

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the City of Rome, NY will hold a pre-meeting on **July 1, 2026 at 6:00 PM**, in the Caucus Room, and hold a public hearing in the Common Council Chambers, second floor, City Hall, 198 N. Washington St., Rome, New York, 13440, on **July 1, 2026 at 6:30 PM** on the following at which time all interested persons will be heard.

Appellant(s) and other interested persons should be aware that although a transcript of such proceedings will be mechanically reproduced, said zoning board of appeals will not guarantee the accuracy or quality thereof such that any interested parties should not rely thereupon for the purpose of any appeal but rather should make alternate provisions for stenographic services, mechanical recordings, or accurate note taking.

Meeting materials including applications and supporting documentation can be found on the following webpage: <https://romenewyork.com/zoning-board-of-appeals/>.

TO LIVE STREAM THE MEETING OF THE ZONING BOARD OF APPEALS ONLINE, PLEASE VISIT <https://romenewyork.com/zoning-board-of-appeals/> AT 6:30 P.M. ON THE DAY OF THE MEETING.

All members of the public wishing to comment in writing regarding an item on the agenda should do so in writing to agoodrich@romecitygov.com no later than 24 hours prior to the public hearing. All comments received will be read into the public record during the public hearing.

Legal Ad in the Rome Sentinel:
June 12, 2026

The Agenda for the meeting consists of the following items:

(26-009) Wayne & Jaime Morse, owner of 6760 S James St, is seeking to remove an existing 6' high fence and replace it with an 8' (96") high fence.

Area Variance RR *Rome Zoning Code Sec. 80-13.2 Accessory structures & uses.*

(k) ii. Fence Height

a. *Residential districts. Fences are permitted in all yards and are subject to the following maximum heights, unless any state or local code, or a specific regulation of this zoning code, requires a taller height.*

(2) Interior lot—Interior side yard: 72 inches.

(4) All lots—Rear yard: 72 inches.

(26-010) Indus Hospitality Group (John Ott), owner/owner's rep of parcel #243.000-1-1.2 (Geiger Rd/Hill Rd), is seeking to construct a 4 story Home 2 Suites Hotel at 55' +/- in height. This will exceed the allowable maximum building height by 20' +/- and 1 story.

Area Variance GB-SC *Rome Zoning Code Section 80-8.4 Dimensional Standards, Table 80-8.2 GB District Dimensional Standards, GB-SC Maximum Building Height 35' and 3 stories.*

(26-011) Indus Hospitality Group (John Ott), owner/owner's rep of parcel #243.000-1-1.2 (Geiger Rd/Hill Rd), is seeking to construct a 4 story Woodspring Suites Hotel at 48' +/- in height. This will exceed the allowable maximum building height by 13' +/- and 1 story.

Area Variance GB-SC *Rome Zoning Code Section 80-8.4 Dimensional Standards, Table 80-8.2 GB District Dimensional Standards, GB-SC Maximum Building Height 35' and 3 stories.*

(26-012) Ace Place Realty Corp, owner of 8105 Pinebrook Ln, is seeking to adjust an interior lot line which will reduce the pre-existing non-conforming side yard setback from 23'-0" to 19.7'.

Area Variance AG *Rome Code Section 80-5.3, Table 80-5-1, AG Minimum Interior Side - 30'.*

(26-013) David Martin, owner of 6545 Fairview Ln, is seeking to install a 9'-0" deep x 18'-0" wide open-air deck in the front yard of the existing property.

Area Variance R1-8 *Rome Code Section 13, Table 80-13-1 permitted encroachments. Decks are prohibited in a front yard.*

(26-014) Jon Francescone, owner of 311 S Doxtator Ave, is seeking to construct a 24' x 25' warehouse.

Use Variance C2 *Rome Zoning Code Section 80-12.2, Use Matrix, Table 80-12.1 Use, Warehouse, is listed as a prohibited use.*

(26-015) Jon Francescone, owner of 311 S Doxtator Ave, is seeking to construct a gravel driveway.

Area Variance C2 *Rome Code Section 80-14.6, Design of Parking Facilities, (e) Surfacing. All parking lots must be surfaced with a durable all-weather material, such as asphalt, concrete, turfstone, or other product, as approved by the codes enforcement officer or, if site-plan review is required, by the planning board. Pervious paving may be allowed, subject to permission by the codes enforcement officer or, if site-plan review is required, by the planning board.*

