

ROME CITY BOARD OF ZONING APPEALS
Regular Meeting
May 21, 2020

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, May 21, 2020 at 7:00 p.m. in the Rome City Town Hall. The meeting was called to order by Chair Judy Fox at 7:00 p.m.

Members Present:

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

Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Dustin Glick, Troy Hartman, James Coe, Eric and Judy Walter.

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

Nothing for the agenda.

NEW BUSINESS

Variance #2020-10

Nathan Schermerhorn, 1459 E 850 N Wawaka, IN 46794 is requesting a variance, on behalf of Troy Hartman, for the property located between 840 and 860 Kelly Street Extended, Rome City, IN 46784. The variance is for relief from the Rome City Unified Development Code, Article 5.05; AS-03 Rural Residential Accessory Structure Standards, Section C. Quantity and Size, Subsection 2. Maximum Size of 2400 Sq. Ft. up to 6000 Sq. Ft. This variance will allow for the construction of a 60' x 100' pole building for storage.

Chair Fox called for Troy Hartman to present his petition to the board. Mr. Hartman addressed the board by stated after looking for ground for awhile he purchased five acres from Nathan Schermerhorn. The property is located on Kelly Street Extended/925N between Mr. Ritchie's property and the old Conley Farmhouse. Mr. Hartman stated he has an extensive car collection of 10 to 20 cars at any given time. He added the building will be for storage of cars, boats and trailers. The rest of the property will be farmed, this will reduce the amount of maintenance for him. Member Taman asked whether the storage will be for his personal items or will it be a U-Stor-it. Mr. Hartman stated it will be for his own personal use. Member Morris asked if Mr. Hartman had brought a picture with him of the building? Mr. Hartman stated, no, but the garage door will look like wood and the building will have wainscoting. Member Friskney asked about the height of the eave? Mr. Hartman stated it will be 16'. Chair Fox asked about the placement

of the building, the drawing shows the building to be in front of Mr. Ritchie's house. Mr. Hartman stated he is willing to move the building back to eliminate blocking the view of the neighbors. Chair Fox asked about future plans for the land. Mr. Hartman stated he located the building to the west running it north and south to leave enough room for a home to be built in the future. Member Morris asked if he will be installing any other doors or windows. He noted there will be three windows and one additional overhead door. Mr. Hartman informed the board he has contacted the Noble County Highway and the driveway location has been approved. Chair Fox asked if the building will be used for anything other than storage. Mr. Hartman stated there will be no kitchen, no restroom, no business just storage for his personal stuff.

Chair Fox called for any interested parties on behalf of Variance #2020-10. Secretary Pranger informed the board she notified all adjoining parties and three of five returned with no comment. No interested parties in attendance.

Member Morris asked if the building has to be this large. Mr. Hartman stated he is a car collector and at any given time he could have from 10 to 20 cars along with boats, trailers and other toys to store.

Chair Fox asked about the lay out of the building and why it wasn't laid out length wise. Mr. Hartman stated there is a low area located in the front corner and he didn't want to have to bring fill in, he also felt it would make the lot less attractive to a future buyer and the layout leaves plenty of room for a home.

The board then discussed the setback from the road and blocking the Ritchie's view. Mr. Hartman originally set the building 60' back from the road. The board would rather see the building road setback to be 80'. After some discussion the board stated they want the road setback to be 80' if Mr. Hartman meets with Mr. Ritchie and he agrees to a 60' setback and brings in a signed statement from Mr. Ritchie then he may build at the 60' setback.

There being no further discussion Chair Fox called for motion. Member Tatman made a motion to approve Variance #2020-10 with an 80' road setback unless a signed statement is brought in from Mr. Ritchie approving the 60' road setback and also no business use, no living quarters, no restroom. Second by Member Morris. All in favor-aye. Motion Carried.

Variance #2020-11

Eric Walter, 685 Spring Beach Road, Rome City, IN 46784 is requesting a variance for relief from the Rome City Unified Development Code, Article 2.10 Single Family Residential District Development Standards for Accessory Structures; minimum side yard setback requirement of 10' down to 7'8" on the east side of Lot 7 in Sylvan Lake Addition. This variance will allow for the construction of a 30' x 24' attached garage.

Member Christine Coe stated she will be abstaining from the vote on this petition as she is an adjoining owner on the east side.

Chair Fox called for the Walter's to present their petition to the board. Mr. Walter presented pictures and a survey to the board. Mr. Walter's informed the board they would like to add on a garage to the east side of the house. The house is on a hill and in the wintertime, it becomes very slippery and they are fallen several times getting in and out of their cars. They would like to attach the garage to house to access their cars from inside. Member Tatman asked about the

number of doors? Mr. Walter stated it will be a 2-car garage with one garage door and one-man door. Member Morris asked about the exterior of the addition. Mr. Walter stated it will match the house vinyl siding and shingle roof. Chair Fox called for interested parties on behalf of Variance #2020-11 Mr. James Coe, adjoining owner on the east side, stated he would like to see the addition added to the survey to get an exact dimension on the side yard setback. Mr. Coe stated he believes they would actually meet the setback if the addition had been drawn on the survey and the side setback line had been measured straight instead of at an angle. Mr. Coe noted he would like the 10' setback requirement be adhered to. Mrs. Christine Coe stated her concern as this is the side their bedroom is located and the Walter's reduction in the side yard setback will require the Coe's to have a higher setback than 7' it would go to the 10' setback. This will reduce the size of an addition to their home if they choose to build. There were no other interested parties in attendance and Secretary Pranger informed the board she notified all adjoining owners and five out of the seven returned with no comments. Member Morris suggested the Walter's contact Randy Sexton, their surveyor and have him add the garage addition and measure straight instead of an angle. If the new survey shows the needed setback, they need to submit the survey to the Town Manager and get a building permit. If they do not have the necessary setback, they can come back to the June 18th meeting and ask for the variance. Member Morris made a motion to table Variance #2020-11 until the June 18th meeting. Second by Member Tatman. All in favor-aye. Motion carried.

Variance #2020-12

Ronald and Teresa Gremaux, 1370 Eastgate Drive, Kendallville, IN 46755, requesting a variance for relief from the Rome City Unified Development Code, Article 2.12 Lake Residential Development Standards, Lake yard Accessory structure setback requirement of twenty-five feet down to twenty-three feet and for relief from Side yard, Accessory structure, setback requirement of seven feet down to 3'5" for the construction of a 7'x14' deck on the Southwest corner of Lot 2 in Gremaux Addition to Eastgate on Sylvan Lake.

The petition, legal description, plot plan and variance are on file and may be examined at the Rome City Town Hall or www.townofromecity.org. All interested parties should attend to voice their opinion, however due to the Co-Vid 19 virus we encourage them to mail letters to P.O. Box 338, email lapranger@romecity-in.org or drop a letter in the drop box at the Rome City Town Hall prior to or at the meeting. If the State of Indiana is still under quarantine, please call the Town Manager at 260-854-2412 for further information on the live streaming of the public hearing and or a special meeting time per petition to limit the number of persons allowed in the town hall, access to attend the meeting will require all persons to wear a mask. Member Friskney abstained from Variance #2020-12 as he is an adjoining owner on the east side of the property. Chair Fox called for Mr. Gremaux to present his case to the board. Mr. Gremaux informed the board he built his home two years ago and since then they have decided they would like more deck space on the south side. Within the last year Mr. Gremaux and his Neighbor Mr. Baker went together and purchased the lot between their properties. They split the lot down the center, and each took half. The lot they purchased was 95% in the flood plain. Mr. Gremaux stated he will just be using it as a side lot never to built upon. Therefore, the addition to his deck will block no ones view as he owns the lot. Member Coe asked whether the deck is at grade or a second story deck. Mr. Gremaux stated it will be on the second story. Chair Fox called for

interested parties on behalf of Variance #2020-12. No one was in attendance. Secretary Pranger informed the board she notified all adjoining owner's and received all three returned with no comments. There being no further discussion Chair Fox called for a motion. Member Tatman made a motion to approve Variance #2020-12 as presented. Second by Member Morris. All in favor-aye. Motion carries.

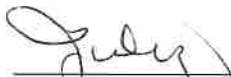
MISCELLANEOUS BUSINESS

Member Morris informed the board she will be unable to attend the August 20th meeting and asked if the board wanted to move the meeting. After some discussion Member Tatman made a motion to move the August meeting back one week to August 27th at the same time. Second by Member Coe. All in favor. Motion Carried.

Secretary Pranger stated she is still working on the UDO updates.

Next Meeting: June 18, 2020 at 7:00 p.m.

There being no further business Member Tatman made a motion to adjourn the meeting at 7:59 p.m. Second by Member Friskney. All in favor-aye. Motion Carried.



Judy Fox, Chair BZA

Attest: 

Leigh A. Pranger, Secretary