

PLYMOUTH BOARD OF ZONING APPEALS
JUNE 3, 2020

The Plymouth Board of Zoning Appeals met in regular session at 124 North Michigan Street, Plymouth, Indiana on June 3, 2020 at 8:09 p.m. Board President Art Jacobs called the meeting to order for members Mark Gidley, Alan Selge, Linda Secor, and Fred Webster. Board Members Keith Wickens and John Yadon were absent.

Board Members Selge and Gidley moved and seconded to approve the minutes of last regular meeting of May 12, 2020, as presented. The motion carried.

The following legal notice was advertised in the Pilot News on May 22, 2020:

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Legals

NOTICE OF
PUBLIC HEARING

The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a public hearing on June 3, 2020 at 7:30 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters:

BZA 2020-04: Roger M. Galeano, abn, 315 Gilmore St., Plymouth, IN 46563: A Variance of Development Standards to allow a rear setback of three (3) feet instead of the required rear setback of fifteen (15) feet to construct a deck at parcel 50-32-93-102-057.000-019 located at 411 E. Washington ST., Plymouth, IN 46563, zoned R-3, Traditional Residential District.

May 22, 2020 PLY312201 hpjwpxp

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Plan Consultant Ralph Booker reviewed the findings of fact and the request from the applicant. Booker read aloud the letter in the application:

05-08-20.

To: city of Plymouth, (Board of zoning)

I'm writing you this letter to inform you or let you know about the need we have to build a deck behind our house. we are hoping that you approve this project so we can keep continue improving values to our house & the neighborhood. Thank you for continue working hard for our community of Plymouth!!

Roger M Galeano
411 E. Washington St
Plymouth IN 46563.
574-341-0503.

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Booker noted that there is an existing concrete slab, which is where the applicant would like to build the deck. There is an existing white vinyl fence between the applicant's backyard and the next-door neighbor.

Applicant, Roger Galeano, attended the meeting remotely via phone. Gidley asked how far the concrete slab is from the backyard fence. Galeano said there is about 4.5 feet between the concrete and the fence. He does plan to have the deck the same size as the existing concrete slab in terms of not going beyond the concrete on the north side of the house. He does plan to move the deck out towards the east so that it lines up with the house.

Board Members Selge and Gidley moved and seconded to open the public hearing. The motion carried.

There were no comments from the public. Galeano thanked for the board for the opportunity and said that he would like to add value and beauty to his home.

Board Members Selge and Gidley moved and seconded to close the public hearing. The motion carried.

Motion: Approve variance application as presented.
Moved by Gidley, **Seconded by** Webster.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Gidley, Selge, Secor, Webster, Jacobs.

Building Commissioner Hammonds notified the board that he did send a certified letter to the applicant/owner at 1220 Lincolnway East concerning the 60-day deadline to comply with his variance of use or the property will revert back to single-family residential. The owner did sign for the certified letter on May 19 so he will have until July 19 to comply. Hammonds has not yet heard from the owner regarding the letter or permits to begin work on the property.

Board Members Selge and Webster moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 8:23 p.m.



Abby Collins – Recording Secretary