

Town of Griffith
Board of Zoning Appeals
January 25, 2017

The Board of Zoning Appeals meeting was called to order at 6:00 p.m. by Chairman John Mowery with members Carl Kus, Ray Elbaor, and Danielle Carlson. Also present was Town Attorney; Bob Schwerd, and Town Council Liaison; Larry Ballah. Absent was Tom Wichlinski and Building Commissioner; Steve McDermott.

ELECTION OF OFFICERS

Mr. Kus made a motion that all members shall retain their current positions **seconded by Mr. Elbaor**. Mr. Mowery; Chairman, Mr. Kus; Vice Chairman and Secretary; Tom Wichlinski. **All favored, motion carried.**

The minutes from the December 28, 2016 Board of Zoning Appeals meeting were approved as written.

OLD BUSINESS

Item #1 Jonathan Farina; 2055 W. Glen Park Ave. Public Hearing on a Special Use Variance to open a tattoo/piercing salon. Zoned B3; General Business.

Mr. Farina appeared before the Board. Mr. Mowery asked Mr. Schwerd if proof of publication and certified mailings were in order. Mr. Schwerd stated all legal requirements were sufficient. Mr. Mowery then opened up the Public Hearing portion of the meeting. Mr. Farina stated he would like to open a tattoo/piercing salon. The shop will also offer tattoo removal. Mr. Mowery asked if the same type of business was previously located at the same address. Mr. Farina stated that was correct. Mr. Kevin Judge; Schererville spoke in favor of the business. Mr. Kus asked the petitioner if he will take over 2 units. Mr. Farina stated that is a possibility. Mr. Kus asked if there would be a door between the common wall to adjoin the two spaces. Mr. Farina stated the landlord will provide the access if they decide to move forward with expanding. Mr. Kus asked Mr. Schwerd if both addresses should be included in the motion. Mr. Schwerd stated that would be acceptable. If both addresses are not needed, it is not a problem. If the variance is not used, it will expire after a year's time. Mr. Mowery asked for the address of the unit in question. Mrs. Farina believed it to be 2053 W. Glen Park. No further remonstrators appeared before the Board. Mr. Mowery then closed the Public Hearing portion of the meeting. **Mr. Kus made a favorable recommendation** on a Special Use Variance to Jonathan Farina to open a tattoo/piercing salon at 2055 W. Glen Park Ave. and 2053 W. Glen Park Ave., if needed **seconded by Mrs. Carlson**. Mr. Schwerd clarified that the variance goes with the petitioner and not the address. **All favored, motion carried. Mr. Kus made a motion** for preparation of Findings of Fact and granting Mr. Mowery permission to sign the findings on behalf of the Board **seconded by Mrs. Carlson. All favored, motion carried.**

NEW BUSINESS

None.

COMMUNICATIONS

Item #1 Bilal Bondokji; 305 W. Ridge Rd. Petition wants to add UHaul & Car Dealership to his current location (gas station). Seeking feedback from the Board.

Mr. Bilal Bondokji appeared before the Board. Mr. Bondokji stated he has recently opened the gas station/convenience store at 305 W. Ridge Rd. and is seeking permission to rent UHaul trucks out of the same location. Mr. Mowery explained that another business owner recently requested the same thing from the Board, and was denied. Mr. Mowery continued in stating the UHaul rental business is not a desirable

business for Ridge Road. Mr. Bondokji stated if he cannot add UHaul to his business, the gas station will not survive and will have to be closed down again. Mr. Mowery stated the Board is aware of the struggle. Mr. Mowery suggested Mr. Bondokji consider the information given and contact the Building Department if deciding to go thru with the proposal and request a Public Hearing at the February meeting. Mr. Bonkokji understood.

BILLS AND EXPENDITURES

Mr. Kus made a motion to approve a claim for the meeting held December 28, 2016 in the amount of \$35.00 *seconded by Mr. Elbaor. All favored, motion carried.*

ADJOURNMENT

There being no further business to come before the Board of Zoning Appeals a motion was made and seconded to adjourn. The meeting was adjourned at 6:25 p.m.

Respectfully Submitted

Tom Wichlinski, Secretary

Veronica L. Horka, Recording Secretary