

***FULTON/KEWANNA
BOARD OF ZONING APPEALS***

FULTON TOWN HALL
MONDAY DECEMBER 5, 2022
7:00 P.M.

CALL TO ORDER

**BOARD OF ZONING APPEALS MINUTES:
SEPTEMBER 6, 2022**

OLD BUSINESS:

NEW BUSINESS:

Bartholomew H & Karen E Gaiera (#220753)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON/KEWANNA BOARD OF ZONING APPEALS
SEPTEMBER 6, 2022

FULTON/KEWANNA
BOARD OF ZONING APPEALS

TUESDAY, SEPTEMBER 9, 2022

7:00 P.M.
KEWANNA TOWN HALL

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES:

MARCH 7, 2022

OLD BUSINESS

Victoria Martindale (#210693)

NEW BUSINESS

Verlin Klinefelter/Chris Baldwin (#220477)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

**FULTON/KEWANNA BOARD OF ZONING APPEALS
SEPTEMBER 6, 2022**

The Fulton/Kewanna Board of Zoning Appeals met on 6th day of September 2022, at 7:00 P.M. in the Kewanna Town Hall. Executive Director, Heather Redinger called the meeting to order at 7:00 P.M. The following members were present: Kimberly Brockus, Adam Strasser and Shaun Henderson-Vigil. Also in attendance Executive Director, Heather Redinger, Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard.

It is duly noted Larry Baldwin was not present.

IN RE: MINUTES

March 7, 2022

Kimberly Brockus asked for any additions, deletions, or corrections to be made to the March 7, 2022 minutes. Adam Strasser moved to approve the March 7, 2022 minutes. Shaun Henderson-Vigil seconded the motion. Motion carried as follows: Kimberly Brockus, Adam Strasser and Shaun Henderson-Vigil being in favor and no one opposing.

IN RE: OLD BUSINESS

Victoria Martindale (#210693)

Victoria Martindale (#210693) is requesting a special exception to allow chickens on property located at 307 S Smith St., Kewanna IN 46939, within the Kewanna (KW) District

In the Town of Kewanna farm animals may be kept on land equaling three quarters (3/4) of an acre or larger, land equaling three quarters (3/4) of an acre or smaller may keep farm animals by special exception approval only. Roosters are not allow on any lot within the Kewanna Incorporated Limits. Mrs. Martindale owns 2 lots, equaling 0.35 acres, on one lot she currently has approximately 10 chickens. She is requesting a special exception to be allowed to keep her chickens.

The Plan Commission Office has not been made aware of any changes in this situation.

Kimberly then asked for any Board questions or comments. Being no further Board comments Kimberly entertained a motion. Shaun Henderson-Vigil moved to approve Ms. Martindales renewal request with the condition to review the petition yearly during the June meeting. Adam Strasser seconded the motion. Motion passed with three votes being in favor and no one opposed.

IN RE: NEW BUSINESS

Verlin Klinefelter/Chris Baldwin (#220477)
Development Standard Variance

Verlin Klinefelter/Chris Baldwin (#220477) is requesting a Development Standard Variance of 10' off of the front yard setback, for the purpose of an attached carport, on property located 303 E Park St., Kewanna IN 46939, within the Kewanna (KW) District

In the (KW) district the front setback is 10'. Verlin Klinefelter/Chris Baldwin would like to construct an attached carport that would sit less than 1' off of the front yard setback. Therefore, a variance of 10' off of the front yard setback is being requested.

Kimberly asked the petitioner if they had anything further to add at this time.

They did not have anything at this time.

FULTON/KEWANNA BOARD OF ZONING APPEALS
SEPTEMBER 6, 2022

Kimberly Brockus moved to open the public hearing. Shaun Henderson-Vigil seconded the motion. Motion carried as follows: Kimberly Brockus, Adam Strasser and Shaun Henderson-Vigil being in favor and no one opposing.

Being no further public questions or comments, Kimberly Brockus moved to close the public hearing. Adam Strasser seconded the motion. Motion carried as follows: Kimberly Brockus, Adam Strasser and Shaun Henderson-Vigil being in favor and no one opposing.

Kimberly Brockus asked if there were any further Board comments, being none, she then entertained a motion. Shaun Henderson-Vigil moved to approve Verlin Klinefelter/Chris Baldwin (#220477) is requesting a Development Standard Variance of 10' off of the front yard setback, for the purpose of an attached carport, on property located 303 E Park St., Kewanna IN 46939, within the Kewanna (KW) District. Adam Strasser seconded the motion.

The Board members filled out there finding of facts. Kim Gard then took roll call vote.

Adam Strasser	Yea
Shaun Henderson-Vigil	Yea
Kimberly Brockus	Yea

Motion to approve Verlin Klinefelter/Chris Baldwin (#220477) is requesting a Development Standard Variance of 10' off of the front yard setback, for the purpose of an attached carport, on property located 303 E Park St., Kewanna IN 46939, within the Kewanna (KW). Passed with three votes being in favor and no one opposed.

IN RE: PLAN DIRECTOR REPORT

IN RE: ADJOURNMENT

Being no further business to come in front of the Board of Zoning Appeals, Kimberly Brockus, entertained a motion to adjourn the September 6, 2022 Fulton/Kewanna Board of Zoning Appeals meeting Adam Strasser moved to adjourn the September 6, 2022 Fulton/Kewanna Board of Zoning Appeals meeting at 7:25 P.M. Shaun Henderson-Vigil seconded the motion. Motion carried as follows: Kimberly Brockus, Adam Strasser and Shaun Henderson-Vigil being in favor and no one opposing.

FULTON/KEWANNA BOARD OF ZONING APPEALS

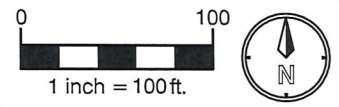
ATTEST: _____
Kim Gard, Administrative Secretary

Docket #220753
Bartholomew H & Karen E Gaiera
Development Standard Variance

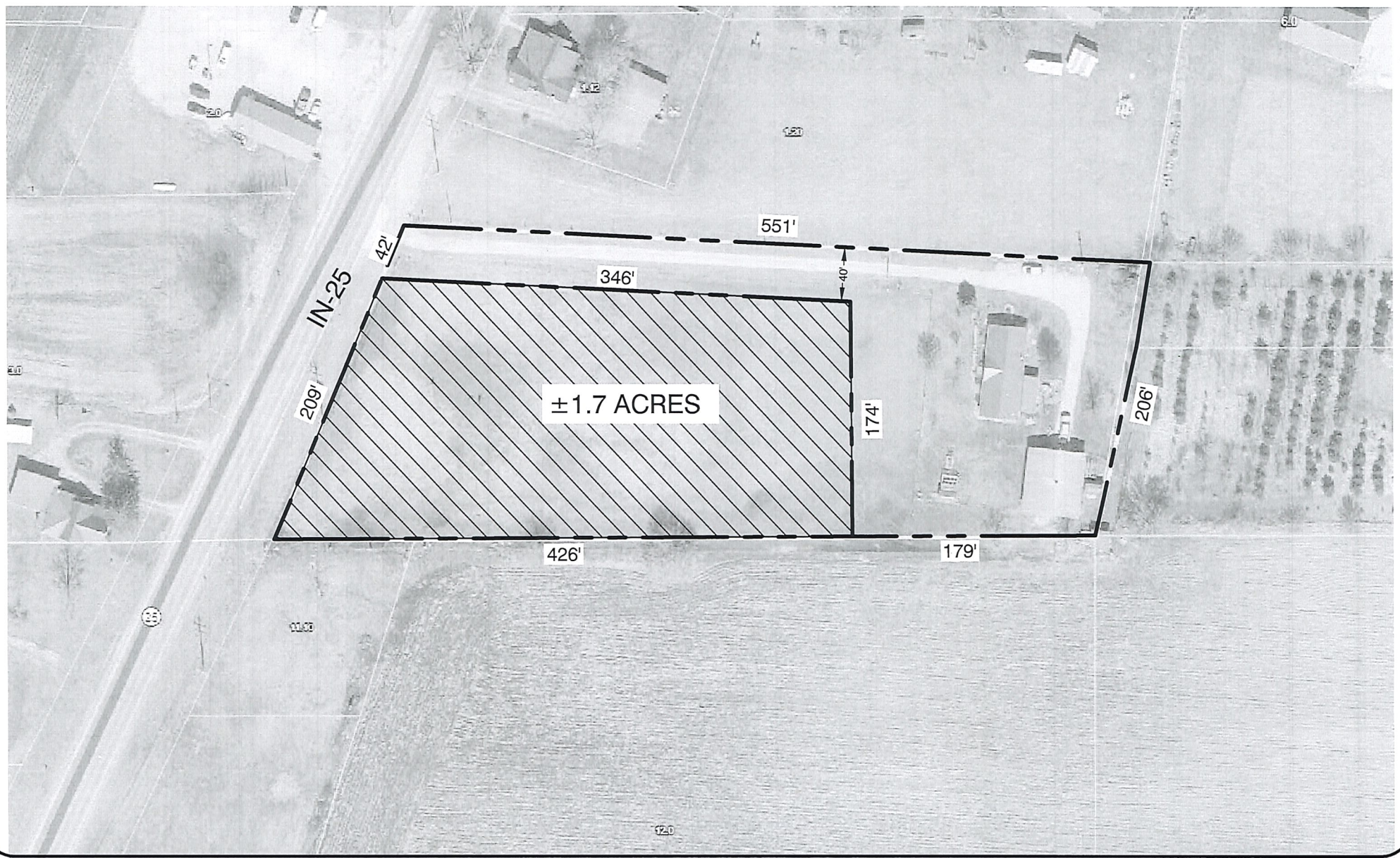
Bartholomew H & Karen E Gaiera (#220753) is requesting a Development Standard Variance of 58' off of the minimum lot width, for the purpose of a split, on property located 7785 S ST RD 25 Fulton, IN 46931 within the Suburban Residential (SR) District.

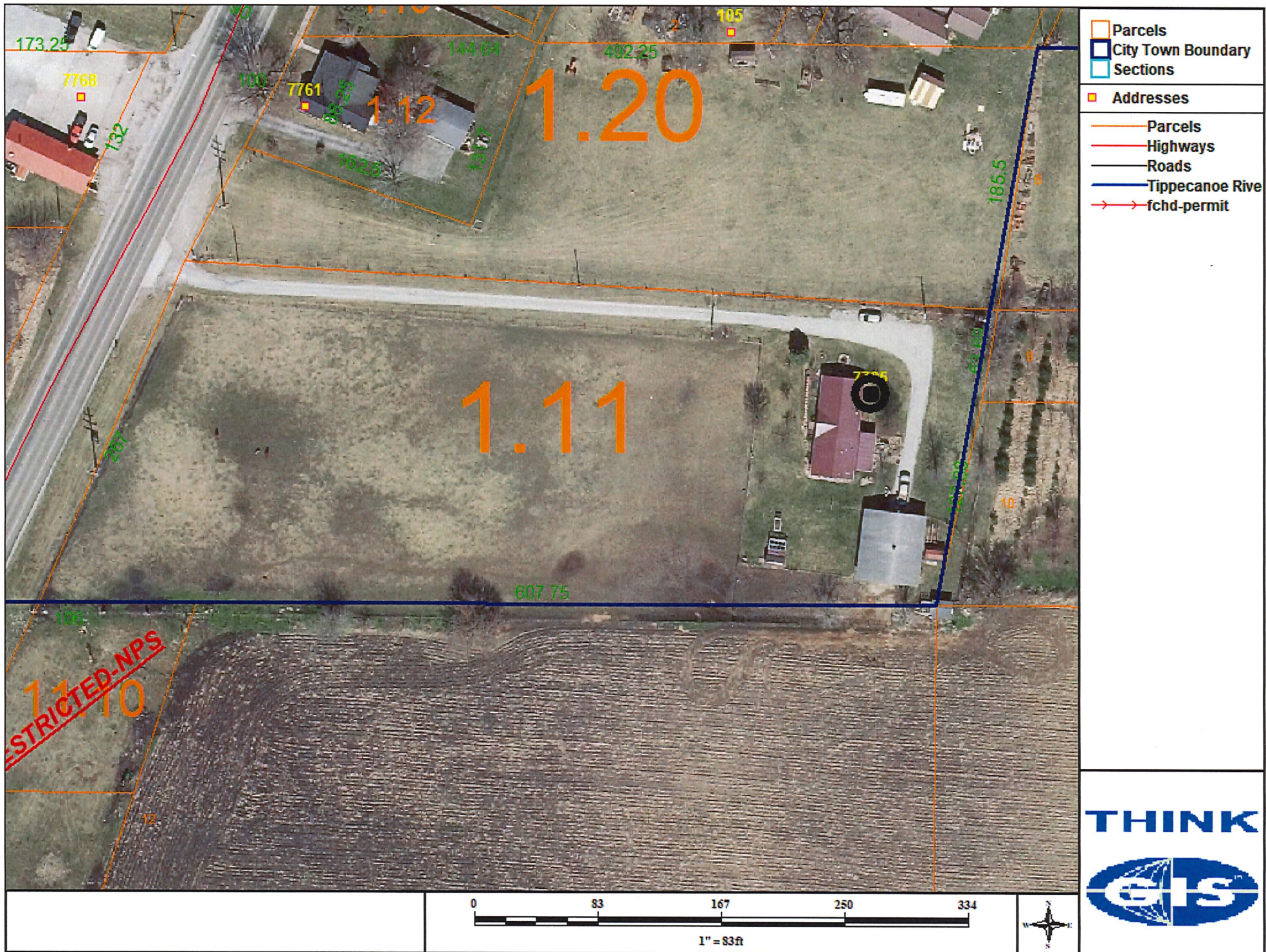
In the (SR) district the minimum lot width with public sewer is 100'. Bartholomew H & Karen E Gaiera would like to split the tillable land from the home leaving the driveway to the home 42' wide. Therefore, a variance of 58' off of the minimum lot width is being requested.

Bartholomew H & Karen E Gaiera (#220753) is requesting a Development Standard Variance of 58' off of the minimum lot width, for the purpose of a split, on property located 7785 S ST RD 25 Fulton, IN 46931 within the Suburban Residential (SR) District.



FULTON, IN
8/31/2022







Fee Summary Paid Totals

10/01/2022 - 10/31/2022

Fee Name	Fee Description	Account Number	Total Amount	Total Fees
Group: 1001.20301.000.0036				
A. County, Akron, & Town of Fulton Residential - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$1,120.00	12
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$195.00	12
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$160.00	4
			\$1,475.00	28

Group Total: 3

Group: 1001.20303.000.0036

ADMIN - Comprehensive Plan		1001.20303.000.0036	\$6.80	1
ADMIN- Copies	enter number of copies	1001.20303.000.0036	\$2.70	1
BZA. Development Standard Variance		1001.20303.000.0036	\$175.00	1
BZA. Special Exception		1001.20303.000.0036	\$175.00	1
PC. Residential Primary Plat: One & Two lot subdivisions allowed by ordinance - All Jurisdictions		1001.20303.000.0036	\$50.00	1
PC. Residential Secondary Plat - All Jurisdictions		1001.20303.000.0036	\$100.00	1
ZO. LIP		1001.20303.000.0036	\$950.00	19

			\$1,459.50	25
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Group Total: 7

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$672.50	9
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$440.00	9
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.20302.000.0036	\$40.00	2
B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$37.50	1
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$60.00	1
			\$1,250.00	22

Group Total: 5

			\$4,184.50	75
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Total Records: 15

11/14/2022

Page: 1 of 1