

ROME CITY BOARD OF ZONING APPEALS
Regular Meeting
January 26, 2017

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, January 26, 2017 at 7:08 p.m. in the Rome City Town Hall. The meeting was called to order by Chair Morris.

Members Present:

Leigh A. Pranger-Secretary	Kelly Morris
Barb Tatman	Judy Fox

Members Absent:

Mike Friskney

Secretary Pranger informed the board Member Dan Beall has resigned.

Roll call determined a quorum was present.

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

Interested parties in attendance: Attorney-Bill Eberhard, Mr. Lawrence Emerson, Scott Zeigler-surveyor for Mr. Emerson, Mr. and Mrs. Handshoe-east side adjoining owners.

OLD BUSINESS

Secretary Pranger informed the board she is still working on the updates to the UDO for the board's review. She will forward copies by email as soon as they are completed.

NEW BUSINESS

Election of Officers-after some discussion Member Fox made a motion to retain the same slate of officers; those being Kelly Morris-Chair, Barb Tatman-Vice Chair and Leigh Pranger-Secretary. Second by Member Tatman. All in favor-aye. Motion Carried.

Variance#2017-02

Lawrence and Sue Ann Emerson, 106 Gale Street, Rome City, IN, are requesting variances for the proposed Lot 1 in Emerson's Addition to Rome City located, south of 554 Grant Street in Rome City. Requesting variances from 2.06 AG District Development Standards; Lot Area requiring two acres down to 5,584 Sq. Ft.; Lot Width requiring 170' down to 98'; Front yard setback on a local road of 30' down to 8'. This will allow for the construction of 60' x 40' storage building. The petition, legal description and plans are on file and may be examined at the Rome City town Hall. All interested parties should attend to voice their opinion or they may file written comments with the Town Hall prior to or at the meeting. The board reserves the right to continue the hearing if necessary.

Mr. Zeigler presented the board with copies for the proposed subdivision and a plot plan showing the proposed building and the setbacks. Mr. Zeigler informed the board Mr. Emerson is asking

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for several variances due to the smaller lot. The Rome City Plan Commission motioned for approval of the subdivision per the BZA's approval. The lot is smaller due to the shape of the original parcel which is all farm ground except for the piece they want to subdivide. Mr. Emerson informed the board the lot used to have a barn located on the property until it burnt last year. Mr. Emerson stated he does not need to rebuilding the barn as he as plenty of storage on his farm. However, a neighbor approached him to sell the lot so he could build a barn for storage. Mr. Zeigler informed the board the proposed size of the building is 40'x60' with setbacks of front yard 10', side yard 10' and rear yard 5'. The building will be erected within the building line. Mr. Zeigler stated the distance between the property front yard line and the actual roadway will be approximately 35'. The other variances are in line with the where the old barn sat on the lot.

Chair Morris called for interested parties on behalf of variance #2017-02. Secretary Pranger informed the board all adjoining owners were notified and no one returned any written comments. Mr. Murray did state he would like to see all the building materials at his neighbors' house be stored inside the barn. The Handshoe's, owners to the east, were present they made no comments.

Member Fox made a motion to approve variance #2017-02 with restrictions-no sewer, no well, no business use, and no residential uses. Second by Member Tatman. All in favor-aye.

MISCELLANEOUS BUSINESS

Nothing on the agenda.

Next Meeting: Secretary Pranger informed the board the deadline to accept applications for the February meeting has passed however, she has a couple of citizen's wishing to file. The members agreed to hold a February 16, 2017 meeting at 7:00 p.m.

There being no further business Member Tatman made a motion to adjourn the meeting at 7:41 p.m. Second by Member Fox. All in favor-aye. Motion Carried.

Kelly Morris, Chair

Attest: _____
Leigh A. Pranger, Secretary