

MAYOR JEFF LANIGAN  
Mayor



26-003  
MARK DOMENICO  
Director

## DEPARTMENT OF CODE ENFORCEMENT

ROME CITY HALL, 198 N. WASHINGTON STREET

ROME, NEW YORK 13440-5815

Telephone: (315) 339-7642 Fax: (315) 339-7638

[www.romenewyork.com](http://www.romenewyork.com)

Notice of Denial of a Building Permit

Date: 2/5/2026

### 1. Applicant

- a. Name: Adam Ventura
- b. Address: 5292 White Rd
- c. Telephone: 607-744-0590
- d. Interest in Premises: Owner
- e. Email: aj.ventural5@gmail.com

### 2. Property description

- a. Address: same
- b. Zone District: AG
- c. Current use of property: single family
- d. Zoning standing : conforming
- e. Tax id: 186.000-1-11.2

### 3. Type of Action Requested- Area Variance

Reason for Denial- The applicant is seeking to construct a 40'x 64' Pole Barn garage which will exceed the allowable footprint size.

Reason for Denial- The new Pole Barn garage will exceed the maximum size allowed.

Existing house footprint= 1280 sqft

Existing shed footprint = 192 sqft

Proposed pole barn 2560 sqft.

This will result in a total accessory building of 692 sqft over the allowable.

Applicable Zoning Code Section

Rome Zoning Code Sec. 80-13.2. - Accessory structures and uses.

vi. The footprint of a detached accessory structure cannot exceed the footprint of the principal building, which is measured as the square footage of the building footprint that is roofed. This limitation does not apply to agricultural accessory structures for a lot in agricultural use such as barns and silos.

# CITY OF ROME ZONING BOARD OF APPEALS

## Area Variance Application

IN THE MATTER OF THE APPEAL, OF ADAM & JESSICA YENDLA, Appellant (s):  
for an Area Variance pursuant to Article VIII, Section 56 (b) of the Code of Ordinances of the City of  
Rome, Chapter 80 and Article 5-A, Section 81-b of the New York State General City Law

TO THE CITY OF ROME ZONING BOARD OF APPEALS:

**SECTION I** (SECTION I TO BE COMPLETED BY ZONING OFFICER AND REVIEWED BY APPLICANT):

- A. The appellant (s) hereby appeals to the Zoning Board of Appeals of the City of Rome, New York from a determination of the Zoning Officer who, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, did deny the application of the Appellant, said application affecting property at \_\_\_\_\_ in a \_\_\_\_ zoning district, in the City of Rome, and having been submitted to the Zoning Officer for the purpose of

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

that such application was denied by the Zoning Officer insofar as it contained a proposed use not permitted or authorized and constituting a violation of Section \_\_\_\_\_, Schedule \_\_\_\_\_ of the Rome Code of Ordinances, Chapter 80.

- B. Area Variance Standard: Appellant recognizes that, pursuant to Article 5-A of the General City Law, §81-b(4), the Zoning Board of Appeals shall take into consideration the benefit to the appellant if the Area Variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Zoning Board of Appeals shall also consider:

(i) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

(ii) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

(iii) whether the requested area variance is substantial;

(iv) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

(v) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

The Appellant recognizes that the Zoning Board of Appeals, in the granting of Area Variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community by such conditions as it may deem reasonable under the circumstances.

**SECTION II** (SECTION II TO BE COMPLETED BY APPELLANT (S)---attach additional sheets and/or addendums as necessary)

\* It may be in your best interest to seek the assistance of an attorney in filling out this Section.

\*\*Explanatory Note(s) are for the sole purpose of helping you, as Appellant, understand the requirements necessary to obtain the Variance and shall not have any significance to your application or any denial thereof. These Notes are not intended as legal advice, nor are they to be relied on as the current state of the law.

- A. Having fully reviewed the above requirements for the granting of an Area Variance, I hereby request such Area Variance in order to supersede the determination of the Zoning Officer denying my application for the following reasons (complete each paragraph below):

Note: In making application to the Zoning Board of Appeals for an Area Variance, the Zoning Board of Appeals must take into consideration the benefit of the Area Variance to the Appellant and weigh it against the detriment to the community. In weighing said factors, the Zoning Board of Appeals must consider the five factors enumerated above. The Appellant requests the variance and presents information to substantiate the variance; however, it is the job of the Zoning Board to implement the test.

- (i) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the Area Variance;

GRANTING THIS VARIANCE WOULD NOT PRODUCE UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD. THE PROPOSED POLE BARN WOULD NOT BE VISIBLE TO ANY NEIGHBORS, AND THE SCALE WOULD BE EQUIVALENT TO THAT OF A NEIGHBOR'S POLE BARN. NO ADJACENT PROPERTY OWNERS HAVE EXPRESSED ANY CONCERN OR OBJECTION TO PROPOSED BUILDING AND THEY ARE ALL AWARE OF THE BUILDING PLANS. THE PROPOSED POLE BARN IS AT THE END OF A DEAD END ROAD AND WILL NOT CREATE A DETRIMENT TO NEARBY PROPERTIES.

- (ii) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

THE BENEFIT OF THE POLE BARN IS TO PROVIDE STORAGE FOR OUR TRACTOR, RV AND VEHICLES, AND COULD NOT BE ACHIEVED BY SOME OTHER METHOD. DUE TO WHAT WE'D LIKE TO STORE, A SMALLER STRUCTURE WOULD BE UNDERSIZED, AND WE HAVE NO OTHER PRACTICAL PLACE TO BUILD IT WITHOUT REQUIRING A VARIANCE.

(iii) whether the requested area variance is substantial;

THE REQUESTED VARIANCE IS NOT SUBSTANTIAL WHEN VIEWED IN THE CONTEXT OF THE NEIGHBORHOOD. THE DEVIATION FROM CODE IS MINIMAL IN SCOPE, AND WILL NOT AFFECT ANY NEIGHBORS OR ADJACENT LOTS. PROPOSE STRUCTURE IS OFFSET FROM THE ROAD, IS AT A DEAD END, A COUPLE ACRES AWAY FROM ANY NEIGHBOR'S PARCELS, AND NOT VISIBLE TO ANYONE EXCEPT US.

(iv) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS OF THE NEIGHBORHOOD OR DISTRICT. THE CONSTRUCTION WILL BE PROFESSIONALLY DONE, WILL BE AESTHETICALLY PLEASING, AND WILL EMPLOY THE STANDARD BEST MANAGEMENT PRACTICES FOR EROSION AND STORMWATER RUNOFF. THE PROJECT WILL CONNECT TO EXISTING UTILITY SERVICES, AND OVERALL CHANGE WILL NOT CREATE AN UNDOE BURDEN ON LOCAL DRAINAGE OR INFRASTRUCTURE.

(v) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

THE DIFFICULTY IS SELF-CREATED IN THE SENSE THAT WE HAVE CHOSEN TO BUILD AN ACCESSORY STRUCTURE OF A SPECIFIC SIZE TO MEET OUR NEEDS. HOWEVER, THIS CHOICE WAS DRIVEN BY A REASONABLE DESIRE BASED ON THE SIZE OF A NEIGHBOR'S ACCESSORY STRUCTURE, AND OUR PRIVATE LOCATION. GRANTING A VARIANCE IN THIS CASE WOULD PROVIDE NO DETRIMENT TO THE COMMUNITY.

B. I hereby attest that no previous appeal has been made for the Area Variance requested herein.

Sworn to before me this 12<sup>th</sup> Day of February, 2026.

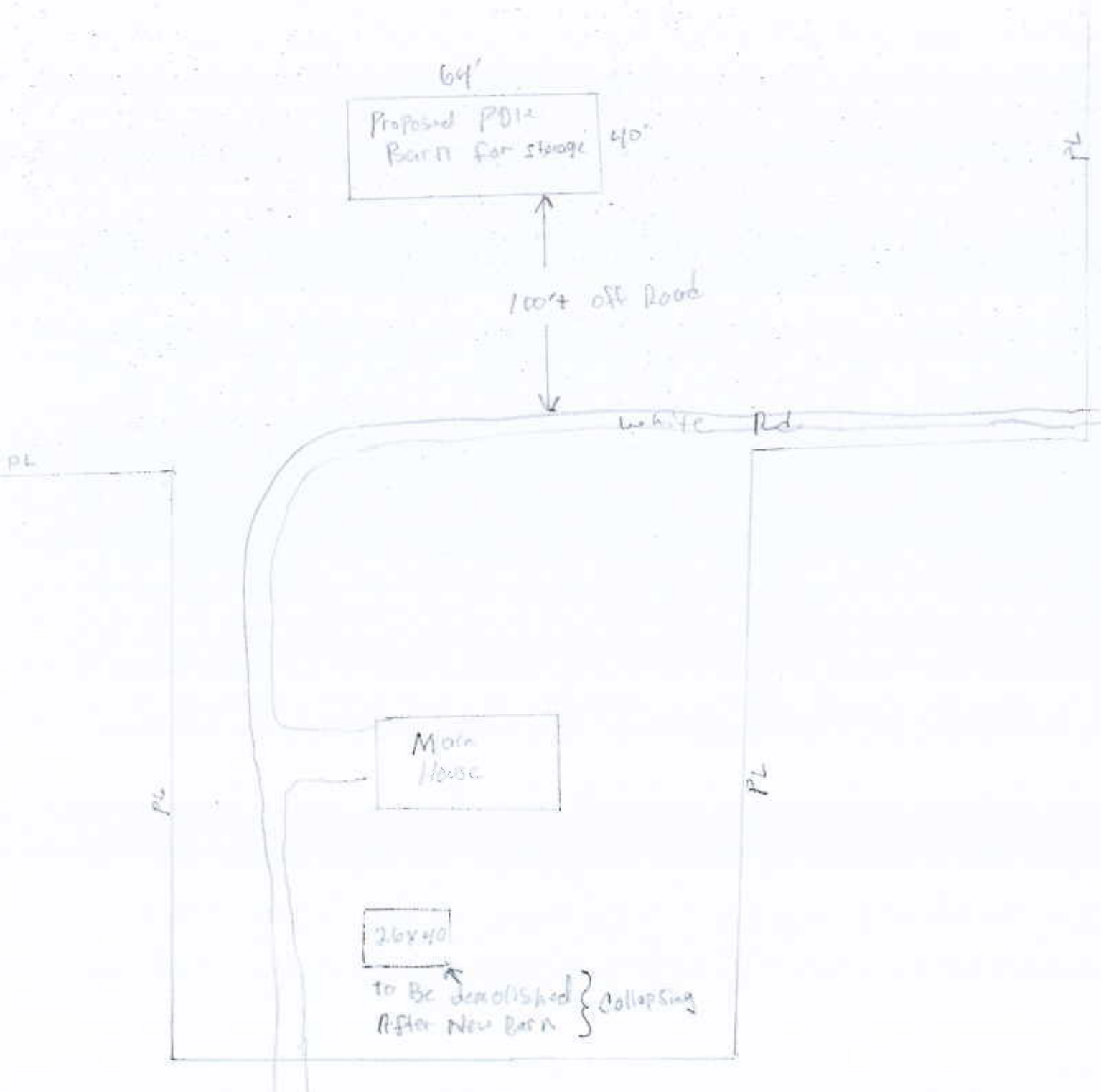
Katelyn M Swett  
Notary Public

Jessica Kent  
Appellant

**KATELYN M SWETT**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01SW0006936  
Qualified in Oneida County  
My Commission Expires 5-4-2027

5292 White Rd.  
24.41 acres

186.000-1-11-2





5292 White Rd.

HERE, Garmin, INCREMENT P, NGA, USGS | Source: Esri, Vantor, Earthstar Geographics, IGN, and the GIS Use...

esri