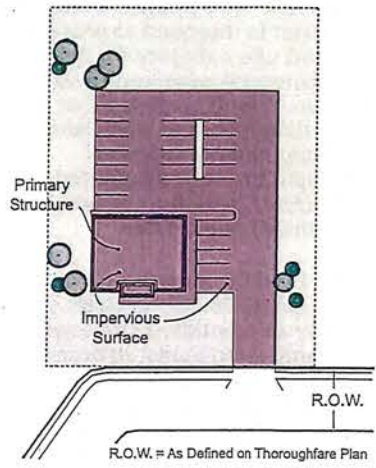
**Sewer and Water:**  
 • Requires municipal water and sewer hookup.



**Minimum Front Yard Setback:**  
 • 0 feet

**Minimum Side Yard Setback:**  
 • 0 feet

**Minimum Rear Yard Setback:**  
 • 0 feet

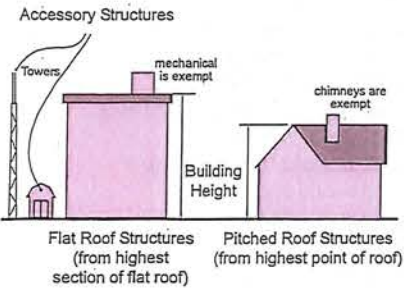


**Minimum Lot Coverage:**  
 • square feet of all primary and accessory structures, may cover 95% of the Lot Area.

**Minimum Floor Area:**  
 • 1,000 square feet for Primary Structures

**Minimum Main Floor Area for Dwellings/Living Space:**  
 • 980 square feet for one story Primary Structures; or  
 • 14' x 70' single wide mobile home; or  
 • 850 square feet for multiple story Primary Structures, provided that the total Finished Floor Area is 1,200 square feet or more.

**Site Plan Requirements**  
 • The Fulton County Technical Review Committee shall review the site plan all newly created projects, or expansion projects, within the Downtown Commercial District prior to the commencement of any site development/construction.



**Maximum Structure Height:**  
 • 45 feet for the Primary Structure  
 • 25 feet for Accessory Structures (height of Accessory Structures may not exceed the Primary Structure)

\* A survey with the seal of a licensed surveyor/engineer/architect shall be provided with the creation of any new legal descriptions.

\*\*Drainage Plans and an Impervious Surface schematic showing the total Lot Coverage will be required with all new structures. Any drainage plan not showing water retention within lot lines must have the approval of the Fulton County Surveyor

\*\*\* A survey with the seal of a licensed surveyor/engineer/architect may be required to resolve any question of setback compliance.



# DC District

4-1.23 "DC" District Intent, Permitted Uses, and Special Exception Uses

Permitted Uses (Continued)	Special Exception Uses	District Intent
<ul style="list-style-type: none"> <li>• liquor sales</li> <li>• music store</li> <li>• news dealer/bookstore</li> <li>• office supplies • paint store</li> <li>• pawn shop</li> <li>• pet shop</li> <li>• plumbing supplies</li> <li>• radio, TV, music service &amp; sales</li> <li>• retail showroom</li> <li>• shoe sales</li> <li>• sporting goods</li> <li>• stationery/office supply store</li> <li>• toy, hobby or game store</li> <li>• variety store</li> <li>• satellite dish sales &amp; service (no outdoor storage/display without special exception)</li> </ul>	<ul style="list-style-type: none"> <li>• liquor sales</li> <li>• music store</li> <li>• news dealer/bookstore</li> <li>• office supplies • paint store</li> <li>• pawn shop</li> <li>• pet shop</li> <li>• plumbing supplies</li> <li>• radio, TV, music service &amp; sales</li> <li>• retail showroom</li> <li>• shoe sales</li> <li>• sporting goods</li> <li>• stationery/office supply store</li> <li>• toy, hobby or game store</li> <li>• variety store</li> <li>• satellite dish sales &amp; service (no outdoor storage/display without special exception)</li> </ul>	<p>The "DC" (Downtown Commercial) District is intended to provide a land use category for normal commercial uses in downtown areas. The provisions that regulate this land use district should make the district compatible with residential districts, as well as, inner city/town commercial districts.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to use this district within incorporated limits in order to create a special mixed-use area of small-scale pedestrian oriented commercial, retail, and office uses within the cities and towns located in Fulton County.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to minimize parking lots between buildings, rather, encouraging parking behind buildings.</p>
<ul style="list-style-type: none"> <li>• bed and breakfast facility</li> <li>• boarding or lodging house</li> <li>• single family housing</li> <li>• multi-family housing</li> </ul>	<ul style="list-style-type: none"> <li>• bakery retail</li> <li>• convenience store</li> <li>• grocer/deli/casess</li> <li>• meat market</li> <li>• restaurant</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family (upper floors)</li> <li>• dwelling, two-family (upper floors)</li> <li>• dwelling, multifamily (upper floors)</li> </ul>
<ul style="list-style-type: none"> <li>• hotel/motel</li> <li>• funeral home/mortuary</li> <li>• motor bus station</li> <li>• veterinary hospital, including boarding</li> </ul>	<ul style="list-style-type: none"> <li>• law office</li> <li>• professional offices</li> <li>• reading clinics</li> <li>• real estate office</li> <li>• secretarial service</li> <li>• service organization offices</li> <li>• title company</li> <li>• temporary services agency</li> <li>• travel agency</li> <li>• electrical or plumbing contractors</li> </ul>	<p><b>Business: Auto Sales/Services</b></p> <ul style="list-style-type: none"> <li>• automobile part sales (new)</li> <li>• automobile sales, service center, vehicle testing/demonstration track for purpose of vehicle sales.</li> <li>• filling/gas station - no repair or installation service</li> </ul>
<ul style="list-style-type: none"> <li>• bar/night club</li> <li>• banquet hall</li> <li>• billiard/arcade room</li> <li>• lodge or private club</li> </ul>	<ul style="list-style-type: none"> <li>• barber/beauty shop</li> <li>• coin laundry</li> <li>• day care facility</li> <li>• dress making</li> <li>• dry-cleaning service</li> <li>• fingernail salon</li> <li>• health spa</li> <li>• shoe repair</li> <li>• tailor/pressing shop</li> <li>• tanning salon</li> </ul>	<p><b>Business: Retail</b></p> <ul style="list-style-type: none"> <li>• antique shop</li> <li>• apparel shop</li> <li>• appliance shop</li> <li>• art gallery</li> <li>• camera/photographic supply shop</li> <li>• card shop</li> <li>• department store</li> <li>• drug store</li> <li>• electrical supplies</li> <li>• firearms sales/guns/anything</li> <li>• floor coverings (including carpet, tile, linoleum)</li> <li>• framing shop</li> <li>• millinery/fabric shop</li> <li>• flower shop</li> <li>• furniture store</li> <li>• gift shop</li> <li>• hardware store</li> <li>• heating and cooling sales/service</li> <li>• jewelry store</li> </ul>
<ul style="list-style-type: none"> <li>• hotel/motel</li> <li>• funeral home/mortuary</li> <li>• motor bus station</li> <li>• veterinary hospital, including boarding</li> <li>• banquet hall</li> <li>• billiard/arcade room</li> <li>• lodge or private club</li> <li>• drive-thru bank/credit union</li> <li>• drive-thru bank machine/ATM</li> <li>• public utility substation</li> <li>• child caring institution</li> <li>• church, temple or mosque</li> <li>• community center</li> <li>• government office</li> <li>• museum</li> <li>• neighborhood recycling collection point</li> <li>• parking garage</li> <li>• police/fire station</li> <li>• post office</li> <li>• public park/recreation center</li> <li>• public/private parking area</li> </ul>	<ul style="list-style-type: none"> <li>• barber/beauty shop</li> <li>• coin laundry</li> <li>• day care facility</li> <li>• dress making</li> <li>• dry-cleaning service</li> <li>• fingernail salon</li> <li>• health spa</li> <li>• shoe repair</li> <li>• tailor/pressing shop</li> <li>• tanning salon</li> </ul>	<p><b>Business: Office/Professional</b></p> <ul style="list-style-type: none"> <li>• architectural</li> <li>• accounting office</li> <li>• architecture</li> <li>• bank/credit union</li> <li>• bank machine/ATM</li> <li>• clinic medical/dental/optometrists</li> <li>• design services</li> <li>• hospital sanitarium/rehabilitation center</li> <li>• insurance office</li> <li>• investment firms</li> <li>• law office</li> <li>• professional offices</li> <li>• reading clinics</li> <li>• real estate office</li> <li>• secretarial service</li> <li>• service organization offices</li> <li>• title company</li> <li>• temporary services agency</li> <li>• travel agency</li> <li>• electrical or plumbing contractors</li> <li>• print shop/copy center</li> <li>• photographic studio</li> <li>• publishing company</li> </ul> <p><b>Business: Personal Service</b></p> <ul style="list-style-type: none"> <li>• barber/beauty shop</li> <li>• coin laundry</li> <li>• day care facility</li> <li>• dress making</li> <li>• dry-cleaning service</li> <li>• fingernail salon</li> <li>• health spa</li> <li>• shoe repair</li> <li>• tailor/pressing shop</li> <li>• tanning salon</li> </ul>

# Fulton County Area Plan Commission

125 East 9th Street ■ Suite 012 ■ Rochester, IN 46975  
Phone: 574.223.7667 Fax: 574.223.3652

[http://co.fulton.in.us/advisory/  
plandirector@rtcol.com](http://co.fulton.in.us/advisory/plandirector@rtcol.com)

## Owner Verification Form

I, Harold Costello, owner of lot located at 505 Madison St,  
Rochester, IN equaling approximately .30 acres do hereby certify that  
Ray Swartz has my permission to request a special  
exception & variance to build two duplexes  
on the above stated .30 acres.

Harold Costello  
Owner's Signature

6-25-18  
Date

### NOTARY:

State of Indiana )  
County of Fulton ) SS:  
Subscribed and sworn to before me this 25<sup>th</sup> day of JUNE  
2018  
Notary Public Judith A. Goebel My COMMISSION EXPIRES  
Notary Public, Signed JULY 13, 2024  
Printed Name JUDITH A. GOEBEL



DATE	OWNER	ADDRESS	VIOLATION	DEADLINE	FINE(S)	NOTES
01/18/18	Suemagi	2880 Bachelor	vehicles and debris	7/28/18	\$1,450	
02/28/18	Kile	512 E Main	vehicles and debris		\$350	paid \$350
02/28/18	Trott	3451 Strawberry Lane	semi trailer	7/31/18		extension
03/22/18	Shull	4389 N SR 25	debris from demo			working on bids for someone to remove
03/22/18	Emery	2840 Main St, Macy	trash and debris	7/28/18	\$350	
03/22/18	Emery	2857 Susnet	trash and debris	7/28/18	\$350	
03/27/18	Weaver	8281 E 100 S	illegal structure			working on state release
03/28/18	GVI Group	9658 Section Drive	trash and debris	7/28/18	\$350	
03/28/18	Henry	9050 W 100 N	trash and debris	7/28/18	\$350	
05/01/18	Troxel	7801 Tippecanoe Shores	trash and debris	7/28/18	\$150	paid \$150.
05/10/18	Bell	129 W 5th	illegal structure	8/2/18	\$150	
05/10/18	Shepherd	2869 S 700 E	trash and debris	8/15/18		Extension given hr
06/05/18	GLMS	2088 Peacetree Village	signs needs maintenance	7/5/18		
06/05/18	Ginger Caswell	919 E 9th	signs needs maintenance	7/5/18		
06/05/18	Ben Gray	6237 S 250 W	fence not in compliance			variance
06/05/18	Cavallaro-Cuthbert	1617 W 500 S	mobile home, vehicles, racetrack	7/15/18		
06/05/18	Resident	4351 N SR 25	vehicles, scrap, debris			tax sale
07/13/18	Hutchins	6314 S 350 E	illegal structure	7/28/18		
07/13/18	See	31 S 650 E	illegal structure	7/28/18		
07/13/18	Woodcox	6379 E SR 14	trash, debris, vehicles	7/28/18		
07/13/18	Richie	208 W Main	trash	7/28/18		
07/13/18	Overmyer	18 W 18th	vehicles	7/28/18		
07/17/18	Ihnen	7227 S 325 E	trash, debris, vehicles	8/2/18		
07/17/18	Fincher	750 S, Macy	camper	8/2/18		
07/17/18	Eaton	6401 S 350 E	living in RV's	8/2/18		
07/17/18	Carille	6166 N Lakeshore	trash and debris	8/2/18		
07/17/18	Tonys Towing	1023 S 1000 E	living in Rv	8/2/18		
07/17/18	Carpenter	Lot 3 Schoolview	vehicles, trailer	8/2/18		
07/17/18	Whitworth	Sycamore Drive	semi trailer	8/2/18		
			<b>BUILDING LETTERS</b>			
05/10/18	Henderson	316 W 8th	needs repaired	5/20/18		
05/10/18	King	322 W 8th	needs repaired	5/20/18		
05/10/18	Pan					
11/13/17	Snelling	7199 N 475 E	burnt out home			affirmed demolition 05/07/18
08/17/17	Davis	6343 N Sunset	impaired structure			affirmed demolition 05/07/18
02/28/18	Hardacre	6373 N Sunset	burnt out home			affirmed demolition 05/07/18
03/20/17	Cuthbert	206 W Dunn	inoperable vehicles/illegal business		\$2,000	court
04/11/17	<b>LAST UPDATED</b> Games	10139 W 600 N	illegal trailer/trash	7/17/2018	\$2,000	Court Action

08/17/17	Vanderbrink	411 E Phillips	trash and debris	\$2,000	Court Action
08/17/17	Gehrich	1115 Main	permits revoked	\$2,000	Court Action

LAST UPDATED

7/17/2018



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

<b>Permits issued in June</b>		<b>YTD</b>
Non-Commercial	32	151
Commercial	1	13
Sign	2	12
Building	26	108
Temporary Use	0	0
Electrical	7	37
Electrical License	2	25
Plumbing License	1	6
<b>Applications Submitted in June</b>		<b>YTD</b>
Special Exeptions	3	8
Administrative Appeals	0	0
Development Standard Variance	2	17
Rezone	0	0
<b>Fees Collected in June</b>		<b>YTD</b>
Permits	1,055.53	5,958.87
Applications	240.00	1,440.00
Copies	4.80	10.10
Fines	170.00	4,445.55
City Building Permits	1,783.15	5,053.25
County Building Permits	675.00	2,350.00
Electrical License	20.00	250.00
Plumbing License	25.00	105.00
<b>TOTAL:</b>	<b>3,973.48</b>	<b>19,612.77</b>

**LAST UPDATED**

**7/9/2018**



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

CITY HALL  
COUNCIL CHAMBERS  
AUGUST 22, 2018  
6:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
July 25, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:**

Northern Indiana Community Foundation (#509-0718)  
William Allen (#514-0718)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
July 25, 2018

**ROCHESTER CITY  
BOARD OF ZONING APPEALS**

**WEDNESDAY, JULY 25, 2018**

**6:00 P.M.  
COUNCIL CHAMBERS  
CITY HALL**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
June 27, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:  
Roy Swartz (#506-0618)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**July 25, 2018**

The Rochester City Board of Zoning Appeals met on Wednesday the 25<sup>th</sup> day of July 2018, at 6:00 P.M. in the Council Chambers located in the City Hall. Chairperson, Duane Border, called the meeting to order at 6:00 P.M. The following members were present: Teresa Houser, Bob Cannedy, Rick O'Neill and Duane Border. Also in attendance were: Executive Director, Casi Cowles; and Administrative Secretary, Heather Redinger.

It is duly noted the Trent Powell and Attorney, Greg Heller were absent.

IN RE: MEETING MINUTES

June 27, 2018

Duane Border asked the Board for any deletions, or corrections to be made to the June 27, 2018 minutes. Rick O'Neill moved to approve the June 27, 2018 Rochester City Board of Zoning Appeals minutes as written. Bob Cannedy seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy, Rick O'Neill and Duane Border all being in favor and no one opposing.

IN RE: NEW BUSINESS

Roy Swartz (#506-0618)  
Development Standard Variances  
Special Exception

Roy Swartz (#506-0618) is requesting a special exception to allow single and multi-family housing, within the downtown commercial (DC) district, and development standard variances off of the minimum lot depth for the purpose of a split on property located at 505 Madison Street, Rochester, IN.

Mr. Swartz would like to split the lot into two lots, and construct a duplex on each lot. The DC district permits only upper-floor housing. Single and multi-family housing requires a special exception.

The minimum lot depth for a newly created lot is 120', the newly created lots would be approximately (west) 82.5' x 73' and (east) 82.5' x 57' (on the short side), therefore a variance of 47' off of the minimum lot width for the west lot, and 63' off of the minimum lot width for the east lot.

Duane Border asked if the petitioner had anything further to add.

He did not at this time.

Duane Border asked for any further Board comments.

Rick O'Neill asked about water runoff issues.

Casi stated any new construction must present plans to the Drainage Board.

Teresa Houser asked if they would be required to put in sidewalks.

Casi stated they would have to install sidewalks on the north side of the lots.

Being no further Board comments, he entertained a motion to open public hearing Bob Cannedy moved to open the public hearing. Rick O'Neill seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy, Rick O'Neill and Duane Border all being in favor and no one opposing.

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**July 25, 2018**

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Harold Costello, property owner, stated he feels a beneficial area for housing.

David Brosius, owns 200 E 5<sup>th</sup> Street, stated he feels splitting the lot off for housing is better than an empty lot.

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Teresa Houser moved to close the public hearing. Bob Cannedy seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy, Rick O'Neil and Duane Border all being in favor and no one opposing.

Duane asked for Board comments.

Bob Cannedy stated he has issues with splitting the lot for multiple houses.

Being no further questions or comments, Duane Border, entertained a motion regarding the petition. Rick O'Neill moved to approve Roy Swartz (#506-0618) is requesting a special exception to allow single and multi-family housing, within the downtown commercial (DC) district, and development standard variances off of the minimum lot depth for the purpose of a split on property located at 505 Madison Street, Rochester, IN. Teresa Houser seconded the motion.

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

Teresa Houser	Yea
Bob Cannedy	Nay
Rick O'Neill	Yea
Duane Border	Yea

Motion to approve, Roy Swartz (#506-0618) is requesting a special exception to allow single and multi-family housing, within the downtown commercial (DC) district, and development standard variances off of the minimum lot depth for the purpose of a split on property located at 505 Madison Street, Rochester, IN. Passed with four votes being in favor and no 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 25, 2018 Rochester City Board of Zoning Appeals meeting. Rick O'Neill moved to adjourn the July 25, 2018 Rochester City Board of Zoning Appeals meeting at 6:30 P.M. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy, Rick O'Neill and Duane Border being in favor and no one opposing being in favor and no one opposing.

ROCHESTER CITY BOARD OF ZONING APPEALS

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**July 25, 2018**

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

**Docket #509-0718**  
**Northern Indiana Community Foundation**  
**Development Standard Variance**

Northern Indiana Community Foundation (#509-0718) is requesting a development standard variance of 10' off of the front yard setback, for the purpose of a ground sign, within the downtown commercial (DC) District on property located at 227 E 9<sup>th</sup> Street, Rochester, IN.

In the DC district a ground sign must sit 10' off of the right-of-way. The ground sign is 8'1" x 16" x 7' and sits less than 1' off of the right-of-way of 9<sup>th</sup> Street. Therefore, a variance of the front yard setback.

---

The requested variance is of 10' off of the front yard setback, for the purpose of a ground sign, within the downtown commercial (DC) District on property located at 227 E 9<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?

DC - 10' off FS

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

10' FS

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

New sign

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

8'1" x 16" x 7' tall

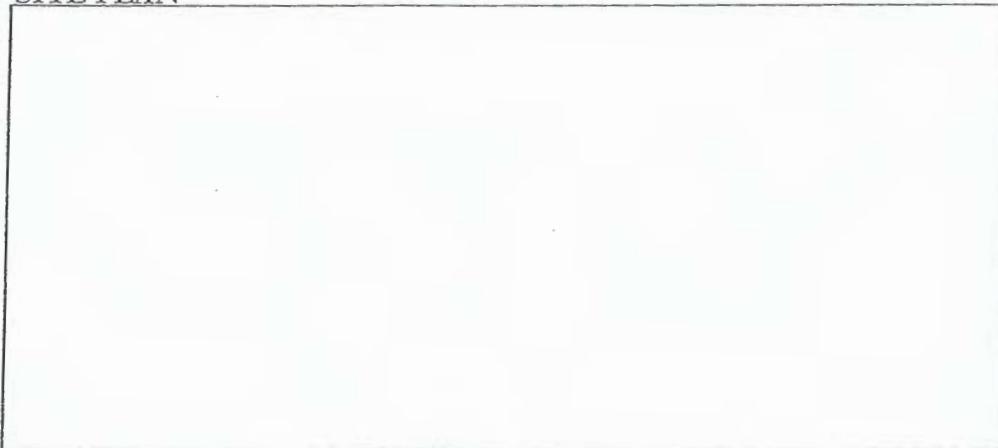
- What is the reason the required development standards cannot be met?

There is only a 14' between landscaping & ROW

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

N/A

SITE PLAN







- DEVELOPMENT STANDARDS VARIANCE -

Applicant NICP  
Project new sign  
Variance from the Fulton County Zoning Ordinance: 5-7.15  
Requesting: 10' variance off FS

1. The requested developmental standards variance will not be injurious to the public health, safety, morals, and general welfare of the community.

yes - it will not be in the way of any vehicles on Monroe & 9th

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

yes - the sign is brand new & compliments the area

3. The strict application of the Fulton County Zoning Ordinance would result in a practical difficulty in the use of the property.

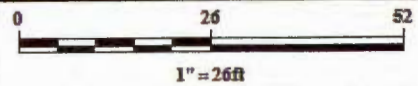
yes - there is only about 14' between the sidewalk & the front landscaping. The sign is 8' wide



- Parcels
- County Boundary
- City Town Boundary
- Addresses
- Permits - Signs
- Permits - Commercial
- Bldg Permits

- Parcels
- Roads
- Highways
- Permits - Access
- Bldg Permits

Rochester City Limits



Feeder cattle (750-1,200 lbs.).....	1.5
Cows.....	3.0
Nursery pigs (15 to 50 lbs.).....	.08
Grower/feeder pigs (50-280 lbs.).....	.4
Sow and litter .....	.5
Boars.....	.5
Sheep and Goats .....	.4
Turkeys and Geese.....	.02
Chickens .....	.01
Ducks .....	.015
Horses .....	1.7

**5-7.14 Temporary Sign Standards (TS)**

TS-01: The following temporary signs shall be permitted. No freestanding sign shall be located within the vision clearance area. Free standing signs shall be a minimum of ten (10) feet from right-of-way. A temporary Sign permit is required unless otherwise specified.

- A. One noncommercial freestanding sign no larger than thirty-two (32) square feet. Signs for an event of public interest (e.g. county fair or church event) are considered noncommercial for the purpose of this article in addition to all other noncommercial signs. No permit is required.
- B. Pennants, Banners or similar devices are permitted for grand openings or special promotions.
- C. Portable signs are permitted for grand openings or special promotions under the following conditions.
  - a. Such sign shall not be not be used for a time to exceed three (3) months in a twelve (12) month period.
  - b. Such sign shall not exceed thirty-two (32) square feet
  - c. One portable sign is permitted per street frontage.
- D. Construction signs are permitted only during under the following conditions.
  - a. Such sign shall not exceed thirty-two (32) square feet in area.
  - b. Such sign shall be permitted for the duration of the construction period only.

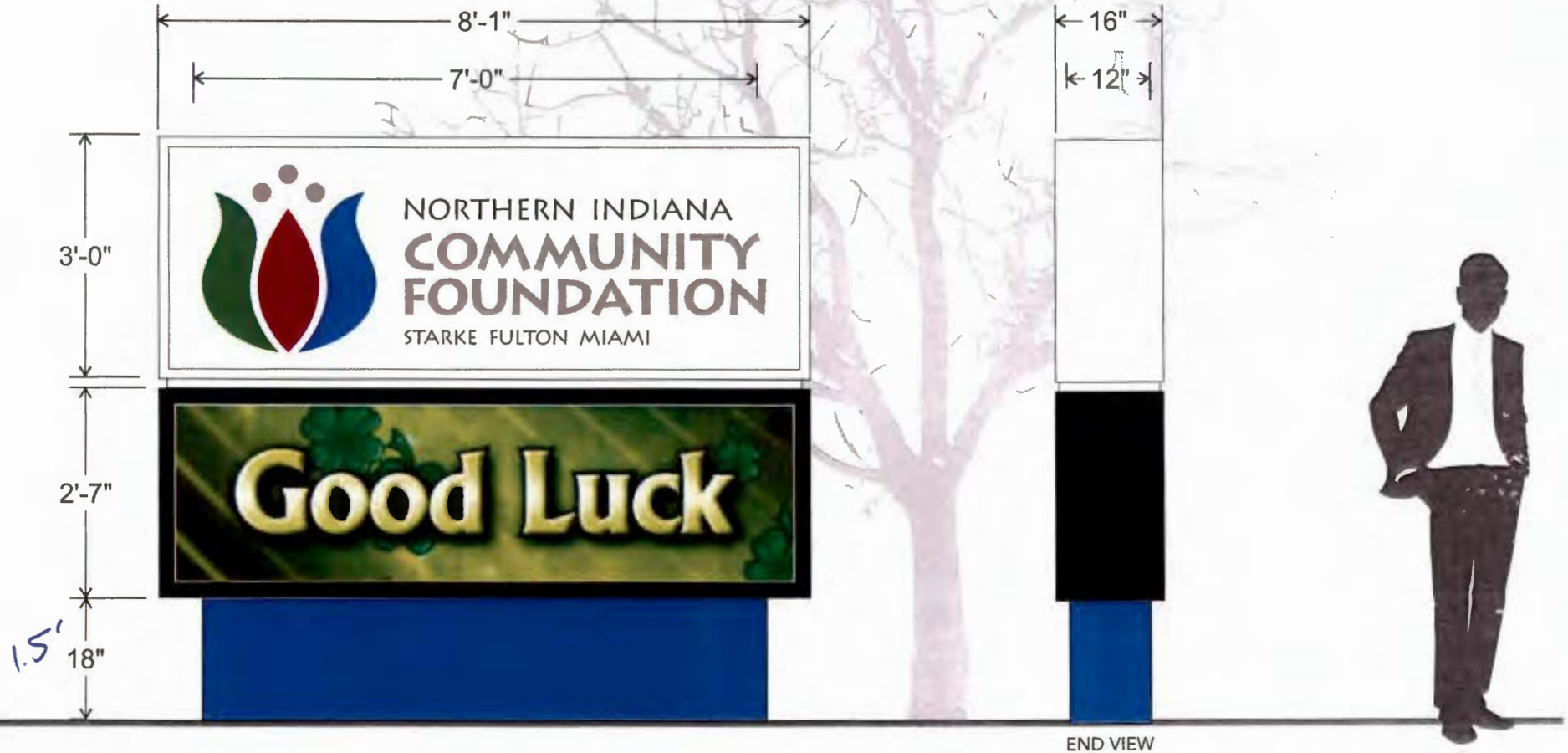
**5-7.15 Permanent Sign Standards (SI)**

SI-01: HD, DC, and VC Districts only. All signs require a permit unless otherwise specified. The following signs shall be permitted— except when in a federally funded state highway right-of-way or when the sign is intended to be viewed from any federally funded state highway within Fulton County, unless specifically permitted by INDOT.

- A. Total sign area allowed per lot - The length of building that faces the road = the amount of signage allowed per lot. For example: If a building is 100 feet wide than 100 square feet of signage would be allowed for the lot. Any combination of signs permitted under this section may be used as long as they do not exceed the total area allowed per lot. In addition, the following maximums apply.
  - a. Under no circumstance may a ground sign exceed eighty (80) square feet
  - b. Under no circumstance shall the total square footage of all other signs exceed one-hundred (100) square feet.
- B. Wall sign - Wall signs shall be flushed to the building.
- C. Awning sign
- D. Marquee sign
- E. Projecting sign
- F. Ground sign - One ground sign per lot not to exceed 9 feet in height. Sign area must be within the total sign area allotted per lot. Sign shall be placed a minimum of ten (10) feet from the right-of-way.



ROCHESTER, IN



**Docket #514-0718**  
**William Allen**  
**Development Standard Variance**

William Allen (#514-0718) is requesting a development standard variance of 10' off of front yard setback, for the purpose of a deck, within the residential cluster (R1) District on property located at 119 Ohio Street, Rochester, IN.

The front yard setback in the R1 district, is 10'. The proposed deck would be approximately 10' X 12' and sits less than 1' off of the right of way of Ohio Street. Therefore, a variance of 10' off of the front yard setback is being requested.

---

The requested variance is of 10' off of front yard setback, for the purpose of a deck, within the residential cluster (R1) District on property located at 119 Ohio Street, Rochester, IN.

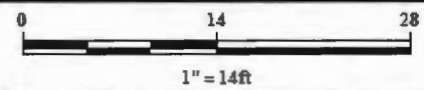


- Parcels
- County Boundary
- City Town Boundary

- Addresses
- Bldg Permits

- Parcels
- Dimensions
- Lots
- Roads
- Highways
- Permits - Access

**THINK**



# 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 front yard 10' (60' Row)

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

10' off frontyard

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

Deck

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

10' x 16'

- 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



## Interested Party Legal Notification

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

I, William Allen, the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for A Development Standard Variance Before the Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,

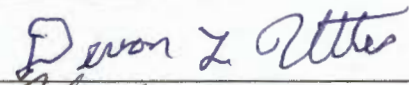
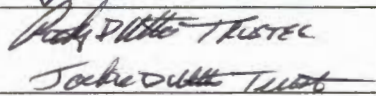
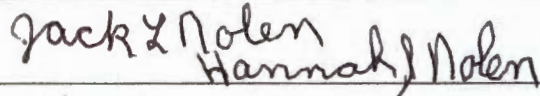
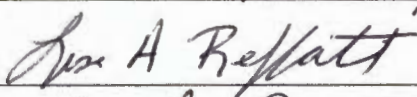
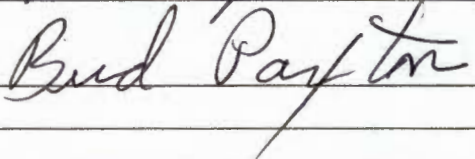
#514-0718

Located at: 119 Ohio Street, Rochester

#### ***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.

NAME	ADDRESS	SIGNATURE
Devon Lyle Utter	201 Ohio St Rochester, IN 46975	
Jackie D Utter Revocable Living Trust	Po Box 791 Rochester, IN 46975	
Jack L & Hannah J Nolen	118 Clayton Street Rochester, IN 46975	
Shane & Lisa Reffett	Po Box 127 Rochester, IN 46975	
Earl L & Phyliss I Paxton	202 Ohio Street Rochester, IN 46975	



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

<b>Permits issued in July</b>		<b>YTD</b>
Non-Commercial	35	186
Commercial	1	14
Sign	2	14
Building	29	137
Temporary Use	0	0
Electrical	7	44
Electrical License	0	25
Plumbing License	0	6
<b>Applications Submitted in July</b>		<b>YTD</b>
Special Exeptions	2	10
Administrative Appeals	0	0
Development Standard Variance	6	23
Rezone	0	0
<b>Fees Collected in July</b>		<b>YTD</b>
Permits	1,068.00	7,026.87
Applications	480.00	1,920.00
Copies	0.00	10.10
Fines	165.00	4,610.55
City Building Permits	1,408.90	6,462.15
County Building Permits	630.00	2,980.00
Electrical License	0.00	250.00
Plumbing License	0.00	105.00
<b>TOTAL:</b>	3,751.90	23,364.67

DATE	OWNER	ADDRESS	VIOLATION	DEADLINE	FINE(S)	NOTES
01/18/18	Suemagi	2880 Bachelor	vehicles and debris	8/30/18	\$2,000	
02/28/18	Kile	512 E Main	vehicles and debris		\$350	paid \$350
02/28/18	Trott	3451 Strawberry Lane	semi trailer	7/31/18		extension
03/22/18	Emery	2857 Susnet	trash and debris	7/28/18	\$750	
03/27/18	Weaver	8281 E 100 S	illegal structure			working on state release
03/28/18	Henry	9050 W 100 N	trash and debris	7/28/18	\$350	
05/10/18	Shepherd	2869 S 700 E	trash and debris	8/15/18		Extension given hr
06/05/18	Cavallaro-Cuthburt	1617 W 500 S	mobile home, vehicles, racetrack	8/30/18	\$50	
07/17/18	Whitworth	Sycamore Drive	semi trailer	8/2/18		
07/30/18	College Street Properties	rear 13th Street	dumping debris	8/14/18		
08/09/18	Fike	11327 Guise Park	water runoff	8/24/18		
08/15/18	Navarro	530 E 11th	illegal structure	8/30/18		
08/15/18	O'Leary	7273 S SR 17	trash , vehicles	8/30/18		
08/15/18	Vanderbrink Davis	411 E Phillips				
			<b>BUILDING LETTERS</b>			
08/09/18	Nissen	730 Indiana Ave	needs removed	8/19/18		
08/09/18	Strawberry Lane Trust	3534 Strawberry Lane	needs repaired or removed	8/19/18		
08/09/18	Hoffman	5640 W 950 S	needs repaired	8/19/18		
08/15/18	Nilson	1430 Monroe	needs repaired	8/25/18		
05/10/18	King	322 W 8th	needs repaired	5/20/18		
05/10/18	Pan					
11/13/17	Snelling	7199 N 475 E	burnt out home			affirmed demolition 05/07/18
08/17/17	Davis	6343 N Sunset	impaired structure			affirmed demolition 05/07/18
02/28/18	Hardacre	6373 N Sunset	burnt out home			affirmed demolition 05/07/18
03/20/17	Cuthburt	206 W Dunn	inoperable vehicles/illegal business		\$2,000	court
04/11/17	Games	10139 W 600 N	illegal trailer/trash		\$2,000	Court Action
08/17/17	Vanderbrink	411 E Phillips	trash and debris		\$2,000	Court Action
08/17/17	Gehrich	1115 Main	permits revoked		\$2,000	Court Action

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

CITY HALL  
COUNCIL CHAMBERS  
SEPTEMBER 26, 2018  
6:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**  
August 22, 2018

**OLD BUSINESS:**

**NEW BUSINESS:**

Patricia Piper (#510-0718)  
James Pennell (#516-0718)  
Brian Green (#521-0818)  
Abigail Renie (#522-0818)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
August 22, 2018

**ROCHESTER CITY  
BOARD OF ZONING APPEALS**

**WEDNESDAY, AUGUST 22, 2018**

**6:00 P.M.  
COUNCIL CHAMBERS  
CITY HALL**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
July 25 2018**

**OLD BUSINESS:**

**NEW BUSINESS:**

**Northern Indiana Community Foundation (#509-0718)  
William Allen (#514-0718)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**



**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**August 22, 2018**

the downtown commercial (DC) District on property located at 227 E 9<sup>th</sup> Street, Rochester, IN. Teresa Houser seconded the motion.

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

Teresa Houser	Yea
Bob Cannedy	Yea
Duane Border	Yea

Motion to approve, Northern Indiana Community Foundation (#509-0718) is requesting a development standard variance of 10' off of the front yard setback, for the purpose of a ground sign, within the downtown commercial (DC) District on property located at 227 E 9<sup>th</sup> Street, Rochester, IN. Passed with three votes being in favor and one opposing.

IN RE:           NEW BUSINESS

William Allen (#514-0718)  
Development Standard Variance

William Allen (#514-0718) is requesting a development standard variance of 10' off of front yard setback, for the purpose of a deck, within the residential cluster (R1) District on property located at 119 Ohio Street, Rochester, IN.

The front yard setback in the R1 district, is 10'. The proposed deck would be approximately 10' X 12" and sits less than 1' off of the right of way of Ohio Street. Therefore, a variance of 10' off of the front yard setback is being requested.

Duane Border asked if the petitioner had anything further to add.

He did not at this time.

Duane Border asked for any further Board comments.

Being no further Board comments, he entertained a motion to open public hearing Bob Cannedy moved to open the public hearing. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy, and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Teresa Houser moved to close the public hearing. Bob Cannedy seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy, and Duane Border all being in favor and no one opposing.

Duane asked for Board comments.

Being no further questions or comments, Duane Border, entertained a motion regarding the petition. Bob Cannedy moved to approve William Allen (#514-0718) is requesting a development standard variance of 10'

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**August 22, 2018**

off of front yard setback, for the purpose of a deck, within the residential cluster (R1) District on property located at 119 Ohio Street, Rochester, IN. Teresa Houser seconded the motion.

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

Teresa Houser	Yea
Bob Cannedy	Yea
Duane Border	Yea

Motion to approve, William Allen (#514-0718) is requesting a development standard variance of 10' off of front yard setback, for the purpose of a deck, within the residential cluster (R1) District on property located at 119 Ohio Street, Rochester, IN. Passed with three 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 August 22, 2018 Rochester City Board of Zoning Appeals meeting. Bob Cannedy moved to adjourn the August 22, 2018 Rochester City Board of Zoning Appeals meeting at 6:20 P.M. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Bob Cannedy, and Duane Border 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 #510-0718**  
**Patricia Piper**  
**Development Standard Variances**

Patricia Piper (#510-0718) is requesting a development standard variance off of the minimum lot standards, for the purpose of a split, within the lake residential (R3) District on property located north of 2109 Ball Court, Rochester, IN.

In the R3 district, the minimum lot size, for a newly created lot is 6000 sf. Ms. Piper currently owns the lot, which is approximately 11600 sf. She would like to split off an 8000 sf lot to sell, and keep the remaining 3600 sf to use for additional parking and construct a shed. Therefore, a variance of 2400 sf off of the minimum lot standards is being requested.

---

The requested variance is 2400 sf off of the minimum lot standards, for the purpose of a split, within the lake residential (R3) District on property located north of 2109 Ball Court, 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?

R3 - 6000 SF (11625-Lot)

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

~~2300 SF~~ 2400 SF

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

Split

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

~~2300~~ 3600 SF Lot

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

Wants to sell northern part of lot being 8000 SF so buyer can build

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

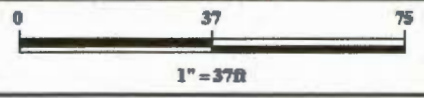
NA

SITE PLAN





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

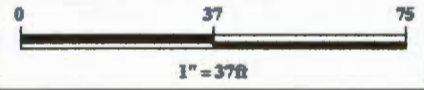




	Parcels
	City Town Boundary
	New Buildings
	Addresses
	Bldg Permits
	Parcels
	Parcel History
	Highways
	Roads
	Tippecanoe River
	New Buildings
	Bldg Permits

7991 sqft  
 0.00 sqmi  
 0.18 ac

**THINK**



Alice Hardesty  
2104 Wolfs Point Drive  
Rochester, IN 46975  
August 14, 2018

**FILED**

AUG 17 2018

Fulton County Plan Commission  
125 E. 9th Street  
Rochester, IN 46975

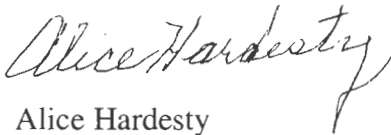
**Fulton County  
Plan Commission**

To the Commission:

RE: Lot 32 Lakeside 3rd Add., 2109 Ball Court, Rochester, IN.

As a neighbor with property adjoining this lot, I would not be in favor of two buildable lots. I think that would cause a parking problem. If you want to sell one piece as a buildable lot and keep the rest for yourself, I have no objection to that.

Sincerely,



Alice Hardesty

**Interested Party Legal Notification**

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

I, Patricia Piper, the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for A Development Standard Variance Before the Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,

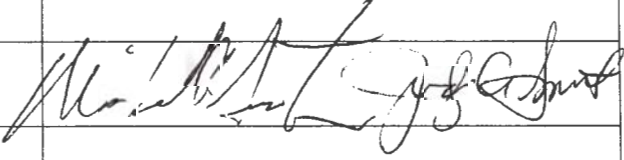
#510-0718

Located at: N of 2109 Ball Court, Rochester

***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.

NAME	ADDRESS	SIGNATURE
Francis D Hardesty Trust-1/2; & Alice J T Hardesty	P O Box 62 Mentone, IN 46539 2105	
Harvey Neil Smith	2107 Ball Court Rochester, IN 46975	
LE to Donna Tyler; Tyler Michael; Tyler Mark;	2113 Wolfs Point Drive Rochester, IN 46975	
William Ross Garrison Trustee Wm Ross Garrison Rev	299 Rainbox Dr Kokomo, IN 46902 2106	
Michael A & Judy A Smith	2108 Wolf Point Rochester, IN46975	

Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

Agent  Addressee   
 Received by (Printed Name) *Walter J. Hardesty*  
 Date of Delivery *7*

1. Article Addressed to:  
*Francis D. Hardesty, Trust*  
*Alvin J. Hardesty*  
*P.O. Box 62*  
*Mentone, In 46539*

1. Article Addressed to:  
*Mr. Wm. Ross Garrison*  
*299 Rainbow Dr.*  
*Kokomo, In 46902*

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Restricted Delivery

7017 2400 0000 1547 3218

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Restricted Delivery

7017 2400 0000 1547 324

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
*Donna Tyler, Tyler Michael,*  
*Tyler Mark*  
*2113 Wolf Point Dr.*  
*Rochester, In 46975*

9590 9402 3527 7275 8672 54

7017 2400 0000 1547 3232

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
*Harvey Neal Smith*  
*2107 Bull Court*  
*Rochester, In 46975*

9590 9402 3527 7275 8672 61

7017 2400 0000 1547 3225

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
*Mr & Mrs. Michael*  
*Smith*  
*2108 Wolf Point*  
*Rochester, In 46975*

9590 9402 3527 7275 8672 30

7017 2400 0000 1547 3263

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Donna Tyler*  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery: *7-28*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail (over \$500)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Harvey Neal Smith*  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery: *7-28*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail (over \$500)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Michael Smith*  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery: *2-28*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail (over \$500)

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

**Docket #516-0718**  
**James Pennell**  
**Development Standard Variance**

Mr. Pennell (#516-0718) is requesting a development standard variance off of the accessory structure standards, for the purpose of constructing an accessory structure on a lot without a primary structure, within the residential cluster (R1) District on property located at 1608 Audubon, Rochester, IN.

The R1 district, does not allow accessory structures without a primary structure. Mr. Pennell would like to sell the lot and allow a potential buyer to build an accessory structure, without a primary structure. Therefore, a variance off of the accessory structure standards is being requested.

---

The requested variance is off of the accessory structure standards, for the purpose of constructing an accessory structure on a lot without a primary structure, within the residential cluster (R1) District on property located at 1608 Audubon, 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

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

Accessory Structure w/out primary structure

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

~~bedroom~~

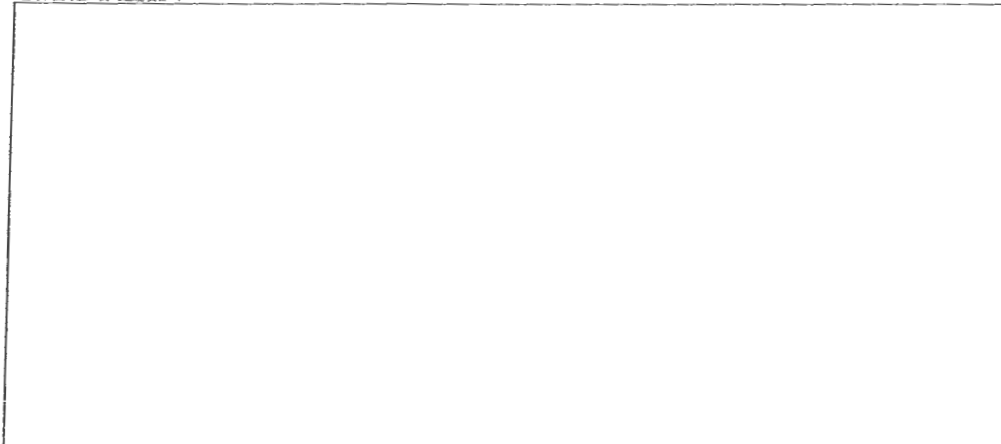
- What are the exact dimensions of the project (12' x 12')?

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

5-4.1 Accessory Structures not allowed w/out a primary structures

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

SITE PLAN

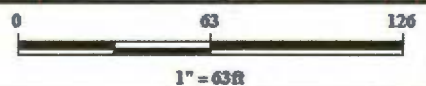






- Parcels
- City Town Boundary
- New Buildings
- Addresses
- Permits - Primary
- Permits - Accessory
- Bldg Permits

- Parcels
- Parcel History
- Highways
- Roads
- Tippecanoe River
- New Buildings
- Permits - Access
- Bldg Permits



## Interested Party Legal Notification

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

I, James Pennell, the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for A Development Standard Variance Before the Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,

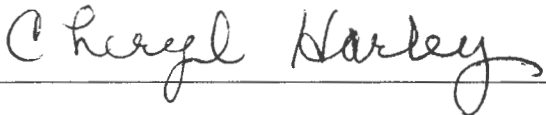
#516-0718

Located at: 1608 Audubon, Rochester

#### ***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.

NAME	ADDRESS	SIGNATURE
Samantha Harrison	1612 Audubon Rochester, IN 46975	
Maurine L Funk	700 E 17th St Rochester, IN 46975	
David E & Joyce A Hoagland	705 E 16th Street Rochester, IN 46975	
Fred E & Heather L Ewing	704 E 16th St Rochester, IN 46975	
Kathy S McCalla	1530 Audubon Ave Rochester, IN 46975	
PLBG, LLC	1508 Arrowhead Dr Rochester, IN 46975	
Cheryl A Harley	1609 Audubon Ave Rochester, IN 46975	
Ricky L & Susan A Baker	1616 Main St Rochester, IN 46975	

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
 PLBG, LLC  
 1508 Arrowhead Dr  
 Rochester, IN 46975

2. Article Number (Transfer from service label)  
 9590 9402 3527 7275 8644 51

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™

4. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
 Kathy McCalla  
 1530 Audubon Ave  
 46975

2. Article Number (Transfer from service label)  
 9590 9402 3527 7275 8603 47

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™

4. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Melissa Sanchez*  Agent  
 Addressee

B. Received by (Printed Name)  
 C. Date of Delivery  
 8/22

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
 PLBG, LLC  
 1508 Arrowhead Dr  
 Rochester, IN 46975

2. Article Number (Transfer from service label)  
 9590 9402 3527 7275 8644 51

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™

4. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
 Fred E & Heather L Ewing  
 704 E 16th St.  
 Rochester, IN 46975

2. Article Number (Transfer from service label)  
 9590 9402 3527 7275 8644 37

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™

4. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Fred Ewing*  Agent  
 Addressee

B. Received by (Printed Name)  
 C. Date of Delivery  
 FRED EWING

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
 David E & Joyce A. Hoaglund  
 705 E 16th St.  
 Rochester, IN 46975

2. Article Number (Transfer from service label)  
 9590 9402 3527 7275 8644 20

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™

4. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
 Ricky L & Susan A. Baker  
 1616 main  
 Rochester, IN 46975

2. Article Number (Transfer from service label)  
 9590 9402 3527 7275 8644 75

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™

4. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Susan Baker*  Agent  
 Addressee

B. Received by (Printed Name)  
 C. Date of Delivery  
 Susan Baker

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
 David E & Joyce A. Hoaglund  
 705 E 16th St.  
 Rochester, IN 46975

2. Article Number (Transfer from service label)  
 9590 9402 3527 7275 8644 20

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™

4. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
 Ricky L & Susan A. Baker  
 1616 main  
 Rochester, IN 46975

2. Article Number (Transfer from service label)  
 9590 9402 3527 7275 8644 75

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™

4. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Susan Baker*  Agent  
 Addressee

B. Received by (Printed Name)  
 C. Date of Delivery  
 Susan Baker

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

7017 1000 0000 8738 7113

Article Number (Transfer from service label)

9590 9402 3527 7275 8644 13



Maureen L. Funk  
700 E. 17th St.  
Rochester, IN  
46975

Article Addressed to:

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Certified Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

A. Signature  Maureen Funk

B. Received by (Printed Name)  Addressee  Agent

C. Date of Delivery 8/21/17

COMPLETE THIS SECTION ON DELIVERY

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Cheryl A. Harley  
1609 Audubon Ave  
Rochester, IN  
46975



9590 9402 3527 7275 8644 68

2. Article Number (Transfer from service label)

7017 1000 0000 8738 7067

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Cheryl Harley

B. Received by (Printed Name)

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery over \$500

COMPLETE THIS SECTION ON DELIVERY

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Samantha Harrison  
1612-Audubon  
Rochester, IN  
46975



9590 9402 3527 7275 8644 06

2. Article Number (Transfer from service label)

7017 1000 0000 8738 7052

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature   Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery over \$500
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**Docket #521-0818**  
**Brian Green**  
**Development Standard Variance**

Mr. Green (#521-0818) is requesting a development standard variance off of the accessory structure standards, for the purpose of constructing an accessory structure on a lot without a primary structure, within the residential cluster (R1) District on property located at Lot 23 Minglewood, Rochester, IN.

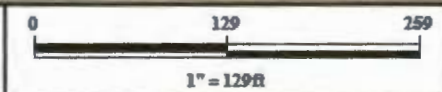
The R1 district, does not allow accessory structures without a primary structure. Mr. Green would like to purchase the lot to build an accessory structure, without a primary structure. Therefore, a variance off of the off of the accessory structure standards is being requested.

---

The requested variance is off of the accessory structure standards, for the purpose of constructing an accessory structure on a lot without a primary structure, within the residential cluster (R1) District on property located at Lot 23 Minglewood, Rochester, IN.



- Parcels
- City Town Boundary
- New Buildings
- Addresses
- Permits - Primary
- Permits - Accessory
- Bldg Permits
- Parcels
- Parcel History
- Highways
- Roads
- Tippecanoe Rive
- New Buildings
- Bldg Permits



## Interested Party Legal Notification

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

I, Brian Green, the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for A Development Standard Variance Before the Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,

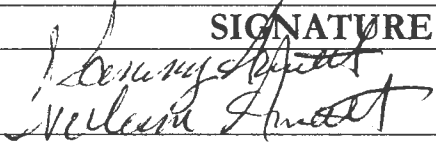
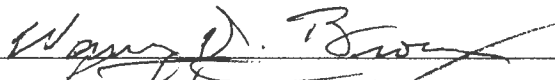

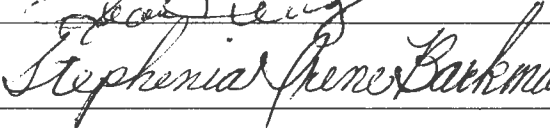
#521-0818

Located at: Lot 23 Minglewood, Rochester

#### *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.

NAME	ADDRESS	SIGNATURE
William A & Tammy L Arnett	2964 N 700 W Rochester, IN 46975	
Warren Dwight Brown	2104 Smith Court Rochester, IN 46975	
Kent E & Jean A Denny	807 Mitchell Dr Rochester, IN 46975	
Stephania Irene Barkman	PO Box 527 Rochester, IN 46975	

**Docket #522-0818**  
**Abigail Renie**  
**Development Standard Variances**

Abigail Renie (#522-0818) is requesting development standard variances off of the front, sides, and rear yard setbacks, for the purpose of four (4) new homes, within the lake residential (R3) District on property located on Lots 11-14 Bakers Addition, Ewing Road, Rochester, IN. (as presented) Mrs. Renie is developing al four (4) lots as one development project.

In the R3 district, the front yard setback is 10' off of the Right-of-way, 8' off of the side yard and 25' off of the rear yard for primary structures.

- Lot 11 the proposed house would be 26' x 48' with a 22' X 22' attached garage, the garage would sit approximately 9.8' off of the front yard, and therefore it will require a 1' variance off of the front yard.
- Lot 12 the proposed house would be 26' x 48' with a 22' X 22' attached garage, the garage would sit approximately 8.1' off of the front yard, and therefore it will require a 2' variance off of the front yard.
- Lot 13 the proposed house would be 26' x 48' with a 13' X 22' attached garage, the garage would sit approximately 8' off of the front yard, and the house would sit approximately 5' off of the north side and 4.2' off of the south side, therefore it will require 2' off of the front yard, 3' off of the north side, 4' off of the south side.
- Lot 14 the proposed house would be 26' x 48' with a 13' X 22' attached garage, the garage would sit approximately 8.6" off of the front yard, and the house would sit approximately 5' off of the north side and 4.4' off of the south side and 19.8' off of the rear yard, therefore it will require a 2' variance off of the front yard, 3' off of the north side, 4' off of the south side and 6' off of the rear yard.

(See drawing included)

---

The requested variances off of the front, sides, and rear yard setbacks, for the purpose of four (4) new homes, within the lake residential (R3) District on property located on Lots 11-14 Bakers Addition, Ewing Road, Rochester, IN. (as presented)



Fulton County Plan Commission  
125 E. 9th Street  
Rochester, Indiana 46975  
Phone (574) 223-7667  
plandirector@fcol.com

Findings of Fact by the Fulton County Board of Zoning Appeals

- DEVELOPMENT STANDARDS VARIANCE -

Applicant: Abigail Renie  
Project: Lots 11-14 Bakers Addn, Lake Manitou  
Variance from the Fulton County Zoning Ordinance: \_\_\_\_\_  
Requesting: \_\_\_\_\_  
\_\_\_\_\_

1. The requested developmental standards variance will not be injurious to the public health, safety, morals, and general welfare of the community.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The strict application of the Fulton County Zoning Ordinance would result in a practical difficulty in the use of the property.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Question 1: The requested developmental standards variance will not be injurious to the public health, safety, morals, and general welfare of the community.**

Correct. I have had these lots listed for sale as a realtor since August 2010. The former owner lived out of state and had a hard time maintaining the lots. I have received numerous phone calls from adjacent property owners and even the Mayor over the past 8 years complaining of the property's overgrown weeds/shrubs and overall blighted condition. Our vision and goal is to clean up this part of the neighborhood, build small cottages that are harmonious with the quiet nature of this area, and improve property values for all surrounding homes.

**Question 2: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Correct. The value of all adjacent properties will likely increase dramatically from the synergy of four newly constructed, well landscaped, cottage inspired homes. None of the variances requested will adversely affect the neighbors' usage of their properties due to the relative positioning of the homes on the lots.

**Question 3: The strict application of the Fulton County Zoning Ordinance would result in a practical difficulty in the use of the property.**

Correct. The southern two lots are pie shaped at the water's edge, yet all four lots are 45' at the roadside. In order to keep the four identical homes in an even line in relation to the lake, variances are necessary. Homeowners also request a small roadside variance to make the garage depths a little more useful.

**Affidavit of Notice to Interested Parties of Public Hearing  
Before the Rochester City Board of Zoning Appeals**

I, Abigail Renie, do hereby certify that notice to interested parties of the public hearing before the Rochester City Board of Zoning Appeals, to consider the application of:

Docket #525-0818

**Requesting:** A Development Standard Variance on property located within Lake Residential (R3) District

**Located at:**

Lot 11, 12, 13, 14 Bakers Addition, Rochester, IN.

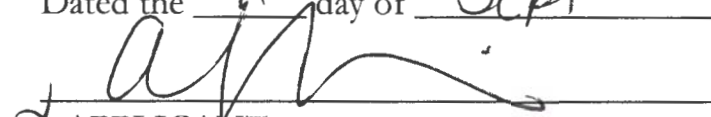
**Interested Parties Associated with the Property**

✓ Birja K Short	1407 Ewing Road Rochester, IN 46975
✓ Hane M & Merlyn J Malola	7407 Eastwich Lane Indianapolis, IN 46256
✓ John W & Elnora A Sayger	1408 Ewing Road Rochester, IN 46975

And that said notices were sent by certified mail on or before the 1<sup>st</sup> day of September 2018, being at least twenty five (25) days prior to the date of the Public Hearing, and/or

The interested party's signatures were obtained and written on a form supplied by the Plan Commission on or before the 16<sup>th</sup> day of September 2018, being at least ten (10) days prior to the date of the Public Hearing.

Dated the 11 day of Sept, 2018.

  
\*APPLICANT\*

**NOTARY:**

State of Indiana)  
County of Fulton) SS:  
Subscribed and sworn to before me this 11 day of Sept, 2018  
Notary Public Heather Redinger, Heather Redinger  
Notary Public, Signed Printed Name  
Residing in Fulton County My Commission expires OCT 12 2023

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hane Malola  
7407 Eastwick Ln  
Indpls, IN 46256



9590 9402 3527 7275 8643 90

2. Article Number (Transfer from service label)

7017 1000 0000 8738 7359

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Hane Malola*

- Agent
- Address

B. Received by (Printed Name)

HANE MALOLA wife

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation®
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John Sayer  
1408 Ewing Rd  
Rochester IN 4675



9590 9402 2660 6336 4046 71

2. Article Number (Transfer from service label)

7017 1000 0000 8738 7342

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *John Sayer*

- Agent
- Address

B. Received by (Printed Name)

John Sayer

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation®
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Birja Short  
1407 Ewing Rd  
Rochester IN 4675



9590 9402 3527 7275 8643 83

2. Article Number (Transfer from service label)

7017 1000 0000 8738 7366

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Birja Short*

- Agent
- Address

B. Received by (Printed Name)

Birja Short

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation®
- Signature Confirmation Restricted Delivery

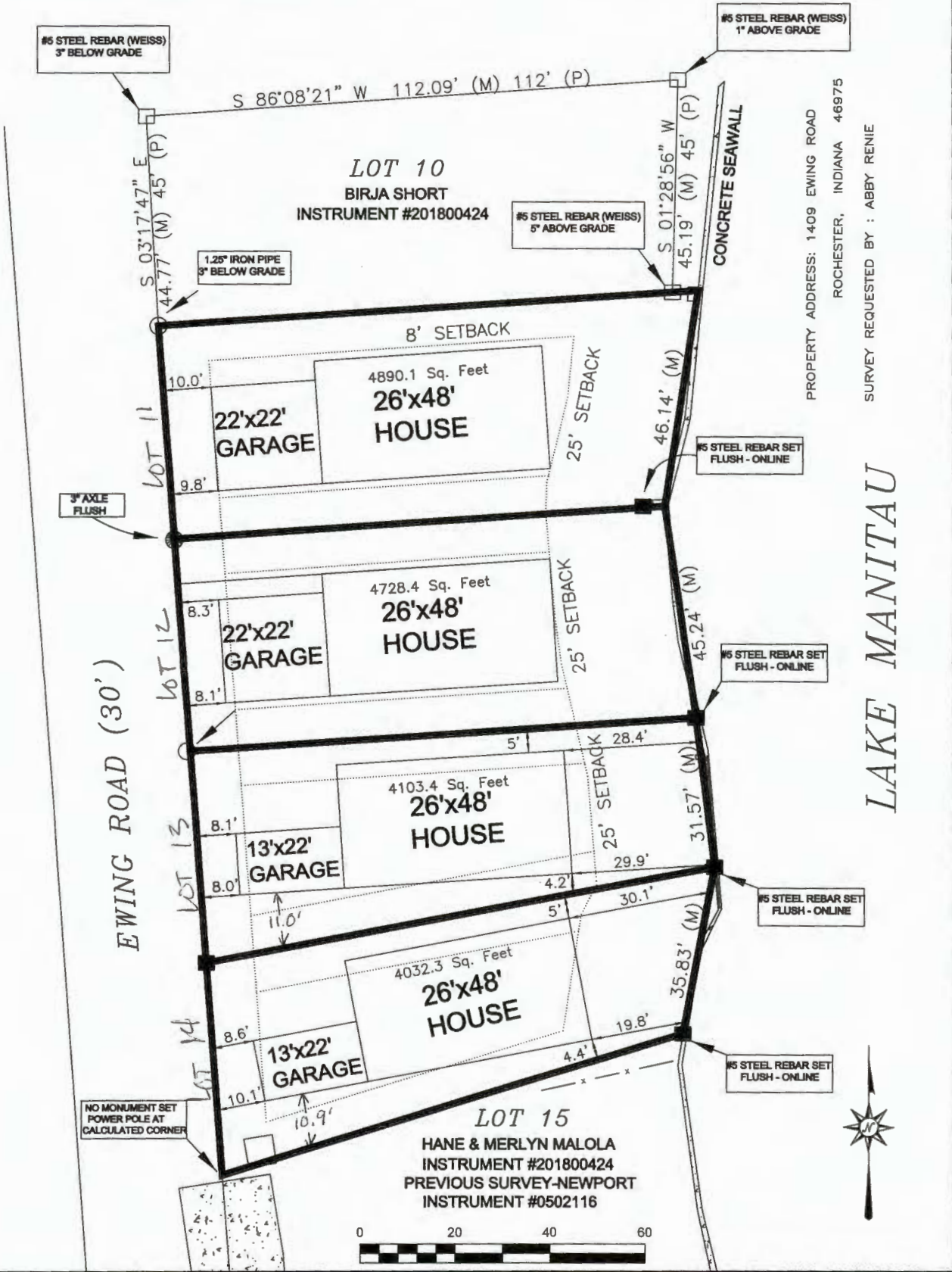
PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



# RETRACEMENT SURVEY

LOTS 11-14 IN BAKER'S PLAT -PLAT BOOK 2 PAGE 308



**SETH WHITE SURVEYING, LLC**  
 7801 SOUTH 1000 WEST,  
 KEWANNA, INDIANA 46939  
 PHONE: (574) 817-0511  
 SETH A. WHITE P.L.S.

DATE: AUGUST 19, 2018

PROJECT NUMBER: 180806

SCALE: 1" = 20'

AUTHORIZED BY: S.A.W.



DATE	OWNER	ADDRESS	VIOLATION	DEADLINE	FINE(S)	NOTES
01/18/18	Suemagi	2880 Bachelor	vehicles and debris	8/30/18	\$2,000	Attorney 09-05-18
02/28/18	Kile	512 E Main	vehicles and debris		\$350	paid \$350
02/28/18	Trott	3451 Strawberry Lane	semi trailer	7/31/18		extension
03/22/18	Emery	2857 Susnet	trash and debris	9/20/18	\$1,450	
03/27/18	Weaver	8281 E 100 S	illegal structure			working on state release
03/28/18	Henry	9050 W 100 N	trash and debris	9/20/18	\$750	
05/10/18	Shepherd	2869 S 700 E	trash and debris	8/15/18		Extension given hr
06/05/18	Cavallaro-Cuthburt	1617 W 500 S	mobile home, vehicles, racetrack	9/20/18	\$150	
08/09/18	Fike	11327 Guise Park	water runoff	9/11/18	\$50	
08/15/18	Vanderbrink Davis	411 E Phillips	trash	9/15/18		
09/05/18	Smoker	1586 Elizabeth	vehicles	9/20/18		
09/06/18	Miller	1205 Lakeshore	trash	9/21/18		
09/06/18	McGrew	7448 Liberty Ave	bar/nightclub	9/21/18		
09/04/18	Winan	N 2810 Barrett	semi trailer	9/19/18		
			<b>BUILDING LETTERS</b>			
08/09/18	Nissen	730 Indiana Ave	needs removed	8/19/18		
08/09/18	Strawberry Lane Trust	3534 Strawberry Lane	needs repaired or removed	8/19/18		
08/09/18	Hoffman	5640 W 950 S	needs repaired	8/19/18		
08/15/18	Nilson	1430 Monroe	needs repaired	8/25/18		
05/10/18	King	322 W 8th	needs repaired	5/20/18		
05/10/18	Pan					
11/13/17	Snelling	7199 N 475 E	burnt out home			affirmed demoltion 05/07/18
08/17/17	Davis	6343 N Sunset	impaired structure			affirmed demoltion 05/07/18
02/28/18	Hardacre	6373 N Sunset	burnt out home			affirmed demoltion 05/07/18
03/20/17	Cuthburt	206 W Dunn	inoperable vehicles/illegal business		\$2,000	court
04/11/17	Games	10139 W 600 N	illegal trailer/trash		\$2,000	Court Action
08/17/17	Vanderbrink	411 E Phillips	trash and debris		\$2,000	Court Action
08/17/17	Gehrich	1115 Main	permits revoked		\$2,000	Court Action

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

<b>Permits issued in August</b>		<b>YTD</b>
Non-Commercial	32	218
Commercial	2	16
Sign	2	16
Building	35	172
Temporary Use	0	0
Electrical	6	50
Electrical License	3	30
Plumbing License	1	7
<b>Applications Submitted in August</b>		<b>YTD</b>
Special Exeptions	1	11
Administrative Appeals	0	0
Development Standard Variance	8	31
Rezone	0	0
<b>Fees Collected in August</b>		<b>YTD</b>
Permits	1,160.40	8,187.27
Applications	540.00	2,460.00
Copies	0.00	10.10
Fines	170.00	4,780.55
City Building Permits	1,430.00	7,892.15
County Building Permits	700.00	3,680.00
Electrical License	30.00	280.00
Plumbing License	25.00	130.00
<b>TOTAL:</b>	<b>4,055.40</b>	<b>27,420.07</b>



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

CITY HALL  
COUNCIL CHAMBERS  
OCTOBER 24, 2018  
6:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
September 26, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:**

Terry Pfeiffer (#528-0918)  
Rochester Community School Corporation (#529-0918)  
Mick Horn (#530-0918)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
September 26, 2018

**ROCHESTER CITY  
BOARD OF ZONING APPEALS**

**WEDNESDAY, SEPTEMBER 26, 2018**

**6:00 P.M.  
COUNCIL CHAMBERS  
CITY HALL**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
August 22, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:  
Patricia Piper (#510-0718)  
James Pennell (#516-0718)  
Brian Green (#521-0818)  
Abigail Renie(#522-0818)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**September 26, 2018**

The Rochester City Board of Zoning Appeals met on Wednesday the 26<sup>th</sup> day of September 2018, at 6:00 P.M. in the Council Chambers located in the City Hall. Chairperson, Duane Border, called the meeting to order at 6:00 P.M. The following members were present: Rick O'Neill, Bob Cannedy, and Duane Border. Also in attendance were: Executive Director, Casi Cowles; Attorney, Greg Heller and Administrative Secretary, Heather Redinger.

It is duly noted the Trent Powell and Teresa Houser were absent.

IN RE: MEETING MINUTES

August 22, 2018

Duane Border asked the Board for any deletions, or corrections to be made to the August 22, 2018 minutes. Bob Cannedy moved to approve the August 22, 2018 Rochester City Board of Zoning Appeals minutes as written. Rick O'Neill seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, and Duane Border all being in favor and no one opposing.

IN RE: NEW BUSINESS

Patricia Piper (#510-0718)  
Development Standard Variance

Patricia Piper (#510-0718) is requesting a development standard variance off of the minimum lot standards, for the purpose of a split, within the lake residential (R3) District on property located north of 2109 Ball Court, Rochester, IN.

In the R3 district, the minimum lot size, for a newly created lot is 6000 sf. Ms. Piper currently owns the lot, which is approximately 11600 sf. She would like to split off an 8000 sf lot to sell, and keep the remaining 3600 sf to use for additional parking and construct a shed. Therefore, a variance of 2400 sf off of the minimum lot standards is being requested.

Duane Border asked if the petitioner had anything further to add.

She did not at this time.

Duane Border asked for any further Board comments.

Being no further Board comments, he entertained a motion to open public hearing Bob Cannedy moved to open the public hearing. Rick O'Neill seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Rick O'Neill moved to close the public hearing. Bob Cannedy seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, and Duane Border all being in favor and no one opposing.

Duane asked for Board comments.

Bob Cannedy stated he would like to add a condition that the smaller lot cannot have a house built on it.

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**September 26, 2018**

Being no further questions or comments, Duane Border, entertained a motion regarding the petition. Rick O'Neill moved to approve Patricia Piper (#510-0718) is requesting a development standard variance off of the minimum lot standards, for the purpose of a split, within the lake residential (R3) District on property located north of 2109 Ball Court, Rochester, IN, with the condition the smaller lot cannot have a primary structure. Bob Cannedy seconded the motion.

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

Rick O'Neill	Yea
Bob Cannedy	Yea
Duane Border	Yea

Motion to approve, Patricia Piper (#510-0718) is requesting a development standard variance off of the minimum lot standards, for the purpose of a split, within the lake residential (R3) District on property located north of 2109 Ball Court, Rochester, IN, with the condition the smaller lot cannot have a primary structure. Passed with three votes being in favor and one opposing.

IN RE:	NEW BUSINESS	James Pennell (#516-0718)
		Development Standard Variance

Mr. Pennell (#516-0718) is requesting a development standard variance off of the accessory structure standards, for the purpose of constructing an accessory structure on a lot without a primary structure, within the residential cluster (R1) District on property located at 1608 Audubon, Rochester, IN.

The R1 district, does not allow accessory structures without a primary structure. Mr. Pennell would like to sell the lot and allow a potential buyer to build an accessory structure, without a primary structure. Therefore, a variance off of the accessory structure standards is being requested.

Duane Border asked if the petitioner had anything further to add.

He did not at this time.

Duane Border asked for any further Board comments.

Being no further Board comments, he entertained a motion to open public hearing Bob Cannedy moved to open the public hearing. Rick O'Neill seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Rick O'Neill moved to close the public hearing. Bob Cannedy seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, and Duane Border all being in favor and no one opposing.

Duane asked for Board comments.

Bob Cannedy stated, since it is in a residential area, he would like the plans and specs to be approved by the Board prior to construction.

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**September 26, 2018**

The Board agreed.

Being no further questions or comments, Duane Border, entertained a motion regarding the petition. Bob Cannedy moved to approve Mr. Pennell (#516-0718) is requesting a development standard variance off of the accessory structure standards, for the purpose of constructing an accessory structure on a lot without a primary structure, within the residential cluster (R1) District on property located at 1608 Audubon, Rochester, IN., with the following condition: prior to construction, the landowner must present building specs and plans to be approved by the Board. Rick O'Neill seconded the motion.

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

Rick O'Neill	Yea
Bob Cannedy	Yea
Duane Border	Yea

Motion to approve, Mr. Pennell (#516-0718) is requesting a development standard variance off of the accessory structure standards, for the purpose of constructing an accessory structure on a lot without a primary structure, within the residential cluster (R1) District on property located at 1608 Audubon, Rochester, IN., with the following condition: prior to construction, the landowner must present building specs and plans to be approved by the Board. Passed with three votes being in favor and one opposing.

IN RE:	NEW BUSINESS	Brian Green (#521-0818) Development Standard Variance
--------	--------------	--

Mr. Green (#521-0818) is requesting a development standard variance off of the accessory structure standards, for the purpose of constructing an accessory structure on a lot without a primary structure, within the residential cluster (R1) District on property located at Lot 23 Minglewood, Rochester, IN.

The R1 district, does not allow accessory structures without a primary structure. Mr. Green would like to purchase the lot to build an accessory structure, without a primary structure. Therefore, a variance off of the accessory structure standards is being requested.

Duane Border asked if the petitioner had anything further to add.

He did not at this time.

Duane Border asked for any further Board comments.

Being no further Board comments, he entertained a motion to open public hearing Bob Cannedy moved to open the public hearing. Rick O'Neill seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**September 26, 2018**

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Rick O'Neill moved to close the public hearing. Bob Cannedy seconded the motion. Motion carried as follows: Rick O'Neill Bob Cannedy, and Duane Border all being in favor and no one opposing.

Duane asked for Board comments.

Being no further questions or comments, Duane Border, entertained a motion regarding the petition. Bob Cannedy moved to approve Mr. Green (#521-0818) is requesting a development standard variance off of the accessory structure standards, for the purpose of constructing an accessory structure on a lot without a primary structure, within the residential cluster (R1) District on property located at Lot 23 Minglewood, Rochester, IN. Rick O'Neill seconded the motion.

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

Rick O'Neill	Yea
Bob Cannedy	Yea
Duane Border	Yea

Motion to approve, Mr. Green (#521-0818) is requesting a development standard variance off of the accessory structure standards, for the purpose of constructing an accessory structure on a lot without a primary structure, within the residential cluster (R1) District on property located at Lot 23 Minglewood, Rochester, IN. Passed with three votes being in favor and one opposing.

IN RE:	NEW BUSINESS	Abigail Renie (#522-0818) Development Standard Variances
--------	--------------	---

Abigail Renie (#522-0818) is requesting development standard variances off of the front, sides, and rear yard setbacks, for the purpose of four (4) new homes, within the lake residential (R3) District on property located on Lots 11-14 Bakers Addition, Ewing Road, Rochester, IN. (as presented) Mrs. Renie is developing al four (4) lots as one development project.

In the R3 district, the front yard setback is 10' off of the Right-of-way, 8' off of the side yard and 25' off of the rear yard for primary structures.

- Lot 11 the proposed house would be 26' x 48' with a 22' X 22' attached garage, the garage would sit approximately 9.8' off of the front yard, and therefore it will require a 1' variance off of the front yard.
- Lot 12 the proposed house would be 26' x 48' with a 22' X 22' attached garage, the garage would sit approximately 8.1' off of the front yard, and therefore it will require a 2' variance off of the front yard.
- Lot 13 the proposed house would be 26' x 48' with a 13' X 22' attached garage, the garage would sit approximately 8' off of the front yard, and the house would sit approximately 5' off of the north side and 4.2' off of the south side, therefore it will require 2' off of the front yard, 3' off of the north side, 4' off of the south side.

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**September 26, 2018**

- Lot 14 the proposed house would be 26' x 48' with a 13' X 22' attached garage, the garage would sit approximately 8.6" off of the front yard, and the house would sit approximately 5' off of the north side and 4.4' off of the south side and 19.8' off of the rear yard, therefore it will require a 2' variance off of the front yard, 3' off of the north side, 4' off of the south side and 6' off of the rear yard.

Duane Border asked if the petitioner had anything further to add.

She did not at this time.

Duane Border asked for any further Board comments.

Being no further Board comments, he entertained a motion to open public hearing Bob Cannedy moved to open the public hearing. Rick O'Neill seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Hane Malola, owns the property to the south, stated they had property line questions, and asked how close it would be to their property.

Abigail Renie stated they had a survey, and the house would sit approximately 4' off of their property line.

Being no one else to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Rick O'Neill moved to close the public hearing. Bob Cannedy seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, and Duane Border all being in favor and no one opposing.

Duane asked for Board comments.

After Board discussion, Duane Border, entertained a motion regarding the petition. Bob Cannedy moved to approve Abigail Renie (#522-0818) is requesting development standard variances off of the front, sides, and rear yard setbacks, for the purpose of four (4) new homes, within the lake residential (R3) District on property located on Lots 11-14 Bakers Addition, Ewing Road, Rochester, IN. (as presented). Rick O'Neill seconded the motion.

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

Rick O'Neill	Yea
Bob Cannedy	Yea
Duane Border	Yea

Motion to approve, Abigail Renie (#522-0818) is requesting development standard variances off of the front, sides, and rear yard setbacks, for the purpose of four (4) new homes, within the lake residential (R3) District on property located on Lots 11-14 Bakers Addition, Ewing Road, Rochester, IN. (as presented) Passed with three votes being in favor and one opposing.

IN RE:           PLAN DIRECTOR'S REPORT

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**September 26, 2018**

Being no further business to come in front of the Board of Zoning Appeals, Duane Border, entertained a motion to adjourn the September 26, 2018 Rochester City Board of Zoning Appeals meeting. Bob Cannedy moved to adjourn the September 26, 2018 Rochester City Board of Zoning Appeals meeting at 7:30 P.M. Rick O'Neill seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, and Duane Border 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 #528-0918**  
**Terry Pfeiffer**  
**Development Standard Variance**

Terry Pfeiffer (#528-0918) is requesting development standard variance of 7' off of the front yard setback, for the purpose of a garage, within the residential cluster (R1) District on property located at 1229 Pontiac Street, Rochester, IN.

In the R1 district, the front yard setback is 10' off of the road right-of way. Mrs. Pfeiffer had removed an existing 16' x 20' garage that sat approximately 3' off of the right-of-way and she would like to have the proposed garage sit in the same location. Therefore, a variance off of the front yard setbacks is being requested.

---

The requested variance is 7' off of the front yard setback, for the purpose of a garage, within the residential cluster (R1) District on property located at 1229 Pontiac 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- Front 10'

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

~~10'~~ 7'

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

Garage

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

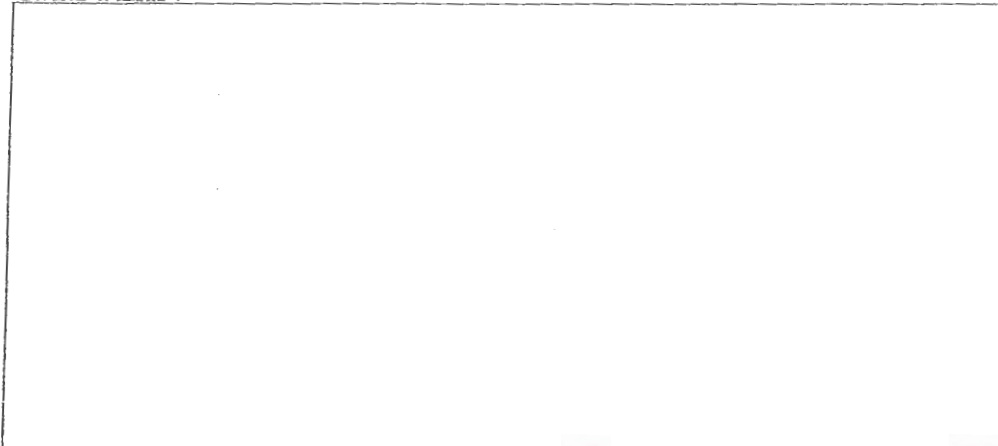
24' x 40'

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

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

N/A - city sewer

SITE PLAN

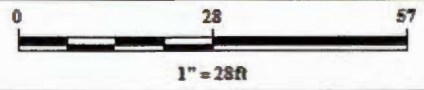




- Parcels
- County Boundary
- City Town Boundary

Addresses

- Parcels
- Lots
- Roads
- Highways
- Permits - Access
- Bldg Permits




## Interested Party Legal Notification

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

I, Terry Pfeiffer, the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for A Development Standard Variance Before the Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,

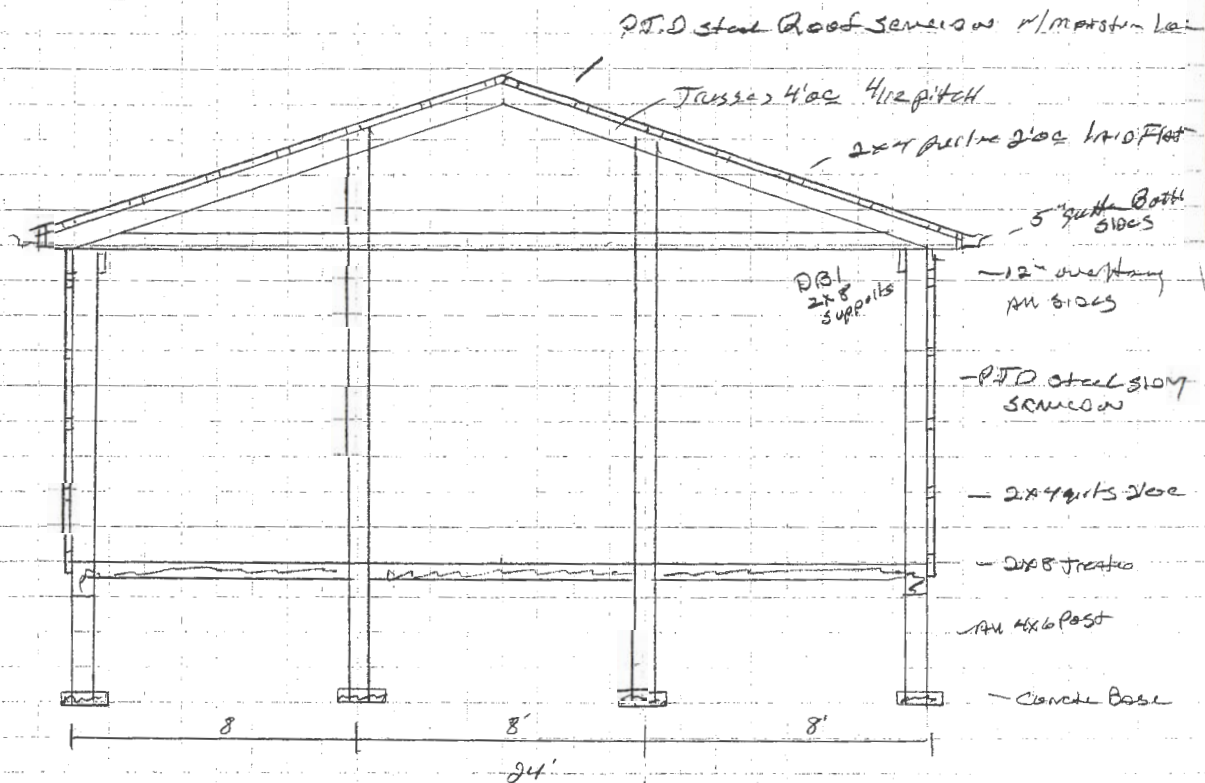
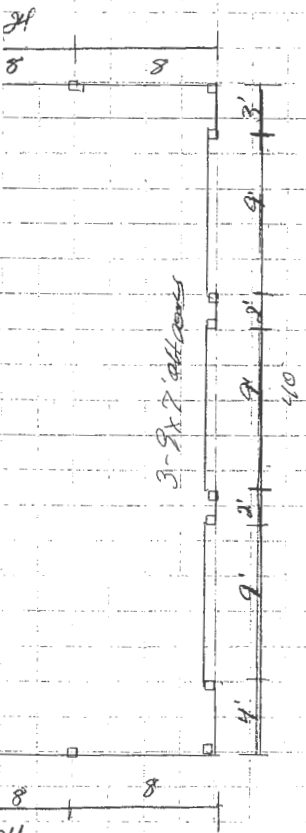
#528-0918

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY						
1. Complete items 1, 2, and 3. 1. Print your name and address on the reverse so that we can return the card to you. 2. Attach this card to the back of the mailpiece, or on the front if space permits. 3. Article Addressed to: <div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;">                         Walsh Properties LLC                          1610 E 700 S                          Macy IN 46951                     </div>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;">                             A. Signature  <input checked="" type="checkbox"/> <i>Terry Pfeiffer</i> </td> <td style="width: 40%; border-bottom: 1px solid black;"> <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee                         </td> </tr> <tr> <td style="border-bottom: 1px solid black;">                             B. Received by (Printed Name)  <i>Terry Pfeiffer</i> </td> <td style="border-bottom: 1px solid black;">                             C. Date of Delivery  <i>9-19-18</i> </td> </tr> <tr> <td colspan="2">                             D. Is delivery address different from item 1? <input type="checkbox"/> Yes                              If YES, enter delivery address below: <input checked="" type="checkbox"/> No                         </td> </tr> </table>	A. Signature <input checked="" type="checkbox"/> <i>Terry Pfeiffer</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	B. Received by (Printed Name) <i>Terry Pfeiffer</i>	C. Date of Delivery <i>9-19-18</i>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No	
A. Signature <input checked="" type="checkbox"/> <i>Terry Pfeiffer</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee						
B. Received by (Printed Name) <i>Terry Pfeiffer</i>	C. Date of Delivery <i>9-19-18</i>						
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No							
<div style="text-align: center;">                           9590 9402 4224 8121 7319 13                     </div>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">                             3. Service Type  <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)                         </td> <td style="width: 50%; border-bottom: 1px solid black;"> <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery                         </td> </tr> </table>	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery				
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery						
2. Article Number (Transfer from service label) <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">                         7017 1070 0000 7090 6535                     </div>	Domestic Return Receipt						

Certified return receipt  
 public hearing to all  
 are included in the  
  
 Commission Office  
 information to the Plan  
 party received a copy  
  
 ed as a waiver or  
 is received notice of

PS Form 3811, July 2015 PSN 7530-02-000-9053

NAME	ADDRESS	SIGNATURE
Robert Earl Van Meter III; Baugher Laura Louise; V	1301 Pontiac Street Rochester, IN 46975	<i>Sharon K Jones</i>
Joyce Lyn Harmon	217 W 13th St Rochester, IN 46975	<i>Joyce Lyn Harmon</i>
Roger L & Judy Terry	1104 Arthur Street Rochester, IN 46975	<i>Roger L Terry</i>
PLBG LLC	1508 Arrowhead Dr Rochester, IN 46975	<i>Philip Kucherson</i>
Bradley E & Lisa M Thomas	1217 Pontiac Rochester, IN 46975	<i>Bradley E Thomas</i>
Philip F & Sandra L Kindig	1226 Pontiac Rochester, IN 46975	<i>Philip F. Kindig</i>
Walsh Properties LLC	1610 E 700 S Macy, IN 46951	<i>* Green Card *</i>
Kimberly A Westwood	315 W 13th St Rochester, IN 46975	<i>Kimberly A Westwood</i>



**O & R Buildings LLC**  
 P.O. Box 307  
 Akron, IN 46910  
 574-893-4690

Wally  
 JOB TERRY PFELFFER 24x40x9'6"  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 CALCULATED BY \_\_\_\_\_ DATE 6/13/18  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 SCALE 223-5686

**Docket #530-0918**  
**Mick Horn**  
**Development Standard Variances**

Mr. Horn (#530-0918) is requesting development standard variances off of the maximum impervious surface and , 4' off of the side yard setback, for the purpose a concrete drive and a shed, within the residential cluster (R1) District on property located at1201 Monroe Street, Rochester, IN.

In the R1 district, the maximum impervious surface is 45% and the side yard setback is 5' for and accessory structure. Mr. Horn would like to have a 27' x 11' concrete approach in front of his garage, which would exceed the amount of impervious surface, by approximately 105'. Therefore, a variance off of the maximum impervious surface is being requested. Mr. Horn placed a 10' x 22' shed on his property that sits approximately 1' off east side yard, therefore he is requesting a variance of 4' off of the side yard setback.

---

The requested variances are off of the maximum impervious surface and, 4' off of the side yard setback, for the purpose a concrete drive and a shed, within the residential cluster (R1) District on property located at1201 Monroe Street, Rochester, IN.

3191  
170

# 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 - 45' max imp surface (3267)  
5' SS accessory structure

1260  
3267

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

105' off max imp. surf.  
4' off SS (east side w/Alley ROW)

(3370?)

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

10 x 22 shed

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

10x22

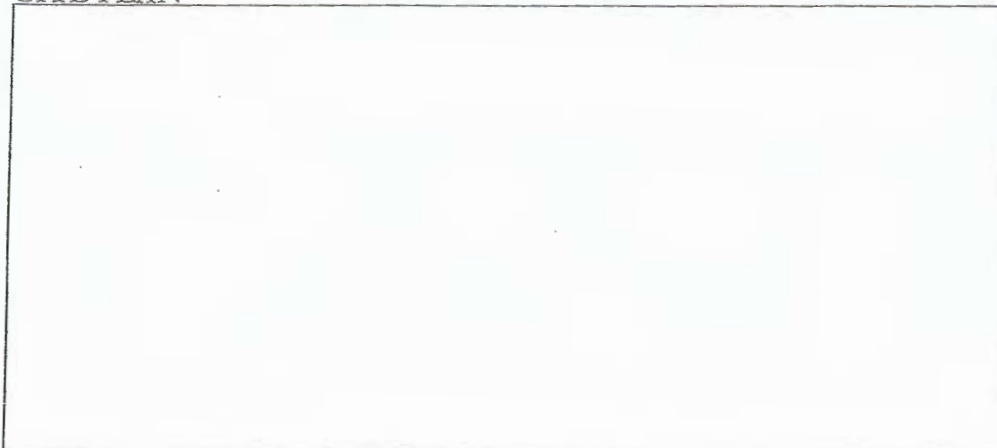
- What is the reason the required development standards cannot be met?

132' LOT depth

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

N/A

SITE PLAN



## Interested Party Legal Notification

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

I, Mick Horn, the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for A Development Standard Variance Before the Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,

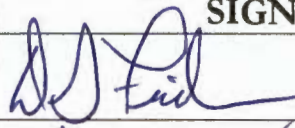
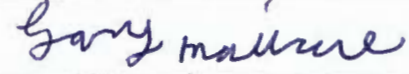
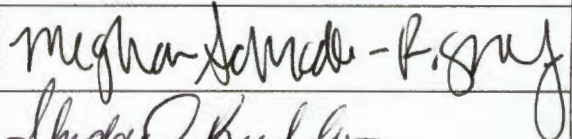
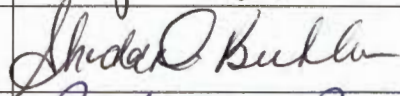
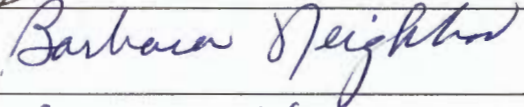
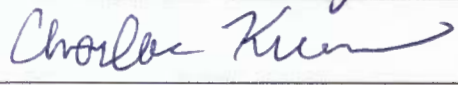
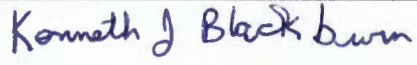
#530-0918

Located at: 1201 Monroe, Rochester

#### ***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.

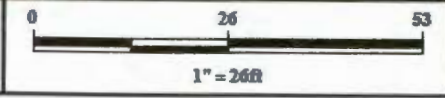
NAME	ADDRESS	SIGNATURE
David S & Donna T Fincher	1200 Franklin Street Rochester, IN 46975	
Larry Maibauer	1206 Franklin Street Rochester, IN 46975	
Meghan E Schroder	1207 Monroe Street Rochester, IN 46975	
City Of Rochester	320 Main Street Rochester, IN 46975	
Robert B & Barbara A Neighbor	1129 Monroe Rochester, IN 46975	
Charles D Kuemin Jr	330 E 12th Street Rochester, IN 46975	
Kenneth J & Amy L Blackburn	<del>501 E 425 N</del> Rochester, IN 46975	

-574-835-3850





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



**Docket #529-0918**  
**Rochester Community School Corporation**  
**Development Standard Variances**

Rochester Community School Corporation (#529-0918) is requesting a development standard variance of 25' off of the front yard setback for the purpose of a press box/concession stand, and 15' off of the side yard setback for the purpose of a weight room, within the institutional recreational (IR) District on property located at 690 Zebra Lane, Rochester, IN.

In the IR district, the front yard setback is 25', the proposed press box/concession stand, located at the baseball field, is approximately 29' x 39' and would sit less than 1' off of Pontiac Street. Therefore, a variance of 25' off of the front yard setback is being requested.

The proposed weight room is approximately 46' x 110' and would be located near the football field, and would sit less than 1' off of the side yard, therefore a variance of 15' is being requested.

---

The requested variances are variance of 25' off of the front yard setback for the purpose of a press box/concession stand, and 15' off of the side yard setback for the purpose of a weight room, within the institutional recreational (IR) District on property located at 690 Zebra Lane, 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?

IR Front 25'  
Side 15'

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

Front 25'  
Side 15'

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

Weight room  
press box / concession

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

Weight - 46' x 110'  
press box 28'8" x 38'8"

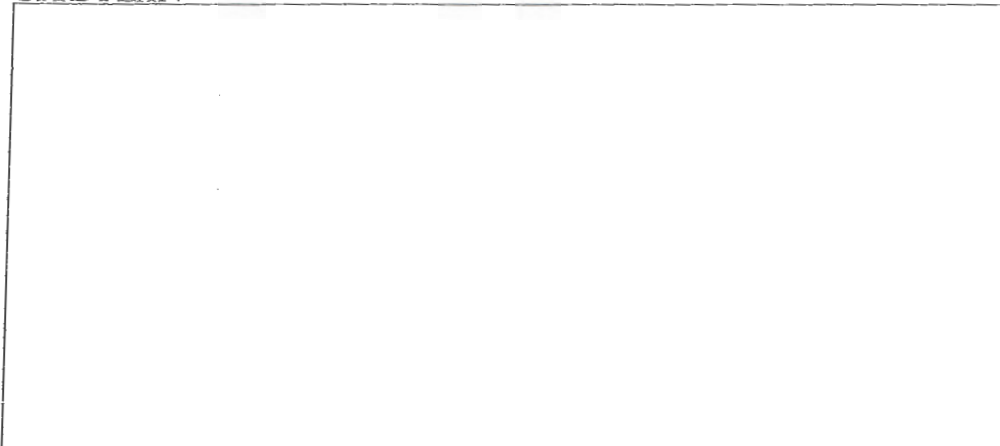
- What is the reason the required development standards cannot be met?

existing facilities

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

N/A - city sewer

SITE PLAN





City Town Boundary  
 Parcels

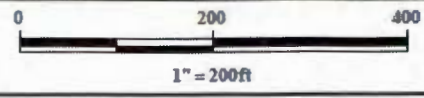
■ Addresses

Highways

Roads

Parcels

**THINK**



















**VIRIDIAN**  
ARCHITECTURAL DESIGN INC.  
2020 E. Washington Boulevard  
Suite 200  
Fort Wayne, Indiana 46833  
PH: 266.424.4830  
www.viridian-design.net

CERTIFICATION  
**NOT FOR CONSTRUCTION**

All Concepts, Ideas, Design Elements, Plans, and Details are shown on this document are the sole property of Viridian Architectural Design, Inc. and shall not be used for any purpose without prior written consent. The Owner shall be responsible to obtain copies for information and reference.

**ENGINEERING**  
RESOURCES, INC.  
11020 Diaband Road, Fort Wayne, IN 46845  
PH: 463.450.1615 Fax: 463.450.1226  
www.eri.com/eng

**ROCHESTER HIGH SCHOOL**  
BASEBALL PRESS BOX  
1645 PARK ROAD  
ROCHESTER, INDIANA 46795

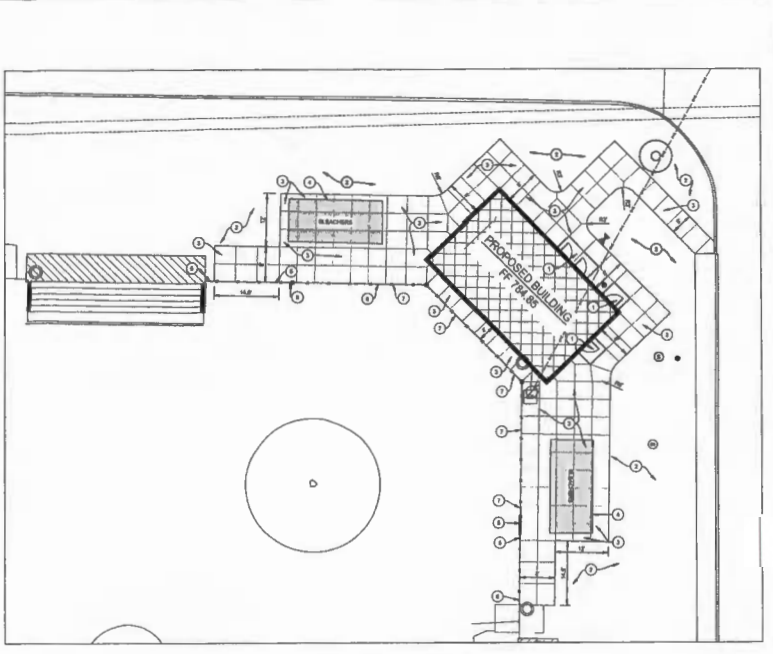
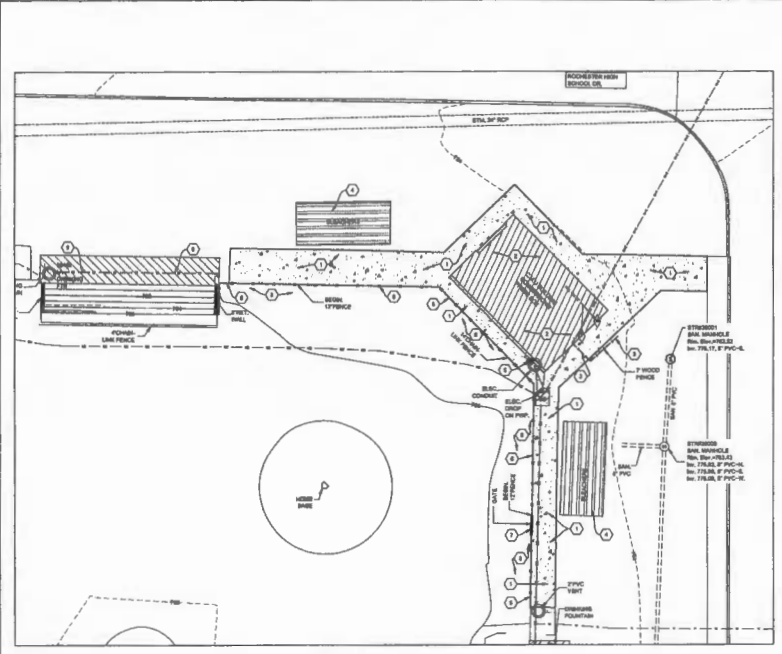


REVISION	DATE	INITIAL
Addendum 1	09/20/18	YCD

DATE	PROJECT
09/10/2018	2018.0014

Site Demolition & Layout Plans

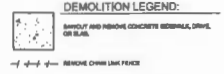
SHEET  
**C1.0**



**SITE DEMOLITION PLAN**  
SCALE: 1" = 10'

**SITE LAYOUT PLAN**  
SCALE: 1" = 10'

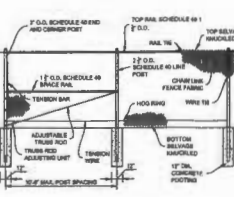
- GENERAL NOTES:**
- OWNER HAS REVIEWED PERMITS AND COORDINATED INSPECTIONS FROM APPLICABLE JURISDICTION.
  - CONTRACTOR SHALL NOT ATTEMPT ANY SERVICES TO ADDRESS PROPERTIES WITHOUT WRITTEN AUTHORIZATION FROM PROPERTY OWNER. AN EXPEDITIOUS PLAN SHALL BE PROVIDED TO THE OWNER PRIOR TO CONSTRUCTION TO OUTLINE CORRECTIVE MEASURES IN THE EVENT OF ANY UNAUTHORIZED UTILITY INTERFERENCE.
  - CONTRACTOR SHALL STUDY ALL DRAWINGS PRIOR TO CONSTRUCTION. REGARDING PUBLIC UTILITY INFORMATION, CONTACT THE LOCAL UTILITY LOCATION SERVICE AND FIELD VERIFY ALL EXISTING STRUCTURES PRIOR TO CONSTRUCTION. CORRECT ERRORS FOR SECTION 7. EXISTING UTILITY CONSTRUCTION COURTLY WITH PROVIDED PLAN, OR ANY ALTERATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
  - EXISTING UTILITIES ARE APPROXIMATELY BASED ON BEST AVAILABLE DATA. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY UTILITY SERVICE TO ANY RELATED CONSTRUCTION REGION TO VERIFY CAPACITY AND LOCATION OF SERVICES PRIOR TO CONSTRUCTION OF NEW SERVICE. EXISTING ALL UTILITY LINES IS SHOWN TO MATCH THE NEAREST SURVEY CORNER AND ALL STORM WATER IS DIRECTED TO THE STORM SERVICE STRUCTURE.
  - CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION REQUIRED BY UTILITY OWNER TO CONSTRUCT PROJECT.
  - PROVIDE RECORD DRAWINGS TO THE OWNER FOR BELOW GRADE IMPROVEMENTS. INCLUDE: MATERIALS OF CONSTRUCTION, SIZE, DIMENSIONS, LOCATION, HEIGHTS/DEPTH AS THE RECORD DRAWING. DIMENSIONS SHALL BE CERTIFIED BY A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA.
  - CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY PROVIDER TO DETERMINE TOTAL COST OF SERVICE TO BUILDING AND TO INCLUDE IN THE COST OF THE PROJECT.
  - CONTRACTOR SHALL LOCATE ALL PRIVATE UTILITIES NOT COVERED BY THE PUBLIC UTILITY SERVICE.
  - CONTRACTOR MAINTAINING AS NECESSARY BY CONTRACTOR.
  - ADJUST ANY EXISTING MANHOLES, VALVES, HYDRANTS, AND MANHOLES. LOCATE WITHIN PROJECT LIMITS, TO PROPOSED GRADES.
  - CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION OF FOUNDATION WORK.
  - SEE SITE SURVEY FOR EXISTING CONDITIONS.
  - COORDINATE ALL DEMOLITION WORK WITH OWNER.
  - CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT FEE'S, TAPPING FEE'S, INSPECTION FEE'S ETC.



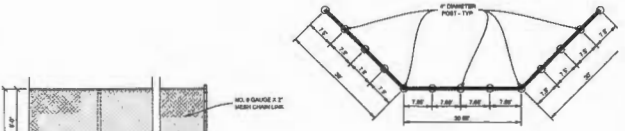
- DEMOLITION NOTES:**
- CONTRACTOR TO REMOVE AND REMOVE CONCRETE EXPOSED AT EXISTING GRADE.
  - CONTRACTOR TO REMOVE PRESS AND BALANCE IN ITS EXISTING. INCLUDE FOUNDATION. PROJECT UNDERGROUND SANITARY AND WATER PIPING FROM DAMAGE. EXISTING EXISTING UTILITY AND SANITARY LINES FOR PIPING TEAR-UP TO PROPOSED GRADES.
  - CONTRACTOR TO REMOVE PRIMARY PIPING INCLUDING PORT FOUNDATIONS.
  - CONTRACTOR TO REMOVE AND REMOVE CONCRETE IN LOCATION DESIGNATED BY OWNER. REMOVE BLANKETS BACK AT BACK OF GROUNDLINE TO LOCATION SHOWN ON LAYOUT PLAN.
  - CONTRACTOR TO REMOVE SANITARY CLEARWAY AND ASSOCIATED PERMS. SEE SITE UTILITY PLAN.
  - CONTRACTOR TO REMOVE CHAIN LINK FENCE TO NEAREST EXISTING WALL FOUNDATION.
  - CONTRACTOR TO REMOVE CHAIN LINK FENCE GATE, INCLUDING PORT FOUNDATION.
  - CONTRACTOR TO REMOVE BRICKS AFTER AFTER REPAIRS AND REPLACEMENT OF BRICKS TO PROPOSED GRADE. CONTRACTOR SHALL MATCH EXISTING BRICKS IF ANY AVAILABLE FOR REAPPLICATION.
  - REMOVE CHAIN LINK FENCE ON TOP OF EXISTING IN ITS EXISTING.

- LAYOUT NOTES:**
- CONCRETE FLOOR, WALL STRUCTURES, DRIVEWAYS.
  - OWNER ASSUMES RISK ALL IMPROVEMENTS TO REMAIN PERMANENT SERVICES. SEE SPECIFICATIONS SECTION 18000 "LANDSCAPE".
  - IF CONCRETE REPAIRS PER DETAILS IN AND AREA.
  - RELOCATED BLANKETS.
  - IF TRAIL CHAIN LINK FENCE SIZE PER DETAIL AREA.
  - IF TRAIL CHAIN LINK FENCE WIDTH PER DETAIL AREA.
  - BACKSTOP PER DETAILS IN AND AREA.

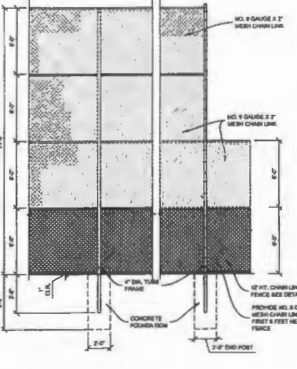
**PROPOSED LEGEND:**



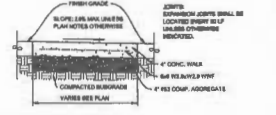
**CHAIN LINK FENCE**  
SCALE: 1" = 10'



**BACKSTOP POST PLAN**  
SCALE: 1" = 10'



**BACKSTOP DETAIL**  
SCALE: 1" = 10'



**4\"/>**

- SIDEWALK SPECIFICATIONS**
- CONVERT TYPE, CLASS & CONCRETE, APPROXIMATE BY DATE.
  - SURFACE OF CONCRETE 7\"/>
    - CONCRETE SHALL BE PLACED AND FINISHED WITH A FINISH THAT PROVIDES A SLIP RESISTANT SURFACE. SEE SPECIFICATIONS SECTION 18000 "LANDSCAPE".
    - CONCRETE SHALL BE PLACED AND FINISHED WITH A FINISH THAT PROVIDES A SLIP RESISTANT SURFACE. SEE SPECIFICATIONS SECTION 18000 "LANDSCAPE".
    - CONCRETE SHALL BE PLACED AND FINISHED WITH A FINISH THAT PROVIDES A SLIP RESISTANT SURFACE. SEE SPECIFICATIONS SECTION 18000 "LANDSCAPE".
  - CONCRETE SHALL BE PLACED AND FINISHED WITH A FINISH THAT PROVIDES A SLIP RESISTANT SURFACE. SEE SPECIFICATIONS SECTION 18000 "LANDSCAPE".
  - CONCRETE SHALL BE PLACED AND FINISHED WITH A FINISH THAT PROVIDES A SLIP RESISTANT SURFACE. SEE SPECIFICATIONS SECTION 18000 "LANDSCAPE".
  - CONCRETE SHALL BE PLACED AND FINISHED WITH A FINISH THAT PROVIDES A SLIP RESISTANT SURFACE. SEE SPECIFICATIONS SECTION 18000 "LANDSCAPE".







DATE	OWNER	ADDRESS	VIOLATION	DEADLINE	FINE(S)	NOTES
01/18/18	Suemagi	2880 Bachelor	vehicles and debris	8/30/18	\$2,000	Attorney 09-05-18
02/28/18	Trott	3451 Strawberry Lane	semi trailer	10/1/18		extension
03/22/18	Emery	2857 Susnet	trash and debris		\$2,000	Attorney
03/27/18	Weaver	8281 E 100 S	illegal structure			working on state release
03/28/18	Henry	9050 W 100 N	trash and debris	10/31/18	\$50	
06/05/18	Cavallaro-Cuthburt	1617 W 500 S	mobile home, vehicles, racetrack	10/15/18	\$50	
09/06/18	McGrew	7448 Liberty Ave	bar/nightclub	10/23/18	\$50	
09/04/18	Winan	N 2810 Barrett	semi trailer	10/4/18		
09/10/18	Denton	147 Pontiac	unlicensed vehicles/trailers			
10/08/18	Gardner	6777 Main	scrap, vehicles	10/23/18		
10/08/18	Lett	417 Clayton	cargo container	10/23/18		
10/08/18	Scott	4925 N SR 25	vehicles	10/23/18		
			<b>BUILDING LETTERS</b>			
10/08/18	Creekmur	6795 Main St, Tiosa	mobile needs removed			
10/08/18	First Financial Bank	729 Main Street	pillars needs repaired			
7/30/2018	Hayes	1017 Madison	garage needs removed			
08/09/18	Strawberry Lane Trust	3534 Strawberry Lane	needs repaired or removed			
08/09/18	Hoffman	5640 W 950 S	needs repaired			
	Lafree	6007 N Lakeshore	needs repaired			Commissioners gave an extension
	Pan	2861 Sunset Drive	needs removed or repaired			
	Baker	3996 S Old US 31	needs removed or repaired			
	Livingston	3953 S Old US 31	needs removed or repaired			
	Blacketor	909 Park St				
			<b>Councils/Commissioners</b>			
11/13/17	Snelling	7199 N 475 E	burnt out home			affirmed demolition 05/07/18
08/17/17	Davis	6343 N Sunset	impaired structure			affirmed demolition 05/07/18
02/28/18	Hardacre	6373 N Sunset	burnt out home			affirmed demolition 05/07/18
08/09/18	Nissen	730 Indiana Ave	needs removed			
08/15/18	Nilson	1430 Monroe	needs repaired			
			<b>Court Action</b>			
04/11/17	Games	10139 W 600 N	illegal trailer/trash		\$2,000	Court Action
08/17/17	Gehrich	1115 Main	permits revoked		\$2,000	Court Action
09/01/18	Suemagi	2880 Blacketor	fine and clean up		\$2,000	Court Action

LAST UPDATED

10/9/2018

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

<b>Permits issued in September</b>		<b>YTD</b>
Non-Commercial	<b>20</b>	238
Commercial	2	18
Sign	2	18
Building	18	190
Temporary Use	0	0
Electrical	7	57
Electrical License		30
Plumbing License		7
<b>Applications Submitted in September</b>		<b>YTD</b>
Special Exeptions	<b>0</b>	11
Administrative Appeals	0	0
Development Standard Variance	7	38
Rezone	0	0
<b>Fees Collected in September</b>		<b>YTD</b>
Permits	777.00	8,964.27
Applications	360.00	2,820.00
Copies	0.40	10.50
Fines	15.00	4,795.55
City Building Permits	620.00	8,512.15
County Building Permits	475.00	4,155.00
Electrical License	10.00	290.00
Pumbing License	25.00	155.00
<b>TOTAL:</b>	<b>2,282.40</b>	<b>29,702.47</b>



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

CITY HALL  
COUNCIL CHAMBERS  
NOVEMBER 28, 2018  
6:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
OCTOBER 24, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:**

Enyart's True Value (#536-1018)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
October 24, 2018

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

**WEDNESDAY, OCTOBER 24, 2018**

**6:00 P.M.**  
**COUNCIL CHAMBERS**  
**CITY HALL**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**  
**September 26, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:**  
**Terry Pfeiffer (#528-0918)**  
**Rochester School Corporation (#529-0918)**  
**Mick Horn (#530-0918)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**October 24, 2018**

The Rochester City Board of Zoning Appeals met on Wednesday the 24<sup>th</sup> day of October 2018, at 6:00 P.M. in the Council Chambers located in the City Hall. Chairperson, Duane Border, called the meeting to order at 6:00 P.M. The following members were present: Rick O'Neill, Bob Cannedy, Trent Powell, Teresa Houser and Duane Border. Also in attendance were: Executive Director, Casi Cowles; Attorney, Greg Heller and Administrative Secretary, Heather Redinger.

IN RE: MEETING MINUTES

September 26, 2018

Duane Border asked the Board for any deletions, or corrections to be made to the September 26, 2018 minutes. Bob Cannedy moved to approve the September 26, 2018 Rochester City Board of Zoning Appeals minutes as written. Rick O'Neill seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, Trent Powell, Teresa Houser and Duane Border all being in favor and no one opposing.

IN RE: NEW BUSINESS

Terry Pfeiffer (#528-0918)  
Development Standard Variance

Terry Pfeiffer (#528-0918) is requesting development standard variance of 7' off of the front yard setback, for the purpose of a garage, within the residential cluster (R1) District on property located at 1229 Pontiac Street, Rochester, IN.

In the R1 district, the front yard setback is 10' off of the road right-of way. Mrs. Pfeiffer had removed an existing 16' x 20' garage that sat approximately 3' off of the right-of-way and she would like to have the proposed garage sit in the same location. Therefore, a variance off of the front yard setbacks is being requested.

Duane Border asked if the petitioner had anything further to add.

She did not at this time.

Duane Border asked for any further Board comments.

Being no further Board comments, he entertained a motion to open public hearing Rick O'Neill moved to open the public hearing. Teresa Houser seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, Trent Powell, Teresa Houser and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Rick O'Neill moved to close the public hearing. Bob Cannedy seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, Trent Powell, Teresa Houser and Duane Border all being in favor and no one opposing.

Duane asked for Board comments.

Being no further questions or comments, Duane Border, entertained a motion regarding the petition. Rick O'Neill moved to approve Terry Pfeiffer (#528-0918) is requesting development standard variance of 7' off



**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**October 24, 2018**

Being no further questions or comments, Duane Border, entertained a motion regarding the petition. Rick O'Neill moved to approve Rochester Community School Corporation (#529-0918) is requesting a development standard variance of 25' off of the front yard setback for the purpose of a press box/concession stand, and 15' off of the side yard setback for the purpose of a weight room, within the institutional recreational (IR) District on property located at 690 Zebra Lane, Rochester, IN. Bob Cannedy seconded the motion.

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

Rick O'Neill	Yea
Bob Cannedy	Yea
Trent Powell	Yea
Teresa Houser	Yea
Duane Border	Yea

Motion to approve, Rochester Community School Corporation (#529-0918) is requesting a development standard variance of 25' off of the front yard setback for the purpose of a press box/concession stand, and 15' off of the side yard setback for the purpose of a weight room, within the institutional recreational (IR) District on property located at 690 Zebra Lane, Rochester, IN. Passed with five votes being in favor and one opposing.

IN RE:           NEW BUSINESS

Mr. Horn (#530-0918)  
Development Standard Variance

Mr. Horn (#530-0918) is requesting development standard variances off of the maximum impervious surface and , 4' off of the side yard setback, for the purpose a concrete drive and a shed, within the residential cluster (R1) District on property located at 1201 Monroe Street, Rochester, IN.

In the R1 district, the maximum impervious surface is 45% and the side yard setback is 5' for and accessory structure. Mr. Horn would like to have a 27' x 11' concrete approach in front of his garage, which would exceed the amount of impervious surface, by approximately 105'. Therefore, a variance off of the maximum impervious surface is being requested. Mr. Horn placed a 10' x 22' shed on his property that sits approximately 1' off east side yard, therefore he is requesting a variance of 4' off of the side yard setback.

Duane Border asked if the petitioner had anything further to add.

He did not at this time.

Duane Border asked for any further Board comments.

Being no further Board comments, he entertained a motion to open public hearing Bob Cannedy moved to open the public hearing. Rick O'Neill seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, Trent Powell, Teresa Houser and Duane Border all being in favor and no one opposing.

Duane asked if anyone would like to speak in favor of or opposed to the petition, please rise and state your name.

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**October 24, 2018**

Being no one to speak in favor, or to oppose the petition, Duane Border, entertained a motion to close the public hearing. Rick O'Neill moved to close the public hearing. Bob Cannedy seconded the motion. Motion carried as follows: Rick O'Neill Bob Cannedy, Trent Powell, Teresa Houser and Duane Border all being in favor and no one opposing.

Duane asked for Board comments.

Being no further questions or comments, Duane Border, entertained a motion regarding the petition. Rick O'Neill moved to approve Mr. Horn (#530-0918) is requesting development standard variances off of the maximum impervious surface and , 4' off of the side yard setback, for the purpose a concrete drive and a shed, within the residential cluster (R1) District on property located at1201 Monroe Street, Rochester, IN. Trent Powell seconded the motion.

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

Rick O'Neill	Yea
Bob Cannedy	Yea
Trent Powell	Yea
Teresa Houser	Yea
Duane Border	Yea

Motion to approve, Mr. Horn (#530-0918) is requesting development standard variances off of the maximum impervious surface and , 4' off of the side yard setback, for the purpose a concrete drive and a shed, within the residential cluster (R1) District on property located at1201 Monroe Street, Rochester, IN. Passed with five 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 October 24, 2018 Rochester City Board of Zoning Appeals meeting. Bob Cannedy moved to adjourn the October 24, 2018 Rochester City Board of Zoning Appeals meeting at 6:40 P.M. Rick O'Neill seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, Trent Powell, Teresa Houser and Duane Border 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

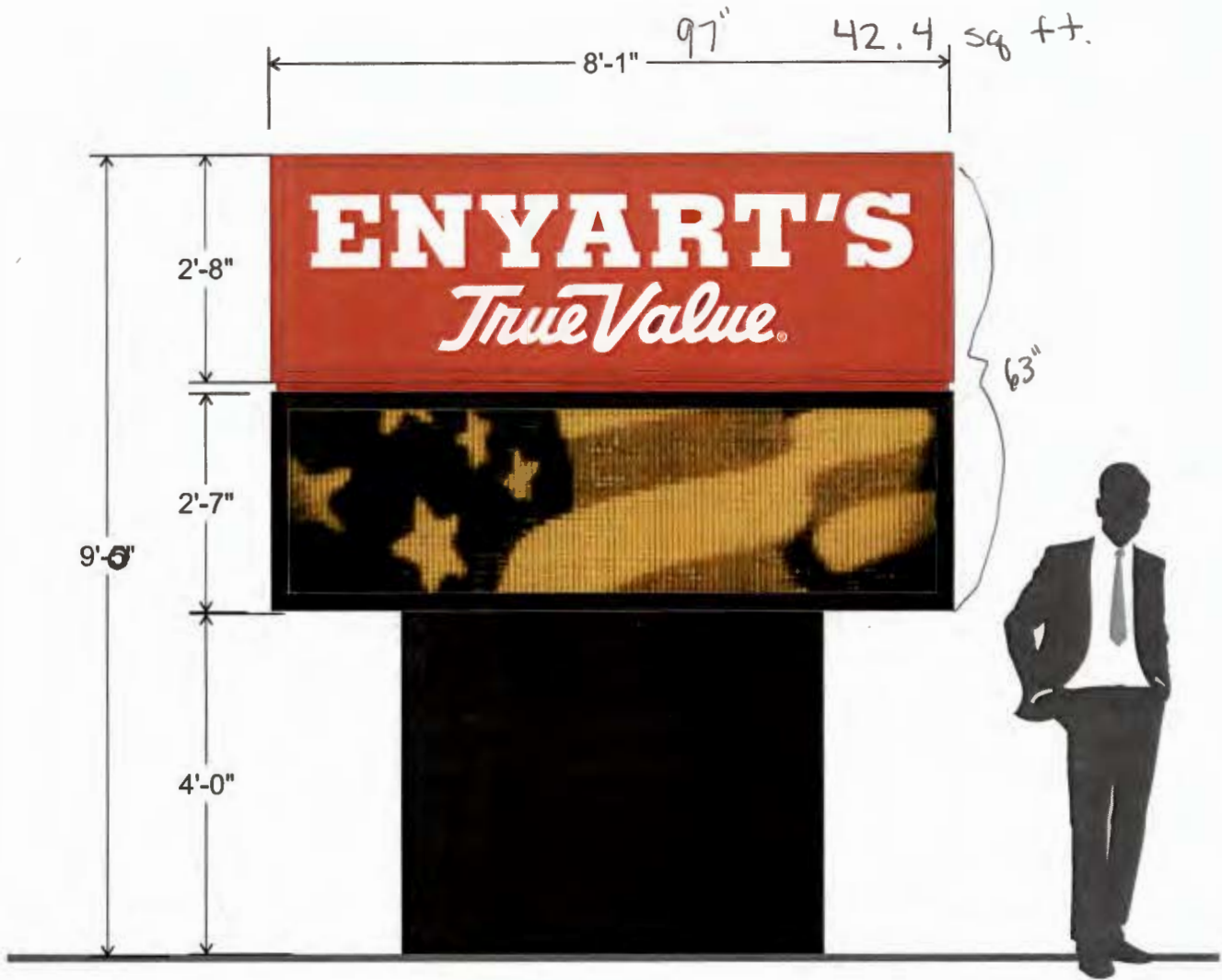
**Docket #536-1018**  
**Enyart's True Value**  
**Development Standard Variance**

Enyart's True Value (#536-1018) is requesting a development standard variance off of the sign standards for the purpose a freestanding sign, within the downtown commercial (DC) District on property located at 1619 Main Street, Rochester, IN.

In the DC district, freestanding signs are not allowed. Enyart's would like to replace their existing sign with a freestanding sign, 9' X 8'1". Therefore they are requesting a variance off of the sign standards.

---

The requested variance is off of the sign standards for the purpose a freestanding sign, within the downtown commercial (DC) District on property located at 1619 Main Street, Rochester, IN.



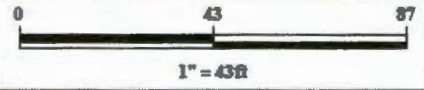




- Parcels
- City Town Boundary
- New Buildings

- Addresses
- Permits - Signs
- Bldg Permits

- Parcels
- Parcel History
- Highways
- Roads
- Tippecanoe River
- New Buildings
- Permits - Access
- Bldg Permits



**Affidavit of Notice to Interested Parties of Public Hearing  
Before the Rochester City Board of Zoning Appeals**

I, Enyarts do hereby certify that notice to interested parties of the public hearing before the Rochester City Board of Zoning Appeals, to consider the application of:

Docket #536-1018

**Requesting:** A Development Standard Variance on property located within Downtown Commercial (DC) District

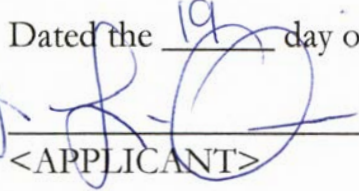
**Located at:**  
1619 Main, Rochester, IN.

**Interested Parties Associated with the Property**

James M & Jennifer A Korous	8820 S 700 W North Judson, IN 46366	<i>green card</i>
Upland Apartments LLC	236 E Main Street Gas City, IN 46933	<i>green card</i>
L N C Corporation	1617 Main St Rochester, IN 46975	<i>Green card</i>
Anderson Thompson Fulton Co Properties Ltd Llc	P O Box 646 Rochester, IN 46975	<i>green card</i>
Miller Service Center Inc	PO Box 394 Rochester, IN 46975	<i>green card</i>

And that said notices were sent by certified mail on or before the 3<sup>rd</sup> day of November 2018, being at least twenty five (25) days prior to the date of the Public Hearing, and/or

The interested party's signatures were obtained and written on a form supplied by the Plan Commission on or before the 18<sup>th</sup> day of November 2018, being at least ten (10) days prior to the date of the Public Hearing.

Dated the 19 day of November, 2018.  
  
<APPLICANT>

**NOTARY:**

State of Indiana)  
County of Fulton) SS:  
Subscribed and sworn to before me this 19 day of NOV, 18  
Notary Public Heather Redinger Heather Redinger  
Notary Public, Signed Printed Name  
Residing in Fulton County My Commission expires Oct 22, 2023

DATE	OWNER	ADDRESS	VIOLATION	DEADLINE	FINE(S)	NOTES
01/18/18	Suemagi	2880 Bachelor	vehicles and debris	8/30/18	\$2,000	Attorney 09-05-18
02/28/18	Trott	3451 Strawberry Lane	semi trailer	10/1/18		extension
03/22/18	Emery	2857 Susnet	trash and debris		\$2,000	Attorney
03/28/18	Henry	9050 W 100 N	trash and debris	10/31/18	\$50	
06/05/18	Cavallaro-Cuthbert	1617 W 500 S	mobile home, vehicles, racetrack	10/15/18	\$50	
09/06/18	McGrew	7448 Liberty Ave	bar/nightclub	10/23/18	\$50	Applied for special exception
09/04/18	Winan	N 2810 Barrett	semi trailer	10/4/18		
10/08/18	Gardner	6777 Main	scrap, vehicles	10/23/18		
10/08/18	Scott	4925 N SR 25	vehicles	10/23/18		
10/09/18	Stephen	905 E SR 114	semi trailer	10/24/18		
10/09/18	Cauley	6187 Cedar Lane	trash, vehicles, animals	10/24/18		
10/09/18	Cox/Stevens	3902 S 1600 E	trash and debris	10/24/18		
11/02/18	Randall	116 E Rochester	lighting	11/17/18		
			<b>BUILDING LETTERS</b>			
10/08/18	Creekmur	6795 Main St, Tiosa	mobile needs removed			
10/08/18	First Financial Bank	729 Main Street	pillars needs repaired			
7/30/2018	Hayes	1017 Madison	garage needs removed			
08/09/18	Strawberry Lane Trust	3534 Strawberry Lane	needs repaired or removed			
08/09/18	Hoffman	5640 W 950 S	needs repaired			
	Lafree	6007 N Lakeshore	needs repaired			Commissioners gave an extension
	Pan	2861 Sunset Drive	needs removed or repaired			
	Baker	3996 S Old US 31	needs removed or repaired			
	Livingston	3953 S Old US 31	needs removed or repaired			
	Blacketor	909 Park St				
			<b>Councils/Commissioners</b>			
11/13/17	Snelling	7199 N 475 E	burnt out home			affirmed demolition 05/07/18
08/17/17	Davis	6343 N Sunset	impaired structure			affirmed demolition 05/07/18
02/28/18	Hardacre	6373 N Sunset	burnt out home			affirmed demolition 05/07/18
08/09/18	Nissen	730 Indiana Ave	needs removed			
08/15/18	Nilson	1430 Monroe	needs repaired			
			<b>Court Action</b>			
04/11/17	Games	10139 W 600 N	illegal trailer/trash		\$2,000	Court Action
08/17/17	Gehrich	1115 Main	permits revoked		\$2,000	Court Action
09/01/18	Suemagi	2880 Blacketor	fine and clean up		\$2,000	Court Action

LAST UPDATED

11/5/2018

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

<b>Permits issued in September</b>		<b>YTD</b>
Non-Commercial	20	238
Commercial	2	18
Sign	2	18
Building	18	190
Temporary Use	0	0
Electrical	7	57
Electrical License		30
Plumbing License		7
<b>Applications Submitted in September</b>		<b>YTD</b>
Special Exeptions	0	11
Administrative Appeals	0	0
Development Standard Variance	7	38
Rezone	0	0
<b>Fees Collected in September</b>		<b>YTD</b>
Permits	777.00	8,964.27
Applications	360.00	2,820.00
Copies	0.40	10.50
Fines	15.00	4,795.55
City Building Permits	620.00	8,512.15
County Building Permits	475.00	4,155.00
Electrical License	10.00	290.00
Plumbing License	25.00	155.00
<b>TOTAL:</b>	<b>2,282.40</b>	<b>29,702.47</b>

**THE REGULARLY SCHEDULED  
ROCHESTER CITY  
BOARD OF ZONING APPEALS MEETING  
SET FOR DECEMBER 19, 2018  
HAS BEEN CANCELED  
DUE TO THERE BEING NO BUSINESS  
THE NEXT MEETING IS SCHEDULED FOR  
JANUARY 23, 2019  
AT 6:00 P.M.  
IN THE CITY HALL**