

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

ROCHESTER CITY HALL
320 MAIN ST.
ROCHESTER, IN 46975
WEDNESDAY, AUGUST 23, 2023
6:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

JUNE 28, 2023

OLD BUSINESS:

NEW BUSINESS:

Timothy Berger (VFW) (#230388)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

**ROCHESTER CITY BOARD OF ZONING APPEALS
JUNE 28, 2023**

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WEDNESDAY, JUNE 28, 2023

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

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

MAY 24, 2023

OLD BUSINESS:

NEW BUSINESS:

Ruth Ann Ravencroft (230376)

Bryan Lewis (230297)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

ROCHESTER CITY BOARD OF ZONING APPEALS
JUNE 28, 2023

The Rochester City Board of Zoning Appeals met on Wednesday the 28th day of June 2023, at 6:00 P.M. in the Council Chambers located in the City Hall. Vice-Chairperson, Gloria Carvey, called the meeting to order at 6:00 P.M. The following members were present: Dan Shafer, Paul Zartman, Teresa Houser and Gloria Carvey. Also, in attendance were: Executive Director, Heather Redinger; Attorney, Andy Perkins, and Administrative Secretary, Kim Gard.

It is duly noted that Duane Border was absent.

IN RE: MEETING MINUTES

May 24, 2023

Gloria Carvey asked the Board for any deletions, or corrections to be made to the May 24, 2023 minutes. Dan Shafer moved to approve the May 24, 2023 Rochester City Board of Zoning Appeals minutes as written. Paul Zartman seconded the motion. Motion carried as follows: Dan Shafer, Paul Zartman, Teresa Houser and Gloria Carvey being in favor and no one opposing.

IN RE: NEW BUSINESS

Ruth Ann Ravencroft (#230376)

Ruth Ann Ravencroft (#230376) is requesting a Development Standard Variance off of article 5-4.1 AS-01 to allow an accessory structure on a lot without a primary structure, on property located at, 2703 Country Club Dr S., Rochester IN, within Residential (R2) district.

In the Residential (R2) district an accessory structure is not allowed prior to the construction of a primary structure. Mrs. Ravencroft would like to construct a garage on her property with no intent to build a primary structure, therefore, a variance off of article 5-4.1 AS-01 to allow an accessory structure without a primary structure is being requested.

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

Being no further comments at this time, Gloria 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: Dan Shafer, Paul Zartman, Teresa Houser and Gloria Carvey being in favor and no one opposing.

Gloria asked if anyone would like to speak in favor or opposed the petition.

Being no further public questions or comments, Gloria 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: Dan Shafer, Paul Zartman, Teresa Houser and Gloria Carvey being in favor and no one opposing.

Gloria asked for any Board discussion.

Being no further discussion, Gloria, entertained a motion regarding the petition. Teresa Houser moved to approve Ruth Ann Ravencroft (#230376) is requesting a Development Standard Variance off of article 5-4.1 AS-01 to allow an accessory structure on a lot without a primary structure, on property located at, 2703 Country Club Dr S., Rochester IN, within Residential (R2) district. Paul Zartman seconded the motion.

Administrative Secretary, Kim Gard conducted roll call vote.

Paul Zartman	Yea
Dan Shafer	Yea

ROCHESTER CITY BOARD OF ZONING APPEALS
JUNE 28, 2023

Being no further discussion, Gloria, entertained a motion regarding the petition. Teresa Houser moved to approve Brian Lewis (#230297) is requesting Development Standard Variances of 4' off of the side yard setbacks for the purpose of a deck and off of the fence/wall codes, FN-02: A, for the purpose of a solid stone wall, on property located at, 3008 Country Club Dr E, Rochester IN, within Lake Residential (R3) district. Paul Zartman seconded the motion.

Administrative Secretary, Kim Gard conducted roll call vote.

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

Petition for, Brian Lewis (#230297) is requesting Development Standard Variances of 4' off of the side yard setbacks for the purpose of a deck and off of the fence/wall codes, FN-02: A, for the purpose of a solid stone wall, on property located at, 3008 Country Club Dr E, Rochester IN, within Lake Residential (R3) district. Passed with four votes being in favor and no one opposing

IN RE: BOARD DISCUSSION

IN RE: PLAN DIRECTOR'S REPORT

Being no further business to come in front of the Board of Zoning Appeals, Gloria Carvey entertained a motion to adjourn the June 28, 2023 Rochester City Board of Zoning Appeals meeting. Teresa Houser moved to adjourn the June 28, 2023 Rochester City Board of Zoning Appeals meeting at 6:45 P.M. Dan Shafer seconded the motion. Motion carried as follows: Teresa Houser, Paul Zartman, Dan Shafer and Gloria Carvey being in favor and no one opposed.

ROCHESTER CITY BOARD OF ZONING APPEALS

ATTEST: _____
Kim Gard, Administrative Secretary

Docket #230388
Timothy Berger (VFW)
Development Standard Variance

Timothy Berger (VFW) (#230388) is requesting a Development Standard Variance of approximately 4' off the side yard setback for the purpose of a shed, on property located at, 1703 Federal Rd., Rochester IN, within the General Commercial (GC) district.

In the General Commercial (GC) district the side yard setback for an accessory structure is 5'. The VFW would like to replace two existing sheds with one 53' x 12' shed that will not sit any closer than the existing shed do currently. The proposed shed would sit approximately 1' off of the side yard, therefore, a variance of 4' off of the side yard setback is being requested.

The request is for a Development Standard Variance of approximately 4' off the side yard setback for the purpose of a shed, on property located at, 1703 Federal Rd., Rochester IN, within the General Commercial (GC) district.



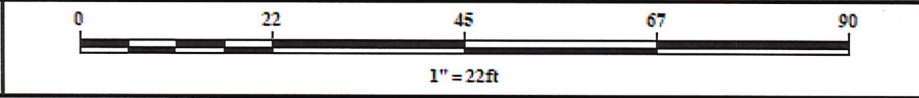
Townships
 Feature Name:
 — Rochester Twp

Parcels
 City Town Boundary
 Sections
 ROW Presentation
 Peacetree Village - St

Addresses
▲ Permits - Accessory
■ Bldg Permits

Parcels
 Lots
 Highways
 Roads
 Tippecanoe River
 Permits - Comm
 Bldg Permits

Existing
 sheels to
 be Replaced



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,

Timothy Berger #230388

Located at: 1703 Federal Rd., 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
Kotel Lawrence F & Angela Z	17127 William St Lansing, IL 60438	GC



Fee Summary Paid Totals

07/01/2023 - 07/31/2023

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	\$2,236.80	26
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$595.15	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	\$114.60	2
			\$3,386.55	59

Group Total: 5

Group: 1001.20303.000.0036

ADMIN-Copies	enter number of copies	1001.20303.000.0036	\$0.20	1
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	\$2,250.00	45
ZO. Site Plan Review - TRC		1001.20303.000.0036	\$350.00	2
			\$3,275.20	50

Group Total: 5

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$234.00	17
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$540.00	17
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	\$80.00	1
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$80.00	1
			\$974.00	38

Group Total: 5

			\$7,635.75	147
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Total Records: 15

8/3/2023

Page: 1 of 1