

ROME CITY BOARD OF ZONING APPEALS

Regular Meeting

April 16, 2026

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, April 16, 2026 at 7:00 p.m. in the Rome City Town Hall. The meeting was called to order by President Kelly Morris.

Members Present:

Barb Tatman

Kelly Morris

Leigh A. Pranger-Secretary

Tom Clifton

Christine Coe

Gerrit Geurs

Rollcall determined a quorum was present.

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, Attorney Dustin Glick, Dave Peters-Dollar General, Marg Herendeen, Brian Alberding, Ron Ramer, Randy Patterson, Mike Stout, Mike Kanning, Aimee and Thomas Balyeat, Christine Howard, Stanley Tipton.

NEW BUSINESS

Variance #2026-11

Brian Alberding, 12722 Chancel Cort, Fort Wayne, IN 46845 is requesting variances for 238 Spring Beach Road, Rome City, IN 46784, for relief from Rome City Unified Development Ordinance, Article 2.12 Lake Residential District Development Standards. Two story accessory structure side yard setback requirement of seven feet down to five feet on the west side and accessory height restriction of sixteen feet up to twenty-one feet six inches. Also 5.07 LR Accessory Structure Standards, C. Quantity and Size, 2. Maximum size not to exceed 1200 sq. ft. in storage buildings up to 1280 sq. ft. with a covered porch 10'x 32' and lower floor covered patio 10'x 32'. This will allow for a two-story accessory structure of 1280 sq. ft., covered porch 320 sq. ft and covered patio of 320 sq. ft. The two foot side yard variance will allow access to the wellhead and the height variance will allow for head room for storage in garage attic. The garage will match the exterior of the home

President Morris called for Mr. Alberding to present his petition to the board. Mr. Alberding passed out a survey of the lot with the proposed plot plan for the garage and drawings of the proposed garage. Mr. Alberding informed the board the Plan Commission made a positive recommendation to vacate, on the portion of an old alley running through his property so he can build a garage on the lot. He noted his neighbor's portion of the alley (Anthony Ley on the east side) was already vacated. The town council will make the final decision on the alley vacation on Monday, May 11th. He stated with the approval of the vacate he would like to have approval for the construction of a two-story garage with a west side yard of five feet and a height variance up to 21'6", a building size variance of 1280 sq. ft. with covered porches. He informed the board that the side yard variance is necessary to allow access to the wellhead and the height variance will allow for more head room for storage in the attic of the garage. He stated the

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property is located on a hill. He wants to make access to the house easier by having an interior stairwell in the garage instead of having to traverse the hill. He noted the building will be built into the hill and thus the need for the height variance the bottom floor will be level with the entrance to the house and the second floor will be where the vehicles drive into from the level of the street. The size of the building is necessary for storage of vehicles and boats. He showed the board the location of the wellhead on the southeast side of the lot on the Ley's side will allow for 10' clear area from the property line to the new building. He stated on the west side is a tree line and Mr. Rang's property is at a lower elevation so the building will not affect his view. Member Tatman asked about the look of the garage from the roadside. Mr. Alberding referred the board to the drawings. The garage will match the exterior of the existing house. He noted it will look like a typical single story from the road as the lower floor will be built into the hill. President Morris asked about the use for the area on the lower floor and the covered porches are not typical on garage. Mr. Alberding stated they wanted to keep the same look as the house with the porches and the lower floor they would like to install a bathroom. Member Clifton stated we do not allow restrooms in garages except by variance. If the board approves the variance then restrictions will be placed. Mr. Alberding stated, ok if he decides to install a restroom he will come back to the board with a variance request. President Morris asked if he could move the building back to get away from the needing the variance on the west side. Mr. Alberding stated the current location meets the hill and the bottom floor is level with the house if he moved it back on the lot more earth work will need to be done and would get into the location of the wellhead. Morris asked about the bays on the garage. Mr. Alberding stated the garage bays (22'x32') will be for vehicles and boats. Morris asked about the bottom floor (18'x32'). Mr. Alberding stated it will be for storage. Morris asked about the covered porches. He stated they are for aesthetics and will match the house. Member Clifton asked if the distance from Matthew Rang's property will be 5'. Mr. Alberding, yes. Mr. Alberding stated the hill is just getting to be too hard for his older relatives to traverse and have started not coming to the lake due to the grade of the hill. Installing stairs will make it easier for people to access the house. Mr. Alberding informed the board he spoke with Matthew Rang and he stated he was fine with the design. There being no further questions, President Morris called for interested parties on Variance #2026-11. No one was present in the audience. Secretary Pranger informed the board only two out of five adjoining owners returned their notices with no comments. President Morris called for a motion. Member Geurs made a motion to approve the variance per the findings of fact contingent upon approval of the Alley vacation by the Town Council on May 11th and the usual restrictions no rental, no business, no restrooms, no exterior stairwell and no business use. Second by Member Clifton, All in favor-aye. Motion carried.

Variance #2024-13

Sylvan Lake Properties LLC/Mark Webb, 4051 E 850 N, Rome City, IN is requesting variances from the Rome City Unified Development Code, Single family Residential District, Article 2.10 Single family Residential District Development Standards: Maximum accessory structure height of 16' up to 27.2'. Also, relief from 5.06 single family accessory structures C. Quantity and Size 2. Maximum size of 1,200 sq. ft. up to 3000 sq. ft. To allow for the construction of a 50'x 60' pole barn for storage.

President Morris called for Sylvan Lake Properties to present their petition to the board. Mr. Mike Stout stated he is representing Mr. Webb who had a family wedding to attend out of town. Mr. Stout stated Mr. Webb has moved to the lake full-time and retired from his business. He

needs more storage for tractors, wood clearing equipment, boats, and vehicles. He noted that Mr. Webb maintains the rest of the acreage and he does not plan to farm the land, so he needs the equipment to keep the property mown. Mr. Stout stated the area the proposed building will be located is Agricultural Zone, the location is not visible from the lake, the existing barn has water damage and will be demolished to construct the new building. The proposed building will be 90'x 60' with a height of 29 feet. The building will be used for storage; there will be no water. The building will match the pole building to the north of the lot as Mr. Webb owns that building too. Mr. Stout noted the garage doors will be 14' for RV storage.

Member Clifton asked if there will be a business use, how many exterior entrances? Mr. Stout stated no business use and the overhead doors along with one man door.

There being no further questions President Morris called for interested parties on Variance #2026-12. Mr. Mike Stout stated he knows Mr. Webb and the building will be kept up nicely. Thomas and Amie Balyeat owners on Cain Basin Drive, stated they have no issues with the structure. Secretary Pranger informed the board she notified all adjoining owners in the plat and five out of the 12 returned with no comments. There being no further questions President Morris called for a motion. Member Clifton made a motion to approve Variance #2026-12 per the findings of fact with restrictions of no business use, no living quarters, no exterior stairwells, no restrooms, and no rental. Second by Member Geurs. All in favor-aye. Motion Carried.

Variance #2026-15

Christine Howard, 550 Bayview Drive, Rome City, IN is requesting a variance, for the back lot of 550 Bayview Drive, from the Rome City Unified Development Code, Single family Residential District, Article 5.06 single family accessory structures C. Quantity and Size 2. Maximum size 1,200 sq. ft. up to 1440 sq. ft. To allow for the construction of a 48'x 30'x16' with 6' overhang pole barn for storage.

President Morris called for Ms. Howard to present her petition to the board. Ms. Howard stated would like to build a 48'x 30' building with a six-foot overhang and a concrete approach to replace the old garage on her back lot. She stated the original garage was built in the 1950's and two lean-to were added in the 1970's. They were in poor condition, and they demolished them last fall. She noted the old building was 47'x 30'. She stated the new building will be setback 26' from the property line and 35' from the edge of the road. This will provide more parking. She noted the building will more than met the setbacks on the rear and side yards. She stated they do not have a garage on the lakeside, and this will be used as a garage and for storage. There being no further question President Morris called for interested parties on Variance #2026-15. No one was present on Variance #2026-15. Secretary Pranger informed the board she notified the adjoining owners and three out four returned with no comments. There being no further comments. President Morris Called for a motion. Member Geurs made a motion to approve variance #2026-15 per the findings of fact with the usual restrictions, no rental, no business, no restroom, no living quarters and no exterior stairwell. Second by Member Clifton. All in favor-aye. Motion Carried.

OLD BUSINESS-

Appeal by Larry Weisenberger-Update by Attorney Glick

Judge requested a status hearing to be held on April 27, 2026.

ON HOLD Tabled-they are now asking for my items to be added to the packet from the court.

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Pranger stated she is working on this as she has time in her schedule.

Requested Continuance by Weisenberger's attorney-no decision yet. Appeal #2025-12-Court date-April 6, 2026 at 10:00 a.m. Judge Clouse

1115 Pleasant Point, Rome City from Zoning Administrator's decision to enforce the Fence standards, 5.23 FW-04 Residential Fence Standards B. Location 2. Side Yard or rear yard in the Rome City Unified Development Ordinance.

MISCELLANEOUS BUSINESS

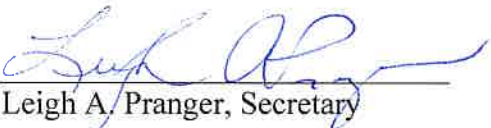
Nothing for the agenda.

Next Meeting: May 14, 2026

There being no further business, Member Tatman made a motion to adjourn the meeting at 7:56 p.m. Second by Member Guers. All in favor-aye. Motion Carried.



Kelly Morris, Chair BZA

Attest: 

Leigh A. Pranger, Secretary