

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 **September 2, 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 **September 2, 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:
August 20, 2026

The Agenda for the meeting consists of the following items:

TABLED (26-017) Robert Pearson, owner of 503 Williams St, removed an existing shed (8'x10') due to a structural failure and had replaced it with a larger (10'x10') and higher shed. The existing shed was within the 5' sideyard setback and is considered a lawful pre-existing non-conforming installation. The new shed has been placed in the approximate same location, however, there has been an increase to the prior non-compliance features in both the building footprint size and building height.

Area Variance	R2	<i>Rome Zoning Code Sec. 80-20.3.-Non-conforming structure</i>
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(e)Damage or destruction.

- i. In the event that a nonconforming structure is damaged or destroyed by the fault of the property owner or tenant, the structure, as restored or repaired, must be rebuilt to comply with all requirements of this code.
- ii. In the event that any nonconforming structure is damaged or destroyed by fire, structural failure, wind, explosion, or other natural cause, it may be repaired or rebuilt to the same size and dimension as previously existed, provided that a building permit is obtained within one year following the damage or destruction.

(26-019) Sandra Minsaas Irrevocable Trust, owner of 630 Woodland Ave, is seeking to remove an existing concrete sidewalk and increase the width of the existing driveway. This will result in a total overall width of the driveway at 24'-3".

Area Variance RP *Rome Code Section 80-14.7, Driveway Design*

(a) Single-family detached and two-family dwelling driveways.

i. A residential driveway that provides access to a detached or attached garage is limited to a maximum width of 12 feet. A driveway apron, the width of the garage, as measured from the garage walls, is permitted to extend for a distance (depth) of 25 feet as measured perpendicular from the garage doors before tapering back at an angle of no more than 45 degrees to the required driveway width for access to the additional spaces. If the distance from the additional depth to the lot line is 15 feet or less, tapering is not required.

Sec. 80-14.5 – Location of vehicle parking spaces.

(a) Residential uses.

ii. For single-family (detached and attached) and two-family dwellings, required vehicle parking spaces are permitted in private driveways, but must not encroach onto the public right-of-way.

(26-020) Carl DeWire, owner of 8110 Passer Rd, is seeking to construct a detached accessory dwelling unit.

Special Use Permit AA *Rome Code Section 80-12.2 Use Matrix*
Dwelling, accessory dwelling unit, list AA as a Special Use Permit.

(26-021) Carl DeWire, owner of 8110 Passer Rd, is seeking to construct a detached accessory dwelling unit that exceeds the allowable size. The maximum allowable building size is 702 sqft.

Area Variance AA *Rome Code Section 80-12.3-Principal Use Standards*

(k) Dwelling, accessory dwelling unit.

iii. An accessory dwelling unit may not exceed a gross floor area of 60 percent of the gross floor area of the principal dwelling or 1,800 square feet, whichever is less.

(26-022) Gail Williamson, owner of 709 Croton St, is seeking to construct an 8' (96 inch) high fence on the interior side yard.

Area Variance R-2 Rome Zoning Code Section 80-132 – Accessory Structures and 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.

