

ROME CITY BOARD OF ZONING APPEALS

Regular Meeting

March 20, 2025

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, March 20, 2025 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
Gerrit Geurs

Christine Coe
Leigh A. Pranger-Secretary

Members Absent:

Tom Clifton

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, Fred and Mary Jo Hill, Bob Bolen-B. Lash Home Improvements.

OLD BUSINESS-Tabled from January meeting

Tabled to the April meeting

Variance #2025-02

Bret and Jodie Swaney, 6714 Laysan Teal Cove, Fort Wayne, IN 46845, owners of 1498 North Shore Drive, Rome City, IN 46784 are requesting variances from the Rome City Unified Development Code, Lake Residential District, Article 5.66 SB-02 Setback Exceptions Standards A. Exceptions 6. Chimneys. This will allow the chimney two feet into the side yard setback on the east side of the house.

NEW BUSINESS

Variance #2025 08

Frederick and Mary Jo Hill, 114 Triplett Point, Rome City, IN 46784 are requesting variances for 611 Jackson Street, Rome City, IN 46784. They are requesting relief from the Rome City Unified Development Code, Article 2.10 Single Family Residential District Development Standards: Street Yard setback requirement of 25' down to 5' from Jackson Street and Side yard requirement of 10' down to 2' from the undeveloped alley on the west side. To allow for the existing well to be enclosed inside the proposed barnaminium 50'x 80' along with a concrete driveway apron to the building.

President Morris called for the Hill's to present their petition to the board. Jo Hill informed the board that they are requesting two variances on the north and west sides of the building. They want to use the building for storage of boats, a camper, jet skis and vehicles. They will be using 20' x50' for a home and part of the second story for restrooms and bedrooms. The hill in the

402 Kelly Street

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Rome City, IN 46784

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back restricts them from moving the building further back on the lot. They want to enclose the well into the building thus the need for the variance on the west side. President Morris asked why the building needs to be so close to the west line. Jo Hill stated they need a firebreak between the shed and the new building of 10'. President Morris expressed concern for the two-foot setback on the west side; stating you will have to go onto the neighboring property to maintain your building. Jo Hill stated the property directly next to them on the west side is an undeveloped alley owned by the town. Member Geurs stated his concern for the close proximity to the alley even though it is undeveloped. The town could decide in the future to open the alley, and they would not be able to get equipment there to do the work. Member Tatman stated 2' is too close to the alley President Morris stated we need a reason to vary, this is an open lot with plenty of space to build the building within the code.

On the lake people are restricted by existing structure and lot size, I don't see any of those issues on this lot. Member Geurs stated he has no problem with the front setback of 5' as there is a wide ROW before you get to the actual roadway. He stated he wants the 10' setback on the west side. The Hill's asked about installing a porch on the northeast corner of the building. Secretary Pranger stated the building will have to be moved back 5' as you have to adhere to 5' setback you requested. If you want to build a porch on the east side, you will have enough of a setback to build it. Member Geurs asked about drainage and where there water will be directed. Since the building is 50' x 80' the roof will definitely increase the runoff on the lot. Fred Hill stated the lot has sandy soil and soaks up the rainwater. Attorney Glick stated the amount of impervious surface you are adding to the lot could create runoff issues. The board discussed submittal of a drainage plan. Secretary Pranger advised we wait and see if there is an issue. President Morris asked if the shed could be moved to meet the 10' fire code. Secretary Pranger advised she spoke with the building inspector, and he stated if the buildings are closer than 10' and firewall only needs to be installed in the shed and not the house. After some discussion, the Hill's requested to remove the 2' variance request from the petition and adhere to the 10' setback on the west side. President Morris called for interested parties on Variance #2025-08. Secretary Pranger stated only three of six adjoining owners return the notices with no comments. The Town Superintendent sent a letter regarding the 2' variance request and stated the 2' will be too close to the alley if they ever develop the alley damage will most likely occur to the building during the construction process. He asked that the board adhere to a minimum of seven feet. There being no further discussion about the request, she called for a motion. Member Geurs made a motion to approve the 5' front yard setback per the findings of fact. Second by Member Tatman. Rollcall for vote: Kelly Morris-yes, Barb Tatman-yes, Gerrit Geurs-yes and Christine Coe-no. Variance #2025-08 passed.

MISCELLANEOUS BUSINESS

Update on Larry Weisenberger's trees on Pleasant Point. Secretary Pranger informed the board she sent an email with a drawing showing what trees need to be removed by a certain date. Pranger received another appeal to her email to be added to the April agenda.

Attorney Glick discussed an issue with the non-conforming use section in the code and stated he will have an amendment ready for the April meeting for the Plan Commission to review.

Next Meeting: April 17, 2025 at 7:00 p.m.

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



Kelly Morris, Chair BZA

Attest: 

Leigh A. Pranger, Secretary