

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

ROCHESTER CITY HALL  
320 MAIN ST.  
ROCHESTER, IN 46975

WEDNESDAY, APRIL 27, 2022  
6:00 P.M.

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**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

**MARCH 23, 2022**

**OLD BUSINESS:**

**NEW BUSINESS:**

David Roe (#220120)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS  
MARCH 23, 2022**

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BOARD OF ZONING APPEALS**

**WEDNESDAY, FEBRUARY 23, 2022**

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

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

**FEBRUARY 23, 2022**

**OLD BUSINESS:**

**NEW BUSINESS:**

Vanadco Signs (#220047)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS  
MARCH 23, 2022**

The Rochester City Board of Zoning Appeals met on Wednesday the 23<sup>th</sup> day of March 2022, at 6:00 P.M. in the Council Chambers located in the City Hall. Chairperson, Duane Border, called the meeting to order at 6:00 P.M. The following members were present: Teresa Houser, Paul Zartman, Dan Shafer and Duane Border. Also in attendance were: Executive Director, Heather Redinger; Attorney, Andy Perkins, and Administrative Secretary, Kim Gard.

It is duly noted that Gloria Carvey was not present.

IN RE: MEETING MINUTES

February 23, 2022

Duane Border asked the Board for any deletions, or corrections to be made to the February 23, 2022 minutes. Dan Shafer moved to approve the February 23, 2022 Rochester City Board of Zoning Appeals minutes as written. Paul Zartman seconded the motion. Motion carried as follows: Teresa Houser, Paul Zartman, Dan Shafer and Duane Border being in favor and no one opposing.

IN RE: NEW BUSINESS

Vanadco Signs (#220047)

Vanadco Signs (#220047) is requesting development standard variance of an additional 9” of height and 15.25 additional square feet of signage on property located at, 1502 Elm St. Rochester IN, within Institutional Recreational (IR) district.

In the IR district the height of a ground sign cannot exceed six (6) feet in height and thirty two (32) square feet in area. Vanadco Signs is replacing the sign in front of Columbia School. The proposed ground sign will be approximately 6’ 9” x 7’ and will exceed the maximum allowed height as well as square footage. Therefore, a variance off the maximum sign height and square feet are being requested.

Duane asked the petitioner if he had anything further to add.

They did not at this time.

Being no further questions at this time, Duane entertained a motion to open the public hearing. Teresa Houser moved to open the public hearing. Paul Zartman seconded the motion. Motion carried as follows: Teresa Houser, Paul Zartman, Dan Shafer 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 no public questions or comments, Duane entertained a motion to close the public hearing. Teresa Houser moved to close the public hearing. Paul Zartman seconded the motion. Motion carried as follows: Teresa Houser, Paul Zartman, Dan Shafer and Duane Border being in favor and no one opposing.

Duane asked for Board discussion.

Being no further questions or comments, Duane entertained a motion regarding the petition. Teresa Houser moved to approve Vanadco Signs (#220047) is requesting development standard variance of an additional 9” of height and 15.25 additional square feet of signage on property located at, 1502 Elm St. Rochester IN, within Institutional Recreational (IR) district.

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**MARCH 23, 2022**

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

Paul Zartman	Yea
Dan Shafer	Yea
Teresa Houser	Yea
Duane Border	Yea

Motion to approve, Vanadco Signs (#220047) is requesting development standard variance of an additional 9” of height and 15.25 additional square feet of signage on property located at, 1502 Elm St. Rochester IN, within Institutional Recreational (IR) district. Passed with four 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, Duane Border, entertained a motion to adjourn the March 23, 2022 Rochester City Board of Zoning Appeals meeting. Teresa Houser moved to adjourn the March 23, 2022 Rochester City Board of Zoning Appeals meeting at 6:20 P.M. Paul Zartman seconded the motion. Motion carried as follows: Teresa Houser, Dan Shafer, Paul Zartman and Duane Border being in favor and no one opposed.

ROCHESTER CITY BOARD OF ZONING APPEALS

ATTEST: \_\_\_\_\_  
Kim Gard, Administrative Secretary

**Docket #220120**  
**David Roe**  
**Development Standard Variance**

David Roe (#220120) is requesting development standard variance off of the minimum lot width and minimum lot area for the purpose of a split on property located at, 2132 Boulevard St. Rochester IN, within Lake Residential (R3) district.

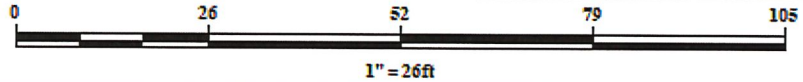
In the R3 district the minimum lot width is 60' (with sewer hookup) and the lot area is 6000 sf. The proposed lot will approximately 45' x 56.52'. The total lot area will be approximately 2719'. Therefore, a variance of 15' off the minimum lot width and 3281 sf off the minimum lot area are being requested.

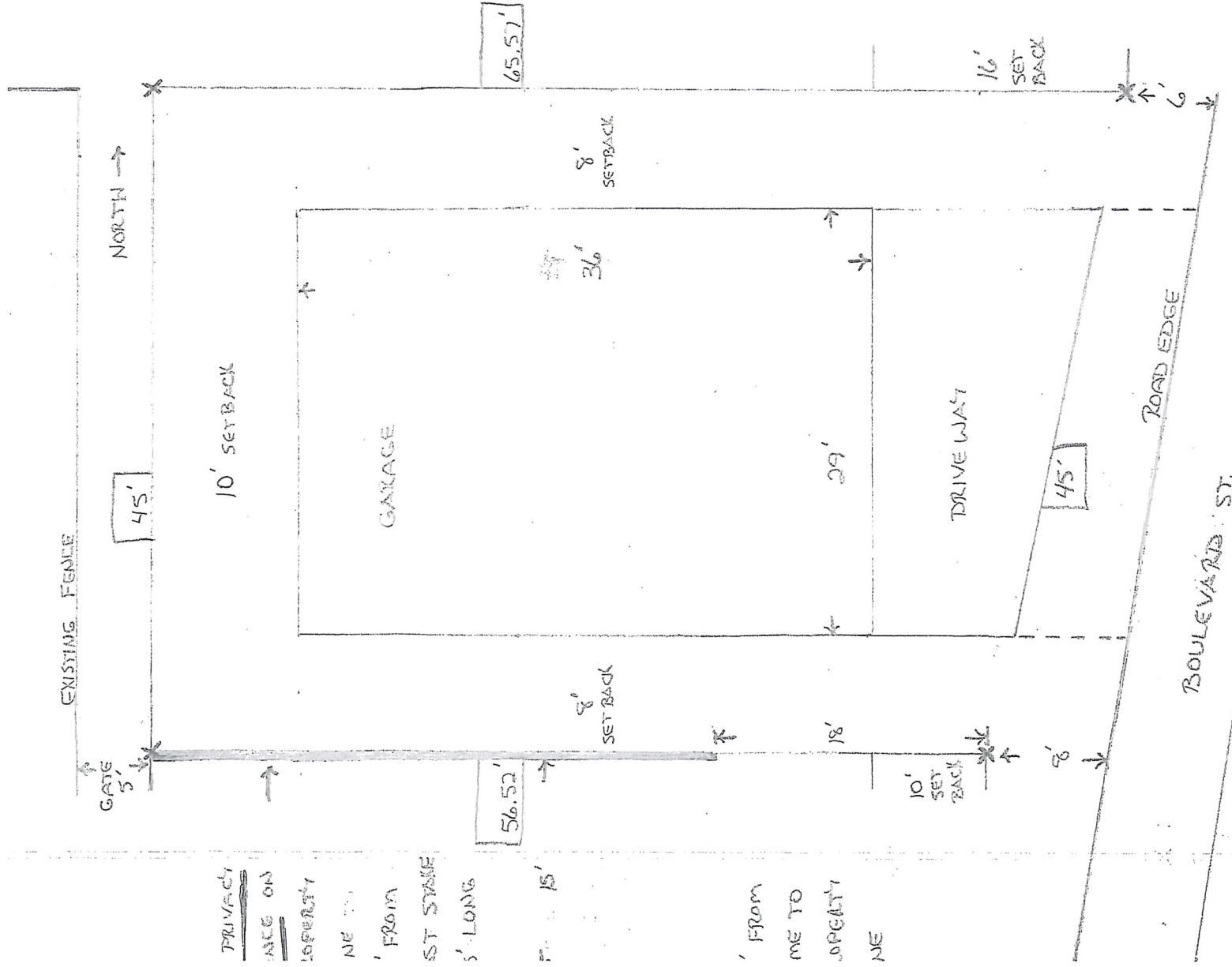
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The request is for a Development Standard Variance off of the minimum lot width and minimum lot area for the purpose of a split on property located at, 2132 Boulevard St. Rochester IN, within Lake Residential (R3) district.



- Parcels
  - City Town Boundary
  - Sections
  - ROW Presentation
  - Peacetree Village - St
- 
- Addresses
  - ▲ Permits - Primary
  - ▲ Permits - Accessory
  - Bldg Permits
- 
- Parcels
  - Highways
  - Roads
  - Tippecanoe River
  - Permits - Comm
  - Bldg Permits





PRIVACY  
 FENCE ON  
 PROPERTY  
 NE TO  
 FROM  
 ST STAKE  
 3' LONG  
 FROM  
 ME TO  
 PROPERTY  
 NE

LOT	60' X	X PROPERTY STAKES
2719 SQ FT	1631 SQ FT	
29' X 36'	29' X 16'	IMPELMEABLE
GARAGE	DRIVEWAY	TOTAL
1044 SQ FT	464 SQ FT	1508 SQ FT

To Whom it may concern,

I AM writing in opposition to the enclosed variance petition. I feel that the lot size is way too small for the structure that Mr. Roe's neighbor is wanting to build. If you have a chance to drive by the property, you will note that we are already packed in shoulder to shoulder in our neighborhood and to shove a garage onto a small parcel in an already crowded area would add no benefit to the neighbors with the exception to the gentleman across the street who is wanting to build the garage. Just past the property, to the south, water lays in the street in large quantities after any rain. Building a structure north of where all this water lays will only add to the existing problem.

I am writing to you because we are all very friendly in our neighborhood and would not want





to upset Mr. Roe who I find to be a very pleasant gentleman.

Please take the time to drive by the proposed building site and ask yourself what justification you would have for voting to supercede a zoning rule so as to squeeze a garage on a parcel in this location.

I'm not on board with it as a neighbor, ~~if the request was for~~

Thank you for your time and please understand why I can't sign my name.

Concerned Neighbor

**FILED**

APR 13 2022

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 Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,

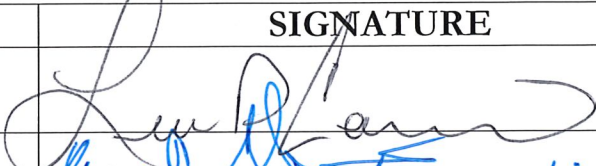
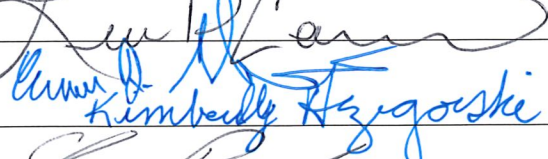
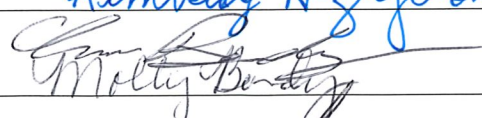
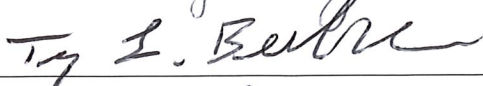

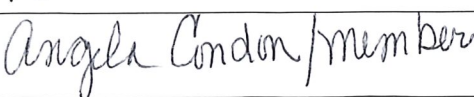
David Roe # 220120

Located at: 2132 Boulevard St., 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
V & P Enterprises LLC C/O Lucas Conner	1207 W 13th St. Rochester, IN 46975	
Eugene T & Kimberly E Grzegorski	2133 Boulevard St Rochester, IN 46975	
Bandy Christopher D & Bandy Molly M	2131 Boulevard St Rochester, IN 46975	
Troy L Beehler	2126 Boulevard St Rochester, IN 46975	
V & P Enterprises LLC %Zero Balance LLC	2404 Huddleston Dr. Rochester, IN 46975	
Star Capital LLC <b>ANGELA CONDON</b>	PO Box 820 Rochester, IN 46975	



# Fee Summary Paid Totals

03/01/2022 - 03/31/2022

Fee Name	Fee Description	Account Number	Total Amount	Total Fees
<b>Group: 1001.20301.000.0036</b>				
A. County, Akron, & Town of Fulton Residential - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$1,581.60	16
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$373.00	16
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$120.00	3
A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$440.00	2
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$55.00	2
			<b>\$2,569.60</b>	<b>39</b>

**Group Total: 5**

**Group: 1001.20302.000.0036**

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$235.50	10
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$471.40	10
B-2. CITY OF		1001.20302.000.0036	\$40.00	2

ROCHESTER ELECTRICAL PERMIT				
B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$35.00	1
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$60.00	1
			<b>\$841.90</b>	<b>24</b>

**Group Total: 5**

**Group: 1001.20303.000.0036**

BZA. Development Standard Variance		1001.20303.000.0036	\$525.00	3
BZA. Special Exception		1001.20303.000.0036	\$175.00	1
PC. Zone Map Amendment		1001.20303.000.0036	\$500.00	1
ZO. LIP		1001.20303.000.0036	\$1,300.00	26
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$156.00	2
ZO. Site Plan Review - TRC		1001.20303.000.0036	\$175.00	1
ZO. Solar Array- Small		1001.20303.000.0036	\$160.00	2
			<b>\$2,991.00</b>	<b>36</b>

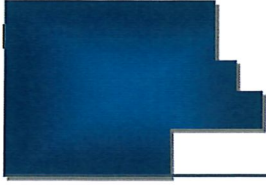
**Group Total: 7**

			<b>\$6,402.50</b>	<b>99</b>
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**Total Records: 17**

**4/5/2022**

**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

03/01/2022 - 03/31/2022

Fee Date	Account Number	Contractor Name	Fee Name	Paid By	Fee Amount	Payment Type	Payment Date	Receipt #
3/31/2022	1001.20302.000.0036	Mark Brough	Electrical Registration Fee	Applicant	10.00	Card	3/31/2022	138
3/22/2022	1001.20302.000.0036	Circle "R" Electric Inc	Electrical Registration Fee	applicant	10.00	Card	3/22/2022	137
3/10/2022	1001.20302.000.0036	Heith Sommers DBA Sommers Electric	Electrical Registration Fee	Applicant	10.00	Cash	3/10/2022	136
					30.00			

Total Records: 3

4/4/2022

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