

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

FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
WEDNESDAY, OCTOBER 13, 2021
7:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

SEPTEMBER 8, 2021

OLD BUSINESS:

NEW BUSINESS:

Phillip Imhoff (#210747)
Rochester IN BTS (#210774)
Selena Hartman (#210777)
Angel Skidmore (#210809)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
SEPTEMBER 8, 2021

FULTON COUNTY
BOARD OF ZONING APPEALS

WEDNESDAY, SEPTEMBER 8, 2021

7:00 P.M.
COMMISSIONERS/COUNCIL ROOM

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
SEPTEMBER 8, 2021**

The Fulton County Board of Zoning Appeals met on Wednesday the 8th day of September, 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, Seth Wilson, Barry Baldwin and Scott Hizer. Also in attendance were: Executive Director, Heather Redinger; Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard

IN RE: MINUTES

July 14, 2021

Chairperson, Scott Hizer, asked for any additions, deletions or corrections to be made to the July 14, 2021 minutes. Debbie Barts moved to approve the July 14, 2021 Fulton County Board of Zoning Appeals minutes as written Phil Miller seconded the motion. Motion carried as follows: Debbie Barts, Phil Miller, Seth Wilson, Barry Baldwin and Scott Hizer being in favor and no one opposing.

IN RE: NEW BUSINESS

Kevin Bidwell (#210604)
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.

Heather stated they received 2 letters of opposition.

Scott asked petitioner if they had anything else to add. He did not at this time.

Scott then asked for any Board questions or comments.

Scott Hizer asked petitioner if they had drainage plans. Heather said not at this time. Mr. Bidwill will have to have drainage approval before permits are issued.

Scott Hizer 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, Seth Wilson, Barry Baldwin 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.

Mrs. Bidwill stated they have owned the property for 20 years and have looked elsewhere to build a home. They love Nyona Lake and are planning on retiring there.

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Ruth Hart/Roller stated she lives on the other side of the lake and stated it would be a great improvement opportunity for the lake. Recently there have been many positive improvements at the lake.

Debbie Barts stated at the lake usually one side of the property gives access to the lake and the other side is really close. The lots are very small at the lake.

Scott Hizer 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, Seth Wilson, Barry Baldwin and Scott Hizer being in favor and no one opposing.

Being no further Board comments Scott entertained a motion. Debbie Barts moved to approve 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. Phil Miller seconded the motion.

Administrative Secretary, Kim Gard conducted roll call vote.

Scott Hizer	Yea
Debbie Barts	Yea
Phil Miller	Yea
Seth Wilson	Yea
Barry Bakdwin	Yea

Motion to approve 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. Passed with five votes being in favor and no one opposed.

IN RE: NEW BUSINESS

Sally Kline (#210634)

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 width and no maximum lot depth, as well as 5' off of the side yard setback are being requested.

**FULTON COUNTY BOARD OF ZONING APPEALS
SEPTEMBER 8, 2021**

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.

Scott asked petitioner if they had anything else to add. They did not at this time.

Scott then asked for any Board questions or comments. Being none, he entertained a motion to open public hearing. Phil Miller moved to open public hearing. Debbie Barts seconded the motion. Motion carried as follows: Debbie Barts, Phil Miller, Seth Wilson, Barry Baldwin 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 in favor or opposed.

Scott Hizer 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, Seth Wilson, Barry Baldwin and Scott Hizer being in favor and no one opposing.

Scott asked for any Board comments.

Being no further Board comments Scott entertained a motion. Debbie Barts moved to approve 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. Phil Miller seconded the motion.

Administrative Secretary, Kim Gard conducted roll call vote.

Scott Hizer	Yea
Debbie Barts	Yea
Phil Miller	Yea
Seth Wilson	Yea
Barry Bakdwin	Yea

Motion to approve 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. Passed with five votes being in favor and no one opposed.

IN RE: NEW BUSINESS

Edwin Ramer (#210686)

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.

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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.

Scott asked petitioner if they had anything else to add. They 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, Seth Wilson, Barry Baldwin 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.

Bryan Hart, 3348 W 700 N, stated he was concerned with the vision clearance on the corner. He also stated concerns with runoff and the manure pit into the road and spraying of manure across the road into the field.

Sharon Maciaszek, 3272 West 700 N, stated she also had concerns in regards to the manure pit runoff and asked that this barn not be turned it into a veil barn.

Debbie asked why this barn need to be 25' off the ROW.

Heather stated there is an existing building and he would like to use the existing driveway.

Mr. Ramer stated there is a well in between the two barns.

Scott Hizer 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, Seth Wilson, Barry Baldwin and Scott Hizer being in favor and no one opposing.

Scott then asked for any Board questions or comments.

Phil Miller stated there are some concerns with the building but concerns are something we have no say over.

Scott asked if the neighbors' concerns stem from the previous situation.

Neighbors agreed.

Bryan Hart stated the veil barn was put in in 2016 or 2017 and his brother sold his property because the smell and manure pit.

Debbie Barts asked the board if the manure pit was in front of the barn closer to the road.

The Board said yes that was correct.

She also stated we need to reconsider what the ordinance says in regards to the manure pit.

Scott asked if a permit was required to put in a manure pit.

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There was a permit issued for the building. All the setbacks were met for the building but did not include a manure pit.

Debbie stated you have to stay within IDEM regulation and questioned the amount of veil to acres.

Seth stated the runoff from the manure pit runs downhill towards 700 W.

Bryan Hart stated at one time with the amount of rain and run off they had to use a tractor with a plow to move water out of their back yard.

Sharon Maciaszek stated this is her retirement home.

Heather informed Debbie the ordinance states, lots measuring over (10) acres are exempt from the requirement of two (2) animal units per acre. Mr. Ramer has 11.66 acres.

Debbie stated when we do amendments again we should look how many veil per acer because if you put 200+ head of veil on 11 acres what are you going to do with the manure? She then stated you have to be able to handle the manure. She doesn't like that you have to be so many feet off the road but the manure pit can be right on the road and flowing across the road.

Scott asked if a lot of the manure gets hauled away.

Bryan Hart stated he pumps it into a truck and sprays it around the field.

Andy Perkins stated the statute allows the BZA to modify the order. When a variance request comes to the Board, it allows you to modify, by statute you'd be authorized to put other conditions on the variance.

After Board discussion they agreed on the condition: The building will not be used for commercial livestock operation.

Being no further Board comments Scott entertained a motion. Debbie Barts moved to approve 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, with the condition that the building will not be used for commercial livestock operation. Phil Miller seconded the motion.

Administrative Secretary, Kim Gard conducted roll call vote.

Scott Hizer	Yea
Debbie Barts	Yea
Phil Miller	Yea
Seth Wilson	Yea
Barry Bakdwin	Yea

Motion to approve 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, with the condition that the building will not be used for commercial livestock operation. Passed with five votes being in favor and no one opposed.

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IN RE: PLAN DIRECTOR REPORT

Heather stated the ordinance amendments were completely done and all copies were made. They just need delivered.

Being no further business to come in front of the Board of Zoning Appeals, Scott Hizer, entertained a motion to adjourn the September 8, 2021 Fulton County Board of Zoning Appeals meeting. Debbie Barts moved to adjourn the September 8, 2021 Fulton County Board of Zoning Appeals meeting at 8:00 P.M. Phil Miller seconded the motion. Motion carried as follows Debbie Barts, Phil Miller, Seth Wilson, Barry Baldwin and Scott Hizer being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST: _____
Kim Gard, Administrative Secretary

Docket #210747
Phillip Imhoff
Development Standard Variances

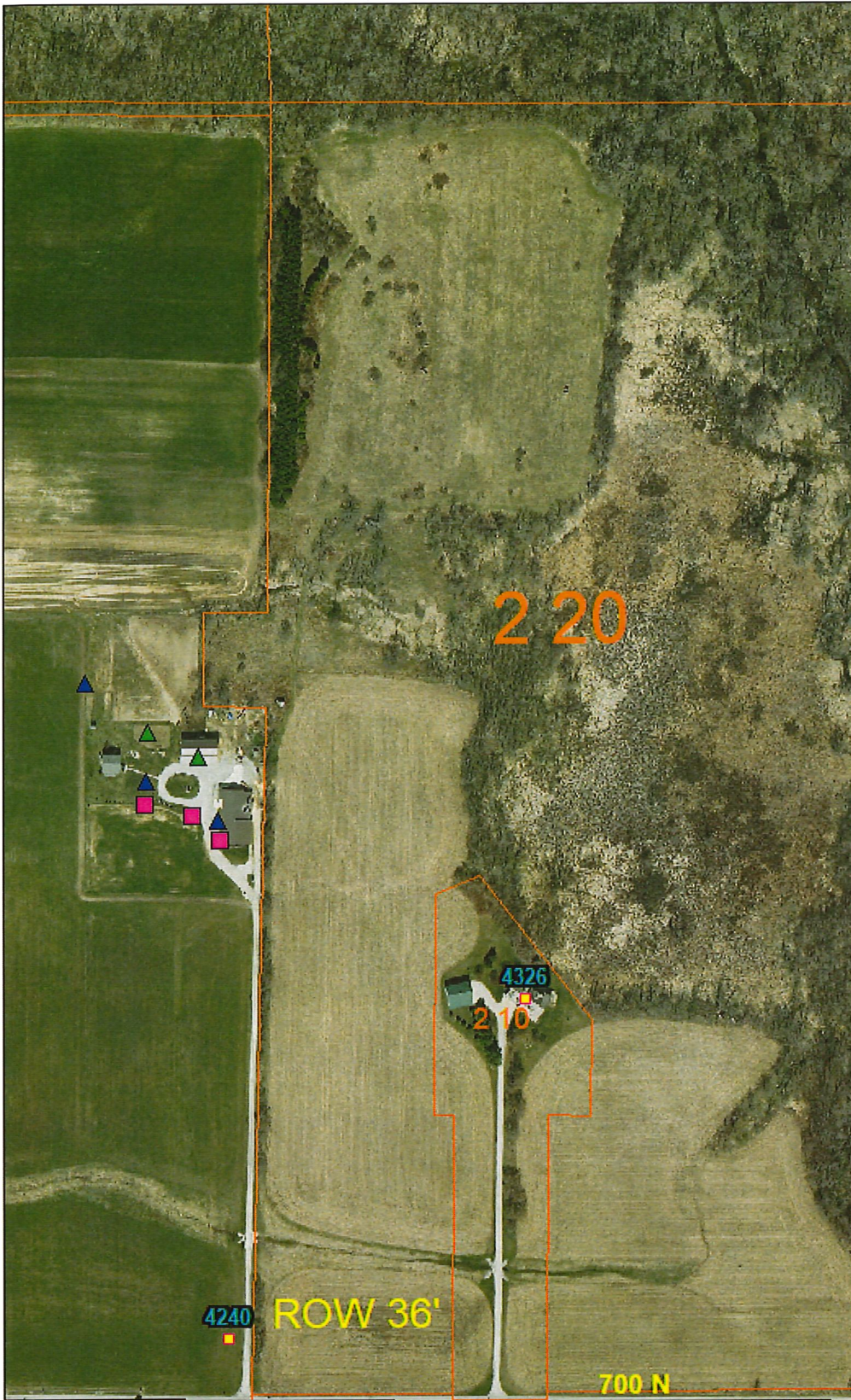
Mr. Imhoff (#210747) is requesting a Development Standard Variance of 150' off of the minimum lot width and no maximum lot depth for the purpose of a split, on property located at 4326 E 700 N, Rochester, IN within the Agricultural (AG) District.

Mr. Imhoff is also requesting a development standard variance of 25' off of the side yard setback, for the purpose of a barn, on property located at 4240 E 700 N, Rochester, IN within the Agricultural (AG) District.

In the AG district the minimum lot width is 200' and the maximum lot depth is three (3) times the lot width. Mr. Imhoff purchased 4326 E 700 N, which currently consists of a 5.73 acre tract and 76.5 acre tract. He would like to resurvey the parcel in its entirety and create a new parcel of approximately 15 acres, with the existing dwelling. The proposed lot would have only 50' of lot width and exceed the maximum lot depth. The remaining approximate 67 acre tract would be in compliance. Therefore, a request of 150' off of the minimum lot width and no maximum lot depth is being requested.

Mr. Imhoff would like to construct a pole barn on his property which would sit less than one (1') foot off of the existing property line. In the AG district the side yard setback for an accessory structure is the height of the structure of 25' whichever less is. Mr. Imhoff will be adding approximately 30' to his eastern property line, once the survey of the property mentioned above (4326 E 700 N) is completed. Therefore, a variance of 25' off of the side yard is being requested.

The request is for a Development Standard Variance of 150' off of the minimum lot width and no maximum lot depth for the purpose of a split, on property located at 4326 E 700 N, Rochester, IN within the Agricultural (AG) District, also a development standard variance of 25' off of the side yard setback, for the purpose of a barn, on property located at 4240 E 700 N, Rochester, IN within the Agricultural (AG) District.

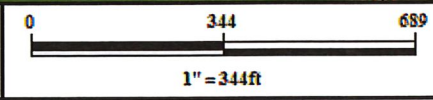


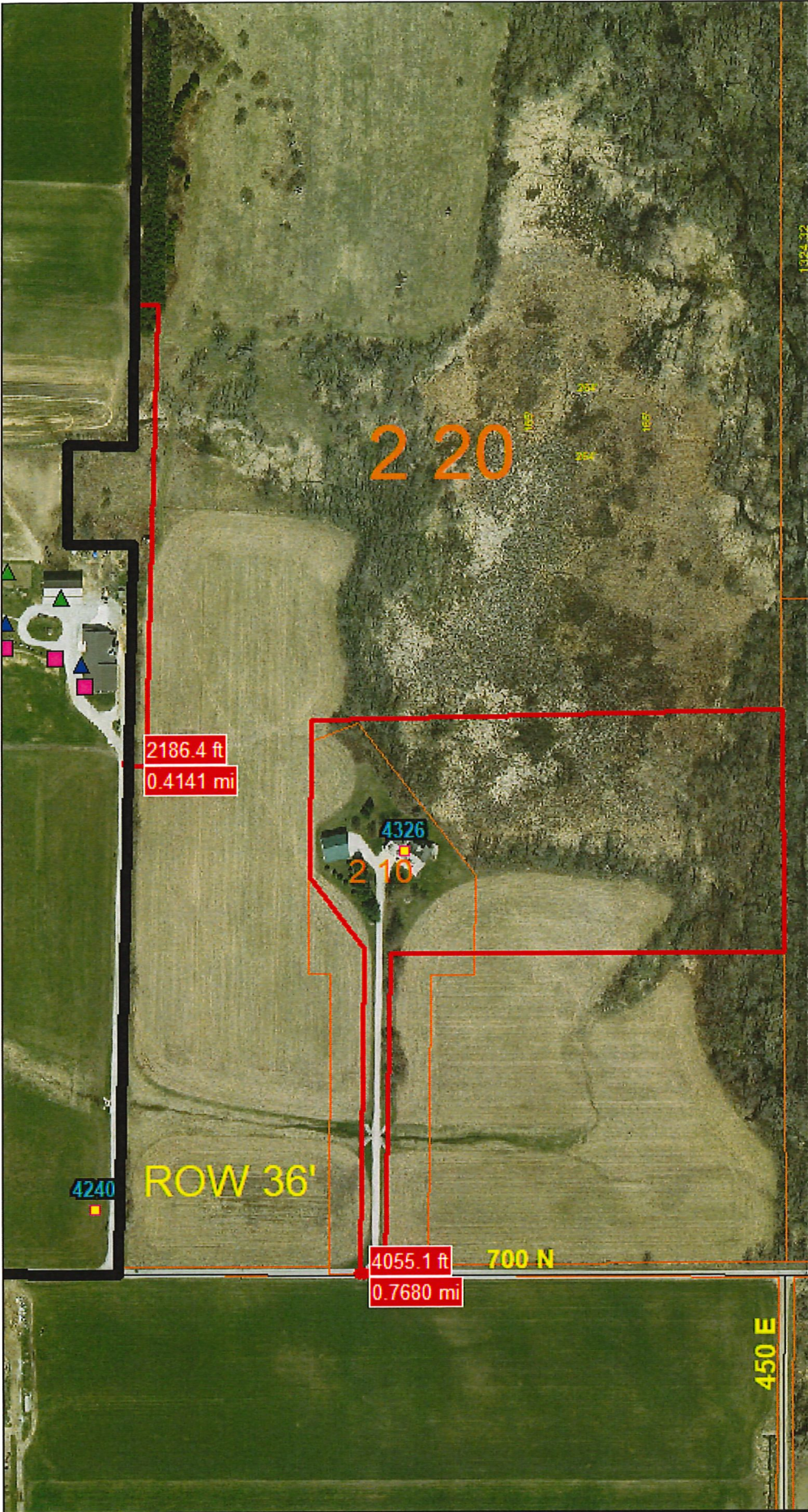
- Parcels
- County Boundary
- City Town Boundary
- Townships

- Addresses
- ▲ Permits - Primary
- ▲ Permits - Accessory
- Bldg Permits

- Parcels
- Lots
- Roads
- Highways

Existing



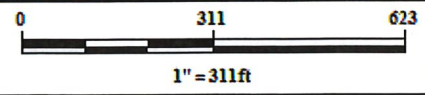


- Parcels
- County Boundary
- City Town Boundary
- Townships

- Addresses
- ▲ Permits - Primary
- ▲ Permits - Accessory
- Bldg Permits

- Parcels
- Lots
- Roads
- Highways

Proposed



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,

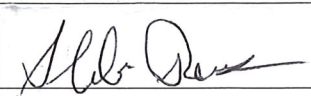
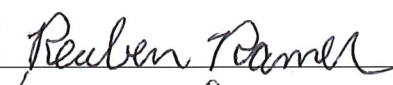
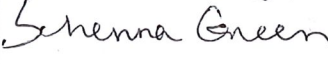
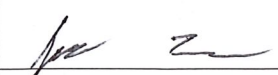
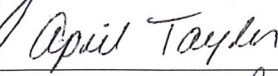

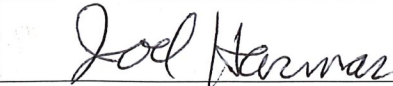
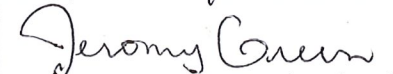
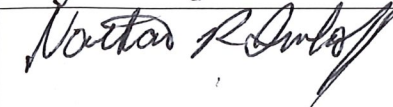
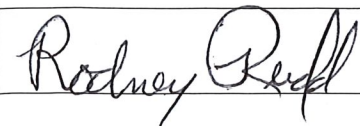
Phillip Imhoff
(#210747)

Located at: 4240 E 700 N & 4326 E 700 N Rochester, 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.

NAME	ADDRESS	SIGNATURE
Chlora Beth & Albert C Rees Revocable Living Trust	5118 E 700 N Rochester, IN 46975	
Reuben W & Julia R Ramer	4131 E CR 700 N Rochester, IN 46975	
Barry L & Schenna L Green	4092 E 700 N Rochester, IN 46975	
Justin & Nichole Tunis	4014 E 700 N Rochester, IN 46975	
Shaun P & April L Taylor	4014 E 700 N Rochester, IN 46975	
Gregg L & Robin D Hensley	2730 19B Road Tippecanoe IN 46570	
Joel Harman	5070 St Rd 110 Rochester, IN 46975	
Jeromy L & Sarah E Green	307 N Adams St Akron IN 307 46910	
Imhoff Nathan R & Annetta W 1/2; Ramer Ezra & Rosemary 1/2	4366 E 650 N Rochester, IN 46975	
Rodney L & Shari L Rudd	4273 E State Rd 110 Rochester, IN 46975	

Docket #210774
Rochester IN BTS Retail, LLC
Development Standard Variance &
Special Exception

** All requests are contingent on an approved Zone Map Amendment request for the property to be rezoned to SR. The property is currently zoned industrial (IN). The property owner did not want the property rezoned, unless BTS can purchase the property for the proposed retail store. If the special exception and variance are approved, they will then go in front of the Plan Commission on October 25th to request the zone map amendment.

Rochester IN BTS Retail, LLC (#210774) is requesting a development standard variance of an additional 10% maximum lot coverage, and a special exception to allow a retail store, on property located at (009-102075-00) N Old US 31, Rochester IN., within Suburban Residential (SR) district.

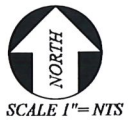
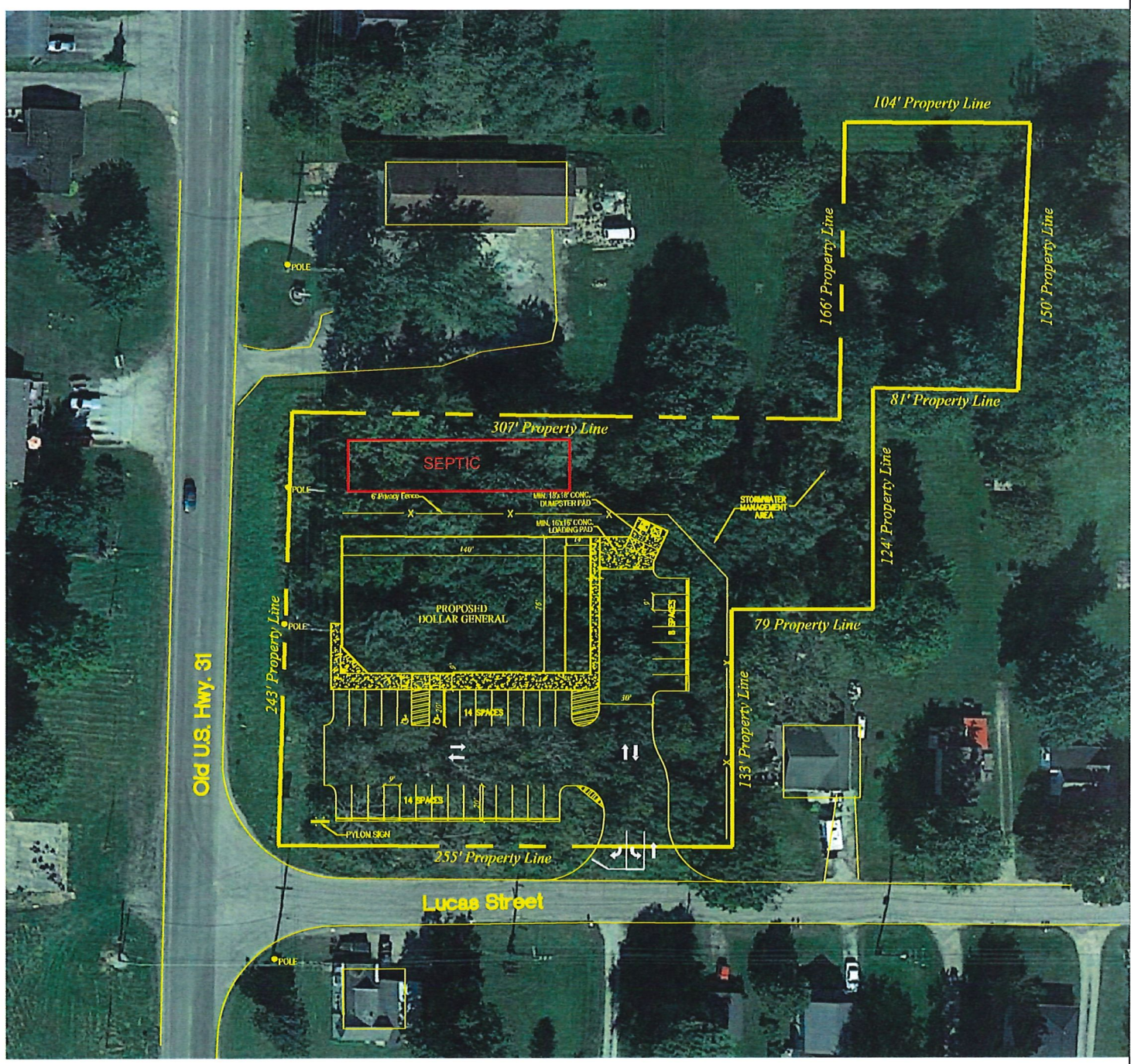
In the SR district the maximum lot coverage is 30% of the lot area. BTS would like to construct a new retail store, with the new structure and parking areas, they would have approximately 40% of impervious surface. They are also requesting a special exception to allow a retail store in the SR district. Therefore, variances of an additional 10% of the maximum lot coverage and a special exception to allow a retail store is being requested.

The request is for a development standard variance of an additional 10% maximum lot coverage, and a special exception to allow a retail store, on property located at (009-102075-00) N Old US 31, Rochester IN., within Suburban Residential (SR) district.

PRELIMINARY SITE PLAN

CITY, STATE - STREET:
 Rochester, IN - NEC Old U.S. Hwy. 31 & Lucas Street

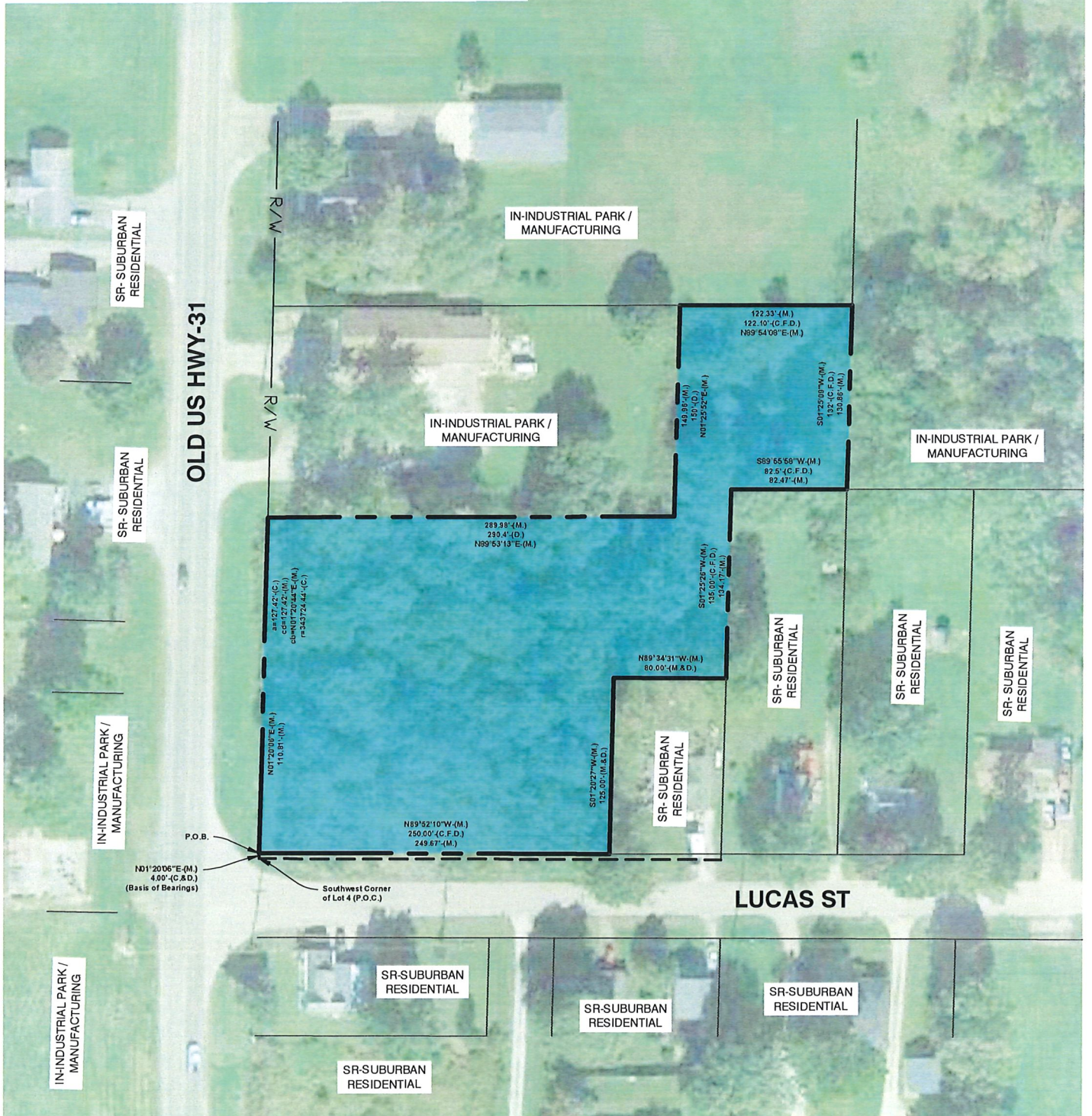
PROTOTYPE:	E	DEVELOPER	DESIGNER	DATE:
BASE / LEASE SF:	10,640 / 10,542	COMPANY:	COMPANY:	02-19-21
SALES / RECEIVING SF:	8,496 / 1,217	NAME:	NAME:	
USABLE ACREAGE:	1.49	PHONE #:	PHONE #:	
PARKING SPACES:	35			



LEGEND



SUBJECT PROPERTY TO BE REZONED FROM IN-INDUSTRIAL PARK/MANUFACTURING TO SR-SUBURBAN RESIDENTIAL (APPROXIMATELY 1.96 ACRES OF REZONED PROPERTY)



Civil Engineers & Surveying
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www.arenengineering.com

PROJECT
ROCHESTER GENERAL RETAIL

SHEET TITLE
REZONE EXHIBIT

JOB NUMBER
2112063

DATE
09/10/2021

EXHIBIT
1

9/29

To Whom It May Concern

I THINK IT IS A BIG MISTAKE FOR

THIS TO BE DONE

TO MUCH TRAFFIC ON THIS HWY

Sincerely

Betty Green

We need factories NOT MORE STORES

FILED

OCT - 4 2021

Fulton County
Plan Commission

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 Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing, Rochester IN BTS Retail, LLC.

Located at: N OLD US 31 (009-102075-00) within the Industrial District (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.**

Name	Address	Signature
MDW Enterprises LLC	1311 Lakeview Bend, Rochester, IN 46975	
Baker Kenneth W & Ann M	1579 N Old Us 31, Rochester, IN 46975	
Van Horn Scot; Juliane; & Mark	8641 W 400 N, Rochester, IN 46975	
Pro Tree Service & Stump Removal of Rochester LLC	1550 Wentzel St., Rochester, IN 46975	
Finke Allen J Revocable Trust	20 N 75 E, Winamac, IN 46996	
Cable Thomas R. Jr & Janice L	1576 Lucas St., Rochester, IN 46975	
Johnson Roy E	1588 Lucas St., Rochester IN 46975	
Cox Family Trust	8576 8th Rd., Rochester IN 46975	
Schaeffner Rebecca L	1638 Lucas St., Plymouth IN 46563	
Hummel Derek M & Rhonda J	1648 E Lucas St., Rochester IN 46975	
PLBG LLC	1508 Arrowhead Dr., Rochester IN 46975	
Eatmon Donald E	1519 E Lucas Street., Rochester IN 46975	
Spencer Christopher C	1555 E Lucas St., Rochester IN 46975	
Cox Nelson & Gloria J	1577 E Lucas Street., Rochester IN 46975	
Cloud Pamela J; TOD Sutton Lee E & Sutton Lucas E T/C	1409 N Old US Hwy 31., Rochester IN 46975	

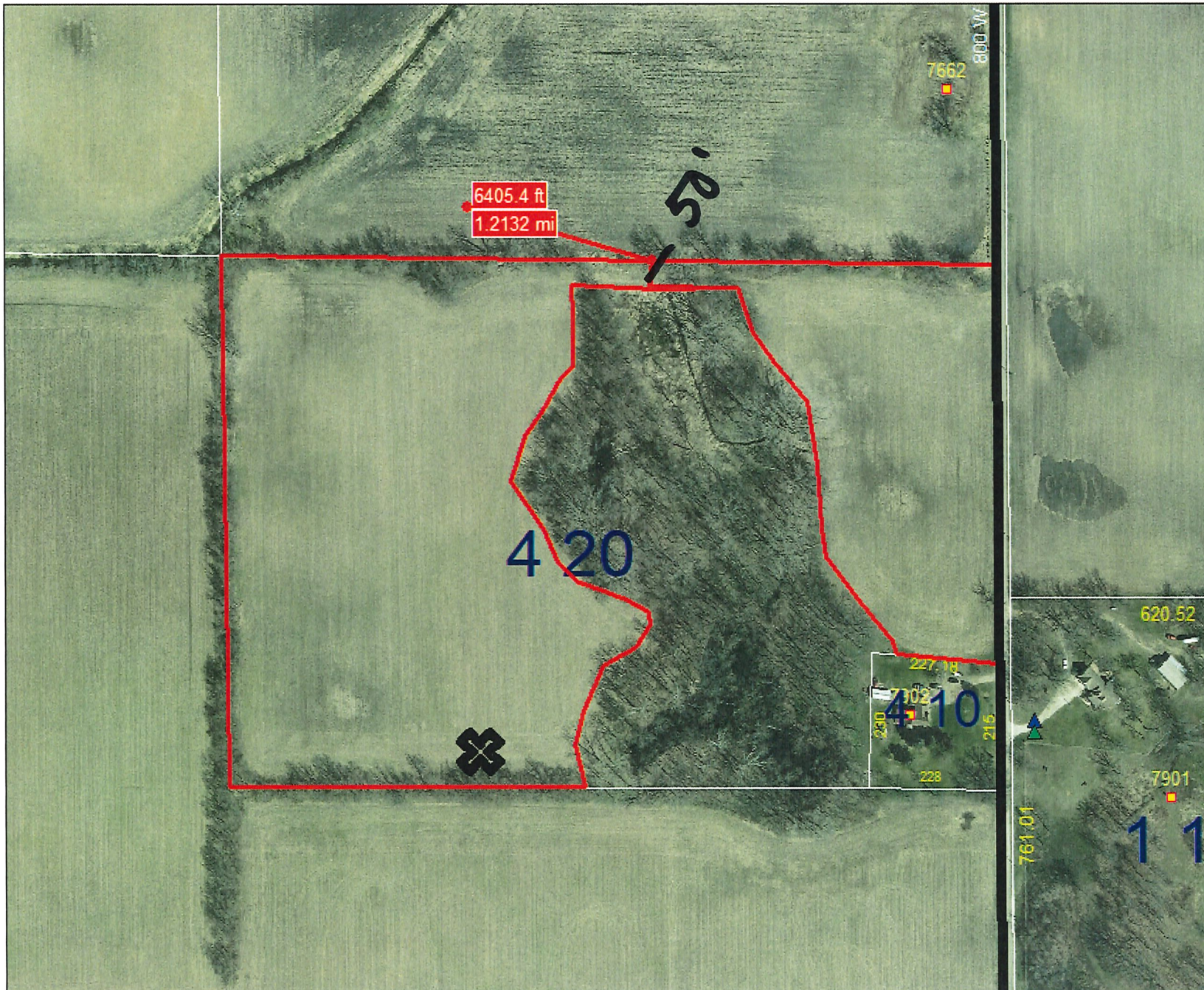
Gunter Ruth	530 Main Street., Rochester IN 46975	
Mote Michael L	1504 Monroe Street., Rochester IN 46975	
Green Betty D	1554 N Old US Highway 31 Rochester, IN 46975	
Lucas Street LLC	1552 E Lucas St., Rochester IN 46975	
Fulton County Animal Adoption and Education Center Inc	1540 Wentzel St., Rochester IN 46975	
Fulton County Association Of Retarded Citizens Inc	344 E 18th St., Rochester IN 46975	
Hammel Jon M & Teresa S	1601 E Lucas St., Rochester IN 46975	
Gawaukee LLC	2922 E Country Club Dr., Rochester IN 46975	
Wentzel Street LLC	1552 E Lucas St., Rochester IN 46975	
Fulton County Solid Waste Dist	P O Box 721., Rochester IN 46975	
Thompson Ricky A & Jennifer R	1576 N Old Us Hwy 31, Rochester IN 46975	
Zeyen Patricia L	1584 N Old US Highway 31, Rochester IN 46975	
Heinzmann Fritz P	1612 N Old U S Hwy 31, Rochester IN 46975	
Townsend Marilyn C	1622 N Old U S 31, Rochester IN 46975	
Coston Veterinary Holdings	1634 N Old US Hwy 31, Rochester IN 46975	
City Of Rochester	320 Main St., Rochester IN 46975	
Wright Rodney	1520 N 825 E, Rochester IN 46975	
Beattie Gerald W Jr	330 Monticello Rd., Rochester IN 46975	
Brown Gerald A & Chery	971 S Prairiewood Dr., Rochester IN 46975	
Patriot Real Estate Holdings LLC	325 Monticello Rd, Rochester IN 46975	
Tom Brovont & Son Builders & Developers Inc	145 Fulton Ave., Rochester IN 46975	
GlenDi Warehousing LLC	3015 E 200 N, Rochester IN 46975	
Denton Timothy P & Darlene R	Po Box 105, Rochester IN 46975	
Hudkins Jason M & Amanda L	921 Clover Street, Rochester IN 46975	
203 Monticello Land Trust	5414 W 1350 N, Nappanee IN 46550	
Overmyer Joyce E	1888 12B Rd, Bourbon IN 46504	
DNS Lawncare and Repair LLC	3448 E 400 N, Rochester IN 46975	
Kiggins John A	179 Monticello Rd, Rochester IN 46975	

Docket #210777
Selena Hartman
Development Standard Variance

Selena Hartman (#210777) is requesting a development standard variance of 150' off of the minimum lot width, for the purpose of a split, located at (013-102040-00) 800 W, Rochester IN., within Agriculture (AG) district

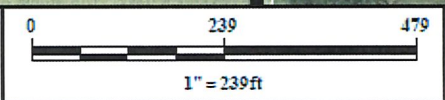
In the AG district the minimum lot width is 200'. Mrs. Hartman would like to split her lot, but will not be able to maintain 200' width throughout. There is a section on north side of the lot that will be approximately 50' wide. Therefore, variances of 150' off of the minimum lot with is being requested.

The request is for a Development Standard Variance of 150' off of the minimum lot width, for the purpose of a split, located at (013-102040-00) 800 W, Rochester IN, within Agriculture (AG) district



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

Variance for
lot width -
will not
maintain
200'
throughout
entire parcel.



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,

Selena Hartman
#210777

Located at: 800w (013-102040-00) Kewanna IN 46939

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.

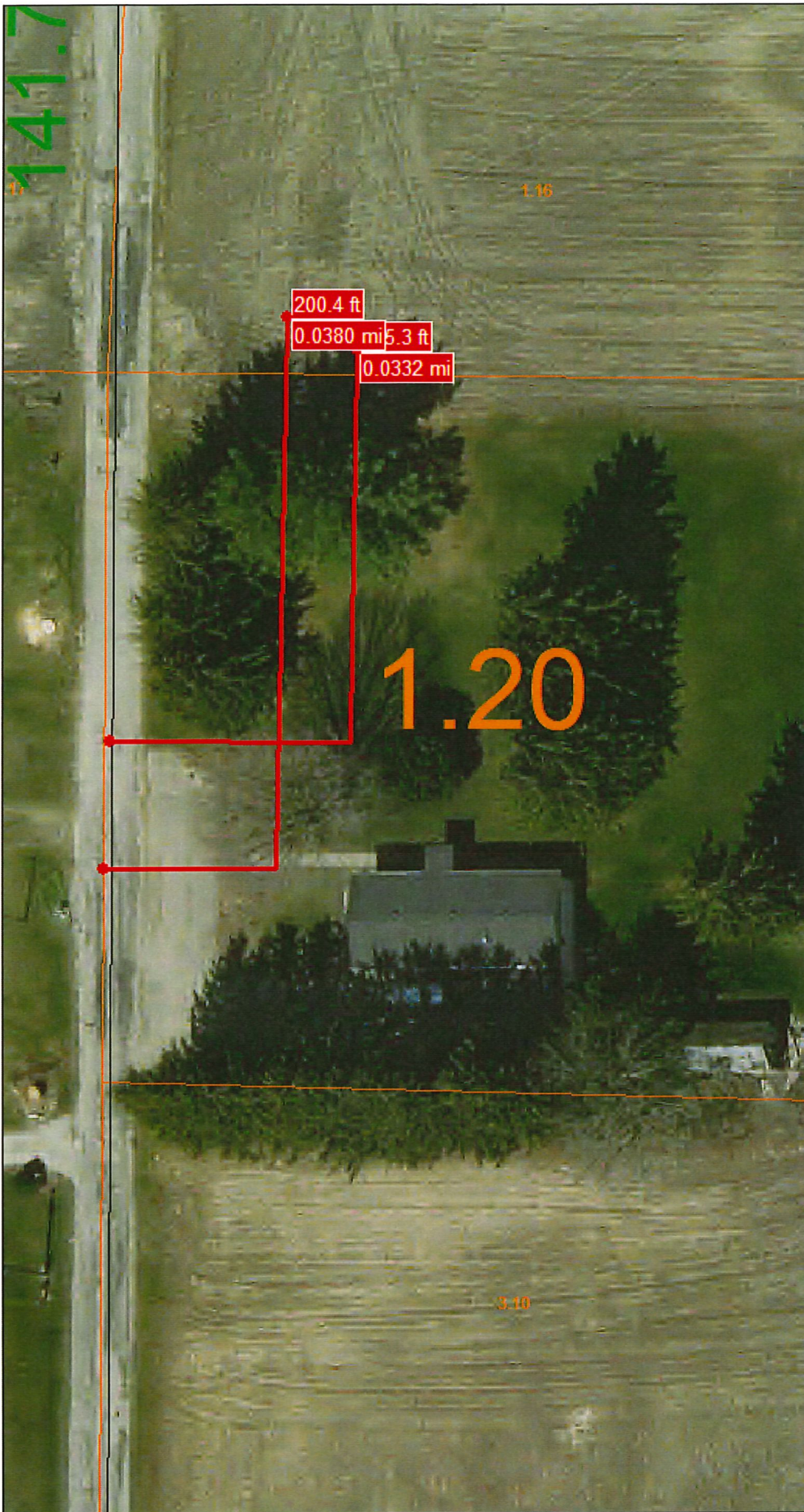
NAME	ADDRESS	SIGNATURE
/ Hizer AJC Farms Trust; Co-Trustees Hizer Alan F, Meurer Joyce H, & Hizer Cynthia A	PO Box 61 Winamac, IN 46996	<i>green card</i>
/ Handschu Steven L & Rouch Susan J	7901 S 800 W KEWANNA, IN 46939	<i>green card</i>
/ Costello Harold G & Patricia A c/o Carl Crow	14263 Lawrence Lake Dr Plymouth, IN 46563	<i>Green Card</i>
/ Hizer Joseph I & Carol L; Good Bradly R & Good Kathleen M Revocable Living Trust; & Good Kristin Ka	5823 E 150 S Rochester, IN 46975	<i>green card</i>

Docket #210809
Angle Skidmore
Development Standard Variance

Angle Skidmore (#210809) is requesting a development standard variance of 19' off of the front yard setback for the purpose of a detached garage on property located at 1751 N 375 E, Rochester IN., within the Agriculture (AG) district

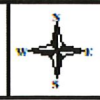
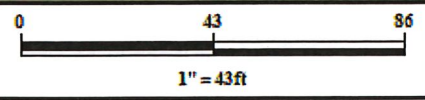
In the AG district the front yard setback is 50' off of the right of way. Mrs. Skidmore would like to construct a 20'x24' detached garage that will sit approximately 31' from the road right of way. Therefore, variances of 19' off of the front yard setback is being requested.

The request is for a Development Standard Variance of 19' off of the front yard setback for the purpose of a detached garage on property located at 1751 N 375 E, Rochester IN., within the Agriculture (AG) district



- Parcels
- City Town Boundary
- Sections

- Parcels
- Dimensions
- Highways
- Roads
- Tippecanoe River



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,

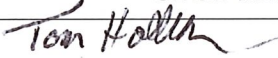

Angel Skidmore
#210809

Located at: 1751 N 375 E, 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
Tom & Jason Holloway LLC	2208 N 375 E Rochester, IN 46975	
James & Selly Campbell	1752 N 375 E Rochester, IN 46975	



Fee Summary Paid Totals

09/01/2021 - 09/30/2021

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	\$2,912.60	23
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.03201.000.0036	\$724.97	23
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.03201.000.0036	\$360.00	9
A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee	Enter Number of Inspections	1001.03201.000.0036	\$480.00	4
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.03201.000.0036	\$280.50	4
			\$4,758.07	63

Group Total: 5

Group: 1001.03203.000.0036

B. City of Rochester Residential Permit Fee		1001.03203.000.0036	\$386.35	13
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.03203.000.0036	\$592.70	13
B-2. CITY OF		1001.03203.000.0036	\$80.00	4

ROCHESTER ELECTRICAL PERMIT				
			\$1,059.05	30

Group Total: 3

Group: 1001.07101.000.0036

BZA. Development Standard Variance		1001.07101.000.0036	\$1,225.00	7
BZA. Special Exception		1001.07101.000.0036	\$175.00	1
PC. Zone Map Amendment		1001.07101.000.0036	\$500.00	1
ZO. LIP		1001.07101.000.0036	\$1,800.00	36
ZO. Signs	Enter Square Feet	1001.07101.000.0036	\$597.00	6
			\$4,297.00	51

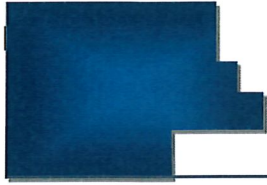
Group Total: 5

			\$10,114.12	144
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Total Records: 13

Page: 1 of 1

10/1/2021



Fulton County Area Plan Commission

125 East 9th Street, Suite 012 - Rochester, IN 46975

Phone: (574) 223-7667 Fax: (574) 223-3652

www.co.fulton.in.us

Entity Fee

09/01/2021 - 09/30/2021

Fee Date	Account Number	Contractor Name	Fee Name	Paid By	Fee Amount	Payment Type	Payment Date	Receipt #
9/24/2021	1001.03203.000.0036	Bell Plumbing	Plumbing Registration Fee	applicant	25.00	Card	9/24/2021	82
					25.00			

Total Records: 1

10/1/2021

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