

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

ROCHESTER CITY HALL
320 MAIN ST.
ROCHESTER, IN 46975
WEDNESDAY, JUNE 26, 2024
6:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

JUNE 5, 2024

OLD BUSINESS:

Colby Kuczewski (230207)

NEW BUSINESS:

Daniel Hubbard (240288)

Antonio Rameriz (240344)

Advantix Development (240288)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

**ROCHESTER CITY BOARD OF ZONING APPEALS
JUNE 5, 2024**

**ROCHESTER CITY
BOARD OF ZONING APPEALS**

SPECIAL MEETING

WEDNESDAY, JUNE 5, 2024

**12:30 P.M.
CITY HALL**

CALL TO ORDER

**BOARD OF ZONING APPEALS MINUTES FOR:
MARCH 27, 2024**

OLD BUSINESS:

NEW BUSINESS:
Chad Tuttle (240267)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

ROCHESTER CITY BOARD OF ZONING APPEALS
JUNE 5, 2024

The Rochester City Board of Zoning Appeals met in a special meeting Wednesday the 5th day of June 2024, at 12:30 P.M. in the Council Chambers located in the City Hall. Chairperson, Paul Zartman, called the meeting to order at 12:40 P.M. The following members were present: Teresa Houser, Gloria Carvey and Paul Zartman. Also, in attendance were: Executive Director, Heather Redinger; Attorney, Andy Perkins, and Administrative Secretary, Kim Gard.

It is duly noted Dan Shafer and Duane Border were absent.

IN RE: MEETING MINUTES

March 27, 2024

Paul Zartman asked the Board for any deletions, or corrections to be made to the March 27, 2024 minutes. Teresa Houser moved to approve the March 27, 2024 Rochester City Board of Zoning Appeals minutes as written. Gloria Carvey seconded the motion. Motion carried as follows: Teresa Houser, Gloria Carvey and Paul Zartman being in favor and no one opposing.

IN RE: NEW BUSINESS

Chad Tuttle BZA# (240267)

Chad Tuttle BZA# (240267) is requesting a Development Standard Variance of approximately 530 additional s/f of maximum impervious surface, on property located at 1608 Idlewild Dr., Rochester IN, within Lake Residential (R3) district.

In the Lake Residential (R3) district the maximum impervious surface is 60% of the lot. Mr. Tuttle is allowed approximately 1970 s/f of impervious surface. Currently he has exceeded the maximum impervious surface allowed, he is requesting to add an additional 140 s/f of the existing concrete drive. Therefore, the variance request is for a total of 530 additional s/f of impervious surface, to include the existing and proposed concrete.

Mr. Tuttle will be required to obtain drainage approval prior to obtaining building permits. A survey may be required to determine property lines.

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

Being nothing further to add at this time, Paul then opened the public hearing.

Paul asked if anyone would like to speak in favor or oppose the petition.

Larry F & Dianne K Ruch, 1606 Idlewild Dr, stated they wanted to make sure the water was not running on to their land.

Mr. Tuttle presented the neighbors with drainage plans and submitted them to the drainage board.

Being no further public questions or comments, Paul closed the public hearing.

Paul then asked for any board discussion.

Being no further discussion, Paul entertained a motion regarding the petition. Teresa Houser moved to approve Chad Tuttle BZA# (240267) is requesting a Development Standard Variance of approximately 530 additional s/f of maximum impervious surface, on property located at 1608 Idlewild Dr., Rochester IN, within Lake Residential (R3) district.

ROCHESTER CITY BOARD OF ZONING APPEALS
JUNE 5, 2024

Administrative Secretary, Kim Gard conducted roll call vote.

Teresa Houser	Yea
Gloria Carvey	Yea
Paul Zartman	Yea

Petition for, Chad Tuttle BZA# (240267) is requesting a Development Standard Variance of approximately 530 additional s/f of maximum impervious surface, on property located at 1608 Idlewild Dr., Rochester IN, within Lake Residential (R3) district. Passed with three votes being in favor and no one opposing.

IN RE: PLAN DIRECTOR'S REPORT

Heather presented the board with last month's report.

Being no further business to come in front of the Board of Zoning Appeals, Paul Zartman, entertained a motion to adjourn the June 6, 2024 Rochester City Board of Zoning Appeals meeting. Teresa Houser moved to adjourn the June 6, 2024 Rochester City Board of Zoning Appeals meeting at 1:00 P.M. Gloria Carvey seconded the motion. Motion carried as follows: Teresa Houser, Gloria Carvey and Paul Zartman 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.

This petition was approved 4-0 on May 5, 2023, with the condition the petition is reviewed in one (1) year.

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



Townships
 Feature Name:
 — Rochester Twp

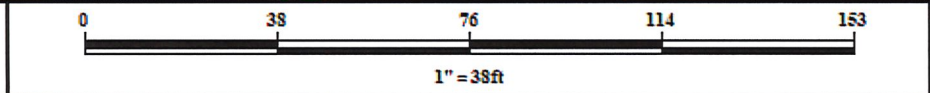
Parcels
 City Town Boundary
 Sections
 Peacetree Village - St

■ Addresses
■ Bldg Permits

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

0 38 76 114 153

1" = 38ft

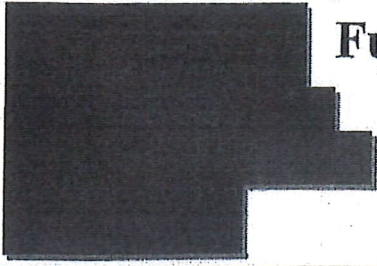


**Docket #240288
Daniel Hubbard
Special Exception**

Daniel Hubbard (#240288) is requesting a Special Exception to allow an apartment building, located at 010-106004-02 south of 255 W 18th St., Rochester IN, within the General Commercial (GC) district.

In the General Commercial (GC) district an apartment building is a special exception use. Mr. Hubbard would like to construct an apartment building, therefore, a special exception to allow an apartment building is being requested.

The request is for a Special Exception to allow an apartment building, located at 010-106004-02 south of 255 W 18th St., Rochester IN, within the General Commercial (GC) district.



Fulton County Area Plan Commission

125 East 9th Street, Suite 012 - Rochester, IN 46975

Phone: (574) 223-7667 Fax: (574) 223-3652

www.co.fulton.in.us

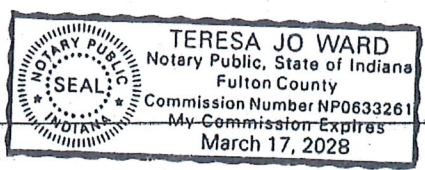
FCAPC@co.fulton.in.us

Owner Verification Form

I, Glendon Wilson, owner of parcel located at _____
TBD S Rhodes St, approximately 1.49 acres do certify
 that, Crestline Development or its Assigns
 has my permission to put apartments

On the above stated 1.49 acres.

Glendon L. Wilson 5-3-24
 Owner's Signature Date

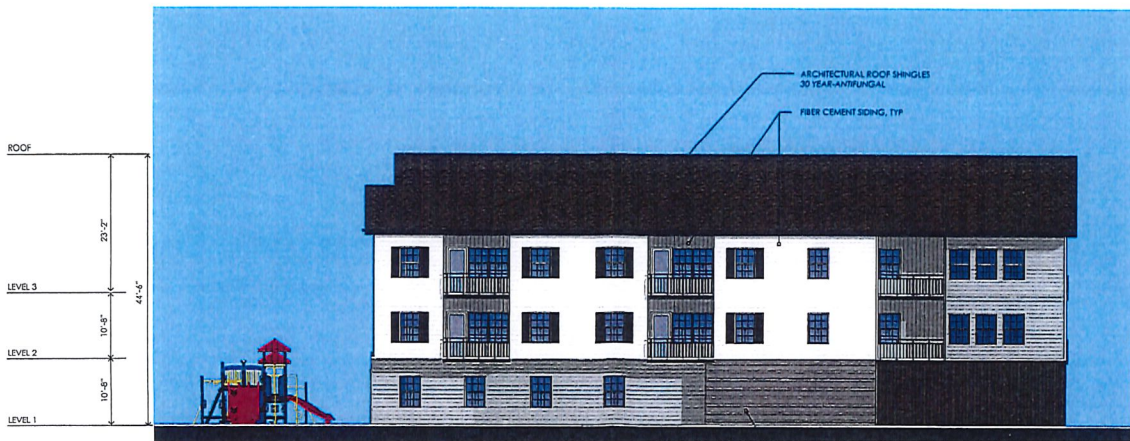


NOTARY:

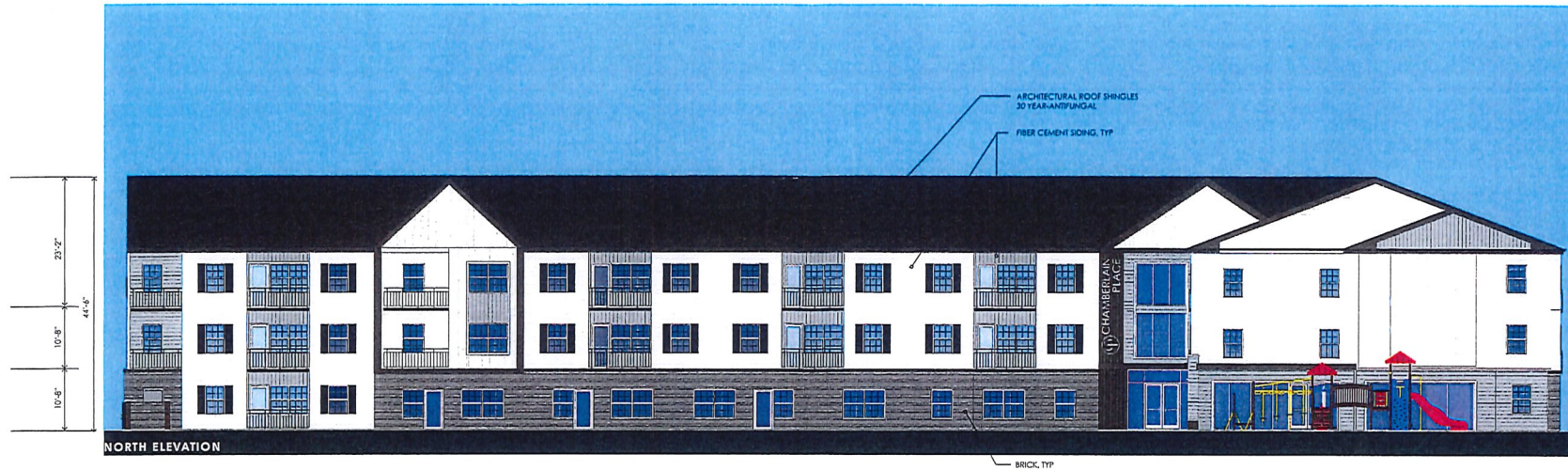
State of Indiana)
 County of Fulton) SS:
 Subscribed and sworn before me on this 3 day of May, 2024
 Notary Public Teresa Jo Ward, Teresa Jo Ward
 Signed Printed



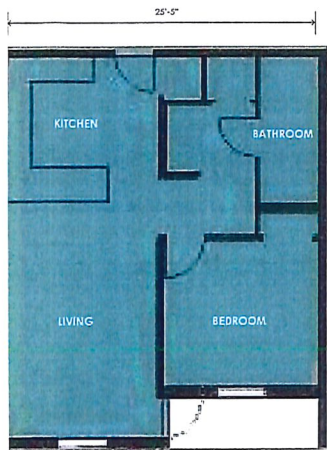
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ATIONS



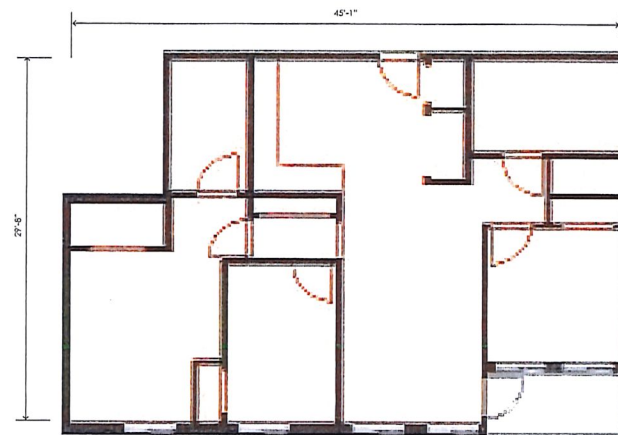
PLANS



BEDROOM
35 SF

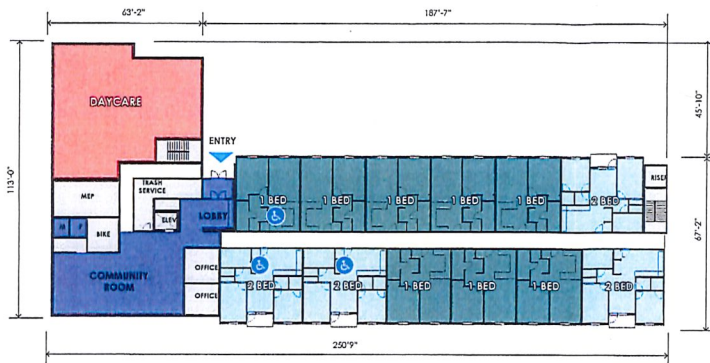


2 BEDROOM
995 SF

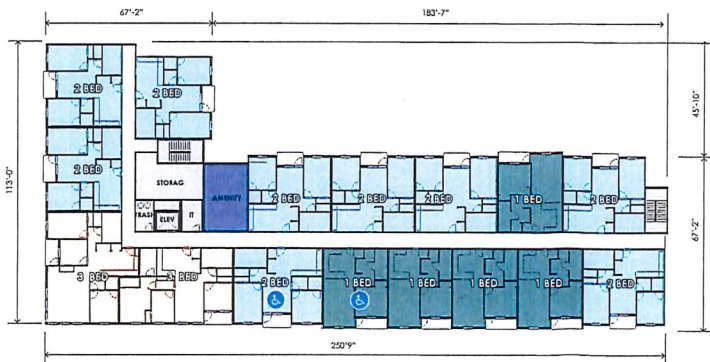


3 BEDROOM
1,185 SF

DR PLANS



Level 1



Levels 2-3

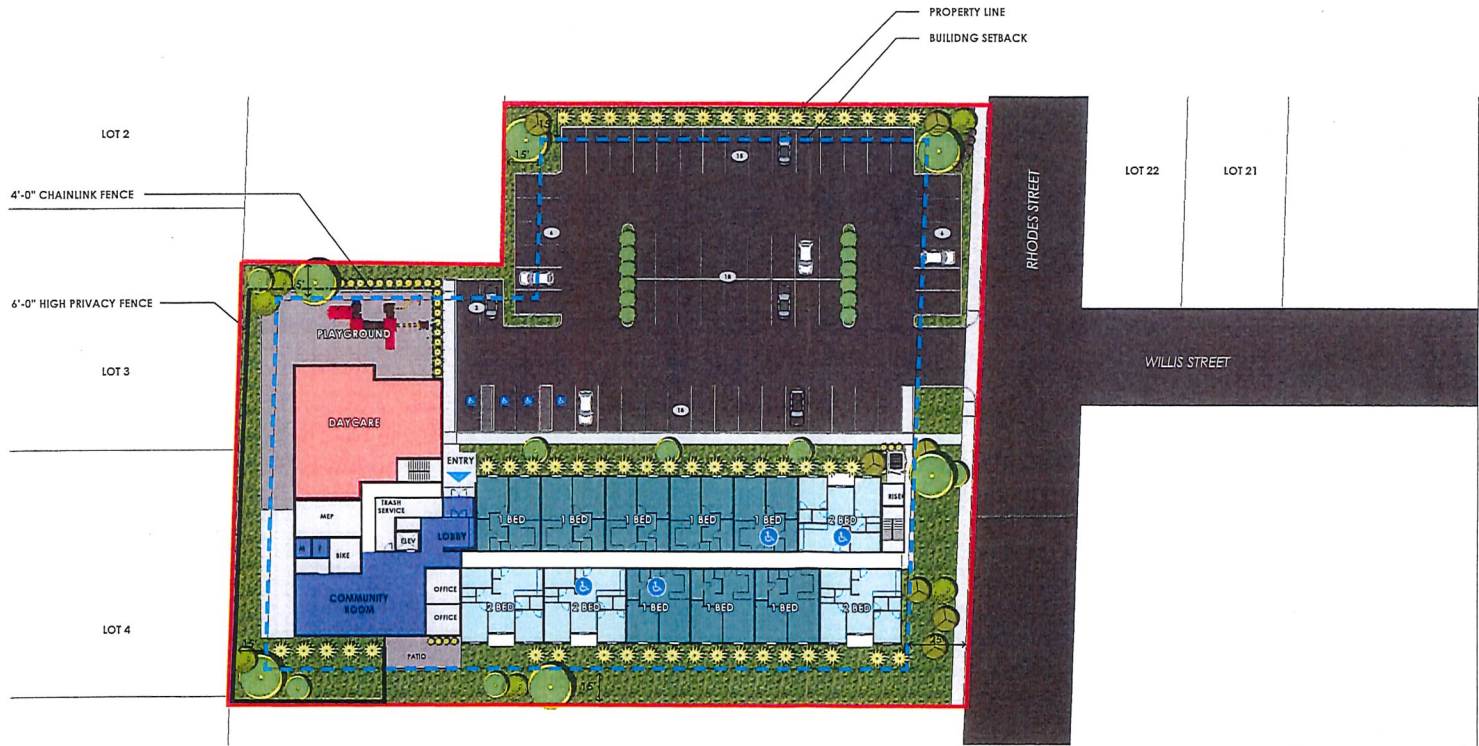
BUILDING UNIT MIX					
	1 BED	2 BED	3 BED	TOTAL	Net Square Feet
level 1:	8	4	0	12	9,860 NSF
level 2:	5	9	2	16	15,000 NSF
level 3:	5	9	2	16	15,000 NSF
TOTAL:	18	22	4	44	39,865 NSF

<u>Accessible Units within</u>	
level 1: TYPE A/B UNITS =	3
level 2: TYPE A/B UNITS =	2
level 3: TYPE A/B UNITS =	2
Total Type A/B units =	7 (14%)

= ACCESSIBLE UNITS - TYPE A or TYPE B

= ACCESSIBLE UNITS - TYPE A or TYPE B

PLAN



BUILDING UNIT MIX					
	1 BED	2 BED	3 BED	TOTAL	GSF
level 1:	8	4	0	12	19,032 GSF
level 2:	5	9	2	16	19,322 GSF
level 3:	5	9	2	16	19,322 GSF
TOTAL:	18	22	4	44	57,676 GSF

65 PARKING SPACES

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

I, Kim Gard, 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:

Daniel Hubbard (#240288)

Requesting: A Special Exception on property located, within the General Commercial (GC) District.

Located at:

010-106004-02 south of 255 W 18th St., Rochester IN

(41)

Interested Parties Associated with the Property

Salvador Sanchez Family LLC %Salvador Sanchez Jr Co-Manage 1035 W 2100 N Rochester, IN 46975
Shehata Family Trust % CVSHEALTH 6546-02 1 CVS Drive M/C2320 Woonsocket, RI 02895
Rochester Partners LLC 581 Ottawa Ave Ste 300 Holland, MI 49423
Hamstra Builders Inc 12028 North 200 West Wheatfield, IN 46392
Smiley Paul E & Joan Trust 867 W 18th Street Rochester, IN 46975
Essenburg Investment Company LLC 581 Ottawa Ave Ste 300 Holland, MI 49423
Fadel Properties LLC 2525 Nelson Miller Pkwy Suite 205 Louisville, KY 40223
Atkind Rochester Holdings LLC 3 Glenlake Parkway, 5th Floor Atlanta, GA 30328
Fish Dale V & Maxine 185 W La Rue St

Rochester, IN 46975
Jewell Christal D 1307 Lakeview Bend Rochester, IN 46975
National Retail Properties LP Lease to Bell Great Lakes LLC 6200 Oak Tree Blvd Suite 250 Independence, OH 44131
Milvic Corp 7908 N St Rd 23 Walkerton, IN 46574
Kroger Limited Partnership I 1014 Vine Street Cincinnati, OH 45202
GJMS LLC PO Box 1451 Valparaiso, IN 46384
Galloway Vicki K 1907 E Schoolview Dr. Rochester, IN 46975
Hollos Paul J Jr 431 Schoolview Rd Rochester, IN 46975
Bradley Justin L 451 S Schoolview Dr Rochester, IN 46975
City of Rochester 320 Main St Rochester, IN 46975
Hoff Kenneth E 1021 E Olson Rd Rochester, IN 46975
Border Patricia L 471 S Schoolview Dr Rochester, IN 46975
Lee Sunho & Okhee 1902 E Schoolview Dr Rochester, IN 46975
Sells Katherine Emma 1896 E Schoolview Dr Rochester, IN 46975
Leavell Jerry L & Betty A 1895 E Schoolview Rochester, IN 46975
Eatmon Robert Wayne Jr & Danielle Rae

510 S Schoolview Dr Rochester, IN 46975
Absi Family Trust 1881 W Schoolview Dr Rochester, IN 46975
Carpenter Larry L & Deborah R 4914 E 250 N Rochester, IN 46975
Sanchez Narciso 1866 Schoolview Dr Rochester, IN 46975
Haimbaugh Kenneth TOD Haimbaugh Joshua E and Haimbaugh Anthony J 1338 S SR 25 Rochester, IN 46975
Sisinger Denise H 1845 East Schoolview Drive Rochester, IN 46975
Brouyette Fred D & Sallie L 1846 E Schoolview Dr Rochester, IN 46975
Overmyer Randy W 652 W 18th St Rochester, IN 46975
Calhoun Gloria J 1825 Schoolview Drive Rochester, IN 46975
Kay Michael L & Mary P; TOD Kay Matthew A & Kay Marcus A T/C LDPS 1826 E Schoolview Dr Rochester, IN 46975
Rochester Community School Corporation 690 Zebra Ln Rochester, IN 46975
Seitner Bryson Scott 255 W 18th St Rochester, IN 46975
Harrison Terry L & Charlene 1309 Lakeview Bnd Rochester, IN 46975
Risner Tracy K 906 W Fortna Drive Rochester, IN 46975
New Beginnings Glorious Church Inc 403 W 8th Street Rochester, IN 46975
Anderson Thompson Fulton County Properties LTD, LLC

% Mike Anderson Chrysler

P O Box 646

Rochester, IN 46975

Kyle D Cheesman

301 W 18th St

Rochester, IN 46975

Nora Delworth

1861 W Schoolview Dr

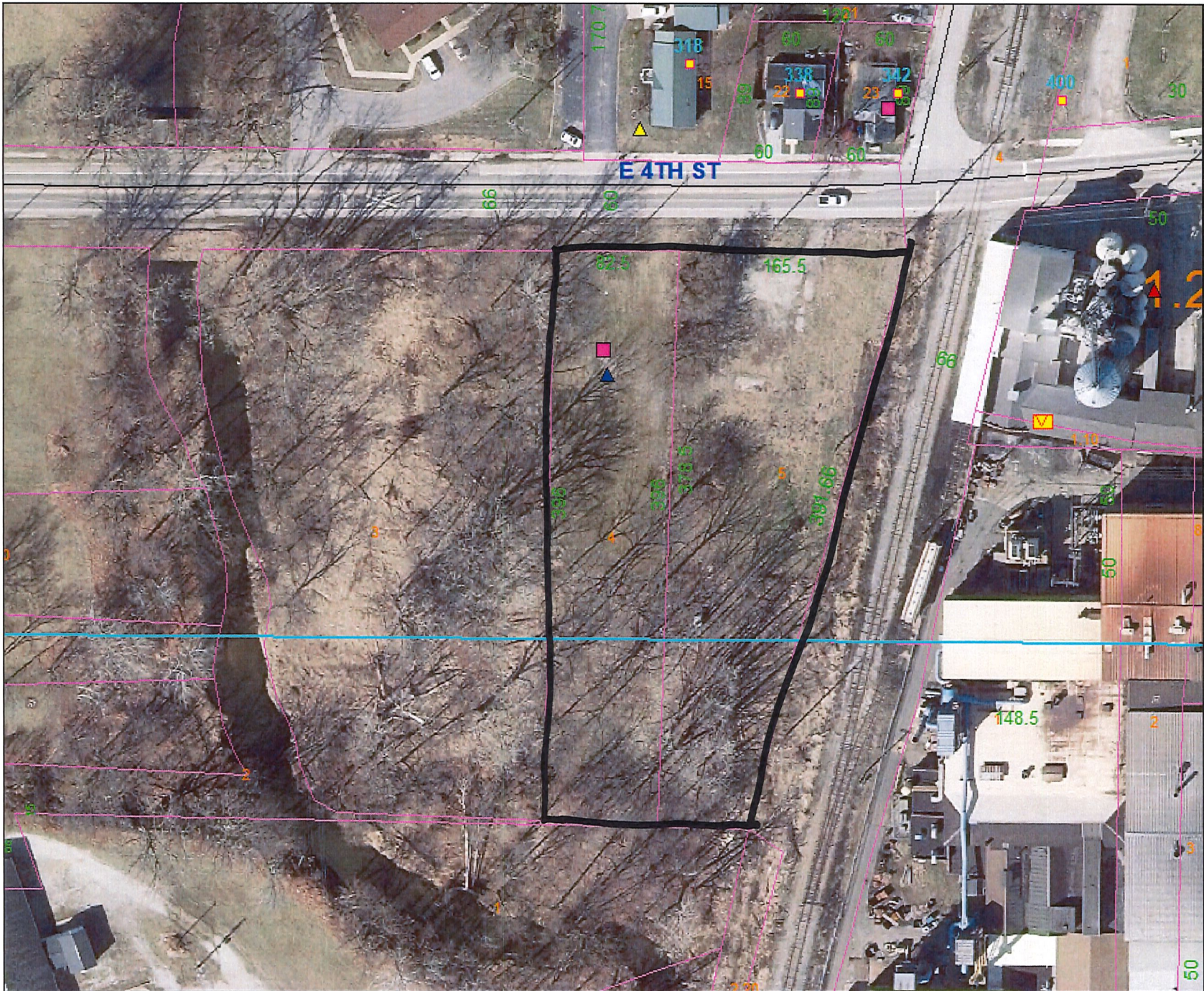
Rochester, IN 46975

Docket #240344
Antonio Rameriz
Development Standard Variance

Antonio Rameriz BZA# (240344) is requesting Development Standard Variances off of the parking standards and off of the fence codes, on property located at 010-121000-55 & 010-103090 E 4th St., Rochester IN, within the Industrial (IN) district.

In the Industrial (IN) district 5-7.7 Parking Standards (PK) PK-01: All parking lots for commercial businesses, public and private employee parking, offices, organizations, and places of assembly, etc. must be paved with asphalt or concrete within the incorporated limits of the City of Rochester, 5-7.2 Fences and Walls (FN) FN-01: C. Not be greater than eight (8) feet in height in the side yard and rear yard or greater than four (4) feet in height in the front yard. Mr. Rameriz is requesting to maintain a gravel lot(s) with an 8' chain link fence around the lot(s) without a structure on the property, therefore, variances to allow a gravel lot and an 8' chain link fence around the lot(s) is being requested.

The request is for Development Standard Variances off of the parking standards and off of the fence codes, on property located at 010-121000-55 & 010-103090 E 4th St., Rochester IN, within the Industrial (IN) district.

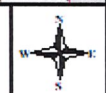
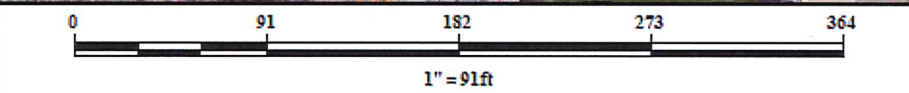


Townships
 Feature Name:
 — Rochester Twp

Parcels
 City Town Boundary
 Sections

■ Addresses
 ▲ Permits - Primary
 ▲ Permits - Commercial
 ▲ Permits - Signs
 ■ Bldg Permits
 ■ BZA DSV

— Parcels
 — Sections
 — Highways
 — Roads
 — Tippecanoe River
 — Permits - Access
 — Permits - Comm
 → fchd-permit



**Affidavit of Notice to Interested Parties of Public Hearing
Before the Rochester City Board of Zoning Appeals**

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

Antonio Rameriz (240344)

Requesting: A Development Standard Variance on property located within Industrial (IN) District.

Located at: 010-I2I000-55 & 010-I03090 E 4th St., Rochester, IN

Interested Parties Associated with the Property

①

City of Rochester 320 Main St. Rochester, IN 46975
T Kerhk Management, LLC 27745 N Webster Pit Road Atlanta, IN 46031
Fulton County LLC PO Box 545 Rochester, IN 46975
Boardman Raymond Charles 342 E 4th St Rochester, IN 46975
Wallace-Bunge Michelle 402 Fulton Ave Rochester, IN 46975
Cunningham Derrick Lee & Ariel K 318 E 4th St Rochester, IN 46975
Hoff Kenneth E 1021 E Olson Rd Rochester, IN 46975

**Docket #240355
Advantix Development
Special Exception**

Advantix Development (#240355) is requesting a Special Exception to allow townhouses, located at 010-II0009-40 south of 417 Westwood Ln, Rochester IN, within the General Commercial (GC) district.

In the General Commercial (GC) district apartment/townhouses are a special exception use. Advantix Development would like to construct several townhouses on this property, therefore, a special exception to allow apartment/townhouses is being requested.

The request is for a Special Exception to allow townhouses, located at 010-II0009-40 south of 417 Westwood Ln, Rochester IN, within the General Commercial (GC) district.

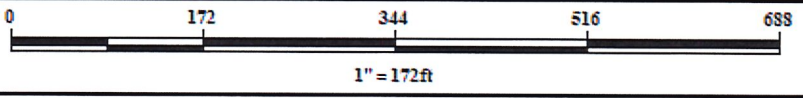


Townships
 Feature Name:
 — Rochester Twp

Parcels
 City Town Boundary
 Sections
 Peacetree Village - St

■ Addresses
▲ Permits - Accessory
▲ Permits - Commercial
▲ Permits - Signs
■ Bldg Permits
■ Debris/Refuse/Waste

Parcels
 Highways
 Roads
 Tippecanoe River
 Permits - Accessory
 Permits - Commercial
 Bldg Permits



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

I, Kim Gard, 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:

Advantix Development (#240288)

Requesting: A Special Exception on property located, within the General Commercial (GC) District.

Located at:

010-110009-40 south of 417 Westwood Ln., Rochester IN

(31)

Interested Parties Associated with the Property

Crandall Properties LLC 236 E Main Street Gas City, IN
Pavitra LLC 289 McDonald Dr Rochester, IN 46975
Santkrupa LLC 209 McDonald Dr Rochester, IN 46975
McDonald's Real Estate Company PO Box 1502 Plymouth, IN 46563
National Retail Properties LP Lease to Bell Great Lakes LLC 6200 Oak Tree Blvd Suite 250 Independence, OH 44131
Salvador Sanchez Family LLC %Salvador Sanchez Family LLC 1035 W 2100 N Rochester, IN 46975
Smith Distributing LLC 1880 N McKinley Rensselaer, IN 47978
Hamstra Builders Inc 12028 North 200 West Wheatfield, IN 46392
Church of The Nazarene Inc 1987 S South Way 31 Rochester, IN 46975

Rhoads Thomas C & Linda K 1810 Oakwood Dr Rochester, IN 46975
Hartzler William S & Kathy J 1809 Oakwood Dr Rochester, IN 46975
Maners Emmett E & Carol F 2031 Southway 31 Rochester, IN 46975
The Big Land Company, LLC % Tom Peters 2123 Southway 31 Rochester, IN 46975
Community Housing Initiative Inc P O Box 703 Wabash, IN 46992
Englewood Properties LLC 860 East 86th Street, Suite 5 Indianapolis, IN 46240
Arbor Woods Apartment L P PO BOX 40518 Indianapolis, IN 46240
Mohammad Kamal U 2147 Southway 31 Rochester, IN 46975
Horn Maurice F & Janet E TOD Horn Timothy L & Adams Lisa M T/C 1619 S St Rd 25 Rochester, IN 46975
Pemberton Paul A 2201 Southway 31 Rochester, IN 46975
Manitou Crossing LLC 3200 S 500 E Rochester, IN 46975
Wal-Mart Real Estate Business Trust PO Box 8050 MS 0555 Bentonville, AR 72716
Rochester Crossing Associates LLP 1100 Chatham Hills Blvd Westfield, IN 46074
Trinity Development Group II LLC 7337 W Jefferson Blvd., Ste 200 Fort Wayne, IN 46804
Craig A Vereschagin Trust 219 Stoney Creek Dr

Orland, CA 95963
Rochester Crossing SB LLC 10615 Judicial Dr., Ste. 702 Fairfax, VA 22030
Pilot Travel Centers LLC Store # 1117 P O BOX 54470 Lexington, KY 40555
State Of Indiana %INDOT-AP 100 N Senate Ave Room N758-RE Indianapolis, IN 46240
First Financial Bank National Association PO Box 507 Greensburg, IN 47240
D & Z Enterprises, LLC 2525 W St Rd 114 Rochester, IN 46975
Store Master Funding XV LLC %Best & Flanagan LLP 60 S 6th St., Ste. 2700 Minneapolis, MN 55402
MDC Coastal 1, LLC %Midwest Eye Consultants, P.C. 835 N Cass St Wabash, IN 46992



Fee Summary Paid Totals

05/01/2024 - 05/31/2024

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	\$1,983.00	20
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$689.06	20
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$40.00	1
A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$80.00	1
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$60.00	1
			\$2,852.06	43

Group Total: 5

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$393.79	20
B-1. City of Rochester	Enter Number of Inspections	1001.20302.000.0036	\$649.85	21

Residential- Inspection Fee				
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	\$260.00	2
			\$1,381.14	46

Group Total: 5

Group: 1001.20303.000.0036

BZA. Development Standard Varaince		1001.20303.000.0036	\$1,000.00	4
BZA. Special Exception		1001.20303.000.0036	\$500.00	2
PC. Zone Map Amendment		1001.20303.000.0036	\$500.00	1
ZO. LIP		1001.20303.000.0036	\$1,750.00	35
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$108.00	1
Zo. Solar Array Medium		1001.20303.000.0036	\$225.00	1
			\$4,083.00	44

Group Total: 6

			\$8,316.20	133
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Total Records: 16

6/6/2024

Page: 1 of 1