

AGENDA
ROME CITY PLAN COMMISSION
February 18, 2021 @ 6:30 P.M.

1. Roll call
2. Read and Approve minutes
3. Introduction of new member Steve Cole
4. **OLD BUSINESS**
Election of Officers
5. **NEW BUSINESS**
Nothing for the agenda
6. **MISCELLANEOUS BUSINESS**
Updates to Code Book

Next Meeting: March 18, 2021 at 6:30 p.m.
Adjourn-Please state time.

AGENDA
ROME CITY BOARD OF ZONING APPEALS
FEBRUARY 18, 2021 @ 7:00 p.m.

1. Roll call
2. Read and Approve Minutes from last meeting.
3. **OLD BUSINESS**
Nothing under old business.
4. **NEW BUSINESS**
Variance #2021-01

John and Jennifer Klaassen, 1530 North Shore Drive, Rome City, IN 46784 are requesting a variance for relief from the Rome City Unified Development Code, Article 5.07 AS-05 Lake Residential Accessory Structure Standards E. Location 3. Permanent Accessory Structures not permitted in the lake yard. To allow the installation of solar panels on the lakeside roof. Solar panels to be laid flat to the roof pitch and primarily black to match the roof.

Variance #2021-02

Schendel Acquisitions LLC, 219 Maple Knoll Dr., Garrett, IN 46738 are requesting a variance for vacant lot between 1035 Pleasant Point and 1045 Pleasant Point, Rome City, IN 46784 for relief from the Rome City Unified Development Code, Article 2.12 Lake Residential Development Standards: Minimum Lot Size requiring 10,000 sq. ft. down to 3,659 sq. ft., Lot coverage restriction of 45% up to 69.5%, Lake yard setback of 25' down to 20' for primary structure and 25' down to 13' for accessory structure (deck), street yard 25' down to 11'6", Side yard setback requirement of ten feet down to 6'2" on the south side and 8'5" on the north side on Lot 6 in East Pleasant Point to Sylvan Lake. To allow the construction of a new two and half story house.

Variance #2021-03

Preston and Abby Liebing, 3640 S 300 E, Albion, IN 46701 are requesting a variance for 320 Bernice Avenue, Rome City, IN 46784 for relief from the Rome City Unified Development Code, Article 2.12 Lake Residential Development Standards: Minimum side yard setback requirement of seven feet down to one foot on the east side of Lot 13 in Lesh McKee Subdivision to Kerr Island (LMS to Kerr Island). 5.07 AS-05 Lake Residential Accessory Structure Standards E. Location 1. Storage based buildings requires a 10' setback from all structures down to one foot setback on Lot 13 in LMS to Kerr Island between the house and proposed shed. To allow the installation of an 8'x12' shed with a black metal roof and white wood siding for storage.

Variance #2021-04

Tim and Carissa Ryan, 301 Kerr Island North, 1530 North Shore Drive, Rome City, IN 46784 are requesting a variance for relief from the Rome City Land Usage Code, Chapter 152 Flood Hazard Control Ordinance. Article 152.52 (A) Building protection requirement (2) Structural alterations made to: (b) Any previously altered structure. To allow the construction of a dormer above the garage and the installation of a new roof and not be required to raise the existing home to meet flood protection grade of 920.8 elevation.

5. **MISCELLANEOUS BUSINESS**
Updates to code book

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Adjourn-Please state time.