

**ROCHESTER CITY  
BOARD OF ZONING APPEALS**

ROCHESTER CITY HALL  
320 MAIN ST.  
ROCHESTER, IN 46975

WEDNESDAY, FEBRUARY 23, 2022  
6:00 P.M.

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**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

**JANUARY 26, 2022**

**OLD BUSINESS:**

**NEW BUSINESS:**

Hearn Construction (#220002)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**Docket #220002**  
**Hearn Construction, Inc.**  
**Development Standard Variance**

Hearn Construction, Inc. (#220002) is requesting development standard variance of an additional 4' 5" of accessory height and to allow an accessory structure to be taller than the primary structure on property located at, 2605 Wolf's Point Dr. Rochester IN, within Lake Residential (R3) district.

In the R3 district the height of an accessory structure cannot exceed 20' or exceed the height of the primary structure. They would like to construct a 2<sup>nd</sup> story, apartment/detached living space on the existing garage which would be approximately 24'5" in height. The proposed addition exceeds the maximum allowed height as well as, would be approximately 10' taller than the primary structure. Therefore, a variance off the maximum accessory height is being requested.

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The request is for development standard variance of an additional 4'5" of accessory height and to allow an accessory structure to be taller than the primary structure on property located at, 2605 Wolf's Point Dr. Rochester IN, within Lake Residential (R3) district.



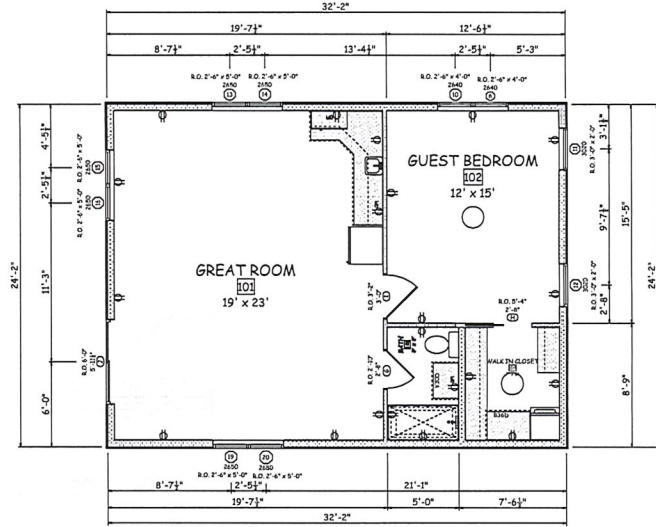




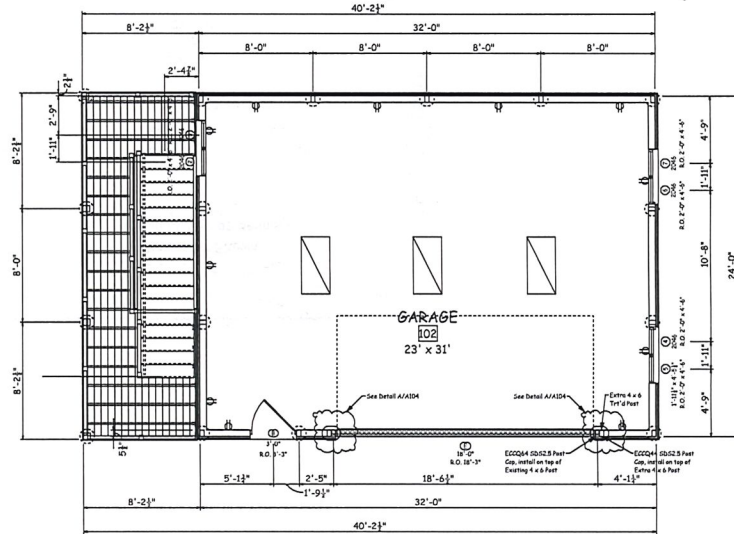


WINDOW SCHEDULE						
PRIORITY CODE	COUNT	OPENING IN	R.O. HEIGHT	R.O. WIDTH	TEMPERED GLASS	COMMENT
2045	1	2	4'-4"	2'-0"	No	Wall to 3
2046	1	3	4'-4"	2'-0"	No	Wall to 3
2046	1	4	4'-4"	2'-0"	No	Wall to 5
2046	1	5	4'-4"	2'-0"	No	Wall to 5
2046	1	6	4'-4"	2'-0"	No	Wall to 7
2046	1	7	4'-4"	2'-0"	No	Wall to 7
2040	1	8	4'-0"	2'-4"	No	Wall to 10
2040	1	10	4'-0"	2'-4"	No	Wall to 10
2020	1	11	2'-0"	3'-0"	No	
2020	1	12	2'-0"	3'-0"	No	
2020	1	13	2'-0"	3'-0"	No	Wall to 14
2030	1	14	3'-0"	2'-4"	No	
2030	1	15	3'-0"	2'-4"	No	Wall to 16
2030	1	16	3'-0"	2'-4"	No	
2030	1	19	3'-0"	2'-4"	No	Wall to 20
2030	1	20	3'-0"	2'-4"	No	

DOOR SCHEDULE						
SIZE	HINGE	REVERSED	COUNT	OPENING IN	R.O. WIDTH	R.O. HEIGHT
3'-0"	R	NO	1	B	3'-3"	6'-9 1/2"
3'-0"	U	NO	1	E	3'-3"	6'-9 1/2"
2'-8"	L	NO	1	G	2'-10"	6'-9"
2'-8"	N	NO	1	H	3'-4"	6'-9"
3'-0"	R	NO	1	I	3'-3"	6'-9"
3'-11 1/2"	NL	YES	1	J	3'-0"	6'-9"



2nd Floor Plan

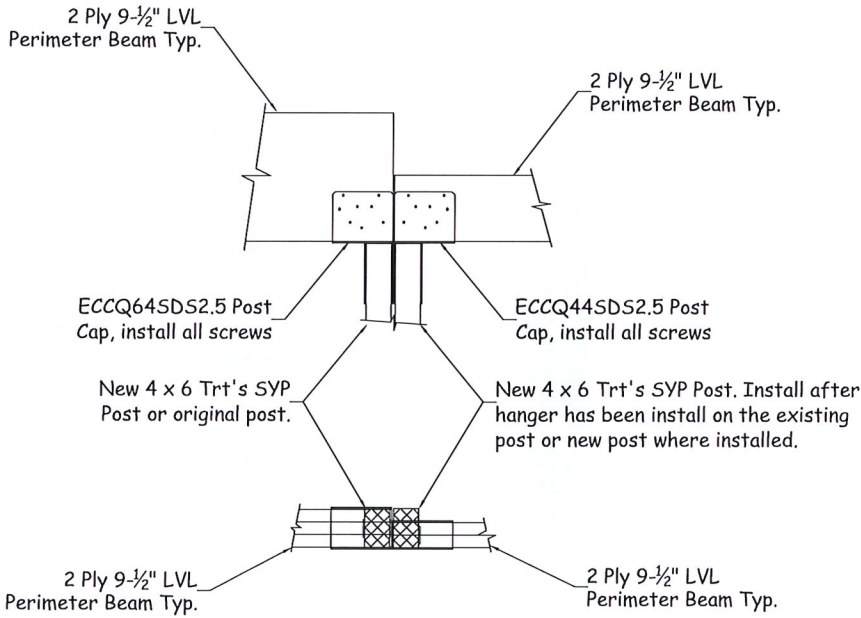


Main Floor Plan

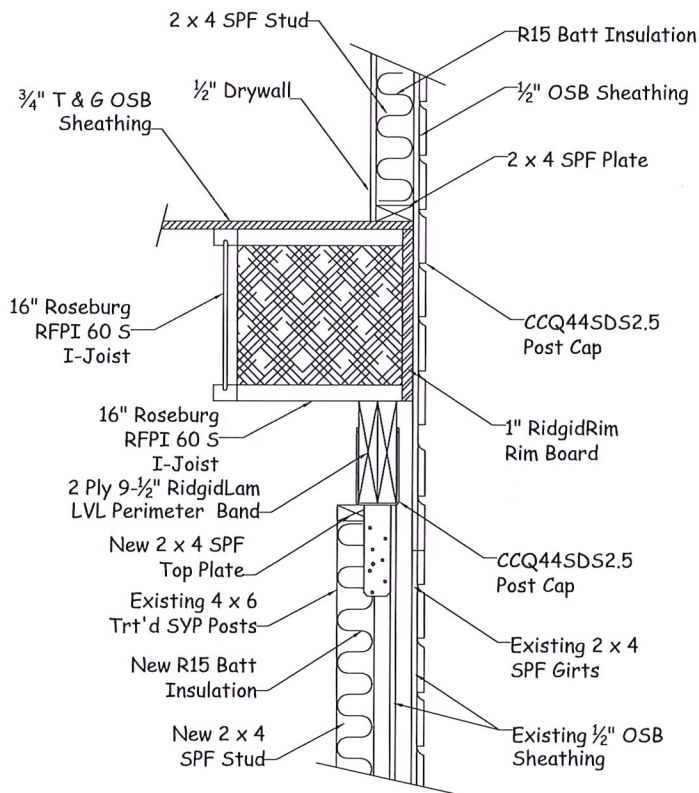




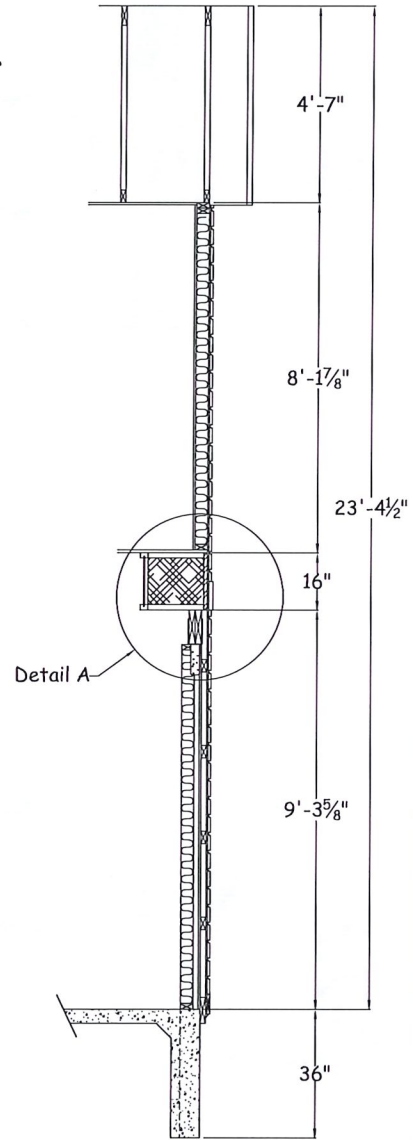




## Garage Door Post Detail



## Detail "A"



## Section "A-A"



# Fee Summary Paid Totals

01/01/2022 - 01/31/2022

Fee Name	Fee Description	Account Number	Total Amount	Total Fees
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**Group: 1001.20301.000.0036**

A. County, Akron, & Town of Fulton Residential - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$840.00	8
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$91.18	8
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$80.00	2
A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$240.00	2
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$100.00	2
			<b>\$1,351.18</b>	<b>22</b>

**Group Total: 5**

**Group: 1001.20302.000.0036**

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$20.00	2
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$40.00	2
B-2. CITY OF		1001.20302.000.0036	\$20.00	1



ROCHESTER ELECTRICAL PERMIT				
			\$80.00	5

**Group Total: 3**

**Group: 1001.20303.000.0036**

BZA. Development Standard Variance		1001.20303.000.0036	\$175.00	1
BZA. Special Exception		1001.20303.000.0036	\$175.00	1
ZO. LIP		1001.20303.000.0036	\$400.00	8
ZO. Solar Array- Small		1001.20303.000.0036	\$320.00	4
			\$1,070.00	14

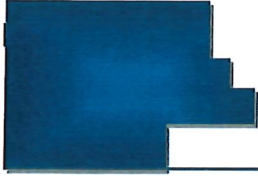
**Group Total: 4**

			\$2,501.18	41
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**Total Records: 12**

**2/1/2022**

**Page: 1 of 1**



### 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

[AppLabel] Fe

01/01/2022 - 01/31/2022

Fee Date	Account Number	Contractor Name	Fee Name	Paid By	Fee Amount	Payment Type	Payment Date	Receipt #
1/4/2022	1001.20302.000.0036	Rick O'Neill	Electrical Registration Fee	Applicant	10.00	Cash	1/4/2022	130
1/13/2022	1001.20302.000.0036	Brandon Kamp	Electrical Registration Fee	Applicant	10.00	Card	1/13/2022	131
1/24/2022	1001.20302.000.0036	Dilling Group	Electrical Registration Fee	Applicant	10.00	Card	1/24/2022	132
1/25/2022	1001.20302.000.0036	Walsh Electric	Electrical Registration Fee	Applicant	10.00	Check	1/25/2022	133
1/26/2022	1001.20302.000.0036	Mark Molden	Electrical Registration Fee	Applicant	10.00	Cash	1/26/2022	134
1/24/2022	1001.20302.000.0036	Dilling Group	Plumbing Registration Renewal Fee	Applicant	10.00	Card	1/24/2022	132
1/26/2022	1001.20302.000.0036	Mark Molden	Plumbing Registration Renewal Fee	Applicant	10.00	Cash	1/26/2022	134
1/3/2022	1001.20302.000.0036	Michiana Contracting	Electrical Registration Fee	Applicant	10.00	Check	1/3/2022	128
1/3/2022	1001.20302.000.0036	Wood Electric	Electrical Registration Fee	Applicant	10.00	Cash	1/3/2022	129
					90.00			

Total Records: 9

2/1/2022

Page: 1 of 1