

ROME CITY BOARD OF ZONING APPEALS
Regular Meeting
September 15, 2022

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, September 15, 2022 at 7:00 p.m. in the Rome City Town Hall. The meeting was called to order by Vice-Chair Kelly Morris at 7:00 p.m.

Members Present:

Barb Tatman	Kelly Morris
Leigh A. Pranger-Secretary	Mike Friskney

Members Absent:

Judy Fox	Christine Coe
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Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Dustin Glick, Terry and Kristine Lundquist.

Member Tatman 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

Nothing on the agenda

NEW BUSINESS

Variance #2022-14

Jeff and Yvette Reece, 1375 Hilltop Drive, Rome City, IN 46784 are requesting relief from Rome City Unified Development Ordinance for a variance from Article 2.12 Lake Residential District Development Standards requirement of 100' of lake frontage down to 39' for Lot C, requirement of 100' of road frontage down to zero for Lots A & C in Reece's Pleasant Woods Addition. This will allow for a 3 lot subdivision to be platted between Hilltop Drive and Pleasant Point. Member Tatman made a motion to table Variance #2022-14 to the October 20, 2022 meeting. Second by Member Friskney. All in favor-aye. Motion Carried

Variance #2022-15

Terrance and Kristine Lundquist, 8602 Swift's Run, Fort Wayne, IN are requesting relief for 1180 North Shore Drive, Rome City, IN, Rome City Unified Development Ordinance for a variance from Article 2.12 Lake Residential District Development Standards requirement of 7' side yard setback for an accessory structure down to 2'3" on the north side of the lot. This will allow for an addition to the existing garage.

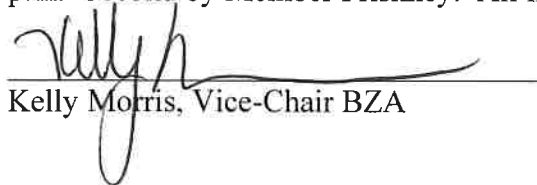
VC Morris called for the Lundquist's to present their petition to the board. Mr. Lundquist present their survey, plot plan and pictures of the proposed project. Mr. Lundquist explained the to board they would like to expand the garage from a single car to a two car with some storage to the front. Mr. Lundquist stated they will be following the existing line of the garage on the north side. The addition will be between the house and existing garage and to the east toward DeMuyt's. They will be using concrete block to match the existing house. The board stated no windows can be in the walls on the north and south sides of the garage as they will not have the necessary setback of 5 feet or more. The board added that using the concrete block for construction will serve as an adequate firebreak. The Lundquist's stated they do not intend to install window in the garage. Mr. Lundquist informed the board they will be adding a deck to the southeast side of the house and some planters along the front of the house. There being no further discussion Vice-Chair Morris called for interested parties on Variance #2022-15. Secretary Pranger informed the board all three interested party notice were returned with no comments. VC Morris called for a motion. Member Tatman made a motion to allow Variance #2022-15 per the findings of fact. Second by Member Friskney. All in favor-aye. Motion Carried

MISCELLANEOUS BUSINESS


- a. Shed located in the easement on the corner of 450 E and 850 N-The shed has been moved.
- b. Letter sent to Josh Miller-Small engine repair shop on 800N-to clean up area and use the fence as a screen keep the equipment from the public eye. The board asked Secretary Pranger to send Mr. Miller a follow up letter an insert the minutes and conditions from his variance approval.

Next Meeting: October 20, 2022 at 7:00 p.m.

There being no further business Member Tatman made a motion to adjourn the meeting at 9:05 p.m. Second by Member Friskney. All in favor-aye. Motion Carried.



Kelly Morris, Vice-Chair BZA

Attest: 

Leigh A Pranger, Secretary