

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

WEDNESDAY, June 24, 2020
6:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:
April 22, 2020

OLD BUSINESS:

NEW BUSINESS:

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

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ROCHESTER CITY BOARD OF ZONING APPEALS
April 22, 2020

ROCHESTER CITY
BOARD OF ZONING APPEALS

WEDNESDAY, APRIL 22, 2020

6:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:
February 26, 2020

OLD BUSINESS:

NEW BUSINESS:
K H Property (#200043)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

ROCHESTER CITY BOARD OF ZONING APPEALS

April 22, 2020

The Rochester City Board of Zoning Appeals met on Wednesday the 22nd day of April 2020, at 6:00 P.M. Chairperson, Duane Border, called the meeting to order at 6:00 P.M. The following members were present: Teresa Houser, David Roe, Pam Fish and Duane Border. Also in attendance were: Executive Director, Casi Cowles; Attorney, Andy Perkins, and Administrative Secretary, Heather Redinger.

It is duly noted Rick O'Neill was not present.

IN RE: MEETING MINUTES

February 26, 2020

Duane Border asked the Board for any deletions, or corrections to be made to the February 26, 2020 minutes. David Roe moved to approve the February 26, 2020 Rochester City Board of Zoning Appeals minutes as written. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, David Roe, Pam Fish, and Duane Border being in favor and no one opposing.

IN RE: NEW BUSINESS

KH Property (#200043)

KH Property, LLC (#200043) is requesting a development standard variance of 6' off of the minimum interior lot width, for the purpose of new subdivision plat, within Manufactured Home (MP) district located at 1535 E 9th Street, Rochester, IN.

In the MP district the minimum interior lot width is 40'. KH Property, LLC is creating a new subdivision plat, with a proposed 13 lots. Lots 1-5 will have approximately 34' of width at the interior road lot line. The remaining lots will be all current requirements. Therefore, a variance of 6' off of the minimum interior lot width is being requested.

Kenneth Hoff and Michael Hiatt were present for KH Property.

Duane asked Mr. Hoff if he had anything further to add.

He did not at this time.

Duane then asked for Board comments.

Pam Fish asked if the variance request is only for lot size, not setbacks of the proposed homes.

Casi stated that was correct.

Duane asked Mr. Hoff with the lot sizes, would he be able to build homes meeting the setback requirements.

Michael Hiatt, stated they may ask for a reduced side yard setback.

Pam Fish stated they could eliminate one lot to make the others larger, she would not be in favor of a variance off of the side setbacks,

Teresa Houser asked if they would be single story or two story homes.

He stated two story.

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April 22, 2020

Pam Fish stated she felt they need to have the 20' between the homes and need to fit into the zoning requirements, and the impervious surface.

Duane asked if they could make lots 6 & 7 smaller and modify the sizes of lots 1-5.

Michael Hiatt stated south of lot 6 has the lake access.

Kenneth Hoff stated the sizes are preliminary, they could change slightly.

Pam stated she had concerns with the 34' lots, but she will not agree to any additional variance requests.

Duane Border, Teresa Houser and David Roe all stated they agreed with Pam.

Being no further questions at this time, Duane entertained a motion to open the public hearing. Teresa Houser moved to open the public hearing. Pam Fish seconded the motion. Motion carried as follows: Teresa Houser, David Roe, Pam Fish, and Duane Border being in favor and no one opposing.

Duane asked if anyone would like to speak in favor or opposed the petition.

Being none, he then entertained a motion to close the public hearing. David Roe moved to close the public hearing. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, David Roe, Pam Fish, and Duane Border being in favor and no one opposing.

Duane asked for Board discussion.

The Board discussed the concerns with lot sizes and any additional variances being requested.

Being no further questions or comments, Duane Border, entertained a motion regarding the petition. Pam Fish moved to approve KH Property, LLC (#200043) is requesting a development standard variance of 6' off of the minimum interior lot width, for the purpose of new subdivision plat, within Manufactured Home (MP) district located at 1535 E 9th Street, Rochester, IN. David Roe seconded the motion.

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

Pam Fish	Yea
David Roe	Yea
Teresa Houser	Yea
Duane Border	Yea

Motion to approve, KH Property, LLC (#200043) is requesting a development standard variance of 6' off of the minimum interior lot width, for the purpose of new subdivision plat, within Manufactured Home (MP) district located at 1535 E 9th Street, Rochester, IN. Passed with four votes being in favor and no one opposed.

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April 22, 2020

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 April 22, 2020 Rochester City Board of Zoning Appeals meeting. Pam Fish moved to adjourn the April 22, 2020 Rochester City Board of Zoning Appeals meeting at 6:35 P.M. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Pam Fish, David Roe, 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

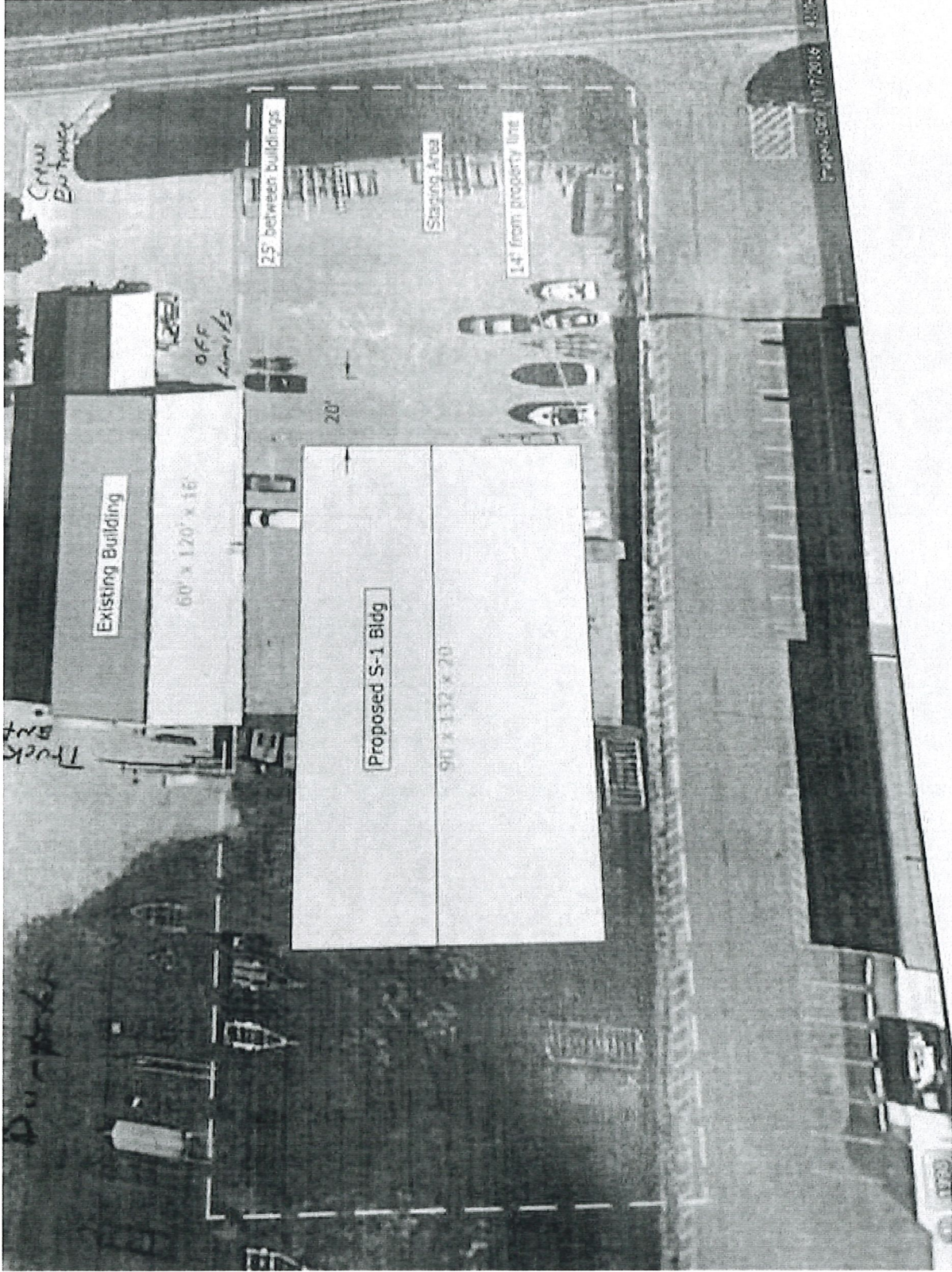
Docket #200241
Lisa Reffett
Development Standard Variance

Lisa Reffett (#200241) is requesting a development standard variance of 20' off of the side yard setback, for the purpose of new pole barn, within Industrial (IN) district located at 410 N SR 25, Rochester, IN.

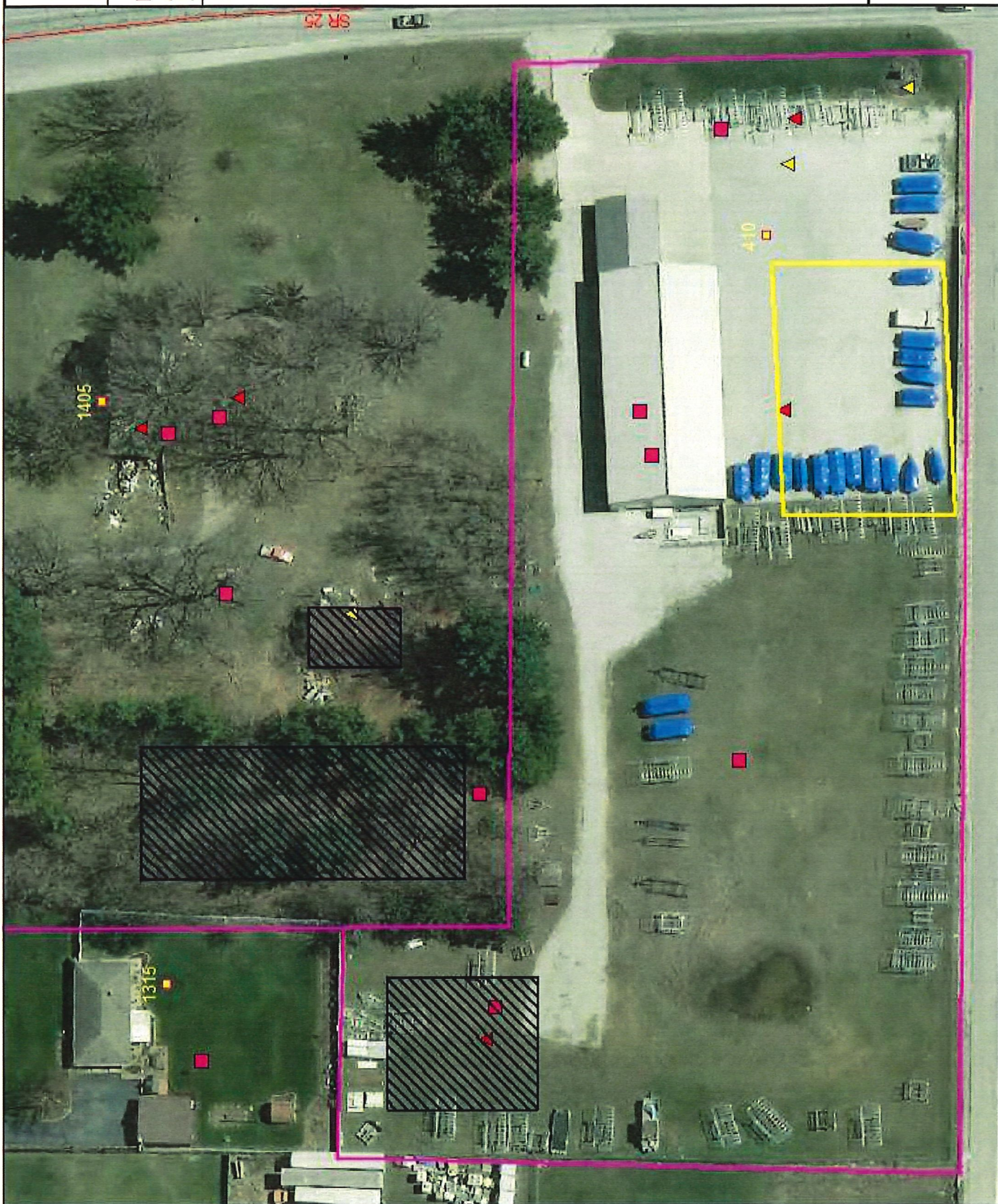
In the IN district the side yard setback is 25'. Mrs. Reffett would like to construct a 90' x 132' pole barn, which would sit approximately 5' off of the side yard. Therefore, a variance of 20' off of side yard setback is being requested.

Plan Director's note: In order to meet all building and zoning regulations, the new building size would have to be altered to measure 70' x 152'.

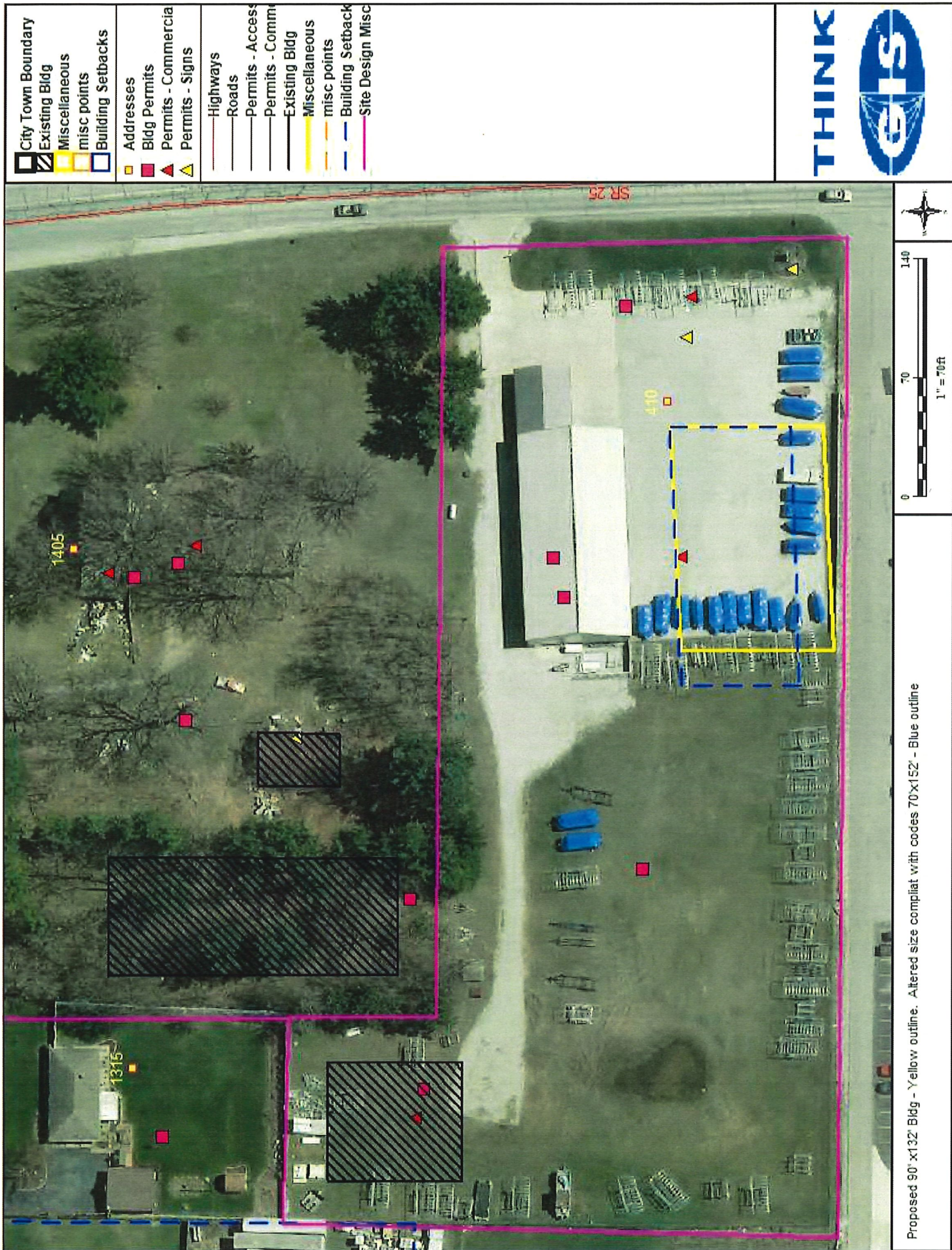
The request is for a development standard variance of 20' off of the side yard setback, for the purpose of new pole barn, within Industrial (IN) district located at 410 N SR 25, Rochester, IN.



- City Town Boundary
- Existing Bldg
- Miscellaneous
- misc points
- Addresses
- Bldg Permits
- Permits - Commercial
- Permits - Signs
- Highways
- Roads
- Permits - Access
- Permits - Comm
- Existing Bldg
- Miscellaneous
- misc points
- Site Design Misc



Proposed 90' x 132' Bldg - Yellow outline.

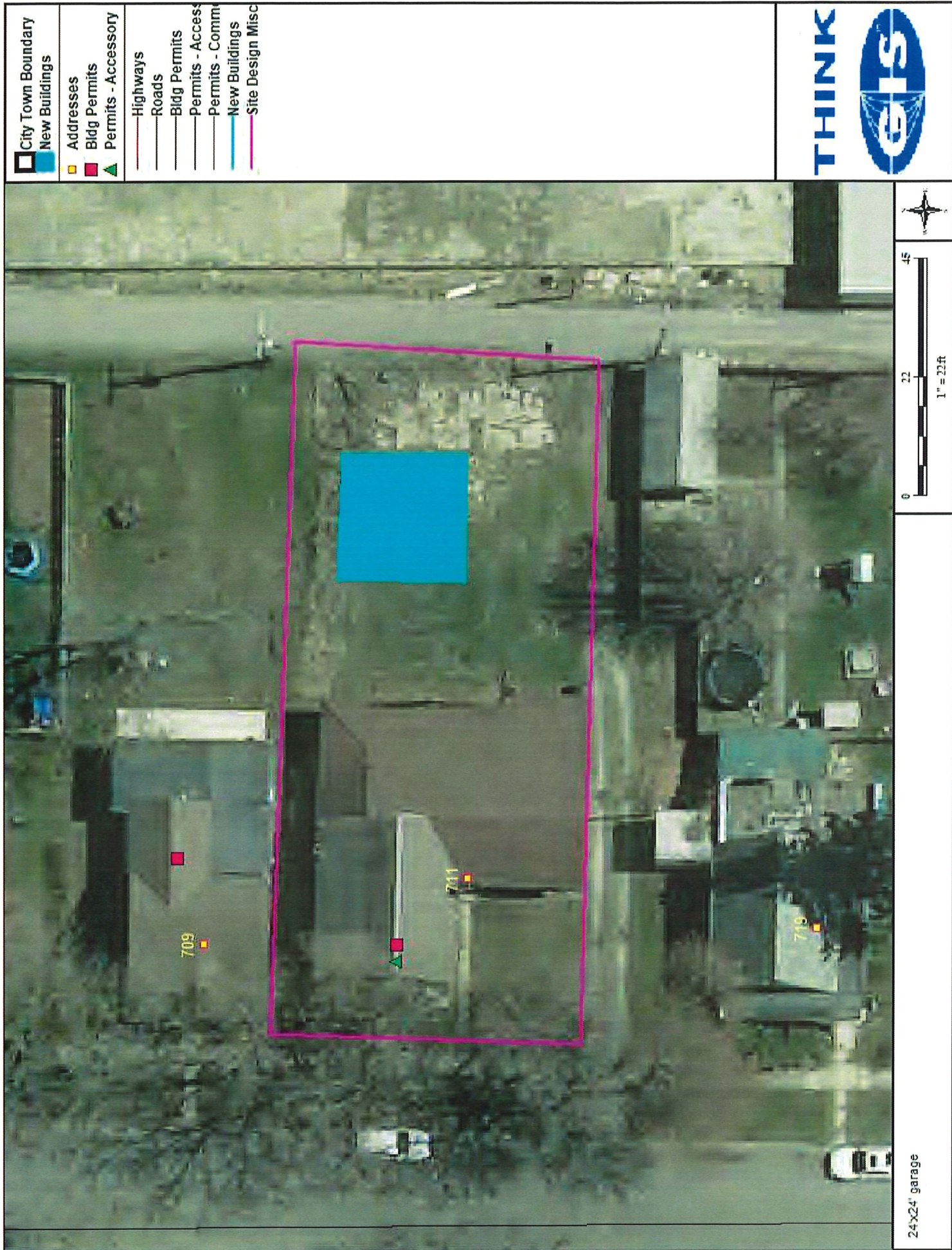


Docket #200276
Roldopho Sanchez
Development Standard Variance

Rodolpho Sanchez (#200276) is requesting development standard variances of 19' off the north side, and 4' off of the rear yard, for the purpose of new garage, within Industrial (IN) district located at 711 Monroe Street, Rochester, IN.

In the IN district the side and rear yard setbacks are 25'. Mr. Sanchez had begun construction of a 24' x 24' garage which sits approximately 6' off of the north side and 21' off of the rear yard. Therefore, variances of 19' off of the side yard and 4' off of the rear yard are being requested.

The request is for development standard variances of 19' off the north side, and 4' off of the rear yard, for the purpose of new garage, within Industrial (IN) district located at 711 Monroe Street, Rochester, IN.



24x24' garage

Docket #200298
Patricia Piper
Development Standard Variance

Ms. Piper (#200298) is requesting Development Standard Variance off of the fence codes, for the purpose of a 6' solid privacy fence, on property located at 2109 Ball Court, Rochester, IN within the Lake Residential (R3) District.

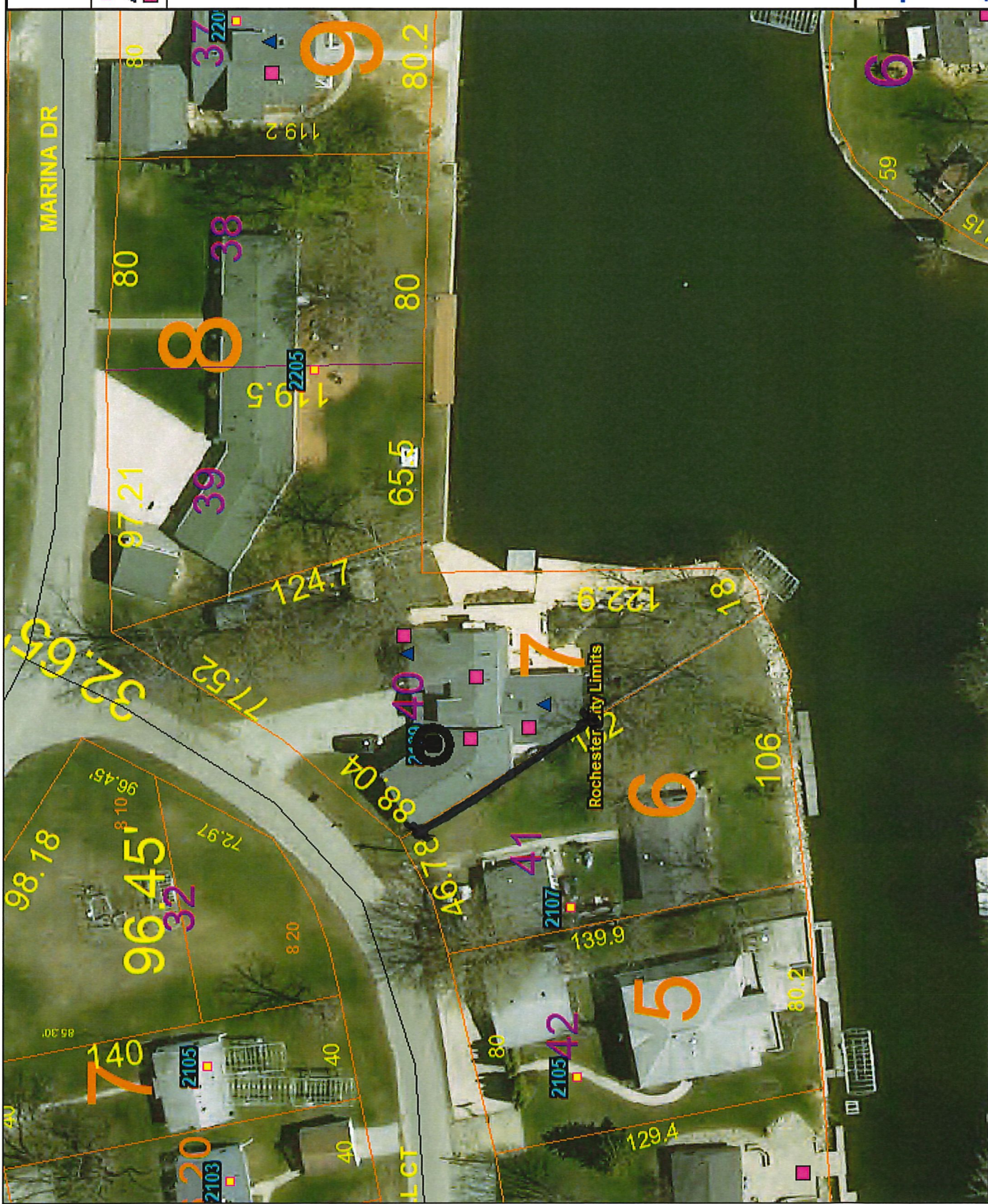
The R3 district fence codes, the fence cannot be greater than 3' in height in the front yard, 6' in height in the side yard and 4' in height on the lakeyard, and must be 70% transparent. Ms. Piper would like to erect six (6') solid fence in the side of her property along the west side. There was an existing 6' privacy fence that needed to be replaced in the same location. Therefore, a variance off of the fence codes are being requested.

The requested variance is off of the fence codes, for the purpose of a 6' solid privacy fence, on property located at 2109 Ball Court, Rochester, IN within the Lake Residential (R3) District.

- Parcels
- County Boundary
- City Town Boundary

- Addresses
- Permits - Primary
- Bldg Permits

- Parcels
- Lots
- Roads
- Highways
- Bldg Permits



6' solid vinyl fence

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

Permits issued in April	Current	Prior	YTD
LIP (noncommercial,commercial,& signs)	52	85	137
Building and electrical	34	77	111
Applications Submitted in April			YTD
Special Exeptions	0		0
Administrative Appeals	0		0
Development Standard Variance	3	5	8
PC- Rezone/Plats/Sub-Div	0		0
Technical Review	0		0
Fees Collected in April			YTD
Permits, Applications, Copies	\$3,890.00	\$5,035.00	\$8,925.00
Fines	\$65.00	\$1,792.00	\$1,857.00
City Building Permits/EI& PI Registrations	\$1,065.00	\$3,647.70	\$4,712.70
County Building Permits	\$700.00	\$1,450.00	\$2,150.00
TOTAL:	\$5,720.00	\$11,924.70	\$17,644.70