

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

CITY HALL
COUNCIL CHAMBERS
MONDAY JULY 29, 2019
12:00 P.M.

CALL TO ORDER

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

OLD BUSINESS:

NEW BUSINESS:

Margaret Walsh (#565-0619)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

ROCHESTER CITY BOARD OF ZONING APPEALS
May 22, 2019

**ROCHESTER CITY
BOARD OF ZONING APPEALS**

WEDNESDAY, MAY 22, 2019

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

CALL TO ORDER

**BOARD OF ZONING APPEALS MINUTES FOR:
April 24, 2019**

**OLD BUSINESS:
Rochester Metal Products (#552-0419)
Lisa Reffett (#556-0419)**

NEW BUSINESS:

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

ROCHESTER CITY BOARD OF ZONING APPEALS
May 22, 2019

Motion to approve, Rochester Metal Products (#552-0419) requesting development standard variances, of 20' off of the rear yard and 25' off of the side yard setbacks, within Industrial (IN) district located at 616 Indiana Ave, Rochester, IN. Passed with three votes being in favor and one opposing.

IN RE: NEW BUSINESS

Lisa Reffett (#556-0419)

Lisa Reffett (#556-0419) is requesting a development standard variances off of the minimum lot width for the purpose of a split, within residential cluster (R1) district located at 809 E 12th Street, Rochester, IN.

In the R1 district the minimum lot width for a newly created lot is 80'. Mrs. Reffett would like to split her property. The existing lot width is 130', the proposed lots would be approximately 53' wide on the west side and approximately 77' wide on the east side. Therefore variances of 22' off of the minimum lot width for the west lot and 3' off the minimum lot width for the east lot.

Trent Powell asked for any Board questions.

Being none at this time, Trent entertained a motion to open the public hearing. David Roe moved to open the public hearing. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, David Roe and Trent Powell being in favor and no one opposing.

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

Being no further questions or comments, Trent Powell, entertained a motion regarding the petition. Teresa Houser moved to approve Lisa Reffett (#556-0419) requesting a development standard variances off of the minimum lot width for the purpose of a split, within residential cluster (R1) district located at 809 E 12th Street, Rochester, IN. David Roe seconded the motion.

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

David Roe	Yea
Teresa Houser	Yea
Trent Powell	Yea

Motion to approve, Lisa Reffett (#556-0419) requesting a development standard variances off of the minimum lot width for the purpose of a split, within residential cluster (R1) district located at 809 E 12th 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, Trent Powell, entertained a motion to adjourn the May 22, 2019 Rochester City Board of Zoning Appeals meeting. David Roe moved to adjourn the May 22, 2019 Rochester City Board of Zoning Appeals meeting at 6:45 P.M. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, David Roe and Trent Powell being in favor and no one opposed being in favor and no one opposing.

ROCHESTER CITY BOARD OF ZONING APPEALS

ROCHESTER CITY BOARD OF ZONING APPEALS
May 22, 2019

ATTEST: _____
Heather Redinger, Administrative Secretary

Docket #565-0619
Margaret Walsh
Development Standard Variance

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

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

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

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 - side - 8'
Front 10'

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

Garage 6' off front 5' off sides
Addition 5' sides

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

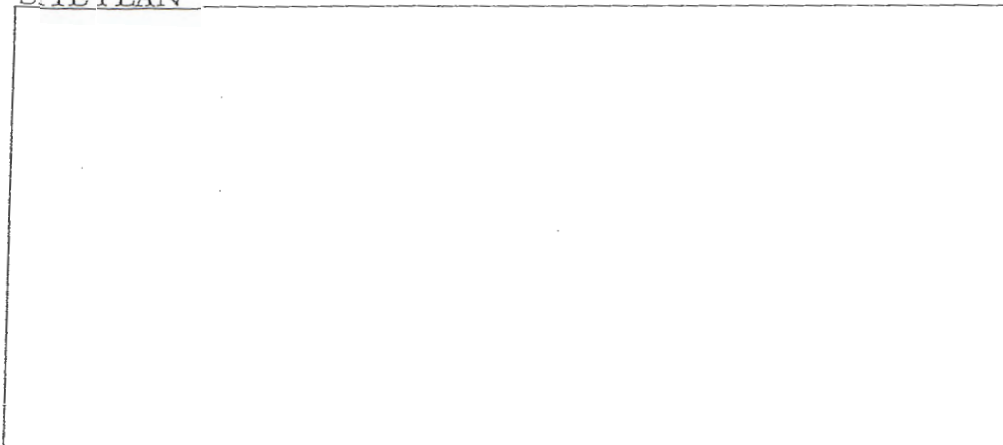
Garage addition 32' x 22'
Addition 22' x 36' w/ deck

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

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

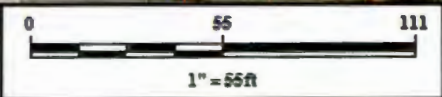
- Has Health Department approval for septic & well been obtained, if applicable?

SITE PLAN



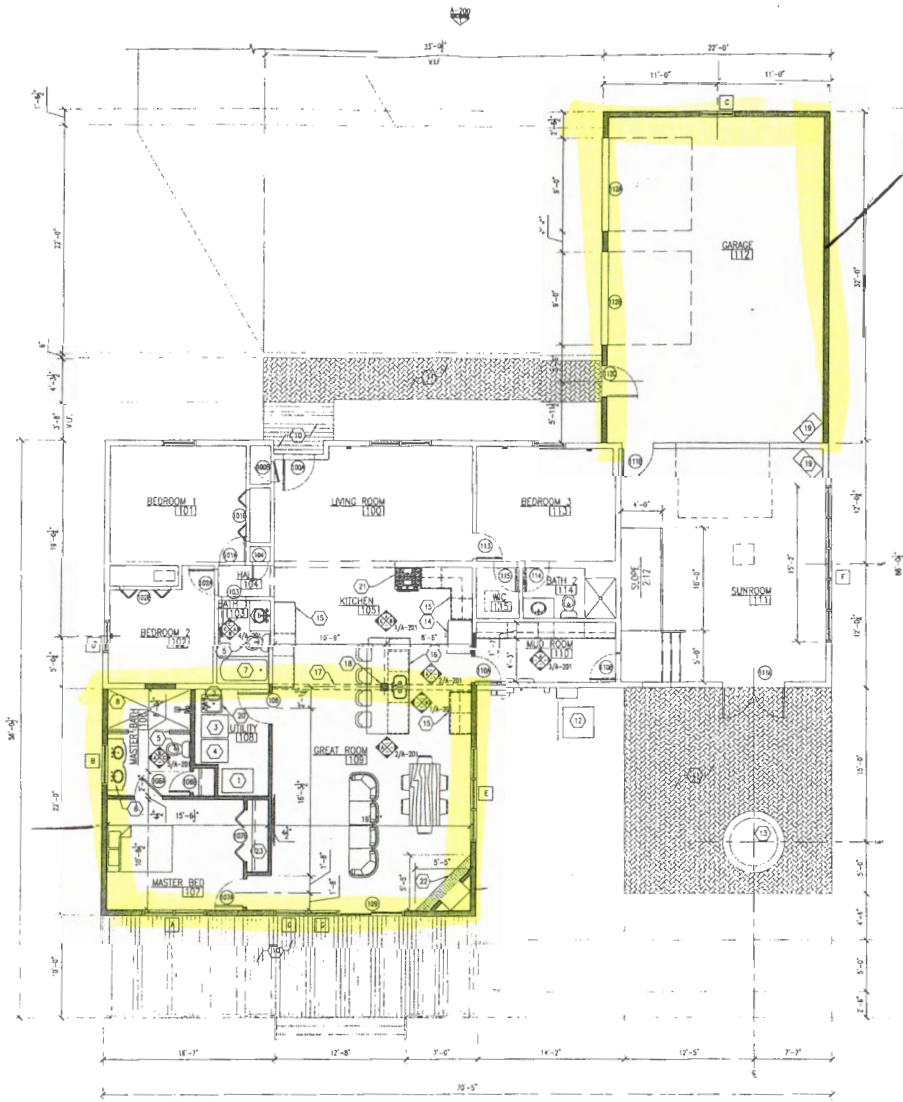


- Parcels
- County Boundary
- City Town Boundary
- Addresses
- ▲ Permits - Primary
- ▲ Permits - Accessory
- Bldg Permits
- Parcels
- Roads
- Highways
- Bldg Permits



Addition

Garage



KEYNOTE LEGEND:

- 1 NEW FURNACE
- 2 NEW TANKLESS OR DELTAED WATER HEATER
- 3 RELOCATED BATH
- 4 RELOCATED DOOR
- 5 NEW TOILET (SELECTION BY OWNER)
- 6 NEW SINK AND MIRROR (SELECTION BY OWNER)
- 7 NEW SHOWER AND TUB (SELECTION BY OWNER)
- 8 NEW STANDING SHOWER, SEE FINISH SCHEDULE
- 9 NEW SINK (SELECTION BY OWNER)
- 10 NEW COMPOSITE SINK (COLOR BY OWNER)
- 11 NEW PAINT FINISH (SELECTION BY OWNER)
- 12 NEW AIR CONDITIONING UNIT OR NEW CONCRETE PAD
- 13 NEW 6" x 6" FIRE PIT (SELECTION BY OWNER)
- 14 NEW FRIDGE (SELECTION BY OWNER)
- 15 NEW UPPER AND LOWER CABINETS (SELECTION BY OWNER)
- 16 NEW LOWER CABINETS (SELECTION BY OWNER)
- 17 NEW OVERHEAD BEAM
- 18 NEW COLUMN AND COLUMN WHIP
- 19 NEW GAS FRED HEATER (SELECTION BY OWNER)
- 20 NEW UTILITY SINK (SELECTION BY OWNER)
- 21 NEW STONE (SELECTION BY OWNER)
- 22 NEW FIREPLACE (SELECTION BY OWNER)
- 23 NEW 3'-0" x 2'-0" CRUISE SPACE ACCESS

STANDARD NOTES

1. 800 NET SCALE DRAWINGS
2. CONSTRUCTION TO REMOVE ITEMS) DEMONSTRATED AT "DEMOLISH" OR "REMOVE" FROM PROJECT SITE AND LEGALLY DISPOSE OF AT THEIR EXPENSE.
3. ITEMS) DESIGNATED AS "SAVINGS" ARE TO BE REMOVED, PROTECTED AND REINSTALLMENT FIELD AT CONTRACTORS EXPENSE OFF-SITE OR IN OWNERS DESIGNATED AREA.
4. MATERIALS CALLED OUT TO BE PROVIDED FROM "OWNER STOCK" WILL BE PROVIDED AT NO COST TO THE CONTRACTOR. CONSTRUCTION IS TO RECALL ITEMS AS RECALLED OR SPECIFIED.
5. EXISTING CONSTRUCTION MAY NEED TO BE TEMPORARILY SUPPORTED FOR THE INSTALLATION OF NEW WORK. ALL SHORING, BRACING, SCAFFOLD, AND/OR OTHER TEMPORARY SYSTEMS NECESSARY TO PROTECT NEW AND EXISTING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. EXCLUSIVELY, REGARDLESS IF THE NEW OR EXISTING CONSTRUCTION IS NOTED AS SUCH, CONSULT A STRUCTURAL ENGINEER AS REQUIRED AT NO COST TO THE OWNER.
6. IN CASES OF CONFLICT WITHIN THESE DOCUMENTS, THE FOLLOWING HIERARCHY OF DETAILED INFORMATION APPLIES: SPECIFICATIONS, SURFACE DRAWINGS, SECTION AND SECTION DRAWINGS, SUPPLEMENTAL PLANS AND ELEVATIONS.
7. ANNOTATIONS IN THESE DOCUMENTS SHALL BE CONSIDERED TO REPLACE ALL SIMILAR CODE AND CONSTRUCTION NOTES REGARDLESS IF NOTED OR OTHERWISE REPRESENTED.

NO.	REVISION	DATE
1	Pre-Design	04/17/19
2	Schematic Design	04/28/19
3	Design Development	05/15/19
4		
5		
6		
7		
8		

**REVIEW SET ONLY
NOT FOR
CONSTRUCTION**

Carile GROUP
Architects | Inspectors
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Manteno, Illinois 60950
(815) 401-1420 | www.carilegroup.com
Professional Design Firm, Inc. 0609497-0001

Walsh Lake House
2111 Fords Rd
Rochester, IN 46975

FLOOR PLAN

PROJECT	18,014	SHEET	A-100
DATE	MAY 18, 2019	DRAWN	25
CHECKED			

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FLOOR PLAN
SCALE: 3/16" = 1'-0"
TOTAL NEW SQUARE FOOTAGE: 1521 SF

S. Carile

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

Permits issued in June	Current	Prior	YTD
Non-Commercial	29	95	124
Commercial	2	11	13
Sign	1	2	3
Building	24	84	108
Electrical	3	24	27
Applications Submitted in June			YTD
Special Exeptions	0	9	9
Administrative Appeals	0	0	0
Development Standard Variance	2	16	18
PC- Rezone/Plats/Sub-Div	0	1	1
Fees Collected in June			YTD
Permits, Applications, Copies	\$2,375.00	\$10,628.90	\$13,003.90
Fines	\$265.00	\$371.00	\$636.00
City Building Permits/EI& PI Registrations	\$1,157.50	\$4,158.55	\$5,316.05
County Building Permits	\$300.00	\$2,025.00	\$2,325.00
TOTAL:	\$4,097.50	\$17,183.45	\$21,280.95