

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

ROCHESTER CITY HALL
320 MAIN ST.
ROCHESTER, IN 46975
WEDNESDAY, MAY 24, 2023
6:00 P.M.

CALL TO ORDER

ADOPTION OF MEETING RESOLUTION

RULES OF PROCEDURE

BOARD OF ZONING APPEALS MINUTES FOR:

APRIL 26, 2023

OLD BUSINESS:

NEW BUSINESS:

Colby Kuczewski (230207)

Patricia Wyman (230220)

Myron Sink (230222)

Ken Hoff (230245)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

**ROCHESTER CITY BOARD OF ZONING APPEALS
APRIL 26, 2023**

**ROCHESTER CITY
BOARD OF ZONING APPEALS**

WEDNESDAY, APRIL 26, 2023

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

CALL TO ORDER

ELECTION OF OFFICERS

**BOARD OF ZONING APPEALS MINUTES FOR:
December 28, 2022**

OLD BUSINESS:

NEW BUSINESS:
Brant Eytcheson (230114)
Ken Hoff (230141)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

ROCHESTER CITY BOARD OF ZONING APPEALS
APRIL 26, 2023

In the Lake Residential (R3) district a fence cannot be greater than four (4) feet in height in the front yard. Mr. Eytcheson lives on a corner lot that has two fronts, he would like to erect a 6' privacy fence on the north portion of his property. Mr. Eytcheson would attach the fence to the northwest corner of his home, go out approximately 20' and follow his property line to the rear of the property. Therefore, a variance of 2' off of the fence codes is being requested.

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

Lisa Eytcheson show the board a picture of where the fence would be going.

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

Duane asked for Board discussion.

Being no further questions or comments, Duane Border, asked the Board to proceed with filling out finding of facts.

Administrative Secretary, Kim Gard conducted roll call vote.

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

Petition for, Brant Eytcheson (#230144) is requesting a Development Standard Variance off of the fence codes of an additional 2' in fence height, for the purpose of a privacy fence, on property located at, 1404 Ewing Rd, Rochester IN, within Lake Residential (R3) district. Passed with five votes being in favor and no one opposing.

IN RE: NEW BUSINESS

Ken Hoff (#230141)

Ken Hoff (#230141) is requesting Development Standard Variances off of the landscaping codes and fence codes for an additional 2' in height for the purpose of removing existing buffer and erecting an 8' chain link fence on property located at, 316 Rouch Place Dr., Rochester IN, within General Commercial (GC) district.

In the General Commercial (GC) district, a buffer yard is required if the property is adjacent to SR, RR, R1, R2, R3 or MP districts. Mr. Hoff's property is adjacent to R1 and MP districts. He would like remove the

ROCHESTER CITY BOARD OF ZONING APPEALS
APRIL 26, 2023

existing buffer yard and replace it with an 8' chain link fence for additional area for development, expense and maintenance costs. Therefore, a variance of the landscaping codes is 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, Gloria Carvey, 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 oppose the petition.

David Stowasser, 6515 Schoolview Dr, Rochester
Jeff and Lisa Byers, 675 W 18th St, Rochester
Janet Egolf, Rochester

All had concerns in regards to foot traffic through their yards, where the new road is going to go and who is required to maintain the proposed fence.

Being no further 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, Gloria Carvey, 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 Border, asked the Board to proceed with filling out finding of facts.

Administrative Secretary, Kim Gard conducted roll call vote.

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

Petition for Ken Hoff (#230141) is requesting Development Standard Variances off of the landscaping codes and fence codes for an additional 2' in height for the purpose of removing existing buffer and erecting an 8' chain link fence on property located at, 316 Rouch Place Dr., Rochester IN, within General Commercial (GC) district. With the condition that the current owner and future owners maintain the fence. Passed with five 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 April 26, 2023 Rochester City Board of Zoning Appeals meeting. Teresa Houser

ROCHESTER CITY BOARD OF ZONING APPEALS
APRIL 26, 2023

moved to adjourn the April 26, 2023 Rochester City Board of Zoning Appeals meeting at 6:45 P.M. Teresa Houser seconded the motion. Motion carried as follows: Teresa Houser, Gloria Carvey, Paul Zartman, Dan Shafer and Duane Border being in favor and no one opposed.

ROCHESTER CITY BOARD OF ZONING APPEALS

ATTEST: _____
Kim Gard, Administrative Secretary

**Docket #230207
Colby Kuczewski
Special Exception**

Colby Kuczewski (#230207) is requesting a special exception to operate a tattoo studio, within the residential (R1) district, located at 1314 Franklin St., Rochester, IN.

In the residential R1 district a tattoo studio is permitted by a special exception under barber/beauty shop. Mr. Kuczewski would like to operate a tattoo parlor in a 9x13 room of their home. The hours of operation would be 10am to 8pm. There will be two employees, Colby will be the tattoo artist and Kaitlyn will do the book keeping. There will be no public restrooms and they are currently working on getting health department approval. There will be street parking, only one car at a time. Deliveries will be mostly small packages a couple times a week. There will be no office and only a small sign on the door going into the tattoo parlor. Therefore, a special exception to operate a tattoo parlor is being requested

The request is for a special exception to operate a tattoo parlor, within residential (R1) district, located at 1314 Franklin St., Rochester, IN.

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,

Colby Kuczewski (230207)

Located at: 1314 Franklin Ave. 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
Dickover Troy TOD Dickover Monique D	1306 Franklin St Rochester, IN 46975	GC
Lutz Raymi J & Shawn	1315 Monroe St Rochester, IN 46975	FC
Melton Tom E & Becky J	1209 Washington St. Rochester, IN 46975	FC
Kaser Brooke S	403 E 13th St Rochester, IN 46975	GC
Scott G Kevin & Konnie M	1303 Monroe St Rochester, IN 46975	GC
Elliott Holding Company LLC	PO Box 331 Rochester, IN 46975	GC
Sibert Joshua	2204 Bluewater Dr Warsaw, IN 46580	FC

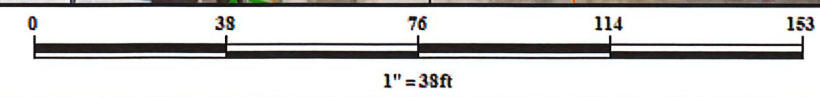


Townships
 Feature Name:
 — Rochester Twp

Parcels
 City Town Boundary
 Sections
 Peacetree Village - St

Addresses
 Bldg Permits

Parcels
 Lots
 Highways
 Roads
 Tippecanoe River
 Permits - Access
 Permits - Comm
 Bldg Permits

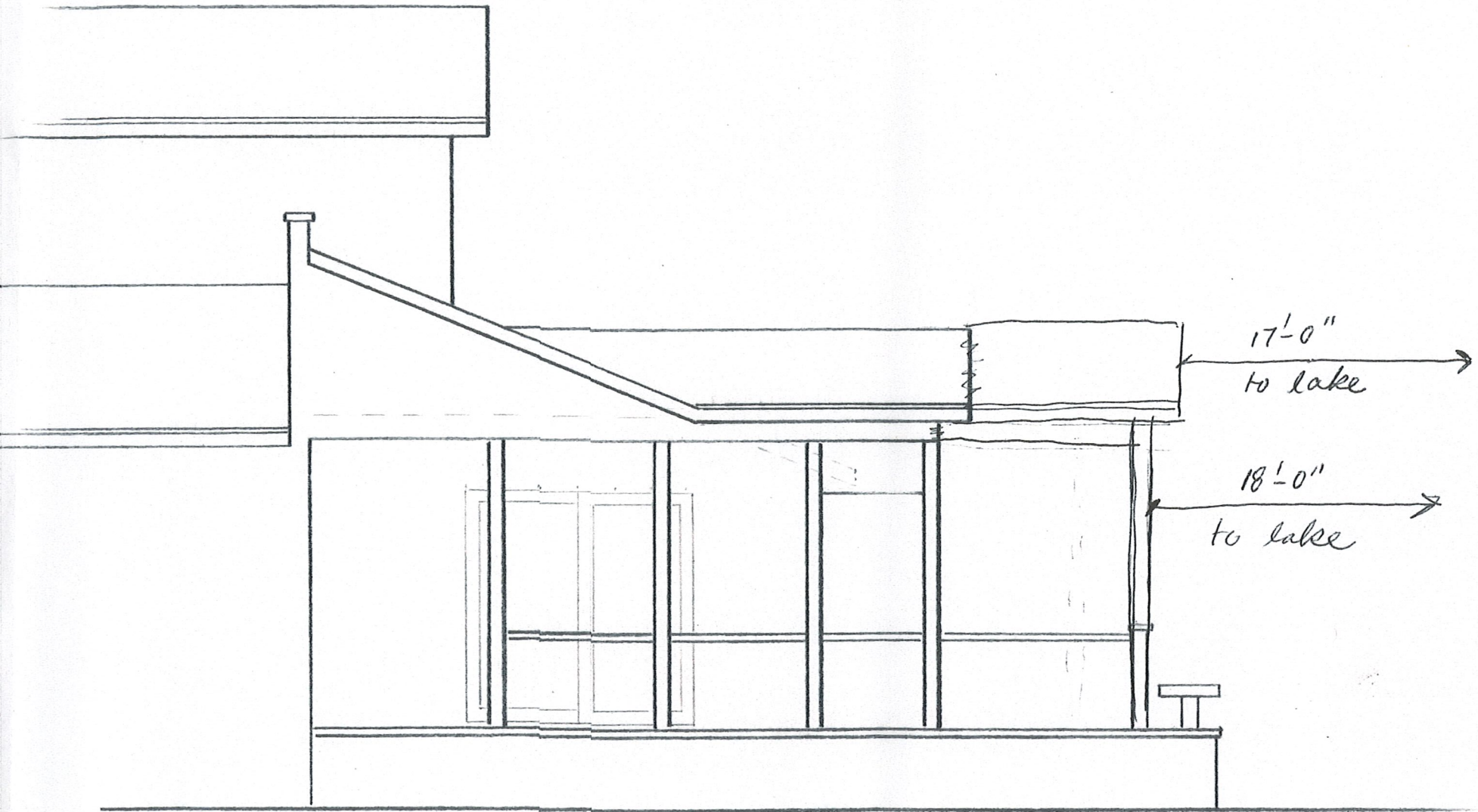


Docket #230220
Patricia Wyman
Development Standard Variance

Patricia Wyman (#230114) is requesting a Development Standard Variance of approximately 9' off of the lake yard setback, for the purpose of constructing a roof over a 16' x 25' existing deck, on property located at, 2125 Poets Dr., Rochester IN, within Lake Residential (R3) district.

In the Lake Residential (R3) district the lake yard setback for a primary structure is 25'. Mrs. Wyman would like to construct a roof over an existing deck, making the deck part of the primary structure and no longer an accessory structure. The existing deck sits approximately 16' off the lake yard, therefore, a variance of approximately 9' off of the lake yard setback is being requested.

The request is for a Development Standard Variance of approximately 9' off of the lake yard setback, for the purpose of constructing a roof over a 16' x 25' existing deck, on property located at, 2125 Poets Dr., Rochester IN, within Lake Residential (R3) district.



17'-0"
to lake

18'-0"
to lake



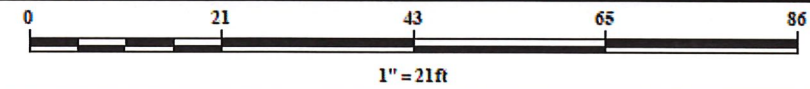


Townships
 Feature Name:
 — Rochester Twp

Parcels
 City Town Boundary
 Sections
 ROW Presentation
 Peacetree Village - St

Addresses
▲ Permits - Primary
▲ Permits - Accessory
 Bldg Permits

Parcels
 Lots
 Highways
 Roads
 Tippecanoe River
 Permits - Comm
 Bldg Permits



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,

Patricia Wyman #230220

Located at: 2125 Poets Dr., 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
Sandra M Hatten	2127 Poets Dr Rochester, IN 46975	<i>Sandra M. Hatten</i>
Mark & Jill Miles	1826 S 300 W Peru, In 46970	66

Docket #230222
Myron Sink
Development Standard Variance

Myron Sink (#230222) is requesting a Development Standard Variance of approximately 1'.1" off of the side yard setback, for the purpose of an outdoor kitchen and pergola, on property located at, 2510 Wolfs Point Dr, Rochester IN, within Lake Residential (R3) district.

In the Lake Residential (R3) district the side yard setback for an accessory structure is 5'. Mr. Sink would like to extend the existing deck to be flush with the stairs to erect an outdoor kitchen which sits approximately 3'.11" from the south property line. There will be an 8' pergola over the kitchen area only. Therefore, a variance of 1'.1" off of the side yard setback is being requested.

The request is for a Development Standard Variance of approximately 1'.1" off of the side yard setback, for the purpose of an outdoor kitchen and pergola, on property located at, 2510 Wolfs Point Dr, Rochester IN, within Lake Residential (R3) district.











↑
sink

- B. Drainage: Drainage swales (ditches) along dedicated roadways and within the right-of-way or on dedicated drainage easements are not to be altered, except for maintenance as originally constructed and as approved by the Fulton County Highway Department, the Fulton County Drainage Board, or the Indiana Department of Transportation. Driveways may be constructed over these or other approved structures as permitted by the appropriate agency.
- C. Permanent Structures: No permanent structures other than a fence may be erected, and if erected in violation of this section, no such structure may be used if the location is within seventy-five (75) feet of the center line of any regulated tile ditch, or within seventy-five (75) feet of the existing top edge of any regulated open ditch or tile, or platted regulated subdivision easement unless approved by the Fulton County Surveyor.
- D. Code Compliance / Hazardous Waste: All development must be in compliance with Title 7 of the Indiana Code, as amended, as it relates to hazardous waste, low level nuclear waste, underground storage tanks, waste tires, and other applicable chapters of said Title.
- E. Code Compliance / Environmental Quality: All development must be in compliance with Title 13 of the Indiana Code, as amended, as it relates to air pollution control, water pollution control, solid waste management, and other applicable chapters of said Title.
- F. Waste Disposal: No waste materials such as garbage, rubbish, gasoline, oil, flammables, soils, tars, chemicals, greases, industrial or agricultural waste, or any other material of such nature, quantity, obnoxiousness, toxicity, or temperature so as to contaminate, pollute, or harm the waters shall be deposited, located, stored, or discharged on any lot in a way that would be likely to runoff, seep, or wash into surface or ground water.
- G. Fuel Storage: Applicable only in Residential Districts and exclude county/city/town facilities. No highly flammable or explosive liquids, solids, or gasses specified by the State Fire Marshal shall be stored in bulk above ground, except tanks or drums of fuel connected directly with energy devises or heating appliances located and operated on the same lot as the tanks or drums of fuel.
- H. Debris / Refuse: Debris and refuse shall not accumulate on any property, in any zoning district.
- I. View Requirements: In the R3 District and where a proposed structure will eliminate more than fifty percent of an adjacent structure's view or exposure to the sun, an additional yard area setback may be required by the Plan Administrator so the fifty percent (50%) view or exposure may be maintained.
- J. Projects Affecting Regulated Drains: Regulated drains are under the jurisdiction of the Fulton County Drainage Board. The Fulton County Drainage Board or Fulton County Surveyor shall review and approve all development or projects directly affecting a regulated open ditch or tile per I.C. 36-9-27-13 of the Indiana Drainage Code.

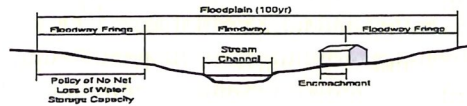
EN-02: It shall be the responsibility of the owner of any lot or parcel of land developed for any use other than for agriculture to provide for adequate surface water drainage. Existing natural surface drainage should be utilized. Whenever the evidence available indicates that the natural surface drainage is inadequate the owner shall provide the parcel with an adequate surface water drainage system which shall be integrated into the drainage pattern of surrounding properties. All drainage plans shall be reviewed and approved by the Fulton County Drainage Board.

5-1.9 Floodplain Standards (FP)

FP-01: The intent of floodplain standards is to protect from loss of property and maintain natural areas that help mitigate flooding. Fulton County's Plan Commission and Board of Zoning Appeals should strive to prevent any infilling of land in the floodplain, or constructing of any structures. The floodplain includes the channel, floodway, and floodway fringe of a 100 year flood. Floodplain boundaries are to be determined by using the Floodway-Flood Boundary Maps of the Federal Insurance Administration/Federal Emergency Management Administration or best available



information. The Plan Administrator may require a petitioner to acquire a surveyor or engineer to determine the floodplain on a parcel of land.



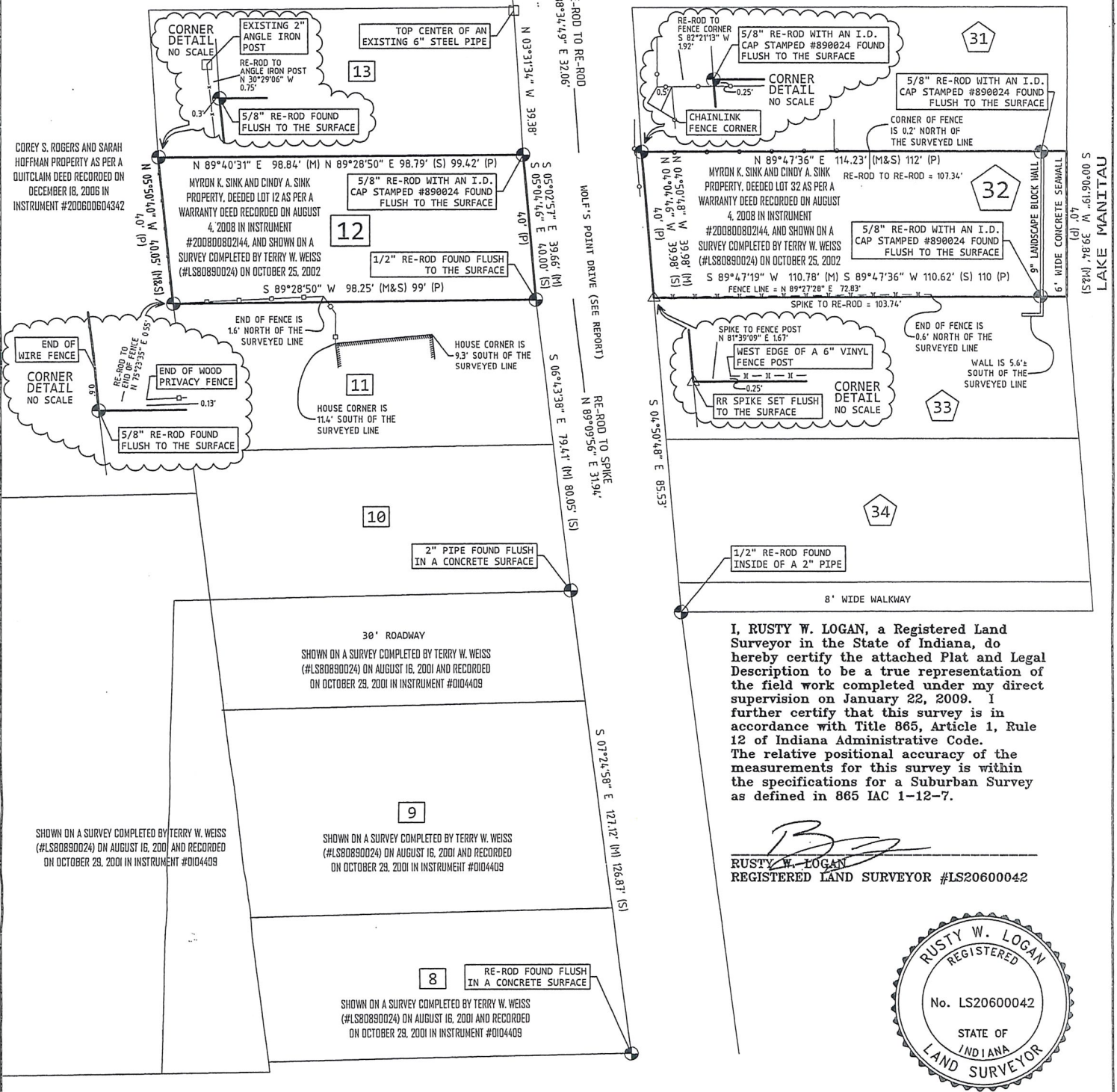
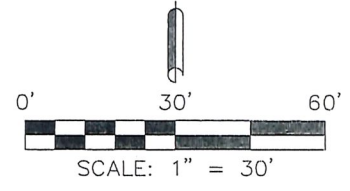
Under the authority granted to local units of government to control land use within their jurisdiction, the County Commissioners adopt floodplain management regulations in order to accomplish the following: to prevent unwise developments from increasing flood or drainage hazards to others; to protect new buildings and major improvements to buildings from flood damage; to protect human life and health from the hazards of flooding; to lessen the burden on the taxpayers for flood control projects, repairs to flood-damaged public facilities and utilities, and flood rescue and relief operations; to maintain property values and a stable tax base by minimizing the potential for creating flood-blighted areas.

All development shall be prohibited within the floodplain except as outlined below.

- A. The following uses shall be permitted by right, provided they are permitted by the underlying district:
 - a. Agricultural uses such as crop production, pastures, orchards, tree farms, plant nurseries, vineyards, and general farming.
 - b. Forestry, wildlife areas and nature preserves.
 - c. Parks and recreational uses except golf course and driving range.
 - d. Public streets, bridges, and roadways.
- B. Uses permitted as a Special Exception are as follows:
 - a. Riding stables or trails.
 - b. Public well.
 - c. Sewage treatment plant.
 - d. Water management use facilities (i.e. dams, docks, channel improvements, dikes, jetties, marinas, piers, wharves, levees, seawalls, floodwalls, and irrigation facilities).
 - e. Public/private parking area.
 - f. Golf course.
 - g. Driving range.
 - h. Artificial lake - one and one-half (1 1/2) or more acres.
- C. A Location Improvement Permit is required if any structure is proposed to be erected, any excavation opened, or any material deposited in the floodplain. The application for a Location Improvement Permit shall be accompanied by the following:
 - a. A narrative description of the proposed development.
 - b. Location of proposed development - sufficient to accurately show property and structure in relation to existing roads and streams.
 - c. A site development plan showing existing and proposed structure locations and existing and proposed land grades.
 - d. Elevation of lowest floor (including basement) of all proposed structures.
- D. As required by state law, if the site is located in the *floodway*, the petitioner must receive permission from IDNR to do any excavation, deposits, construction or obstruction activity.
 - a. The *floodway* is defined by the National Flood Insurance Program flood boundary and floodway map.
 - b. If the site is known to be or is potentially in the *floodway* the plan administrator shall require the applicant to forward all pertinent plans and specifications to IDNR and apply for a permit for construction in a floodway. This includes land preparation such as filling,



- WOOD PRIVACY FENCE
 - CHAINLINK FENCE
 - VINYL FENCE
 - (M) - MEASURED THIS SURVEY
 - (S) - SHOWN ON TERRY W. WEISS SURVEY
 - (P) - PLATTED
- 12 - LOT PLATTED IN "WOLF'S POINT" RECORDED IN PLAT BOOK 2, PAGES 270-271
32 - LOT PLATTED IN "WOLF'S POINT SEVENTH ADDITION" RECORDED IN PLAT BOOK 2, PAGE 340
 ALL MONUMENTS SET IN THIS SURVEY ARE SET FLUSH UNLESS OTHERWISE NOTED.



I, RUSTY W. LOGAN, a Registered Land Surveyor in the State of Indiana, do hereby certify the attached Plat and Legal Description to be a true representation of the field work completed under my direct supervision on January 22, 2009. I further certify that this survey is in accordance with Title 865, Article 1, Rule 12 of Indiana Administrative Code. The relative positional accuracy of the measurements for this survey is within the specifications for a Suburban Survey as defined in 865 IAC 1-12-7.

Rusty W. Logan
 RUSTY W. LOGAN
 REGISTERED LAND SURVEYOR #LS20600042



PAGE INDEX:
 1 OF 3 = PLAT OF SURVEY (11x17" SHEET)
 2-3 OF 3 = SURVEYOR'S REPORT (8.5"x14" SHEET)

RUSTY W. LOGAN
 REGISTERED LAND SURVEYOR
 INDIANA NO. LS20600042



1383 E. C.R. 500 S.
 LOGANSPORT, IN 46947
 PHONE: (574) 735-2417
 FAX: (574) 735-2928
 newportsurveying@yahoo.com

TYPE SURVEY: STAKE
 JOB NO.: 120807-9
 FILE NAME: M:\2009 Projects\120807-9\120807-9.DWG
 DATE: FEBRUARY 24, 2009
 PAGE 1 OF 3

RECORD TITLE DESCRIPTION
 LOT #32 IN THE ORIGINAL PLAT OF WOLF'S POINT ON LAKE MANITAU, BEING A PART OF LOT #5 IN SECTION 15, TOWNSHIP 30 NORTH, RANGE 3 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 270.
 ALSO, LOT #12 IN THE 7TH ADDITION TO WOLF'S POINT, LAKE MANITAU, BEING LOCATED IN THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 3 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 340.

PURPOSE OF SURVEY - To locate and mark the corners of the Myron K. Sink and Cindy A. Sink Property as described in a Warranty Deed recorded on August 4, 2008 in Instrument #200800802144.

RECORD TITLE
DESCRIPTION

- Lot #32 in the Original Plat of Wolf's Point on Lake Manitau, being a part of Lot #6 in Section 15, Township 30 North, Range 3 East, as per plat thereof recorded in Plat Book 2, Pages 270. Also, Lot #12 in the 7th Addition to Wolf's Point, Lake Manitau, being located in the northwest corner of Section 15, Township 30 North, Range 3 East, as per plat thereof recorded in Plat Book 3, Pages 340.

I, RUSTY W. LOGAN, a Registered Land Surveyor in the State of Indiana, do hereby certify the attached Plat and Legal description to be a true representation of a survey completed under my direct supervision. I further certify that the following items are made a part of this survey:

1) That this survey is in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) Variances in the referenced monuments;

SURVEY MONUMENTS SET AND RECOVERED (BASIS OF BEARINGS);

This survey has been tied to monuments that have been shown on the following two surveys:

1. Survey of Lots 8 and 9 in the 7th Addition to Wolf's Point, and an area laying to the north and the west of said Lots that was completed by Terry W. Weiss (#LS80890024) on August 16, 2001 and recorded on October 29, 2001 in Instrument #0104409.
2. Survey of Lot 12 in the 7th Addition to Wolf's Point, and Lot 32 in Wolf's Point that was completed by Terry W. Weiss (#LS80890024) on October 25, 2002 for Carl R. Johnson. A copy of this survey was obtained directly from Terry W. Weiss, and it is not known if this survey has been recorded.

The bearings for this survey have been based on the bearings shown on previous survey 2 listed above. There have been some differences found between the measured bearings and distances versus those shown on previous survey 2, and also versus the platted distances. These differences have been shown on the attached Plat, and are as large as 0.34 feet between the measured and previous survey. The differences versus the plat is as much as 2.23 feet. There was only one monument that was not found during this survey that was shown on the previous survey. That monument was the southwest corner of Lot 32. A railroad spike has been set at this location as shown on the attached Plat.

b) Discrepancies in record descriptions and plats;

DEED INFORMATION;

No discrepancies have been found between the recorded deeds of record. The description contained within the Sink deed does contain an apparent typographical error. It has that the 7th Addition to Wolf's Point is recorded in Plat Book 3, but is actually recorded in Plat Book 2.

The recorded plat for Wolf's Addition is very poor due to the following reasons:

1. It plats a roadway that is shown as 16 feet wide, but is shown on the tax map found on file in the Fulton County Auditor's Office, and on the previous surveys listed above as 30 feet.
2. There is a bend in the road at occurs at the northern most 2" angle iron post shown on the attached Plat. The recorded plat shows the angle at this bend to only be 4°. Someone has written in pencil changing the bearing of one of the road lines so that the angle is 40°, which appears to be more correct.
3. The plat shows the road frontages, and distances from the road to the lake for each lot, but it does not show the bearing of the lot lines as they extend from the road to the lake.

addition, section line, the lake, or roadways.

3. The plat does have distances on all the lines, but does not show any bearings.
4. The plat only shows one 30 foot wide roadway which is located in between Lots 9 and 10. It does not show that it plats the westerly 14 feet of Wolf's Point Drive.

Due to these discrepancies, the information shown on previous survey 2 listed above was held as the best available information to use to stake the two lots.

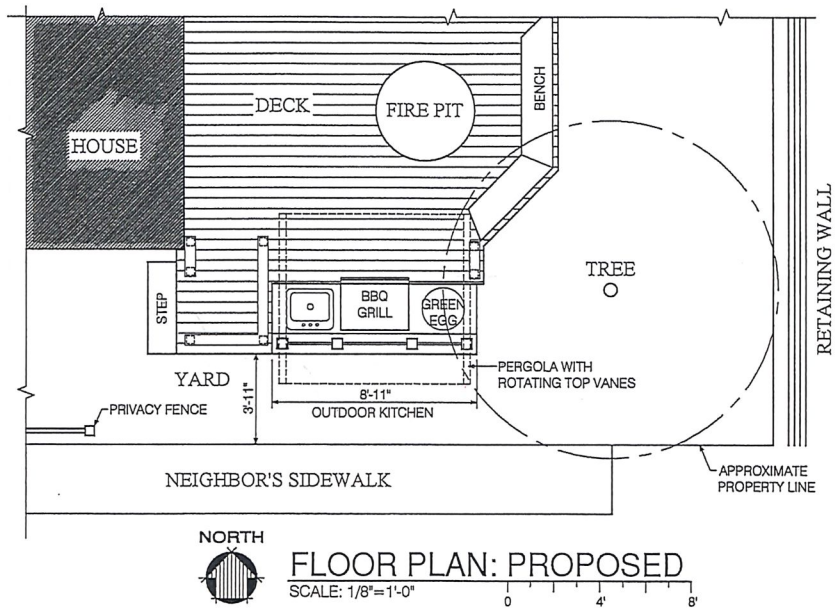
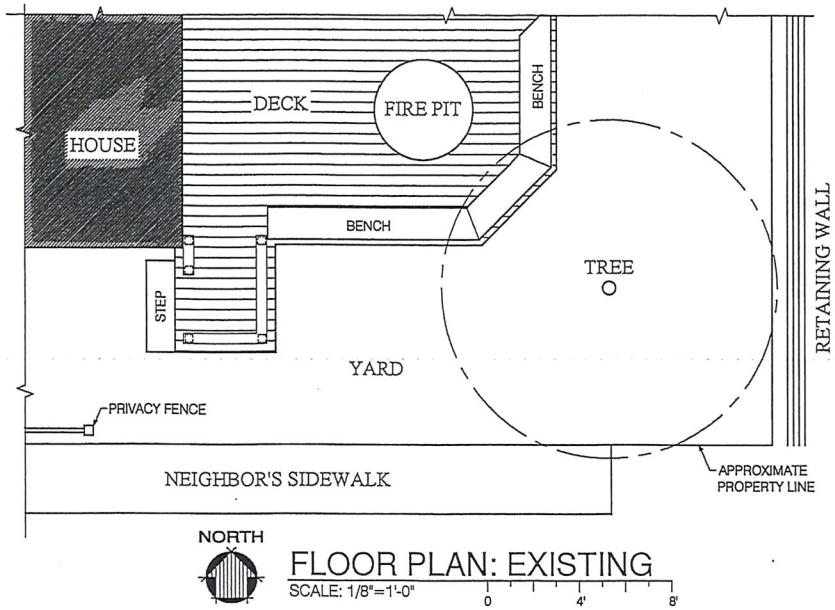
c) Inconsistencies in lines of occupation;

There are several fence lines located around these two lots. Ownership of each of these fence lines is not known, but the location of each fence line with respect to the surveyed lines have been detailed on the attached Plat.

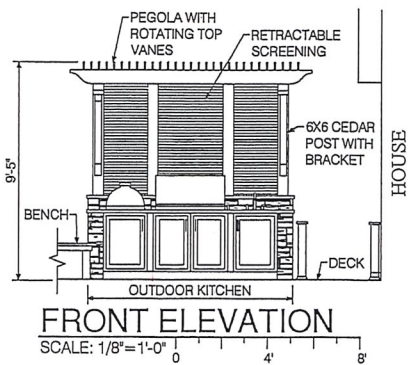
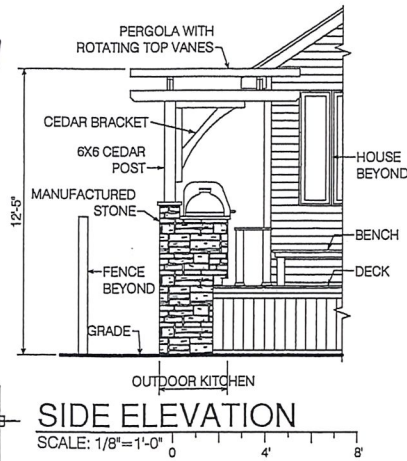
d) The Relative Positional Accuracy of the Measurements for this survey is within the specifications for a Suburban Survey as defined in 865 IAC 1-12-7.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Rusty W. Logan



Roof over
New 8' Sec only



ACCUCAD
DRAFTING SERVICE, INC.
1823 E SPRINGFIELD DR WARSAW IN 46582
(574) 269-2147 accucad@embarqmail.com
Job no. 2023-046

Myron & Cindy Sink
2510 Wolfs Point Dr
Rochester, IN 46975
10-02-2017

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,

Myron Sink #230222

Located at: 2510 Wolf's Point Dr., 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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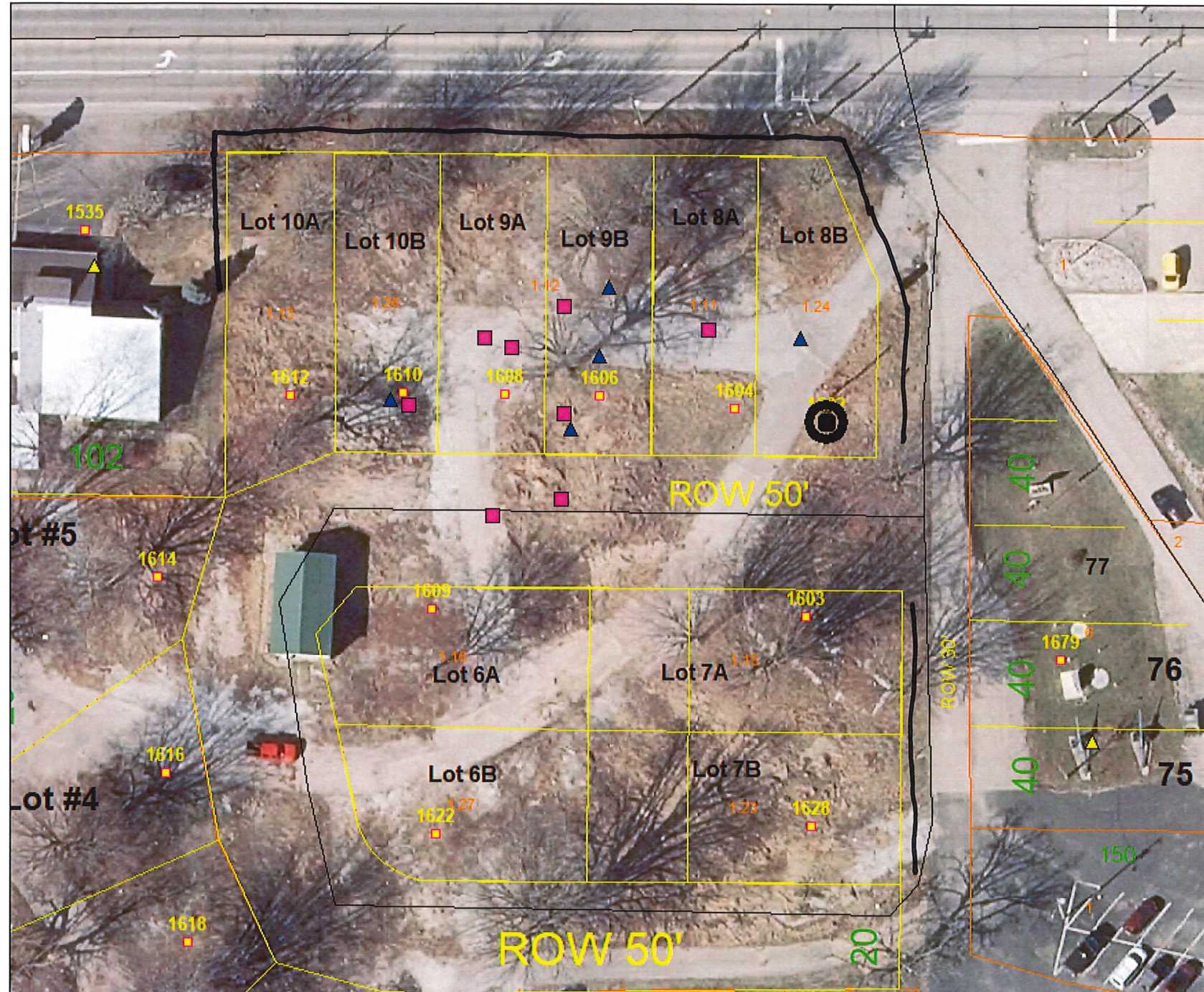
NAME	ADDRESS	SIGNATURE
Zimmer Timothy E, or his successor Trustee of the Revocable Trust of Timothy E Zimmer dated August 2	6718 W Stonegate Dr Zionsville, IN 46077	GC
Wood Michael D & Michelle A	3508 Timber Valley Drive Kokomo, IN 46902	GC
Thompson Larry J & Melissa A; Gaybiel Charles H & Carl W; & Rau Steven & Marjorie % Charles & Carol Graybiel	3510 Berkeley Rd Anderson, IN 46011	GC

Docket #230245
Ken Hoff
Development Standard Variance

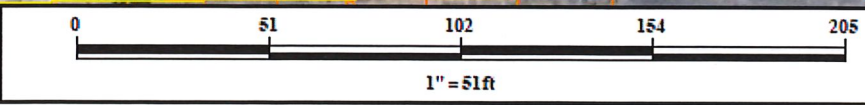
Ken Hoff (#230141) is requesting a Development Standard Variance off of the fence codes for the purpose of a 6' wooden privacy fence, on properties located at, 1612, 1610, 1608, 1606, 1604, 1602, 1603, 1628, North Shore Dr., Rochester IN, within Lake Residential (R3) district.

In the Lake Residential (R3) district, a privacy fence is not allowed in the front yard. Mr. Hoff would like to erect a 6' wooden privacy fence in the front of the town houses and along the east side of lot 8B, 7A, and 7B. Therefore, a variance of the fence code is being requested.

The request is for a Development Standard Variance off of the fence codes for the purpose of a 6' wooden privacy fence, on properties located at, 1612, 1610, 1608, 1606, 1604, 1602, 1603, 1628, North Shore Dr., Rochester IN, within Lake Residential (R3) district.



- Townships**
 Feature Name:
 — Rochester Twp
- Parcels
 - City Town Boundary
 - Sections
 - ROW Presentation
 - Peacetreer Village - St
- Addresses
 - ▲ Permits - Primary
 - ▲ Permits - Signs
 - Bldg Permits
- Parcels
 - Lots
 - Highways
 - Roads
 - Tippecanoe River
 - Permits - Comm
 - Bldg Permits



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,

Ken Hoff # 230245

Located at: 1612, 1610, 1608, 1606, 1604, 1602, 1628 North Shore Estates., 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
RJS Real Estate LLC	1520 E 9th St Rochester, IN 46975	GC
Good Oil Company Inc	1201 N US 35 Winamac, IN 46996	GC
Vishav Inc	7106 Grape Rd Granger, IN 46530	GC
Veterans Of Foreign Wars	P O Box 296 Rochester, IN 46975	GC



Fee Summary Paid Totals

04/01/2023 - 04/30/2023

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	\$912.60	16
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$339.08	14
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	\$160.00	1
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$137.50	1
A-3. County, Akron, & Town of Fulton Permit Renewal		1001.20301.000.0036	\$85.00	1
			\$1,714.18	35

Group Total: 6

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$236.56	16
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$691.50	16
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.20302.000.0036	\$20.00	1
B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$384.10	5
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$260.00	5
			\$1,592.16	43

Group Total: 5

Group: 1001.20303.000.0036

BZA. Development Standard Variance		1001.20303.000.0036	\$1,050.00	6
BZA. Special Exception		1001.20303.000.0036	\$175.00	1
ZO. LIP		1001.20303.000.0036	\$1,550.00	31
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$660.74	4
ZO. Site Plan Review - TRC		1001.20303.000.0036	\$350.00	2
ZO. Solar Array- Micro		1001.20303.000.0036	\$40.00	1
			\$3,825.74	45

Group Total: 6

			\$7,132.08	123
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Total Records: 17

5/15/2023

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