

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

FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
WEDNESDAY, SEPTEMBER 14, 2022  
7:00 P.M.

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**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

**JULY 13, 2022**

**OLD BUSINESS:**

Donna Oberg (#71-1003)  
Richard Chilcutt (#116-1105)  
Edward Strack (#108-0110)  
Lora Johnson (#132-0710)  
Keith Imhoff (#250-0912)

**NEW BUSINESS:**

Cory Woodcox (#220478)  
Anthony Gaines (#220484)  
Loren Blocher (#220497)  
Lou Ann Helvie (#220519)  
William Hewitt (#220543)  
John Geier (#220556)  
Culver BTS, LLC (#220570)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

FULTON COUNTY BOARD OF ZONING APPEALS  
JULY 13, 2022

FULTON COUNTY  
BOARD OF ZONING APPEALS

WEDNESDAY, JULY 13, 2022

7:00 P.M.

COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

JUNE 8, 2022

OLD BUSINESS:

NEW BUSINESS

Anthony Jacobson and Sarah Smith (#220334)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**JULY 13, 2022**

The Fulton County Board of Zoning Appeals met on Wednesday the 13<sup>th</sup> day of July 2022, 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: Seth Wilson, Debbie Barts, Phil Miller, 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

June 8, 2022

Chairperson, Scott Hizer, asked for any additions, deletions or corrections to be made to the June 8, 2022 minutes. Phil Miller moved to approve the June 8, 2022 Fulton County Board of Zoning Appeals minutes as written, Barry Baldwin seconded the motion. Motion carried as follows: Seth Wilson, Debbie Barts, Phil Miller, Barry Baldwin, and Scott Hizer being in favor and no one opposing.

IN RE:           NEW BUSINESS

Anthony Jacobson and Sarah Smith (#220334)

Anthony Jacobson and Sarah Smith (#220334) are requesting a special exception to allow the production, processing, and selling of agricultural products and a storefront, on property located at 1983 N 300 W within the Agricultural (AG) District.

Mr. Jacobson and Ms. Smith would like to freeze-dry and sell produce from their farm, as well as, butcher and sell chickens. They would like to utilize an existing 32' x 40' building. The drive and parking area will be concrete. The hours of operation would be daily 4 pm to 9 pm, but may vary depending on production demands. There will be one full-time and one part-time employee. There will be no deliveries, as they will be using their own produce grown on their farm or brought in by Mr. Jacobson and Ms. Smith. There is an existing sign on the property.

Health Department approval is required for the business, as well as, the bathroom.

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

Mr. Jacobson stated there would be no one coming in. It would only be myself and Sarah producing the product to be taken to farmers markets. The u-pick strawberries have parking by the field where people can park.

Heather stated there was a letter of opposition with some concern over the store front.

Mr. Jacobson stated there are future plans for a store front but we are not doing it at this time.

Scott asked if there was already plumbing in the proposed building.

Mr. Jacobson stated not at this time. Right now we can freeze dry candy but not the produce because we are required to have a commercial kitchen to cut the produce. We will be putting in a new septic and well as soon as we receive all the proper approval.

FULTON COUNTY BOARD OF ZONING APPEALS  
JULY 13, 2022

Heather reminded Mr. Jacobson that he would need to obtain health department approval before they could do a store front.

No members of the public appeared for public comment.

Being no further comments, Scott Hizer then asked for any Board questions or comments.

Being no further Board comments, Scott Hizer entertained a motion. Debbie Barts moved to approve Anthony Jacobson and Sarah Smith (#220334) are requesting a special exception to allow the production, processing, and selling of agricultural products and a storefront, on property located at 1983 N 300 W within the Agricultural (AG) District. Barry Baldwin seconded the motion.

Administrative Secretary, Kim Gard conducted roll call vote.

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

Motion to approve Anthony Jacobson and Sarah Smith (#220334) are requesting a special exception to allow the production, processing, and selling of agricultural products and a storefront, on property located at 1983 N 300 W within the Agricultural (AG) District. Passed with five 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 13, 2022 Fulton County Board of Zoning Appeals meeting. Phil Miller moved to adjourn the July 13, 2022 Fulton County Board of Zoning Appeals meeting at 7:25 P.M. Barry Baldwin seconded the motion. Motion carried as follows: Seth Wilson, Debbie Barts, Phil Miller, Barry Baldwin, and Scott Hizer, being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST:

\_\_\_\_\_  
Kim Gard, Administrative Secretary

Docket #71-1003  
Donna Oberg  
Special Exception  
Temporary Hardship Dwelling

Donna Oberg is requesting a renewal of the special exception she was granted for a temporary hardship dwelling unit on her property located in the Ag District and partly in the R3 district, 2791 Main Street, Macy, IN. The temporary hardship dwelling unit (14 X 70 mobile home) is being utilized by Ms. Oberg's mother Madie Oberg. This tract of land totals seven and seven-tenths (7.7) acres.

Donna Oberg was granted her request upon these conditions:

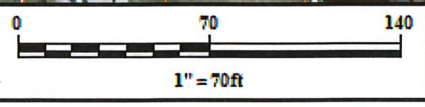
- 1) Donna Oberg is required to meet the regulations stipulated by the Fulton County Zoning Ordinance, the Fulton County Building Code, and the Fulton County Health Department prior to the placement of the temporary home; and
- 2) the temporary home is never used as a rental unit; and
- 3) the temporary home be utilized as a dwelling for no one except Madie Oberg; and
- 4) the temporary home is removed after Madie Oberg no longer utilizes it as a dwelling; and
- 5) the temporary home is either removed or a renewal requested every two years .

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Donna Oberg has not informed the office of any change in regard to this situation. It is the Plan Directors recommendation to approve the renewal with the original conditions.



- Parcels
- City Town Boundary
- Sections
- Addresses
- Permits - Primary
- Permits - Accessory
- Bldg Permits
- Parcels
- Dimensions
- Highways
- Roads
- Tippecanoe River
- fchd-permit



Docket #116-1105  
Richard A. Chilcutt  
Special Exception  
1 Action

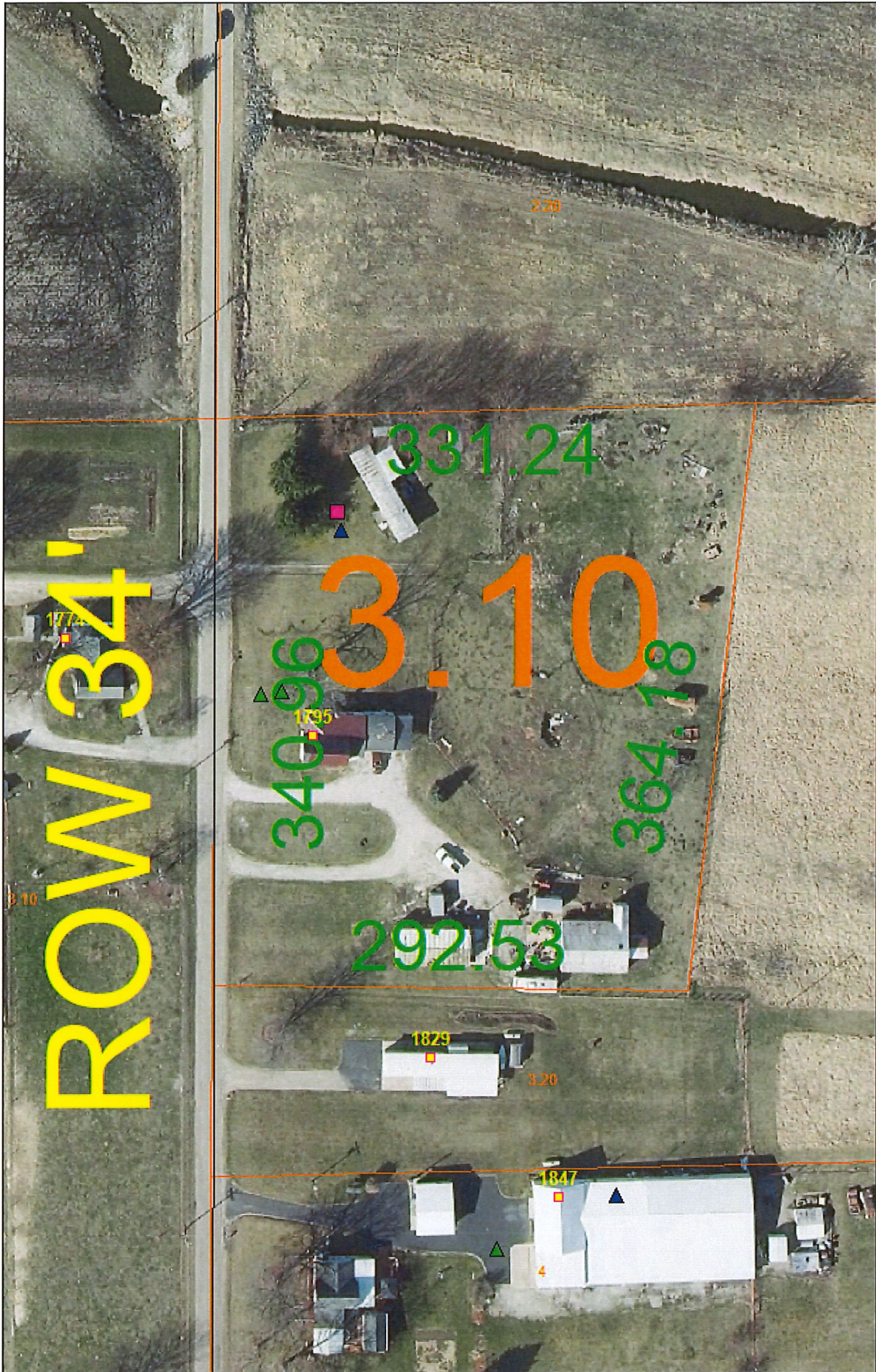
Richard Chilcutt (#116-1105) is requesting a renewal of the special exception he was granted for a temporary second dwelling unit on his mother's property (Helen Murphy), located in the Ag District, 1795 South 1075 East, Akron, IN, a total of 3.0 acres.

Mr. Chilcutt's original request was to replace a 12' x 50' mobile home, currently located on the property with a newer 14' x 70 mobile home, so he could help care for his mother. The mobile home meets the regulations of the Fulton County Zoning Ordinance, the Fulton County Building Code and the Fulton County Health Department.

\*\*\*\*\*

Mr. Chilcutt was granted his request, upon these conditions:

- 1) the temporary home is never used as a rental unit; and
- 2) the temporary home be utilized as a dwelling for no one except Mr. Chilcutt, and
- 3) the temporary home is removed after Mr. Chilcutt no longer utilizes it as a dwelling; and
- 4) the temporary home is either removed or renewed every two (2) years.



- Parcels
  - City Town Boundary
  - Sections
  - Permits - Accessory
- 
- Addresses
  - ▲ Permits - Primary
  - ▲ Permits - Accessory
  - Bldg Permits
- 
- Parcels
  - Dimensions
  - Highways
  - Roads
  - Tippecanoe River
  - fchd-permit

ROW 34'

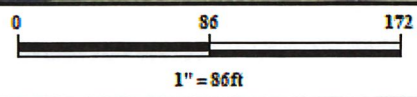
3.10

331.24

340.96

364.18

292.53





**Docket #108-0110  
Edward Strack  
Development Standard Variance  
& Special Exception  
Re-evaluation and renewal**

Mr. Strack is requesting a renewal of the three development standard variances he was granted on March 10, 2010. Which consisted of a variance off the Fulton County Ordinance to be allowed to keep two (2) cargo containers on his property, as well as, 33' off of the front yard for the purpose of the placement of the containers, on property located at 9399 Prairie Street, Rochester, within the Agricultural (AG) District, approximately 0.36 acres.

Mr. Strack's requests were approved with the condition that it is re-evaluated and renewed yearly.

Mr. Strack is also requesting a renewal for a special exception for a hardship dwelling, as well as, a variance of 788 sf off of the minimum main floor area for the purpose of the hardship dwelling, in the AG District located at 9399 Prairie, Rochester, IN. with the following condition:

This request was granted with the condition that it is re-evaluated and renewed yearly.

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- Parcels
- City Town Boundary
- Sections
- Addresses
- Permits - Primary
- Bldg Permits
- Illegal Structure
- Parcels
- Sections
- Highways
- Roads
- Tippecanoe River
- fchd-permit



**Docket #132-0710**  
**Lora Johnson**  
**Special Exception Renewal**

Ms. Johnson(#132-0710) is requesting a renewal to the Special Exception granted on September 8<sup>th</sup>, 2010 for a temporary hardship/second dwelling unit on property, located at 6346 N 100 W, within the Agricultural (AG) District, approximately 3 acres. Ms. Johnson parents own the property and the temporary dwelling unit will be utilized by Ms. Johnson and her family.

The Special Exception was granted with the following conditions:

- 1.) Ms. Johnson is required to meet the regulations stipulated by the Fulton County Zoning Ordinance, the Fulton County Building Code, and the Fulton County Health Department, prior to the placement of the temporary home; and
- 2.) The temporary home is never used as a rental unit; and
- 3.) The temporary home be used as a dwelling for no one except Ms. Johnson and her family; and
- 4.) The temporary home is either removed or a renewal requested, no later that two years from the date of the public hearing.

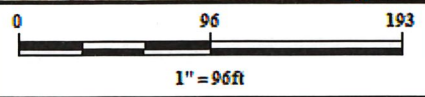
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Ms. Johnson has not informed the office of any change in regard to this situation. It is the Plan Directors recommendation to approve the renewal with the original conditions.



- Parcels
- City Town Boundary
- Sections
- Addresses
- Permits - Primary
- Permits - Accessory
- Bldg Permits
- Debris/Refuse/Waste
- Illegal Structure
- Parcels
- Highways
- Roads
- Tippecanoe River
- fchd-permit

3



**Docket #250-0912**  
**Keith Imhoff**  
**Special Exception**  
**Renewal**

Mr. Imhoff (#250-0912) is requesting a renewal of the Special Exception granted for a temporary hardship/second dwelling unit on property, located at 4136 E 550 N, within the Agricultural (AG) District, approximately 4.72 acres, on October 10, 2012. Wilma Zimmerman, Mr. Imhoff's mother-in-law, will utilize the temporary dwelling unit.














Mr. Imhoff was granted the request with the following conditions:

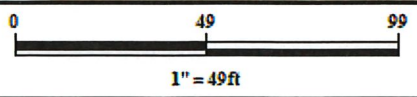
- 1.) Mr. Imhoff is required to meet the regulations stipulated by the Fulton County Zoning Ordinance, the Fulton County Building Code, and the Fulton County Health Department, prior to the placement of the temporary home; and
- 2.) The temporary home is never used as a rental unit; and
- 3.) The temporary home be used as a dwelling for no one except Wilma Zimmerman; and
- 4.) The temporary home is either removed or a renewal requested, no later than two years from the date of the public hearing.

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Mr. Imhoff has not informed the office of any change in regard to this situation. It is the Plan Directors recommendation to approve the renewal request with the original conditions.



-  Parcels
-  City Town Boundary
-  Sections
-  Addresses
-  Permits - Primary
-  Permits - Accessory
-  Bldg Permits
-  Parcels
-  Sections
-  Highways
-  Roads
-  Tippecanoe River
-  fchd-permit



**Docket #220478**  
**Cory Woodcox**  
**Special Exception**

Cory Woodcox (#220478) is requesting a Special Exception to operate a kennel/boarding and training, on property located at 5647 E 500 N Rochester, within the Agricultural (AG) District, 6.21 acres.

Mr. Woodcox would like to utilize his existing two kennels to operate the kennel/boarding and training. One kennel is inside and is approximately 3 1/2' x 6' that will open to the outside kennel that is approximately 3 1/2' x 12' with a roof over the outside kennel. There is a 6' tall chain link fenced-in yard that is approximately 70' x 110' that will be used for the outside play area. Mr. Woodcox stated if it is needed he can put slats in the chain link fence facing the road so there is no excessive barking from passing traffic. There are no neighbors to the south, east or west of the property. Mr. Woodcox stated the breeds would vary. The dogs would be dropped off and picked up between the hours of 9 AM and 6PM. There will be no additional deliveries and no additional parking will be needed. Drop off and pick up will utilize the existing gravel drive way. Mr. Woodcox will be the only employee, there will be no office or public restrooms or signage at this time.

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The request is for a Special Exception to operate a kennel, on property located at 5647 E 500 N Rochester, within the Agricultural (AG) District, 6.21 acres.

~~Kennel~~

# SPECIAL EXCEPTION QUESTIONNAIRE FOR BUSINESSES

What is the proposed project or business, and where will it be located?

Dog boarding.  
5647 East 500 N Rochester, IN. 46975

• What are the proposed hours of operation?

drop off and pick up of dogs will be between the hours of 9 AM and 6 PM

• How many employees?

0 employees. I will be the only one working at the kennel.

• Will there be a restroom facilities and has Health Department approval been obtained?

No restroom is needed. I live here so I will just walk into my house. Those dropping off or picking up dogs will not have access to restrooms.

• Where will the parking lot be located, where will the driveways be located and what material will be utilized for those?

Parking will be located in my driveway to drop off or pick up dogs. Drive way is gravel.

• How many deliveries will there be per day or per week and what type of deliveries (UPS, Fed-Ex, etc)?

I do not anticipate any deliveries needed to operate this dog kennel.

• Will an existing structure be utilized for the project/business or is a new structure proposed? What are the dimensions of the existing or new structure?

existing structure. Dog kennel built for personal dogs will be utilized.

• Will there be an office located in the structure for the project/business?

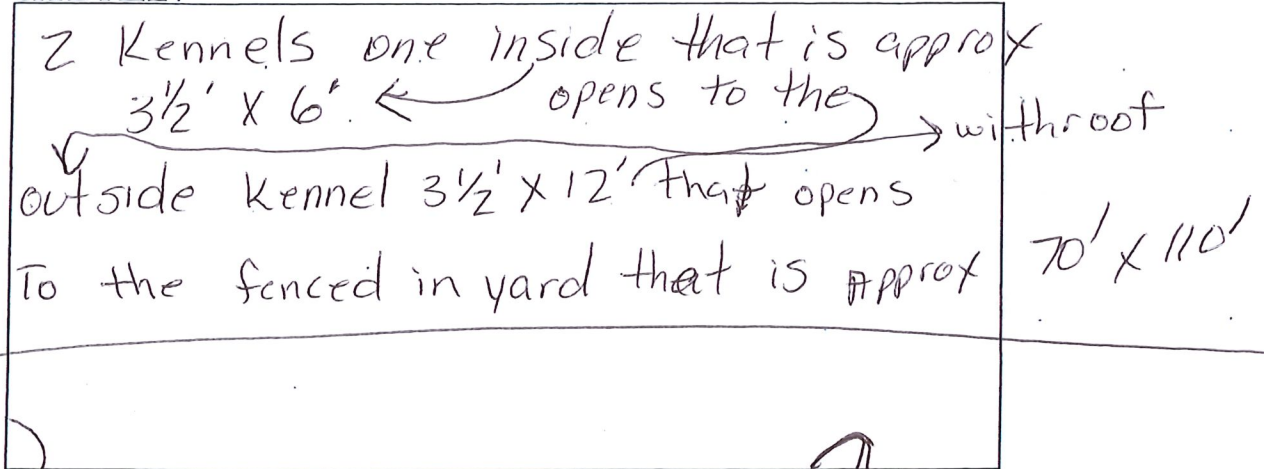
No office needed to be in the kennel building.

• Will there be any signs needed for the project/business? If so, what size/type will the sign(s) be? Location of sign(s)?

No signs needed



SITE PLAN



Yard 6' chain link fence of kennel  
70' x 110'

Kennel inside 3 1/2' x 6'

outside 3 1/2' x 12'  
with roof

open gate to allow dog

To yard

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## Affidavit of Notice to Interested Parties of Public Hearing Before the Fulton County Board of Zoning Appeals

I, do hereby certify that notice to interested parties of the public hearing before the Fulton County Board of Zoning Appeals, to consider the application of:

Cory Woodcox #220478

**Requesting:** A Special Exception on property located, within the Agriculture (AG) District.

**Located at:**

5647 E 500 N, Rochester, IN

**Interested Parties Associated with the Property**

LE Janet L Blair; Chandler Jenifer K 3642 E 650 S Macy, IN 46951	Gal
Ensz Jamaica S & Bravard Austin P JT w/ROS 5392 E 500 N Rochester, IN 46975	Gal
Biddinger Virgil E & Phyllis M 5249 E 400 N Rochester, IN 46975	Gal
Smith Melana D Trust 5729 W St Rd 14 Rochester, IN 46975	Gal
Bender Merle & Vonda Rev Tr; & Bender Laura J Rev Trst 30264 CR 52 Nappanee, IN 46550	Gal
Mervin J Hostetler 30645 CR 50 Nappanee, IN 46550	Gal
Calvert Austin D E 5872 E 500 N Rochester, IN 46975	Gal
Martin Lonnie D & Norine J 8630 E 550 N Mentone, IN 46539	Gal

**And that said notices were sent by certified mail on or before the 20<sup>th</sup> day of August, 2022 being at least twenty five (25) days prior to the date of the Public Hearing, and/or**

**The interested party's signatures were obtained and written on a form supplied by the Plan Commission on or before the 4<sup>th</sup> day of September 2022, being at least ten (10) days prior to the date of the Public Hearing.**

Dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_



- Parcels
- City Town Boundary
- Sections

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

- Parcels
- Highways
- Roads
- Tippecanoe Rive

560.02'

1.11

664.12'

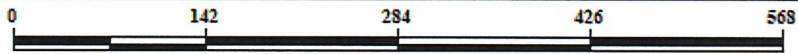
1.20

664.12'

560'

407.38'

407.38'



1" = 142ft



**THINK**



**Docket #220484  
Anthony Gaines  
Development Standard Variance**

Anthony Gaines (#220484) requesting a development standard variance of 155' off of the minimum lot width and a variance off the maximum lot depth, for the purpose of a split on property located at 4816 E 400 N with in the Agriculture (AG) district.

In the (AG) Agriculture district the minimum lot width is 200' and the lot depth is 3 times the lot width. The purposed lot will be approximately 45' and 936.5' deep. Therefore, a variance of approximately 155' off of the minimum lot width and a variance off of the maximum lot depth is being requested.

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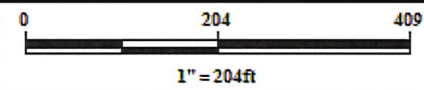
The request is for a Development Standard Variance of 155' off of the minimum lot width and a variance off the maximum lot depth, for the purpose of a split on property located at 4816 E 400 N with in the Agriculture (AG) district.



- Parcels
- County Boundary
- City Town Boundary
- Townships
- Dimensions
- Addresses
- ▲ Permits - Primary
- Bldg Permits
- Septic Permits

- Parcels
- Lots
- Roads
- Highways
- → fchd-permit(1)

*155' off lot width*



## 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,

Anthony Gaines  
(#220484)

Located at: 4816 E 400 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
Virgil E & Phyllis Biddinger	5249 E 400 N Rochester, IN 46975	GC
Stacy L Barkman	2744 N 450 E Rochester, IN 46975	GC
Jeremiah D Howard	4772 E 400 N Rochester, IN 46975	GC

**Docket #220570**  
**Culver BTS Retail, LLC**  
**Development Standard Variance &**  
**Special Exception**

Culver BTS Retail, LLC (#210774) is requesting a development standard variance of an additional 20% maximum lot coverage, and a special exception to allow a retail store, on property located at (001-105024-00), ST RD 17 Rochester IN., within Agricultural (AG) district.

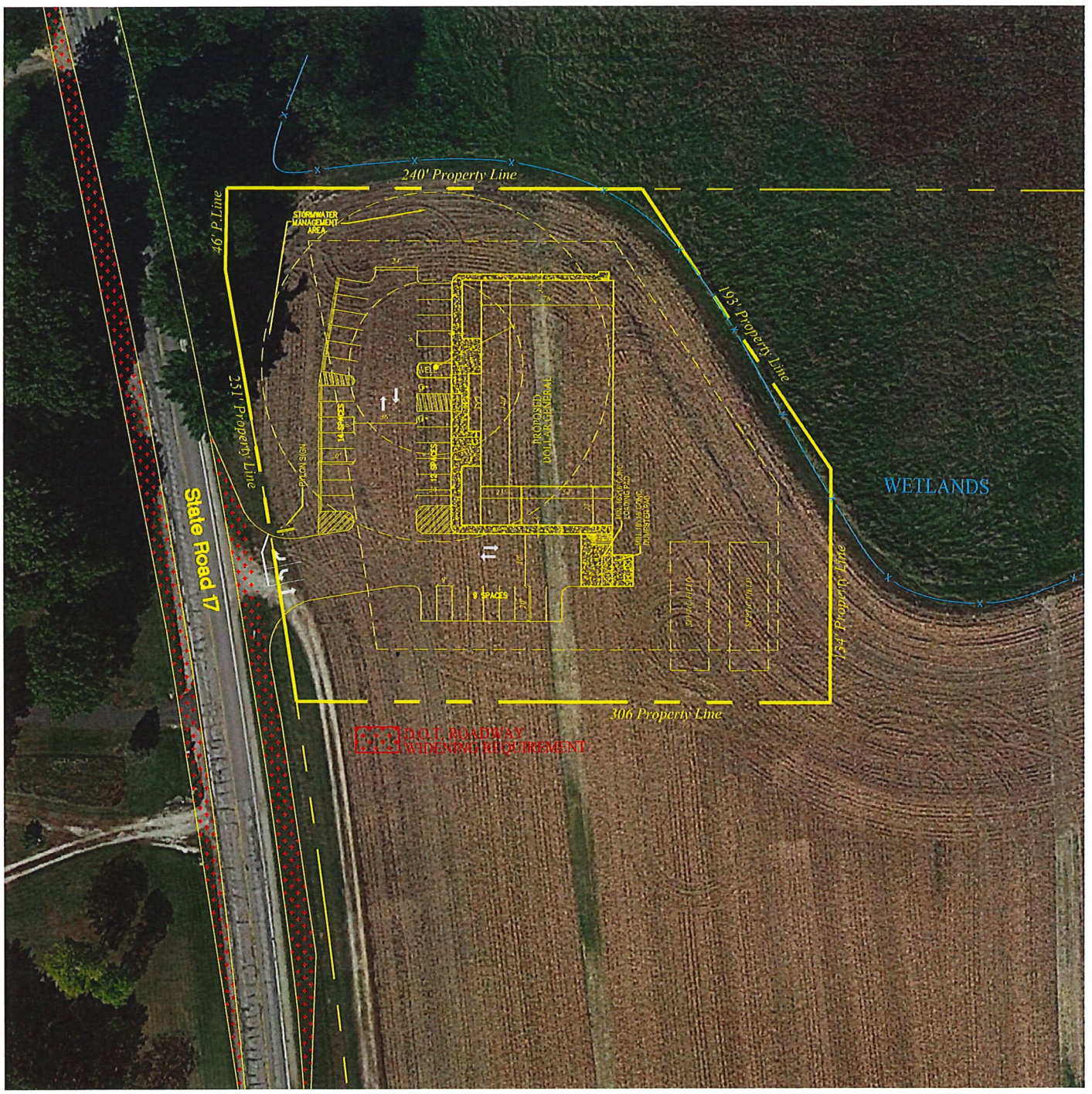
In the AG district the maximum lot coverage is 20% of the lot area. Culver BTS would like to construct a new retail store that would be approximately 10,640 sq. ft., with the new structure and parking areas, they would have approximately 40% of impervious surface. They are also requesting a special exception to allow a retail store in the AG district. Therefore, variances of an additional 20% of the maximum lot coverage and a special exception to allow a retail store is being requested.

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The request is for a development standard variance of an additional 20% maximum lot coverage, and a special exception to allow a retail store, on property located at (001-105024-00), ST RD 17 Rochester IN., within Agricultural (AG) district.

<b>PRELIMINARY SITE PLAN</b>		CITY, STATE - STREET: Delong, IN - Sate Road 17		
PROTOTYPE:	D	DEVELOPER	DESIGNER	DATE:
BASE / LEASE SF:	10,640 / 10,640	COMPANY: Zaremba Group	COMPANY: Zaremba Group	03-24-22
SALES / RECEIVING SF:	8,504 / 1,359	NAME: Emily Crouch	NAME: Chris Herzner	
USABLE ACREAGE:	2.02	PHONE #: 216-221-6600	PHONE #: 216-221-6600	
PARKING SPACES:	35			

Site is located in Fulton County jurisdiction and is zoned AG. Use requires a Special Exception. Code requires 20% Impervious Surface. Variance will be requested. Parking Space requirements need verified.





## 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 Special Exception before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

Culver BTS Retail, LLC #220570

Located at: 001-105024-00, Culver, IN 46511

#### *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.

Cheri Coleman & Vard Warnock	9544 Sycamore Bend Rochester, IN 46975	<i>all green cards on file</i>
Joyce Leavitt	P O Box 1194 Portage, IN 46368	
Michael R Skiles	6767 N SR 17 Culver, IN 46511	
Brian A & Vickie L Conley	6963 N 1000 W Culver, IN 46511	
Skenc Investments Inc	Po Box 10001 Terre Haute, IN 47801	
Richard A Good	9975 W 700 N Culver, IN 46511	
Robert J Wozniak	5613 Homerlee St East Chicago, IN 46312	
William L & Michelle Clingler	6535 N 1000 W Culver, IN 46511	
David E Woods III	6644 N 1000 W Culver, IN 46511	
Daniel & Joan Geller	6674 N 1000 W Culver, IN 46511	
David Partridge	10130 W Cook Rd Fort Wayne, IN 46818	
Jeffrey & Robin Roark	6580 N 1000 W Culver, IN 46511	
Paul & Pamela Larson	6626 North 1000 West Culver, IN 46511	

Ford Brian Keith; TOD Melendez Michelle Amber	6707 Madison Ave Hammond, IN 46324	
James H & Patricia A Snodgrass	2006 Hillcrest Ave. Plymouth, IN 46563	
Vincent A & Rose M Miller	2672 S US 35 La Porte, IN 46350	
Prus Tomaz & Justyna	7525 Long Ave Burbank, IL 60459	
Rick & Amy Lee Patrick	6868 N Roby Rd Culver, IN 46511	
William R & Sandra L Kulcsar	2929 Sycamore Rd Walkerton, IN 46574	
Heidi L Tanner	6707 N 1000 W Culver, IN 46511	
Jamie Barnhart	6747 N 1000 W Culver, IN 46511	
Steven W Parker	6748 N SR 17 Culver, IN 46511	
Donald & Susan Shaffer C/O Kayla Shaffer	6758 N SR 17 Culver, IN 46511	
Jason A Newman	6777 N 1000 W Culver, IN 46511	
Catherine Bokodi	9119 W 89th Ave Saint John, IN 46373	
Sheila D Allen	6804 N State Road 17 Culver, IN 46511	
Kelso Wilbur Richard Iii	18946 St Rd 10 Culver, IN 46511	
Van Duyne Properties LLC	PO Box 116 Plymouth, IN 46563	
Lindsley Paul O & Briney Heather D	9907 W 700 N Culver, IN 46511	
Luis & Susan Colon	3849 Wicker Ave Highland, IN 46322	
Phyllis Pope	9817 W 700 N Culver, IN 46511	
Kenneth M & Joan L McCune	5027 Tri Par Dr Sarasota, FL 34234	
Robert & Lynne Klitzman	1245 E Oak Dr S Winamac, IN 46996	
Brian A Ditmire	4834 N 600 E Monterey, IN 46960	
Phyllis Howard	9817 W 700 N Culver, IN 46511	
Murray Thomas L & Murray Doris M	5154 Hidden Springs Ave Sarasota, FL 34234	

Revocable Living Trust		
Laura P & James Michael Fox	128 James Road Griffith, IN 46319	
William E Dillon	9898 River Dr Rochester, IN 46975	
Nicholas W Deering	3249 Nelson Lane Wheatfield, IN 46392	
Lawson Mark & Bates Jolinda A JT	9454 S 250 E Hamlet, IN 46532	
Carol S Brademas	17301 Middlefield Court Granger, IN 46530	
James Paris	5761 E 800 N Monterey, IN 46960	
Minix Joshua; Minix Mitchell; & Minix Kirkland	7720 East 850 South Monterey, IN 46960	
Nicholas A Goodman	505 S 700 E Mill Creek, IN 46365	
Anna May Born	1755 N Jay Griffith, IN 46319	
Lorrie Nash	850 Village Center Dr., Unit 404 Willowbrook, IL 60527	

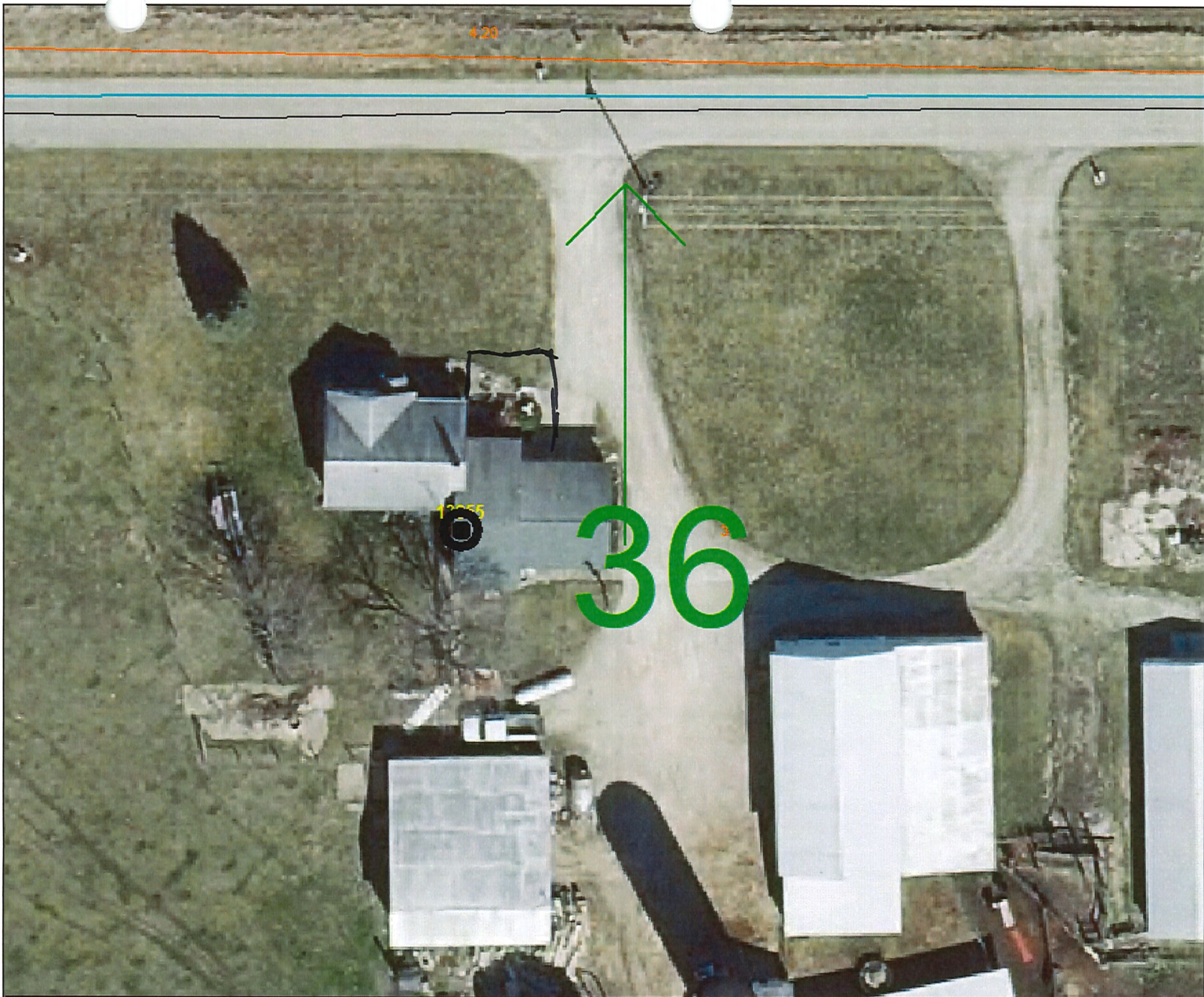
**Docket #220497  
Loren Blocher  
Development Standard Variance**

Loren Blocher (#220497) requesting a variance of 10' off of the front yard setback, for the purpose of an attached garage, on property located at 13855 E 300 S, Akron with in the Agriculture (AG) district.

In the (AG) Agriculture district the front yard setback is 50'. Mr. Blocher would like to construct a 26' x 28' attached garage which would sit approximately 40' off of the front yard. Therefore, a variance of 10' off of the front yard setback is being requested.

---

The request is for a Development Standard Variance of 10' off of the front yard setback, for the purpose of an attached garage, on property located at 13855 E 300 S, Akron with in the Agriculture (AG) district.



Parcels  
City Town Boundary  
Sections

Dimensions  
Addresses

Parcels  
Highways  
Roads  
Tippecanoe River

36

17555

4.20

THINK



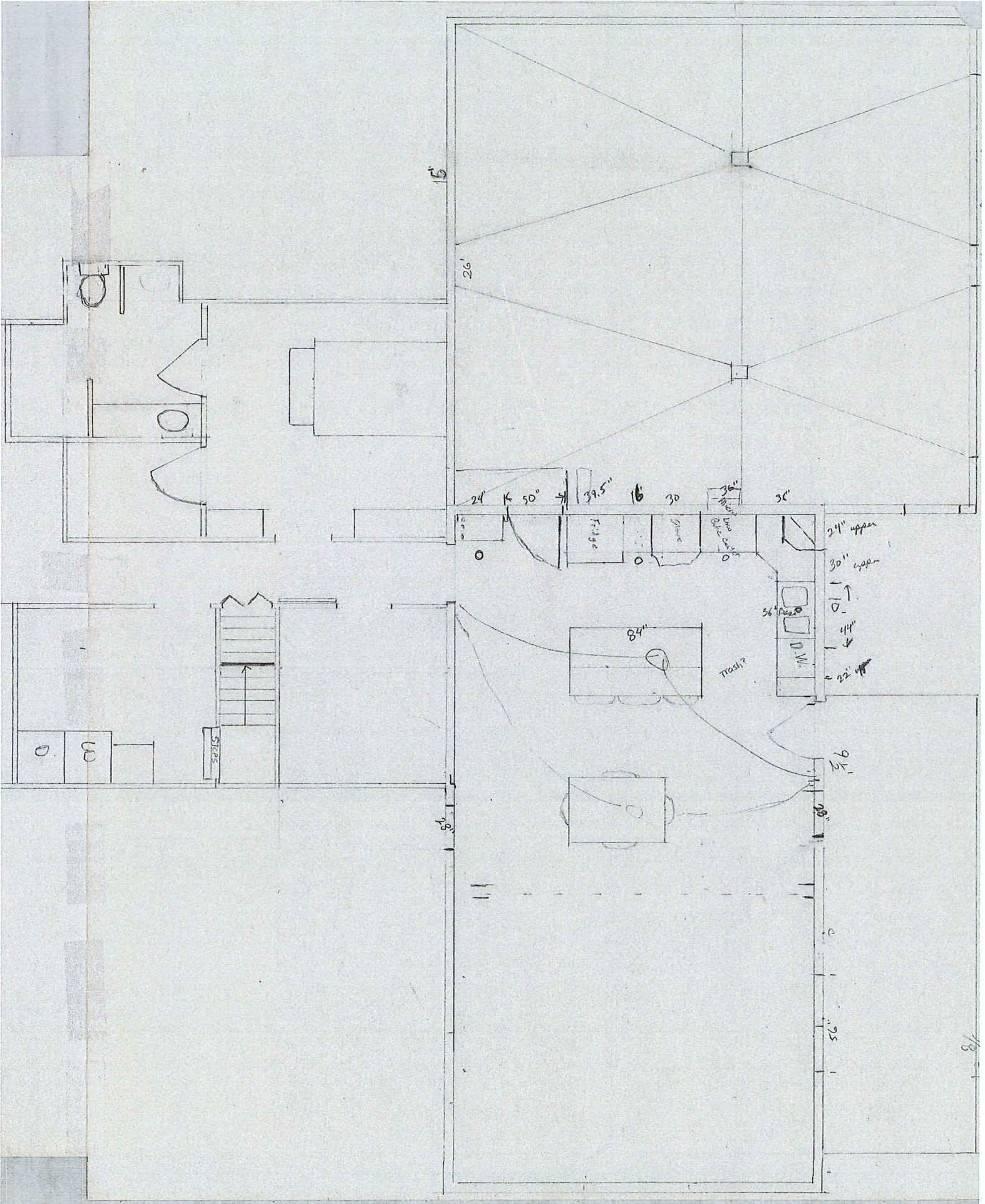
0 36 72 108 145



1" = 36ft



N



## 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,

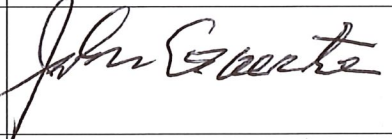

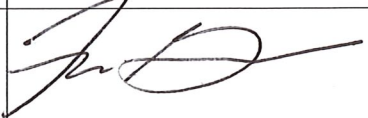
Loren Blocher  
(#220497)

Located at: 13855 E. 300 S. Akron, 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
John M & Merry J Gaerte	13534 E 400 S. Macy, IN 46951	
Schuler Precision Tool LLC	6177 W State Rd 114 North Manchester, IN 46962	
Thomas E & Camerin L Burnworth	1109 S Buffalo St Warsaw, IN 46580	

**Docket #220519**  
**Lou Ann Helvie**  
**Development Standard Variance**

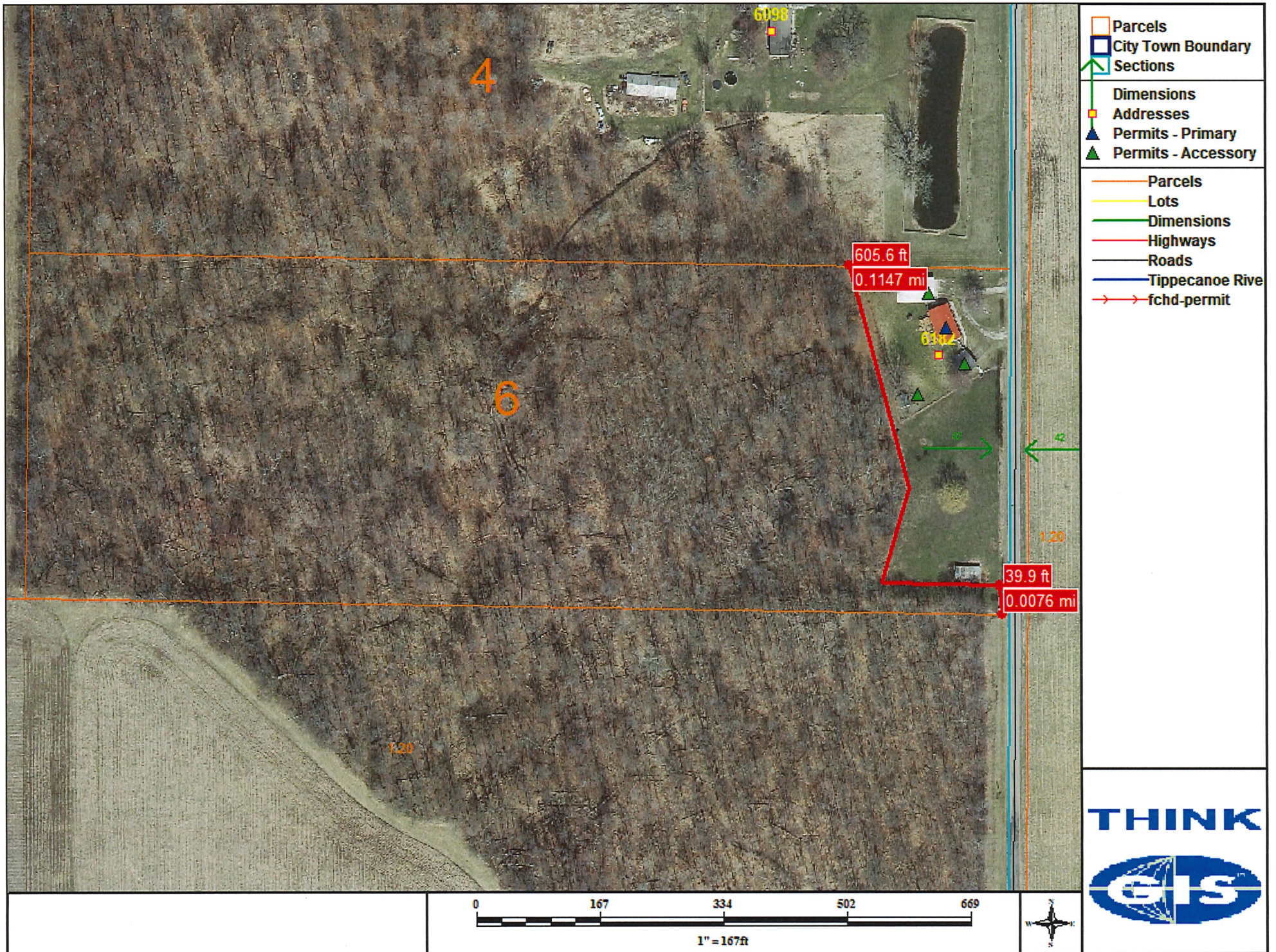
Lou Ann Helvie (#220519) requesting a variance of 160' off the minimum lot width and a variance off of the maximum lot depth, for the purpose of a split on property located at 6182 S 200 W with in the Agriculture (AG) district.

In the (AG) Agriculture district the minimum lot width is 200' and the depth is three times the lot width. The proposed lot will be approximately 40' in width at the road, and approximately 1330' deep. Therefore, a variance of approximately 160' off of the minimum lot width and a variance off the maximum lot depth is being requested.

---

The request is for a Development Standard Variance of 160' off the minimum lot width and a variance off of the maximum lot depth, for the purpose of a split on property located at 6182 S 200 W with in the Agriculture (AG) district.





## 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,

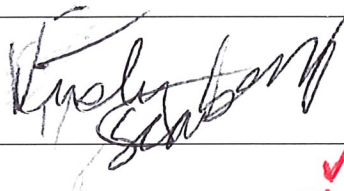


Lou Ann Helvie  
(#220519)

Located at: 6182 S 200 W, 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.

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NAME	ADDRESS	SIGNATURE
Foley Gale Trust The KRISTY SCARBERRY	6098 S 200 W Rochester, IN 46975	
Horn Farms Inc Ruth Baker	1808 W 500 N Logansport, IN 46947	 BC ✓
W & D Fred Land LLC	2958 W State Rd 114 Rochester, IN 46975	
Mccrosky Donald J Liv Trust	1164 Schewe Falls Waterloo, IL 62298	BC ✓

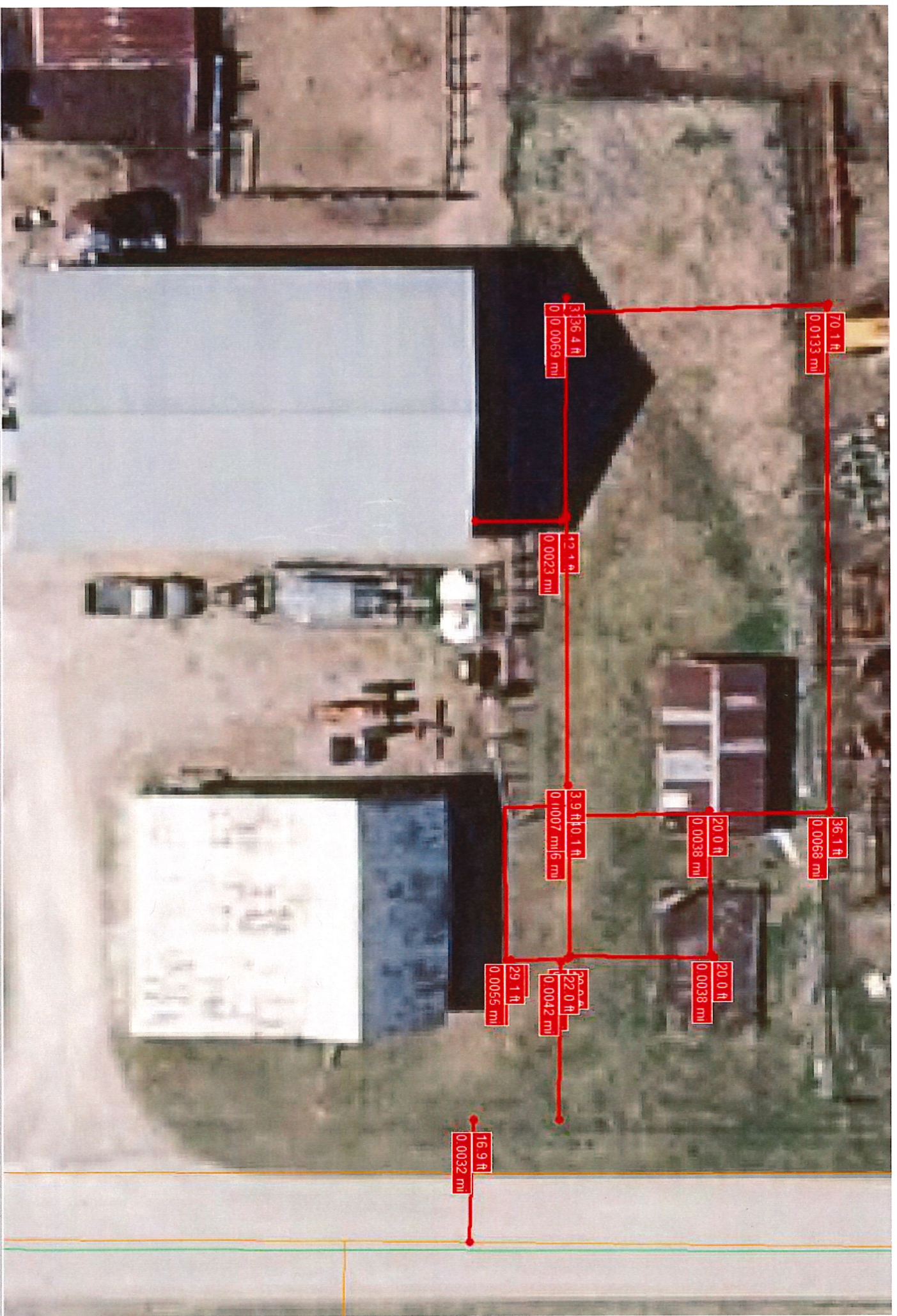
**Docket #220556**  
**Jonh Geier**  
**Development Standard Variance**

John Geier (#220556) requesting a variance of 35' off of the front yard setback, for the purpose of a pole building with a porch on property located at 7664 S 1100 W Kewanna, IN with in the Agriculture (AG) district.

In the Agriculture (AG) district the front yard setback is 50'. Mr. Geier would like to construct a 60'x36' pole barn with a 20'x20' porch which would sit approximately 15' off of the front yard. Therefore, a variance of 35' off of the front yard setback is being requested.

---

The request is for a Development Standard Variance of 35' off of the front yard setback, for the purpose of a pole building on property located at 7664 S 1100 W Kewanna, IN with in the Agriculture (AG) district.



70.1 ft  
0.0133 mi

336.4 ft  
0.0069 mi

12.1 ft  
0.0023 mi

39.9 ft  
0.0074 mi

36.1 ft  
0.0068 mi

20.0 ft  
0.0038 mi

20.0 ft  
0.0038 mi

22.0 ft  
0.0042 mi

29.1 ft  
0.0056 mi

16.9 ft  
0.0032 mi

## 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,

John Geier (#220556)

Located at: 7664 S 1100 W, Kewanna 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
Brandt Jordan A 1/3; Brandt Arnold L-1/3; & Brandt Jeffrey D-1/3 (T/C) %Jordan Brandt	4197 N 600 E Monterey, IN 46960	FC
Randall D & Lisa A Sommers	8131 S 1000 W Kewanna, IN 46939	RAS      LAS
Kyle D & Amanda J Sommers	10932 W 775 S Kewanna, IN 46939	KDS      AS

**Docket #220543**  
**William Hewitt**  
**Development Standard Variance**

William Hewitt (#220543) is requesting a Development Standard Variance of 4' off of the rear/lake yard setback, for the purpose of an open deck on property located at, 3091 E Main St. Macy IN, within Lake Residential (R3) district.

In the R3 district the rear/lake yard setback is 10' for an accessory structure. Mr. Hewitt would like to construct an open 10' x 20' deck that would sit approximately 6' off of the rear/lake yard. Therefore, a variance of 4' off the rear/lake yard setback is being requested.

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The request is for a Development Standard Variance of 4' off of the rear/lake yard setback on property located at, 3091 E Main St. Macy IN, within Lake Residential (R3) district.

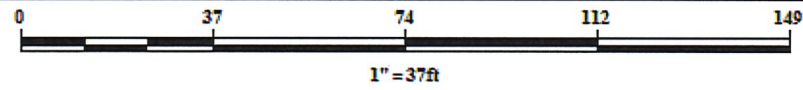


- Parcels
- City Town Boundary
- Sections

- Addresses
- ▲ Permits - Primary
- ▲ Permits - Accessory
- Bldg Permits
- Excess Vehicles
- Illegal Structure

- Parcels
- Lots
- Dimensions
- Highways
- Roads
- Tippecanoe River
- fchd-permit

*Approx  
10'x20' open  
deck*



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,

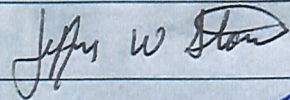
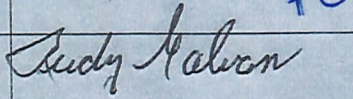
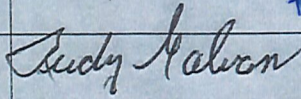
William Hewitt (#220543)

Located at: 3091 E Main St, 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
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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
Donna Marlene & Jeffrey Wayne Stout	724 S B Street Elwood, IN 46036	
Fulton County	125 E 9th St Rochester, IN 46975	
Rudy & Cynthia L Galvan	1660 W 97th Ave Crown Point, IN 46307	





# Fee Summary Paid Totals

08/01/2022 - 08/31/2022

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	\$2,788.65	27
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$922.84	25
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$160.00	4
A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$280.00	2
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$94.25	2
			<b>\$4,245.74</b>	<b>60</b>

**Group Total: 5**

**Group: 1001.20302.000.0036**

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$385.00	14
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$600.20	14
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	\$20.00	2
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$60.00	2
			<b>\$1,105.20</b>	<b>34</b>

**Group Total: 5**

**Group: 1001.20303.000.0036**

BZA. Development Standard Variance		1001.20303.000.0036	\$1,225.00	7
BZA. Special Exception		1001.20303.000.0036	\$175.00	1
ZO. LIP		1001.20303.000.0036	\$1,900.00	38
ZO. Site Plan Review - TRC		1001.20303.000.0036	\$175.00	1
ZO. Solar Array- Small		1001.20303.000.0036	\$160.00	2
			<b>\$3,635.00</b>	<b>49</b>

**Group Total: 5**

			<b>\$8,985.94</b>	<b>143</b>
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**Total Records: 15**

**9/6/2022**

**Page: 1 of 1**