

ROME CITY BOARD OF ZONING APPEALS

Regular Meeting

January 18, 2024

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, January 18, 2024 at 7:00 p.m. in the Rome City Town Hall. The meeting was called to order by Vice-Chair Kelly Morris.

Members Present:

Barb Tatman

Kelly Morris

Tom Clifton

Christine Coe

Leigh A. Pranger-Secretary

Gerrit Geurs

Rollcall determined a quorum was present.

Secretary Pranger introduced new BZA member Gerrit Geurs to the board, replacing Member Mike Friskney.

Election Officers: Member Clifton made a motion to approve Kelly Morris as Chair and Barb Tatman as Vice-Chair. Second by Member Coe. All in favor-aye. Motion Carried.

Member Tatman made a motion to waive the reading of the minutes and approve them as presented. Second by Member Clifton. All in favor-aye. Motion Carried. The minutes were posted on the bulletin board for everyone to read.

Interested Parties in attendance: Town Attorney Dustin Glick, Steve Randol, Dale and Robin DeGroff.

NEW BUSINESS

Variance #2024-01

Steve Randol, 3277 E 800 N, Kendallville, IN 46755 is requesting a variance for relief from Rome City Unified Development Ordinance Section 2.12 District Development Standards: minimum side yard setback requirements of fifteen feet down to twelve feet on the east side of the proposed 50'x40' pole barn.

Chair Morris called for Mr. Randol to present his petition to the board. Mr. Randol presented a plot plan of his property with the proposed barn. Mr. Randol informed the board he needs the 12' side yard setback because there is an underground electric cable running from the garage to a building by his pond at the back of his property. He stated he doesn't want to move the line and he doesn't want to take the chance of getting too close to the line and hitting it. He distributed a signed document from the neighbor, Phil Wysong, adjoining owner on the east side. The adjoining property is farm ground and Mr. Wysong stated he has no issues with the placement of the building as it is farming ground. Mr. Randol further informed the board his backyard also has natural low are where he installed a geothermal system. The location of the proposed barn is level ground. Chair Morris called for interested parties on Variance #2024-01. Secretary Pranger stated all seven adjoining owners were notified and only Mr. Wysong returned. Member Tatman asked about the size of the barn and what size is allowed. Secretary Pranger informed the board he is located in a Agricultural zone, we do not restrict the size in this zone. Member Tatman asked what the building will be used for? Mr. Randol stated it will be for storage and a

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wood shop. There being no further question or concerns Chair Morris called for a motion. Member Clifton stated he is ok with the request. VC Tatman made a motion to approve Variance #2024-01 with restrictions: no business, no living quarters, no rental and no exterior stairs. Second by Member Clifton. All in favor-aye. Motion Carried.

OLD BUSINESS

Variance #2023-18-Tabled to January meeting.

Dale and Robin DeGroff, 340 Bernice Avenue, Rome City, IN are requesting a variance from the Rome City Unified Development Ordinance, Section 2.12; Lake Residential minimum lake yard requirement of twenty-five feet down to twenty feet on the southwest side of the house and house addition for a 21' X 8' covered deck with stairwell and a 10'10-1/2" x 6' covered deck.

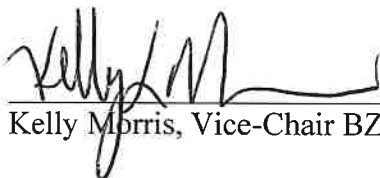
Chair Morris called for Mr. DeGroff to present his petition to the board. Mr. DeGroff presented the board with new blueprints and plot plan. Mr. DeGroff stated he will be tearing down the existing house and using part of the old foundation with an addition of the deck to the front of the house only allows for a 20' setback from the lake. He added that he will only be installed one covered deck which is a change from the original request. He stated the covered deck is necessary because his wife has been fighting skin cancer and they receive the afternoon sun, so they are always exposed to the sun and need a shaded area. He tried the add on canopies in the past and they always get torn up by the wind. He would like permanent covering. He noted that the house will be setback the necessary 10' for a primary structure on the east side. He noted the existing retaining wall will remain in place as it holds back all the ground between him and the neighbor. He doesn't want to remove it and get into structural issues with the neighboring house. He stated the house will be 10' away from the neighbor with the retaining wall remaining in place. He noted the new retaining wall will be of block or cement and have anchor ties a minimum of 15' into the ground. Member Tatman asked about the covered porch will it be covered and not enclosed? Mr. DeGroff stated only a roof with post header and 6'x6' posts. He informed the board with the new setback of 10' on the east side it will not affect his neighbor's view-see attached photos. He added the neighbors on the west already have a shed on their property which impairs their view so he will not be affecting their view with the porch. Chair Morris called for interested parties on Variance #2023-18. Secretary Pranger stated all adjoining owners have been notified with no returns. There being no further questions or concerns Chair Morris called for a motion. Vice-Chair Tatman made a motion to allow Variance #2023-18. Second by Member Clifton. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS

Nothing for the agenda.

Next Meeting: February 15, 2024

There being no further business, Member Tatman made a motion to adjourn the meeting at 7:32 p.m. Second by Member Geurs. All in favor-aye. Motion Carried.


Kelly Morris, Vice-Chair BZA

Attest: 
Leigh A Pranger, Secretary