

ROME CITY BOARD OF ZONING APPEALS

Regular Meeting

August 18, 2022

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, August 18, 2022 at 7:00 p.m. in the Rome City Town Hall. The meeting was called to order by Chair Judy Fox at 7:00 p.m.

Members Present:

Judy Fox

Kelly Morris

Leigh A. Pranger-Secretary

Mike Friskney

Members Absent:

Barb Tatman

Christine Coe

Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Dustin Glick, Pete Skinner, Barbara and Robert Hinkle.

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

OLD BUSINESS

1. Jacobs RV on Lions Drive-The RV has been removed-violation closed.
2. Fence on Lions Drive owned by Robert Bloom. Fence has been moved to meet the zoning code.

NEW BUSINESS

Variance #2022-10

Kurt and Kyndra Folke, 2152 Veron Hill Courtyard, Valparaiso, IN are requesting a variance for 915 Norine Drive, Rome City, IN. For relief from the Rome City Unified Development Code, Article 5.07 Accessory Structure Standards, AS-05 Lake Residential District Accessory Structure Standards, Section E. Location stating storage based accessory structures shall only be allowed in the street and side yards. This will allow a 20'x20' garage on existing concrete foundation in the lake yard envelope.

Secretary Pranger informed the board the Folke's contacted the office and asked for the variance petition to be removed from the agenda.

Variance #2022-11

Peter Skinner, 1250 Eastgate Drive, Kendallville, IN 46755 is requesting a variance for 1625 North Shore Drive, Rome City, IN. For relief from the Rome City Unified Development Code, Article 2.10 Single Family Residential District Development Standards, side yard requirement of 10' setback down to 6' on both sides on Lot 11 in Brady's Addition to Sylvan Lake. Additional relief from Article 5.06 Accessory Structure Standards, AS-04 Single Family Residential District Accessory Structure Standards, Section C. Quantity and Size, Subsection 2. Maximum Size 1200 sq. ft. up to 2400 sq. ft. To allow the construction of a 30'x80' pole building.

President Fox called for Mr. Skinner to present his petition to the board. Mr. Skinner submitted pictures of the proposed building, survey and a plot plan. He noted he need six-foot setbacks on both sides and an increase to the size of 2400 square feet. He stated he will setback approximately 51" from the edge of the roadway. He wanted to be in line with the other

buildings on the road and have more room for parking and boat trailer storage. There will be one man door and one overhead garage door on the building. Member Friskney asked, what is the width of the lot? Mr. Skinner stated the lot is 42' in width and 170' is the length. President Fox asked how far away the building will be from the house on the east side. Mr. Skinner stated approximately 8' with the requested variance. President Fox asked what type of roof the building will have. Mr. Skinner stated it will have a metal roof. Member Morris asked what material the drive will be? Mr. Skinner stated he will install stone. Member Friskney asked about the use of the building, will it be used for storage only, no kitchen, restroom, or business. Mr. Skinner stated he will be using it for storage only.


President Fox asked for interested parties on behalf of Variance # 2022-11. Barbara and Robert Hinkle property owners to the west of the proposed building were present to discuss the future use of their lot should the adjacent lot be built on. They stated their lot is also 42' wide. Will they be granted the same variance as Mr. Skinner when they get ready to build, which would put 12' between the two buildings. The board stated as long as your neighbors do not have problems with your variance you will be able to ask for the same variances on your lot. Mr. Hinkle brought up an issue with being able to access the back of his lot with a truck and boat trailer and the overhangs. Member Friskney stated if you want to access your back property you might want to leave enough room to drive through on one side of the lot. Member Friskney brought up if both property owners agreed to allowed each other to drive across their property to access the back of both properties an affidavit should be drawn up. The affidavit will allow both property owners to cross the other's property to access the back lots. This affidavit will have to be drawn up and recorded -attached to each property owners' deeds for future access. Bothe owners agreed to do the affidavit. There being no further business President Fox called for a motion. Member Friskney made a motion to approve Variance #2022-11 contingent upon a signed recorded affidavit for access with the following restrictions-no kitchen, no restroom, no business. Second by Member Morris. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS


- a. RV's in town-violation letters sent to Havert on Front St and Smith on Washington St. Both legally plated. Smith RV will have to be moved by this winter.
- b. Shed located in the easement on the corner of 450 E and 850 N-The shed has been moved.

Next Meeting: September 15, 2022 at 6:30 p.m.-Joint meeting with Plan Commission

There being no further business Member Morris made a motion to adjourn the meeting at 8:00 p.m. Second by Member Friskney. All in favor-aye. Motion Carried.



Judy Fox, Chair BZA

Attest: 

Leigh A Pranger, Secretary