

**ROME CITY BOARD OF ZONING APPEALS**  
**Regular Meeting**  
**October 15, 2020**

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, October 15, 2020 at 7:00 p.m. in the Rome City Town Hall. The meeting was called to order by Chair Judy Fox at 7:01 p.m.

Members Present:

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

Members Absent:

Mike Friskney

Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Dustin Glick.

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

**OLD BUSINESS**

Nothing for the agenda.

**NEW BUSINESS**

Variance #2020-39-Steven E. Roraus, 1095 Pleasant Point (back lot), Rome City, IN 46784 for relief from the Rome City Unified Development Code, Article 2.12 Lake Residential District Development Standards for Accessory Structures; maximum height of 16' up to 25'. Article 5.07 AS-05 Lake Residential Accessory Structure Standards C. Quantity and Size. 2. Maximum Size of accessory structure 1200 sq. ft up to 1872 sq. ft. This variance will allow for the construction of a 36' x 52' garage.

Secretary Pranger called Mr. Roraus and he stated he forgot about the meeting but would like to try to present over the phone. Mr. Roraus informed the board he would like to tear down his existing garage and replace it with a 36'x 52', he added would like the height of the new building to be 25' for storage purposes. He informed the board he has four boats he needs to store. Member Tatman asked if he will be using the same foundation from the old garage. Mr. Roarus stated no. Member Tatman expressed her concern with the height requested for the garage. Mr. Roarus stated, this garage will be the same height as the neighbors' garage. The neighbor's garage is uphill from the proposed garage. Secretary Pranger stated the neighboring garage height is measured from the ground to the peak on the front of the building-we do not include the grade of land in the height. She noted the board has not approved a building this tall in many

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years. Member Fox asked if he would be willing to reduce the height to 23'? He stated he would like to have the garage at 25' high in order to get seven feet in the second story. Member Tatman again stated she was not comfortable with the height at 25'. Chair Fox advised Mr. Roarus you can request to table the variance until the November meeting to get more information regarding the building and the height necessary for what he wants to do. Mr. Roarus requested the board table Variance #2020-39. Member Tatman made a motion to table Variance #2020-39 to the November 19, 2020 meeting. Second by Member Morris. All in favor-aye. Motion Carried.

**MISCELLANEOUS BUSINESS**

Secretary Pranger stated she has obtained the program to make the updates to the UDO and is working on the updates.

Next Meeting: January 21, 2020 at 7:00 p.m.

There being no further business Member Tatman made a motion to adjourn the meeting at 7:22 p.m. Second by Member Coe. All in favor-aye. Motion Carried.

  
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Judy Fox, Chair BZA

Attest:   
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Leigh A. Pranger, Secretary