

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

FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
WEDNESDAY, SEPTEMBER 8, 2021
7:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

JULY 14, 2021

OLD BUSINESS:

NEW BUSINESS:

Kevin Bidwell (#210604)

Sally Kline (#210634)

Edwin Ramer(#210686)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
JULY 14, 2021

FULTON COUNTY
BOARD OF ZONING APPEALS

WEDNESDAY, JULY 14, 2021

7:00 P.M.
COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:
June 9, 2021

OLD BUSINESS:

NEW BUSINESS:
Christine Cox (#210518)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
JULY 14, 2021

The Fulton County Board of Zoning Appeals met on Wednesday the 14th day of July, 2021, at 7:00 P.M. in the Commissioners/Council Room located in the Fulton County Office Building. Chairperson, Scott Hizer called the meeting to order at 7:00 P.M. The following members were present: Debbie Barts, Phil Miller, and Scott Hizer. Also in attendance were: Executive Director, Heather Redinger; Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard

It is duly noted the following members Berry Baldwin and Seth Wilson we're absent.

IN RE: MINUTES

June 9, 2021

Chairperson, Scott Hizer, asked for any additions, deletions or corrections to be made to the June 9, 2021 minutes. Debbie Barts moved to approve the June 9, 2021 Fulton County Board of Zoning Appeals minutes as written Phil Miller seconded the motion. Motion carried as follows: Debbie Barts, Phil Miller, and Scott Hizer being in favor and no one opposing.

IN RE: NEW BUSINESS

Christine Cox (#210518)
Development Standard Variance

Christine Cox (#210518) is requesting a development standard variance of 5' off of the lake yard setback for the purpose of an addition onto the existing home, on property located at 6577 S Sunset, Macy IN 46951 within Lake Residential (R3) district.

In the R3 district the lake yard setback is 25' for a primary structure. Mrs. Cox would like to construct a 22.42' x 34' addition onto her home. The proposed addition would sit approximately 20' from the Lake yard. Therefore, a variance of 5' off of the lake yard setback is being requested.

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

She did not at this time.

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

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

Being no further Board comments Scott entertained a motion. Debbie Barts moved to approve Christine Cox (#210518) is requesting a development standard variance of 5' off of the lake yard setback for the purpose of an addition onto the existing home, on property located at 6577 S Sunset, Macy IN 46951 within Lake Residential (R3) district. Phil Miller seconded the motion.

FULTON COUNTY BOARD OF ZONING APPEALS
JULY 14, 2021

Administrative Secretary, Kim Gard conducted roll call vote.

| | |
|--------------|-----|
| Scott Hizer | Yea |
| Debbie Barts | Yea |
| Phil Miller | Yea |

Motion to approve Christine Cox (#210518) is requesting a development standard variance of 5' off of the lake yard setback for the purpose of an addition onto the existing home, on property located at 6577 S Sunset, Macy IN 46951 within Lake Residential (R3) district. Passed with three votes being in favor and no one opposed.

IN RE: PLAN DIRECTOR REPORT

Being no further business to come in front of the Board of Zoning Appeals, Scott Hizer, entertained a motion to adjourn the July 14, 2021 Fulton County Board of Zoning Appeals meeting. Debbie Barts moved to adjourn the July 14, 2021 Fulton County Board of Zoning Appeals meeting at 7:15 P.M. Phil Miller seconded the motion. Motion carried as follows: Debbie Barts, Phil Miller, and Scott Hizer, being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST: _____
Kim Gard, Administrative Secretary

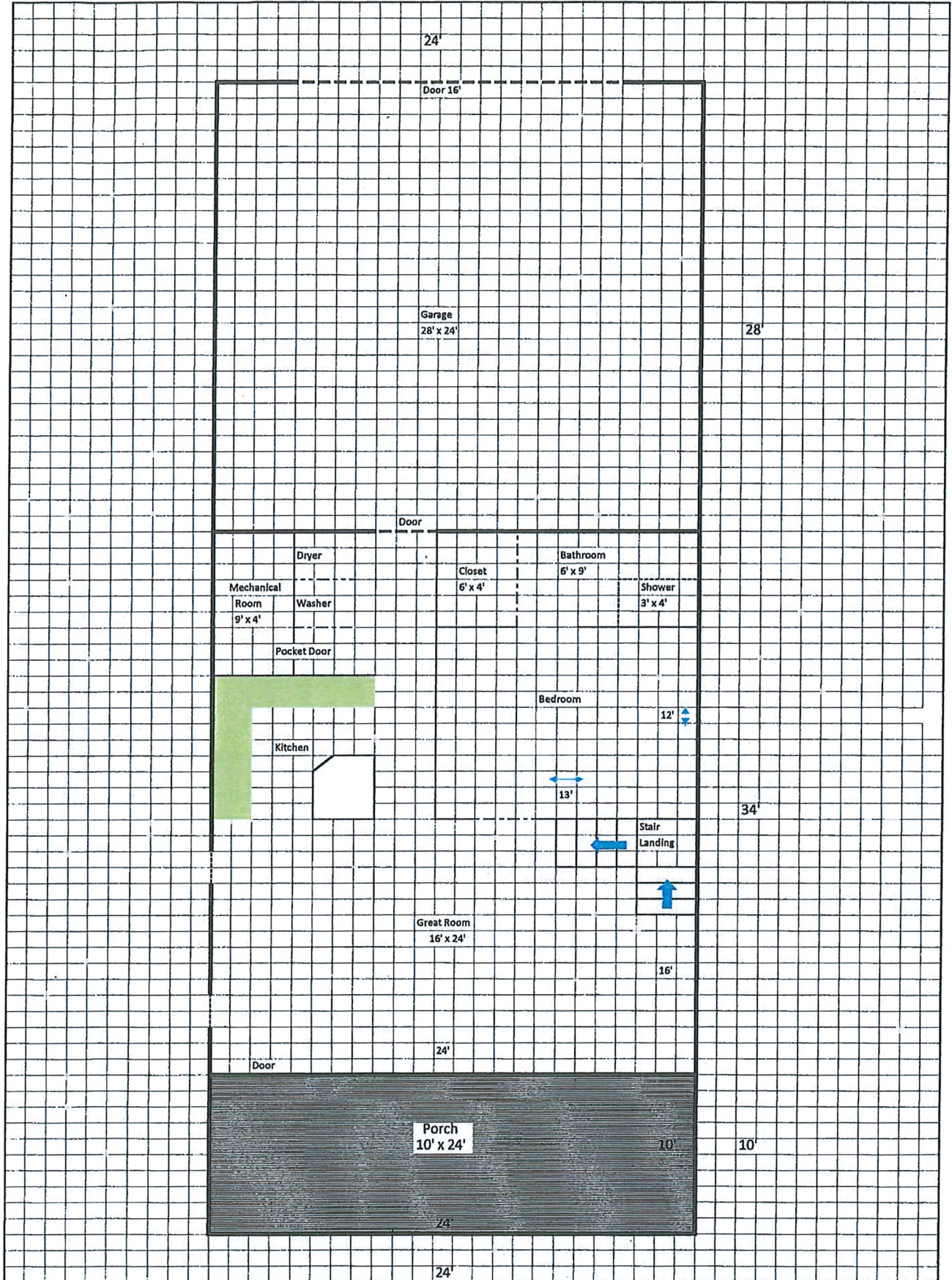
Docket #210604
Kevin Bidwell
Development Standard Variance

Kevin Bidwell (#210604) is requesting a development standard variance of 7' off of the north side yard setback and 5.5' off of the south side yard setback, for the purpose of a new home, attached garage and porch, on property located at 6381 Schafer Dr, Macy IN within Lake Residential (R3) district.

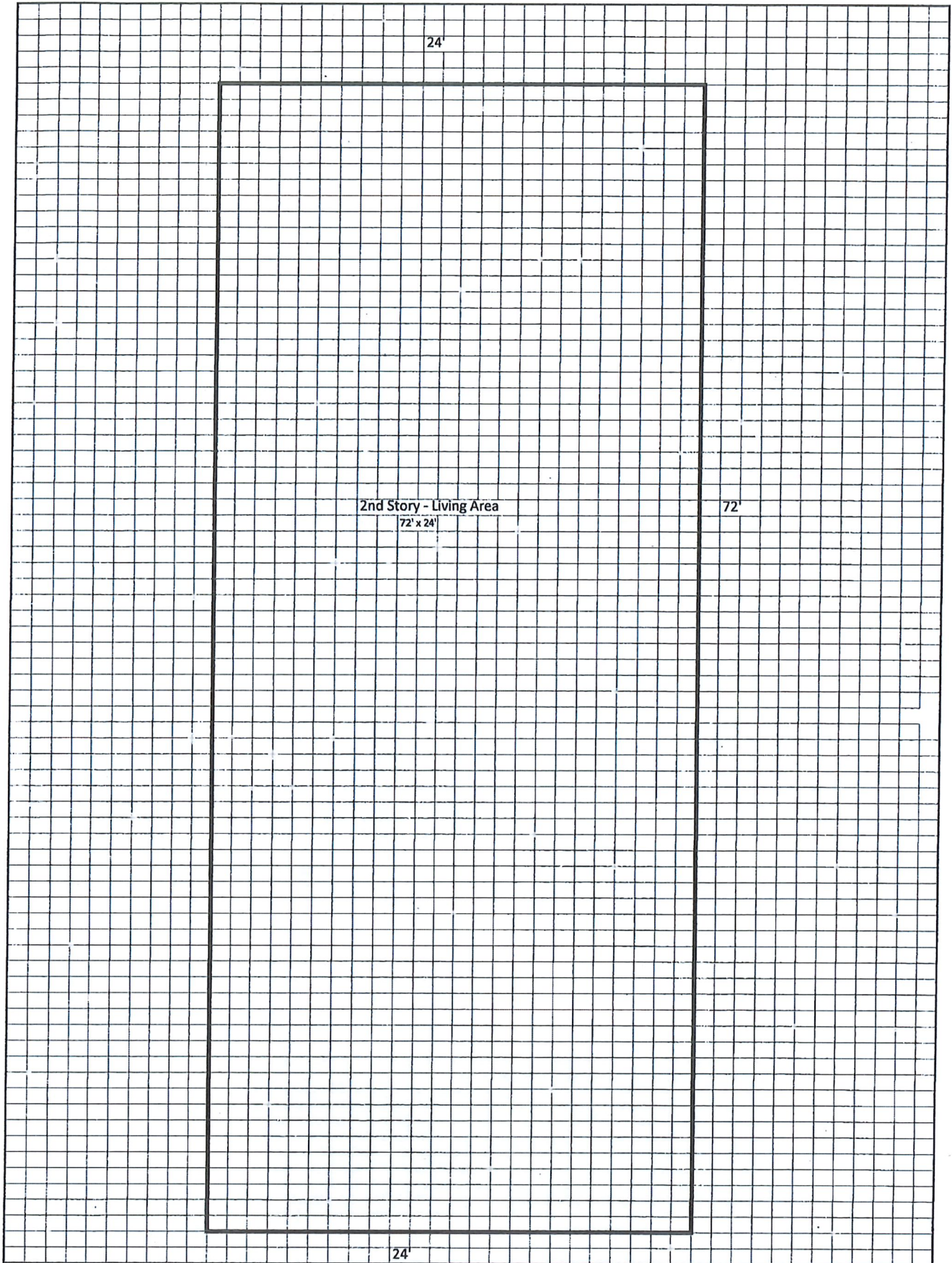
In the R3 district the side yard setback is 8' for a primary structure. Mr. Bidwell would like to construct a 24' x 72' home. The proposed home would sit approximately 1' from the north property line and approximately 2.5' off of the south property line, as the line angles in on the east towards the lake. Therefore, a variance off of the side yard setbacks are being requested.

The request is for a Development Standard Variance of 7' off of the north side yard setback and 5.5' off of the south side yard setback, for the purpose of a new home, attached garage and porch, on property located at 6381 Schafer Dr, Macy IN within Lake Residential (R3) district.

Kevin Bidwell Project



Kevin Bidwell Project



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 Development Standard Variance before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

Kevin Bidwell

#BZA-210604

Located at: 6381 Schafer Dr., Macy, IN

Legal Notification Requires:

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

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

Table with 3 columns: NAME, ADDRESS, SIGNATURE. Contains handwritten signatures for Clark Joyce A, Shafer Mary Lee & Roy Dale, and Summers Lisa L; TOD Summers Lawrence; Summers Zachary; Summers Alexander.

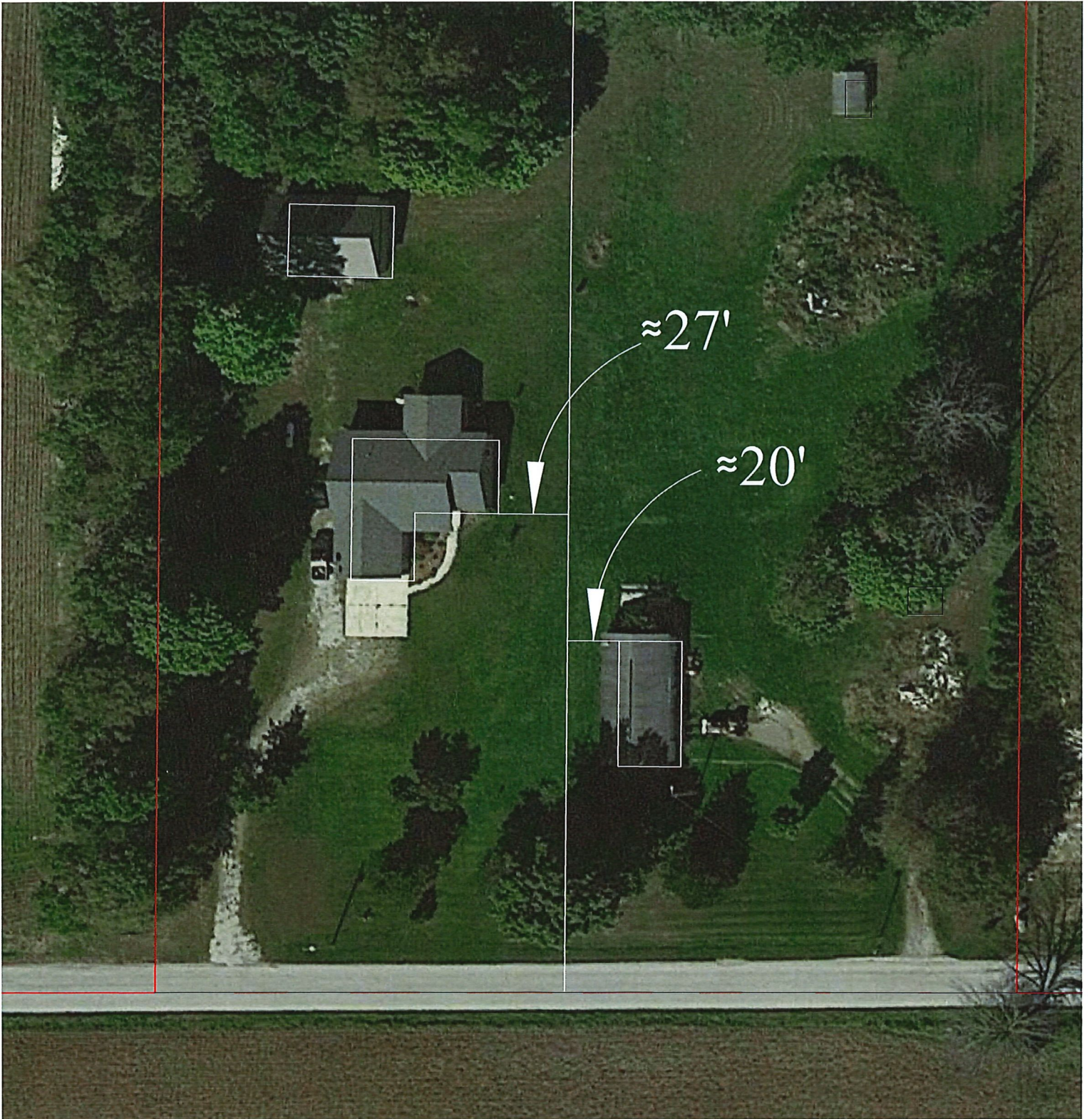
Docket #210634
Sally Kline
Development Standard Variance

Sally Kline (#210634) is requesting a development standard variance of 43' off of the minimum lot width, and no maximum lot depth, 27' off of the minimum lot width, and no maximum lot depth, and 5' off of the side yard setback, for the purpose of a split, located at 10280 W 200 N, Kewanna, IN., within Agriculture (AG) district

In the AG district the minimum lot width is 200' and the lot depth is three times the lot width. The home on the west lot would need to sit 30' from the newly created property line. Mrs. Kline would like to split her lot. The west side proposed lot would have approximately 157' of road frontage, and approximately 1056' in depth. The new home would sit approximately 25' from the newly created property line. Therefore, variances of 43' off of the minimum lot with and no maximum lot depth, as well as 5' off of the side yard setback are being requested.

The east side proposed lot would have approximately 173' of road frontage, and approximately 1056' in depth, the existing structures on this lot would meet the current setbacks. Therefore, variances of 27' off of the minimum lot width and no maximum lot depth, are being requested.

The request is for a Development Standard Variance of 43' off of the minimum lot width, and no maximum lot depth, 27' off of the minimum lot width, and no maximum lot depth, and 5' off of the side yard setback, for the purpose of a split, located at 10280 W 200 N, Kewanna, IN., within Agriculture (AG) district



$\approx 27'$

$\approx 20'$



7020 0202 0490 0000 0518 2544

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Kewanna IN 46939

OFFICIAL USE

| | |
|--|---------------|
| Certified Mail Fee | \$3.60 |
| Extra Services & Fees (check box, add fee as appropriate) | \$0.00 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage | \$0.55 |
| Total Postage and Fees | \$4.15 |

Sent To: **Loren + Angela Loehmer**
 Street and Apt. No., or PO Box No.: **10260 W. 200N.**
 City, State, ZIP+4®: **Kewanna IN 46939**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7020 0640 0000 0518 2520

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Rochester IN 46975

OFFICIAL USE

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|--|---------------|
| Certified Mail Fee | \$3.60 |
| Extra Services & Fees (check box, add fee as appropriate) | \$0.00 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage | \$0.55 |
| Total Postage and Fees | \$4.15 |

Sent To: **Thomas Griffiths**
 Street and Apt. No., or PO Box No.: **624 W. St. Rd 14**
 City, State, ZIP+4®: **Rochester IN 46975**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Kewanna IN 46939

OFFICIAL USE

| | |
|--|---------------|
| Certified Mail Fee | \$3.60 |
| Extra Services & Fees (check box, add fee as appropriate) | \$0.00 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage | \$0.55 |
| Total Postage and Fees | \$4.15 |

Sent To: **Wentzel Family Farms**
 Street and Apt. No., or PO Box No.: **1789 N 1000 W**
 City, State, ZIP+4®: **Kewanna IN 46939**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

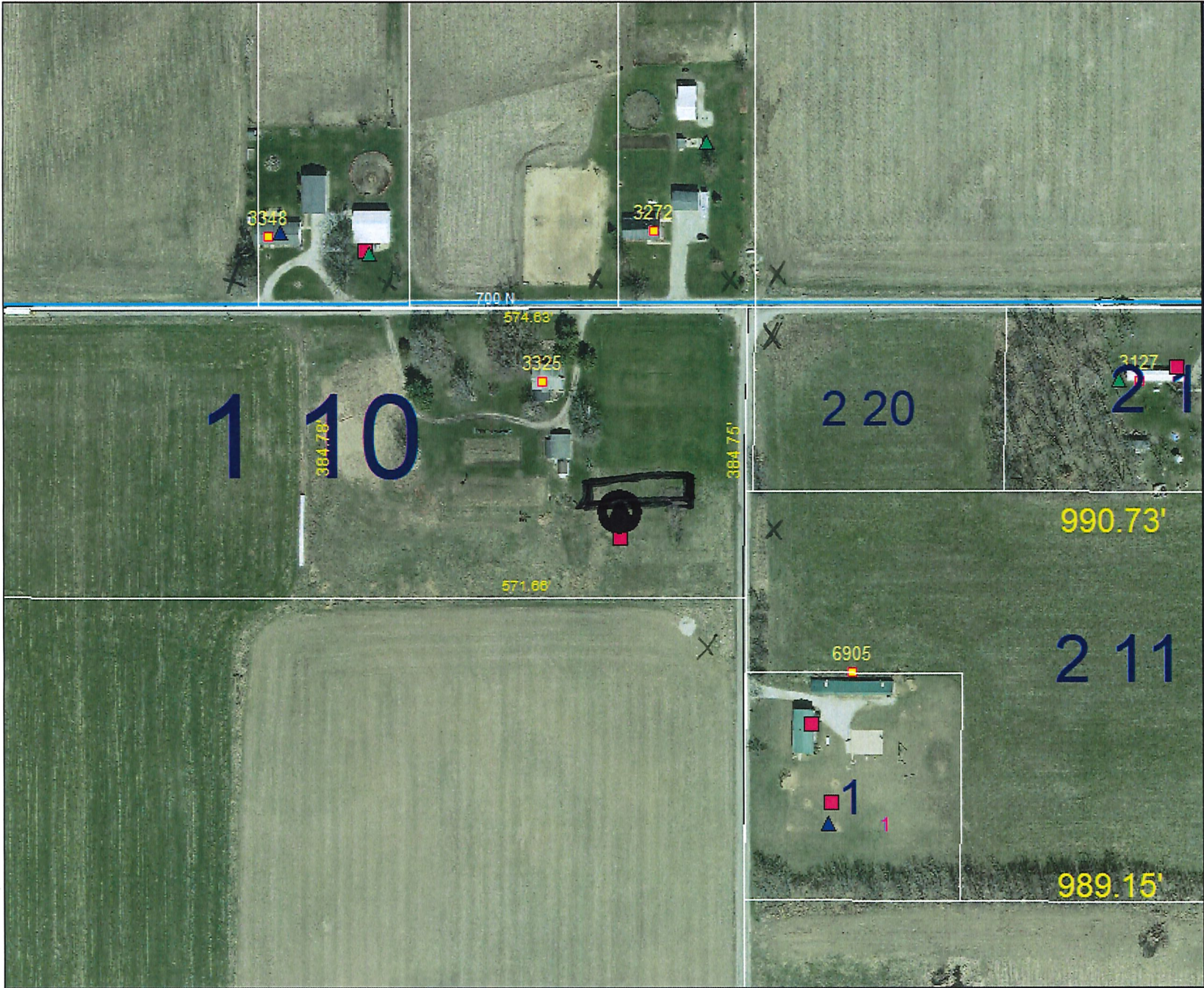
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 AUG 05 2021
 ROCHESTER IN 46975

Docket #210686
Edwin Ramer
Development Standard Variance

Mr. Ramer (#210686) is requesting a Development Standard Variance of 25' off of the front yard setback, for the purpose of a storage barn, on property located at 3325 W 700 N, Rochester, IN within the Agricultural (AG) District.

In the AG district the minimum front yard setback is 50' off of the right of way, for any structure, the right-of-way of 325 W is 33', any new construction would have to sit 66.5' from the center of the road. Mr. Ramer would like to construct a 60' x 104' x 27' storage barn approximately 25' off of the right-of-way on the south east side of the property. Therefore, a 25' variance off of the front yard setback is being requested.

The request is for a Development Standard Variance off of the front yard setback, for the purpose of a storage barn, on property located at 3325 W 700 N, Rochester, IN within the Agricultural (AG) District.



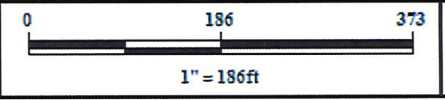
- City Town Boundary
- Sections
- Parcels
- Addresses
- Bldg Permits
- Permits - Primary
- Permits - Accessory

- Highways
- Roads
- Parcels
- Lots

35'
from edge
of Rd.

60' x 104'
27'
h

Storage
Barn



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 Development Standard Variance before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

Edwin Ramer
#BZA-210686

Located at: 3325 W 700 N, 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 |
|---|---|---|
| Sharon Maciaszek | 3272 West 700 N Rochester, IN 46975 | <i>Sharon Maciaszek</i> |
| Ralph & Barbara Hart | 6700 N 250 W Rochester, IN 46975 ✓ | <i>Green Receipt</i> |
| Four Quarters Dairy Farms Inc | 7344 N 300 W Rochester, IN 46975 | <i>Mark Brubaker Four Quarters Dairy Farm, Inc.</i> |
| Bryan M & Tracey M Hart | 3348 W 700 N Rochester, IN 46975 ✓ | <i>Green Receipt</i> |
| Boyd Keith W & Boyd Marcella Revocable Living Trust | 3542 W 700 N Rochester, IN 46975 | <i>Keith W. Boyd Marcella Boyd.</i> |
| Oreder James P & Oreder Maureen C Joint Revocable Trust | 12338 Diamond Court Plymouth, IN 46563 ✓ | <i>Green Receipt</i> |



Fee Summary Paid Totals

08/01/2021 - 08/31/2021

| Fee Name | Fee Description | Account Number | Total Amount | Total Fees |
|--|-----------------------------|---------------------|-------------------|------------|
| Group: 1001.03201.000.0036 | | | | |
| A. County, Akron, & Town of Fulton Residential - Inspection Fee | Enter Number of Inspections | 1001.03201.000.0036 | \$1,085.60 | 15 |
| A. County, Akron, & Town of Fulton Residential - Permit Fee | | 1001.03201.000.0036 | \$203.40 | 16 |
| A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT | | 1001.03201.000.0036 | \$720.00 | 18 |
| A-2. County, Akron, & Town of Fulton Commercial - Inspection Fee | Enter Number of Inspections | 1001.03201.000.0036 | \$693.20 | 3 |
| A-2. County, Akron, & Town of Fulton Commercial - Permit Fee | | 1001.03201.000.0036 | \$375.00 | 2 |
| | | | \$3,077.20 | 54 |

Group Total: 5

Group: 1001.03203.000.0036

| | | | | |
|---|-----------------------------|---------------------|----------|----|
| B. City of Rochester Residential Permit Fee | | 1001.03203.000.0036 | \$147.50 | 10 |
| B-1. City of Rochester Residential-Inspection Fee | Enter Number of Inspections | 1001.03203.000.0036 | \$385.00 | 10 |

| | | | | |
|--|--|---------------------|-------------------|-----------|
| B-2. CITY OF ROCHESTER ELECTRICAL PERMIT | | 1001.03203.000.0036 | \$60.00 | 3 |
| B-3. City of Rochester Commercial Permit Fee | | 1001.03203.000.0036 | \$102.50 | 5 |
| B-4. City of Rochester Commercial-Inspection Fee | | 1001.03203.000.0036 | \$440.00 | 5 |
| | | | \$1,135.00 | 33 |

Group Total: 5

Group: 1001.07101.000.0036

| | | | | |
|------------------------------------|-------------------|---------------------|-------------------|-----------|
| BZA. Development Standard Variance | | 1001.07101.000.0036 | \$875.00 | 5 |
| BZA. Special Exception | | 1001.07101.000.0036 | \$175.00 | 1 |
| ZO. LIP | | 1001.07101.000.0036 | \$1,300.00 | 26 |
| ZO. Signs | Enter Square Feet | 1001.07101.000.0036 | \$229.44 | 2 |
| ZO. Solar Array- Small | | 1001.07101.000.0036 | \$80.00 | 1 |
| | | | \$2,659.44 | 35 |

Group Total: 5

| | | | | |
|--|--|--|-------------------|------------|
| | | | \$6,871.64 | 122 |
|--|--|--|-------------------|------------|

Total Records: 15

9/1/2021

Page: 1 of 1