

## ROME CITY BOARD OF ZONING APPEALS

Regular Meeting  
November 19, 2020

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, November 19, 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-attended by Zoom

Members Absent:

Mike Friskney

Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Dustin Glick. Sherri Prater, Don Selke, and Steve Roraus.

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

### **OLD BUSINESS**

Tabled from the October 15, 2020 meeting-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.

Chair Fox called form Mr. Roraus to present his petition to the board. Mr. Roraus presented several pictures of the existing garage and of the proposed garage. Mr. Roraus informed the board he contacted a truss company and stated the new height of the building will be 22'6" instead of the requested 25'. He noted the existing garage will be torn down long with the removal of the concrete approach. He stated, he is requested the garage with a loft for the additional storage. Member Morris asked about the structure coverage on the lot. Chair Fox stated the calculations show there will be 23% structure coverage. Secretary Pranger pointed out this is a large lot compared to the other garage lots on the Point. Member Coe asked where the new building will be located. Mr. Roraus stated the building will be located in the same location as the existing building with the additional square footage to be toward the south side of the lot. Member Morris asked if he would be installing water, sewer living space or using it as a business. Mr. Roraus stated he will be doing any of the mentioned items. The building will be used for storage. Chair Fox called for any other questions from the board, there being none,

Chair Fox called for interested parties on behalf of variance #2020-39. Mr. Don Selke, an adjoining owner, was present in support of the project. Secretary Pranger informed the board all adjoining owners were notified and seven of the ten returned with no comments. There being no further discussion Chair Fox called for a motion. Member Tatman made a motion to approve Variance #2020-39 for the stated 22'6" height amendment and the following restrictions: no business, no outside stairwell, no water, no sewer and no living quarters. Second by member Morris. All in favor-aye. Motion Carried. Variance #2020-39 approved for a height of 22'6" and 1872 sq. ft.

**NEW BUSINESS**

Variance #2020-40

Sherri H Prater (Fisher), 511 Harriman Street, Rome City, IN 46784 is requesting a variance for relief from the Rome City Unified Development Code, Article 5.06 AS-04 Single-family Residential Accessory Structure Standards, F. Carport Design Standards requiring a wood structure with shingle roof. The variance is to allow a metal carport for the storage of an RV-size 18'x41'x14'. Located in the Northeast corner of the backyard of the residence along the fence.

Chair Fox called for Mrs. Prater-Fisher to present her petition to the board. Mrs. Fisher stated she has an RV she parks in her back yard and would like to install a metal carport to protect the unit. She stated the roof will be red to match her other garages. She has two garages and two shed in a line behind her home. Her husband would like to install the carport in a different location then the map shown to the board. He wants to line the new carport up with the two garages on the south side of the property and remove the two sheds. The Carport will take the place of the sheds. Mrs. Fisher stated the need for the variance is due to her choice of metal for the material. She also noted her husband wanted to move the carport away from the side of the lot that has neighbors. Member Coe stated all accessory structures will have required setbacks and restrictions and the relocation of the carport will need to meet them. Secretary Pranger informed the board she will get and updated plot plan prior to issuing the building permit. There being no further questions, Chair Fox called for interested parties, none were present. Secretary Pranger informed the board she notified all adjoining owners and 3 out of the 7 returned with no comment. There being no further discussion, Chair Fox called for a motion. Member Tatman made a motion to allow Variance #2020-40 a metal carport with a red metal roof. Second by Member Morris. All in favor-aye. Motion Carried. Variance #2020-40 Approved

**MISCELLANEOUS BUSINESS**

Secretary Pranger stated she will continue to make the update to the UDO.

Next Meeting: January 21, 2021 at 7:00 p.m.

There being no further business Member Tatman made a motion to adjourn the meeting at 7:32 p.m. Second by Member Coe. All in favor-aye. Motion Carried.

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Judy Fox, Chair BZA

Attest:   
Leigh A. Pranger, Secretary