

AGENDA
ROME CITY BOARD OF ZONING APPEALS
THURSDAY, May 14, 2026
7:00 P.M.

1. Roll Call
2. Read and Approve-minutes from last meeting

3. NEW BUSINESS

Variance #2026-16

Stuart and Lori Blackburn, 1450 Eastgate Drive, Rome City, IN 46784 are requesting variances for relief from Rome City Unified Development Ordinance, Article 2.12 Lake Residential District Development Standards. Section 2.12 LR Development Standards, Street yard setback requiring twenty-five-foot setback down to eighteen feet and side yard setback requiring ten feet setback down to four feet four inches on the southeast corner of the 4'4". To allow a 10'6" by 10' addition to the southeast corner of the house. The 4'4" side yard and street yard setbacks for house and garage were established by variance #2003-06.

Variance #2026-17

Brad and Lindsey Bohnstedt, 7702 S 775 E, Zionsville, IN 46077 are requesting variances for 312 Spring Beach Road, Rome City, IN for relief from the Rome City Unified Development Code, Article 2.12 Lake Residential District, Street yard setback for accessory structures requirement of 25' down to 20' and side yard requirement of 7' down to zero feet. To allow for a 20' x 14' shed.

4. OLD BUSINESS

• **UPDATE-Weisenberger-New Court Date???**

Tabled-Appeal #2025-12-

Appeal by Larry Weisenberger, 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.

5. MISCELLANEOUS BUSINESS

Nothing for the agenda

Next Meeting: Next Meeting: June 18, 2026

Adjourn-please state time.

PLAN COMMISSION	Appointing Authority	Date of Term
Kelly Morris	TC President	1-1-2023 to 12-31-2026
Barb Tatman	NC Commissioners	1-1-2024 to 12-31-2027
Kirk Klein	TC Appointment	1-1-2023 to 12-31-2026
Leigh Pranger	TC Appointment	1-1-2025 to 12-31-2028
Joe Bertels	TC President	1-1-2023 to 12-31-2026
Brent Leiter	TC President	1-1-2025 to 12-31-2028
Stephen Cole	NC Commissioners	1-1-2024 to 12-31-2027
BOARD OF ZONING APPEALS	Appointing Authority	Date of Term
Kelly Morris	TC President	1-1-2023 to 12-31-2026
Barb Tatman	Plan Commission	1-1-2025 to 12-31-2028
Christine Coe	TC President	1-1-2024 to 12-31-2027
Tom Clifton	Town Council	1-1-2024 to 12-31-2027
Gerrit Geurs	TC President	1-1-2026 to 12-31-2029

ROME CITY BOARD OF ZONING APPEALS

Regular Meeting

May 14, 2026

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, May 14, 2026 at 7:40 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

Gerrit Geurs

Members Absent:

Christine Coe

Rollcall determined a quorum was present.

Member Geurs 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, Stuart and Lori Blackburn, Lindsay Bohnstedt, Bob Hobbs

NEW BUSINESS

Variance #2026-16

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President Morris called for the Blackburn's to present their petition to the board. The Blackburn's in presented the board with a survey and drawings of the proposed addition. They want to add a 10' x 10.6' addition to the southeast corner of the house. The addition will be offset from the garage approximately one foot from the garage. They will also be adding a second story on top of the garage. They noted the setback from the road will be one foot less than the garage setback. Member Morris asked if the house was a new home or did they add onto it? Mr. Blackburn stated the house was originally 32.25' x 24.25' with a detached garage (24.25 x 24.25'). They have added on several times over the years and always kept the side yard setbacks. Member Morris asked about the side yard setbacks. Mr. Blackburn stated the addition will keep the existing side yard setbacks at the house. Blackburn's noted the entryway of the house will be moved out approximately 6 feet with a small entry porch. Upstairs will have a full bathroom, bedroom and family area. Member Geurs asked if they will be staying within the existing setback on the road. Blackburn's stated yes it will be one foot less than the garage setback. President Morris called for interested parties on Variance #2026-16. Secretary Pranger

notified the three adjoining owners, and all returned with no comments. No interested parties were present. There being no further discussion President Morris called for a motion. Member Geurs made a motion to approve Variance #2026-16 per the findings of fact. Seconded by Member Tatman. All in favor-aye. Motion carried.

Variance #2026-17

Brad and Lindsey Bohnstedt, 7702 S 775 E, Zionsville, IN 46077 are requesting variances for 312 Spring Beach Road, Rome City, IN for relief from the Rome City Unified Development Code, Article 2.12 Lake Residential District, Street yard setback for accessory structures requirement of 25' down to 20' and side yard requirement of 7' down to zero feet. To allow for a 20' x 14' shed.

President Morris informed the board she is going to recuse herself from the petition as she owns adjoining property.

Vice- President Tatman called for Lindsay Bohnstedt to present her petition to the board. Mrs. Bohnstedt informed the board they purchased the house in 2017, and they decided to do some upgrades to the property. The house originally had wood siding, and they changed the siding to aluminum siding and replaced the windows. They also decided to replace the shed as it was rotting around the bottom. She didn't realize she needed a permit for the shed and was told by her contractor she didn't need a permit. She apologized for the miscommunication. She contacted the town hall when she was notified about the stop work. She found out the old shed was placed on the west property line. This is no longer allowed and there is a 7-yard setback along with a twenty-five-foot setback from the road. The new shed is larger than the old shed and requires two variances to allow no side yard setback and the road setback of twenty feet. She informed the board the siding on the shed will match the house. The old shed sat on a curb around the driveway, and they would like to set the shed in the same location. The shed will not have water or electricity.

Vice-President Tatman called for interested parties on Variance #2026-17. Kelly Morris adjoining owner stated the upgrades look very nice and she has no problem with the shed location. Secretary Pranger informed the board that all three adjoining owners were notified, and all returned with no comments. Vice-President Tatman called for a motion. Member Geurs made a motion to approve Variance #2026-17 per the findings of fact. Seconded by Member Clifton. All in favor-aye. Motion Carried.

OLD BUSINESS

UPDATE-Weisenberger-New Court Date???

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MISCELLANEOUS BUSINESS

Nothing for the agenda

Rome City Board of Zoning Appeals

May 14, 2026

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Next Meeting: Next Meeting: June 18, 2026

Adjourn-please state time.

There being no further business, Member Geurs made a motion to adjourn the meeting at 8:05 p.m. Second by Member Clifton. All in favor-aye. Motion Carried.



Kelly Morris, Chair BZA

Attest: 

Leigh A. Pranger, Secretary