

ROME CITY BOARD OF ZONING APPEALS
Regular Meeting
February 20, 2020

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, February 20, 2020 at 7:00 p.m. in the Rome City Town Hall. The meeting was called to order by Vice-Chair Kelly Morris in absence of Chair Fox-arrive at 7:05 p.m.

Members Present:

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

Members Absent:

Christine Coe

Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Dustin Glick, Fred and Frank Sturdivant, Brian and April VanOsdale, Anthony and Nancy Sutton, Joyce Geise, Glen Coe.

Member Tatman made a motion to waive the reading of the minutes and approve them as presented. Second by Member Friskney. 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 #2020-06

Fred and Radonna Sturdivant, 199 Sylvan Avenue, Rome City, IN 46784 are requesting a variance for relief from the Rome City Unified Development Code, Article 2.10 Single family Residential Development Standards, Front yard accessory structure setback requirement of twenty-five feet down to eight feet and relief from the Maximum Lot coverage requirement of 35% up to 52% for the construction of a garage on the south east side of Lot 3 in Keystone Plat. This variance will allow for the construction of a 28'x24' garage.

Vice-Chair Morris called for Mr. Sturdivant to present his case to the board. Mr. Sturdivant present a drawing of the proposed project, survey of the property, and pictures. Mr. Sturdivant stated the house was built in the 1940's previously owned by his grandmother. He noted to the board that the concrete around the perimeter of the carport is starting to roll away from the structure which has caused the carport to become unstable. He informed the board he would like to enclose the carport -add new headers and add a 2-bay garage to the north side. He will retain the same roof line and the existing line of the house for the front line of the garage. The roof and vinyl siding will match the house. The shed on the property has already been removed. He stated he will use the existing wiring and install insulation. The garage will be used for storage of vehicles and a tractor. He stated he will install a concrete approach to match the existing

apron for the carport. Secretary Pranger asked about the carport, will it remain carport? Mr. Sturdivant no, it will be enclosed and become part of the garage. Attorney Glick stated the carport will be combined into the garage which will be a three-car garage. Member Friskney asked how the garage will be used? For residential? Mr. Sturdivant stated yes, it will not be used for business purposes. Chair Fox stated she has concern about the amount of lot coverage which is estimated to be 52%. Mr. Sturdivant stated by removing the shed he did free up some of the lot and it is closer to 49%.

Vice Chair Morris called for interested parties on Variance #2020-06. Adjoining owner Glen Coe, to the north east, asked what will stop him from enclosing the carport in the future? Chair Fox informed Mr. Coe the variance is asking for the enclosure of the carport. It will be a 3-car garage. Mr. Sturdivant stated the garage will only be 24' deep which limits what can be stored in the garage. Mr. Coe stated he would like to see a picture of the proposed garage. He added he is concerned that the garage will be bigger than the house. The board gave him a copy of the documents regarding the variance for him to review. Attorney Glick asked Mr. Sturdivant what the exterior of the garage will look like. Mr. Sturdivant stated the siding and roof will match the house and he might add stone or brick work to the lower portion of the garage. Their being no further questions or discussion. Vice- Chair asked for a motion. Member Tatman made a motion to allow with the standard restriction, No Business, No Restroom, No Living Quarters per the findings of fact. Second by Member Fox. All n favor-aye. Motion Carried.

Chair Fox took over control of the meeting.

Variance #2020-07

Brian and April VanOsdale, 630 Lakeside Drive, Rome City, IN 46784 are requesting variances for relief from the Rome City Unified Development Code, Article 2.10 Single family Residential Development Standards, Local Road accessory structure setback requirement of twenty-five feet down to twenty-one feet; side yard setback requirement of ten feet down to three feet four inches; accessory height requirement of sixteen feet up to seventeen feet eight inches; and relief from the Maximum Lot coverage requirement of 35% up to 59% for the construction of a garage on Lot 34 in Northview Plat. This variance will allow for the construction of a 28'x 32' garage.

Chair Fox asked for Mr. VanOsdale to present his petition to the board. Mr. VanOsdale passed out a variance packet, which contained drawings of the proposed garage, a survey of the lot, pictures and findings of fact. Mr. VanOsdale informed the board the garage will be used for storage of vehicles, motorcycle, bicycles, lawnmower and tools etc... They are currently renting a storage unit in Wolcottville and they would like to purchase a small Class C or B RV for traveling. He noted the lot is small and he needs four variances. He stated the lot is located directly behind his home on the lakeside of the road and will match the exterior of his home except for a metal roof. He noted the shed showing on the survey was removed in 2017 due to a tree falling on it. He then reviewed the comments for the neighboring property owners. Mr. Lynn Spidel had concern about a metal roof and snow falling onto his property. Also, where will the plowed snow be located, and will it block his view to exit his driveway. He inquired about the height of his sidewalls as Mr. Spidel used special trusses in order to install a 14' door when he constructed his building. The Kopecky's asked some questions concern power and expressed

their happiness for the new building. Mr. VanOsedale showed the board pictures of the property lines and the location of Mr. Spidel drive. He noted he can install snow guards to reduce the velocity of the snow when it comes off the roof. He also noted he can shift the building more to the north and keep the 3'4" setback along the entire side, since the lot get wider in the back. This will lessen the amount of snow falling onto Mr. Spidel's lot. The board advised he will have to install a firewall with no opening on that side of the building. He also stated he will install shingles to the roof. He then showed the board examples of different roof lines. The 4:12 pitch is more attractive and fits the neighborhood. He ended his presentation with his findings of fact. Chair Fox voiced concern about an asphalt or concrete drive. Mr. VanOsedale stated it will be concrete. Chair Fox stated she is concerned about the lot coverage amount. Member Tatman asked what if he didn't install a concrete drive then he will fall below the percentage. Mr. VanOsedale stated he can install limestone instead and asked about having a 4' to 6' concrete approach. Member Tatman voiced her concern about the height of the building. The board replied since the building is located on the backside of the road and it won't block anyone's view, they were ok, with the height.

Chair Fox call for interested parties on behalf of Variance #2020-07. None were present. Secretary Pranger stated the three adjoining owners with notified and two returned with no comments.

There being no further discussion chair Fox called for a motion. Member Tatman made a motion to approve Variance #2020-7 with restrictions No Restroom, No Business, No Living Quarters, and reduction of concrete drive by 10% and the installation of a firewall the length of the eastside of the building per the findings of fact. Second by VC Morris. All in favor-aye. Motion Carried.

Variance #2020-08

Anthony and Nancy Sutton, 1719 Riverside Ave, Saint Charles, IL 60174 are requesting a variance for Lot 23 in Sylvan Point Addition (located on back lot behind 420 Spring Beach Rd). They are asking for relief from the Rome City Unified Development Code, Section 5.06 AS-04: Single-family Residential Accessory Structure Standards; C. Quantity and Size; 2. Maximum Size of 1200 sq. ft. up to 1572 sq. ft. This variance will allow for the construction of a 28' x 26' addition to existing 24' x 36' garage.

Chair Fox called for Mr. Sutton to present his petition to the board. Mr. Sutton submitted a survey, a drawing of the proposed project and pictures. Mr. Sutton stated he would like to add onto his garage for additional storage, for lake toys. He stated he only needs one variance for the size as he is offsetting the building to meet the side and rear setbacks. He noted for the board the building was built at an angle to the lot. Mr. Sutton stated the addition to the garage will match the exterior of the current building. Member Friskney stated the building is ok with all the setbacks, you just need a variance on the size. Mr. Sutton stated yes. Chair Fox called for interested parties on behalf of Variance #2020-08. None Were present. Secretary Pranger informed the board four adjoining owners were notified and three returned with no comments. There being no further discussion chair Fox called for a motion. VC Morris made a motion to approve Variance #2020-08 with the restriction No Business, No Restroom, No Living Quarters and the exterior to match existing with a metal roof. Second by Member Friskney. All in favor-aye. Motion Carried.

Variance #2020-09

Mark and Joyce Geise, 17010 Tree Top Trail, Fort Wayne, IN 46845 are requesting a variance for 1670 North Shore Drive, Rome City, IN 46784. They are asking for relief from the Rome City Unified Development Code, Section 2.12 Lake Residential District Development Standards for Primary structure side yard setback requirement of ten feet down to five feet five inches. On the east side of Lot 30 in Recreation Beach. This variance will allow for the addition of a 9' x 19 three season room.

Chair Fox called for the Geise's to present their petition. Mrs. Joyce Geise presented the board with a survey, a drawing of the proposed project and pictures of the house. Mr. Geise stated the room will be a maximum of 9'x19' (they may reduce the size), the roof will be changed from a flat roof to a pitch and the siding will match the house with black trim and a steel roof. Chair Fox asked if this will be located on the lakeside of the house. Mrs. Geise stated, yes. She noted the side yard setback will be seven feet not the 5'5" requested. Member Tatman asked will this be added to the existing porch? Mrs. Geise stated no, they will be removing the existing porch and replacing it with a four-season porch. Member Friskney asked about the placement of the new porch, will it be centered on the house? Mrs. Geise stated yes, it will have matching setback on both sides. Chair Fox called for interested parties on behalf of Variance #2020-09. None were present. Secretary Pranger informed the board the three adjoining owners were notified and only one returned with no comments.

VC Morris made a motion to approve Variance #2020-09 as presented per the findings of fact. Second by Member Tatman. All in favor-aye. Motion Carried.

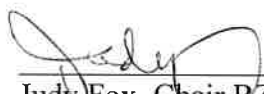
MISCELLANEOUS BUSINESS

Secretary Pranger passed out updated the Citizen Planning Guides. She stated she is working on the UDO updates.


Secretary Pranger informed the board the March 12th meeting has been canceled due to lack of an agenda.

Next Meeting: April 16, 2020 at 7:00 p.m.

There being no further business Member Tatman made a motion to adjourn the meeting at 8:17 p.m. Second by Member Morris. All in favor-aye. Motion Carried.



Judy Fox, Chair BZA

Attest: 

Leigh A. Pranger, Secretary