

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

FULTON COMMUNITY BUILDING

204 E. Dunn St.

MONDAY OCTOBER 7, 2024

6:00 P.M.

CALL TO ORDER

**BOARD OF ZONING APPEALS MINUTES:
AUGUST 5, 2023**

OLD BUSINESS:

NEW BUSINESS:

Keisha Troutman (#240598)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON/KEWANNA BOARD OF ZONING APPEALS
AUGUST 5, 2024

FULTON/KEWANNA
BOARD OF ZONING APPEALS

MONDAY, AUGUST 5, 2024

6:00 P.M.
KEWANNA TOWN HALL

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES:

June 3, 2024

OLD BUSINESS

NEW BUSINESS

Jaun Sanchez (#240393)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON/KEWANNA BOARD OF ZONING APPEALS
AUGUST 5, 2024

The Fulton/Kewanna Board of Zoning Appeals met on 5th day of August 2024, at 6:00 P.M. in the Kewanna Town Hall. Chair-Person Larry Baldwin called the meeting to order at 6:00 P.M. The following members were present: Shaun Henderson-Vigil, Lori Roberts and Larry Baldwin. Also, in attendance was Administrative Secretary, Kim Gard.

It is duly noted Kimberly Brockus, Board Attorney, Andy Perkins and Executive Director, Heather Redinger were not present.

It is duly noted Executive Director, Heather Redinger arrived at 6:07pm.

IN RE: MINUTES

June 3, 2024

Larry Baldwin asked for any additions, deletions, or corrections to be made to the June 3, 2024 minutes. Shaun Henderson-Vigil moved to approve the June 3, 2024 minutes. Lori Roberts seconded the motion. Motion carried as follows: Shaun Henderson-Vigil, Lori Roberts and Larry Baldwin being in favor and no one opposing.

IN RE: NEW BUSINESS

Juan Sanchez (230393)

Juan Sanchez (230393) is requesting a Development Standard Variance of approximately 10' off of the front yard setback, for the purpose of a detached garage, on property located at 104 E Maple St, Kewanna IN within the Kewanna (KW) District.

In the Town of Kewanna the front yard setback is 10'. Mr. Sanchez would like to construct a 30 x 40 detached garage that would sit on his front property line. Therefore, a variance of 10' off of the front yard setback is being requested.

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

Juan stated he would be 35' from the center of the road.

Larry Baldwin opened the public hearing.

Being no public questions or comments, Larry closed the public hearing.

Larry Baldwin asked if there were any further Board comments.

Lori asked if there would be any blocking of anyone's view being right on the front property line.

Juan stated he owns both properties and the alley has been vacated.

Being no further comment, Larry then entertained a motion. Shaun Henderson-Vigil moved to approve Juan Sanchez (230393) is requesting a Development Standard Variance of approximately 10' off of the front yard setback, for the purpose of a detached garage, on property located at 104 E Maple St, Kewanna IN within the Kewanna (KW) District. Lori Roberts seconded the motion.

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

Lori Roberts	Yea
Shaun Henderson-Vigil	Yea

FULTON/KEWANNA BOARD OF ZONING APPEALS
AUGUST 5, 2024

Larry Baldwin

Yea

Motion to approve Juan Sanchez (230393) is requesting a Development Standard Variance of approximately 10' off of the front yard setback, for the purpose of a detached garage, on property located at 104 E Maple St, Kewanna IN within the Kewanna (KW) District. 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, Larry Baldwin, entertained a motion to adjourn the August 5, 2024 Fulton/Kewanna Board of Zoning Appeals meeting Shaun Henderson-Vigil moved to adjourn the August 5, 2024 Fulton/Kewanna Board of Zoning Appeals meeting at 6:15 P.M. Lori Roberts seconded the motion. Motion carried as follows: Shaun Henderson-Vigil, Lori Roberts and Larry Baldwin being in favor and no one opposing.

FULTON/KEWANNA BOARD OF ZONING APPEALS

ATTEST: _____

Kim Gard, Administrative Secretary

Docket #240598
Keisha Troutman
Development Standard Variance

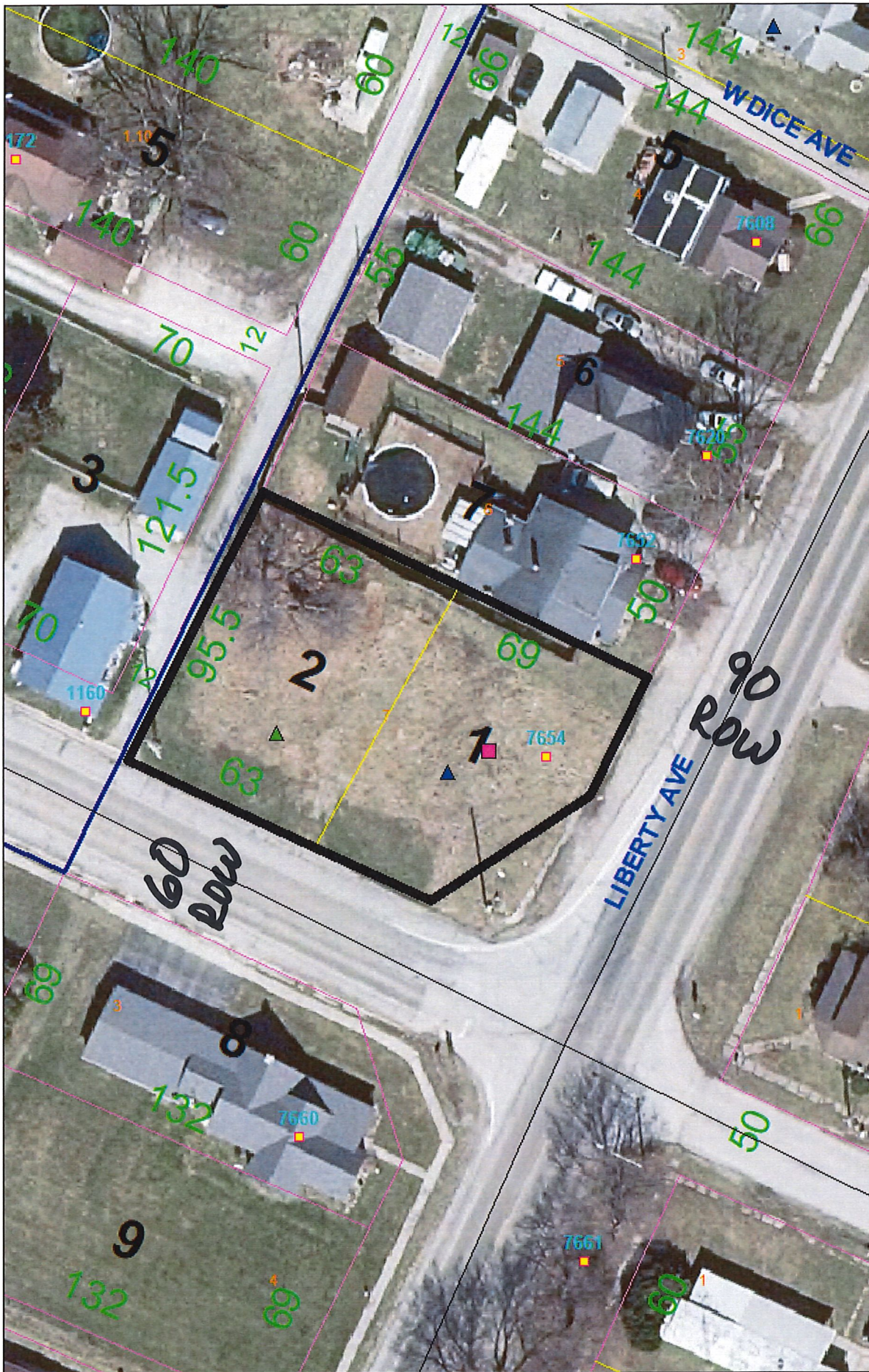
Keisha Troutman (230598) is requesting a Development Standard Variance off of the fence codes 5-7.2 Fences and Walls (FN) to allow a wooden privacy fence in the front yard, on property located at 7654 Liberty Ave, Fulton IN within the Downtown Commercial (DC) District.

In the Downtown Commercial (DC) district, privacy fences are not to 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. Mrs. Troutman would like to construct a 6' tall wooden privacy fence in the front yard. Therefore, a variance to allow a 6' wooden privacy fence in the front yard is being requested.

Mrs. Troutman will be required to follow all other fence codes 5-7.2 Fences and Walls (FN) FN-01: All fences and walls shall:

- A. Present the non-structural face outward.
- B. Be permitted up to the property line.
- 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.~~
- D. Not be closer than two (2) feet to any public right-of-way.
- E. Not be placed within the clear vision triangle.

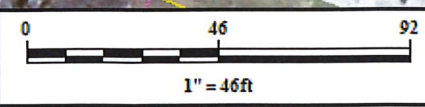
The request is for a Development Standard Variance off of the fence codes 5-7.2 Fences and Walls (FN) to allow a wooden privacy fence in the front yard, on property located at 7654 Liberty Ave, Fulton IN within the Downtown Commercial (DC) District.



- Townships
Feature Name:
Liberty Twp
- Parcels
 - City Town Boundary
 - Sections
 - Addresses
 - Permits - Primary
 - Permits - Accessory
 - Bldg Permits
 - Parcels
 - Lots
 - Highways
 - Roads
 - Tippecanoe Rive
 - fchd-permit

47' From
Center of
Liberty Ave

32' From
Center of
SR 114





Fee Summary Paid Totals

08/01/2024 - 08/31/2024

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	\$1,996.25	22
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$747.75	22
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	\$920.00	6
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$761.47	6
			\$4,505.47	58

Group Total: 5

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$70.00	7
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$280.00	7

B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$1,658.50	3
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$600.00	3
			\$2,608.50	20

Group Total: 4

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
ZO. LIP		1001.20303.000.0036	\$1,500.00	30
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$248.70	1
Zo. Solar Array Micro		1001.20303.000.0036	\$75.00	1
			\$3,323.70	38

Group Total: 5

			\$10,437.67	116
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Total Records: 14

9/30/2024

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