

ROME CITY BOARD OF ZONING APPEALS

Regular Meeting

May 16, 2019

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, May 16, 2019 at 7:01 p.m. in the Rome City Town Hall. The meeting was called to order by Chair Judy Fox.

Members Present:

Leigh A. Pranger-Secretary

Kelly Morris

Christine Coe

Barb Tatman

Judy Fox

Members Present:

Mike Friskney

Rollcall determined a quorum was present.

Interested Parties in attendance: Attorney Bill Eberhard, Larry Weisenberger, Wanda Bair, Eric Richards.

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

OLD BUSINESS

Secretary Pranger contacted Bobby Blum and asked to table the variance until the June meeting. The surveyor is still working to determine the road right of way along Lions Drive. Member Morris made a motion to table the Blum/Hayes Variance until the June meeting. Second by Member Coe. All in favor-aye.

NEW BUSINESS

Variance #2019-06

Larry and Leslie Weisenberger, 1115 East Pleasant Point, Rome City, IN 46784 are requesting a variance for relief from the Rome City Unified Development Code, Article 2.12 Lake Residential District Development Standards minimum lake yard setback requirement of twenty-five feet down to nineteen feet to the primary structure on the east side of Lot 16 in East Pleasant Point and a minimum street yard setback of twenty-five feet down to twenty-two feet on the west side of Lot 16 in East Pleasant Point. A variance from the required maximum height of sixteen feet up to twenty-five feet for the garage (Accessory Structure) on Lot 32 in Second Addition Pleasant Point. This will allow for an addition of a sunroom to the lakeside of the house and a porch overhang on the street yard. Additionally, a second story to the existing garage across the street. The petition, legal description, plot plan and variance 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.

Chair Fox asked Mr. Weisenberger to present his petition to the board. Mr. Weisenberger informed the board he was originally looking into adding a garage to his home, however, he found he did not have enough room and would have had to ask for a lot of variances. He then decided to seek a variance to add a second story to the garage across the road and add an

402 Kelly Street

P.O. Box 338

(260) 854-2412

Rome City, IN 46784

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overhang over the back door. The overhang will keep them dry when unlocking the door in inclement weather. He added the posts for the overhang is the need for the variance as the posts will encroach into the 25' setback. The second story on the garage will be for storage only. He stated he is not asking for living quarters in the garage. Mr. Weisenberger then moved to the variance for the room on the lakeside of the home. He stated the sun room will be located on the south side of the house due to the front windows and the need to retain as much of the windows for natural light into the house. He further stated the sun room will not block the view from the Lash house as their deck runs across the front of their house and the sun room will not encroach into the 10-foot setback. Mrs. Wanda Bair lives on the north side of the house and by locating the sun room on the south side it will not block her view. The sunroom will not extend toward the lake any further than the existing deck. The deck will be cut off on the south side and replaced with the sunroom. The sunroom will be placed on a permanent foundation, attached to the house. Chair Fox asked if there will still be an upper deck on the house? Mr. Weisenberger stated no, the deck when be removed and replaced with the sun room. Member Coe asked, what is located behind the garage? Mr. Weisenberger stated there is a parking area for the duplex across the road and the next lot has a 2-story garage. Mr. Weisenberger stated all of the garages in the first circle have 2 stories on them except for Sandra Harvey's which is a 1 1/2 story. Chair Fox asked where will the stairs be located in the garage. Mr. Weisenberger stated the stairs will be located inside the garage.

Chair Fox called for interested parties on behalf of Variance #2019-06. Secretary Pranger informed the board all adjoining neighbors were notified and two returned with no comments. Mr. Wanda Bair, adjoining owner on the northside stated she thinks the projects are wonderful and she is excited for them.

Member Tatman made a motion to approve variance #2019-07 per the findings of fact with restrictions of no sewer, kitchen, business, or living space in the garage. Second by Member Coe. All in favor-aye. Motion Carried

MISCELLANEOUS BUSINESS

Ordinance #2019-07-Rules of Procedure for the Board of Zoning Appeals. Secretary Pranger had sent copies for the board to review prior to the meeting. The board members said everything looked good. Chair Fox informed the board the rules are necessary to keep the board running in the right direction. Member Tatman made a motion to approve the Rules of Procedure and to send them to the Town council with a favorable recommendation. Second by Member Coe. All in favor-aye. Motion Carried.

Member Tatman asked Secretary Pranger to look into the Shane Tyler's Variance on State Road 9 south of town and report back to the board.

Member Coe, Fox and Tatman asked what is going on with the old Blaising's building. It has become an eyesore and is structurally unsafe. Secretary Pranger stated she will bring it up at the June town council meeting.

Next Meeting: June 20, 2019 at 7:00 p.m.

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There being no further business Member Tatman made a motion to adjourn the meeting at 7:38 p.m. Second by Member Morris. All in favor-aye. Motion Carried.



Judy Fox, President BZA

Attest: 

Leigh A. Pranger, Secretary