

Town of Griffith
Board of Zoning Appeals
November 30, 2016

The Board of Zoning Appeals meeting was called to order at 7:00p.m. by Chairman John Mowery with members Carl Kus, and Tom Wichlinski. Also present was Town Attorney; Brent Torrenga, Town Council Liaison; Larry Ballah and Building Commissioner; Steve McDermott. Absent were members Ray Elbaor and Eddie Gonzalez.

The minutes from the October 26, 2016 Board of Zoning Appeals meeting were approved as written.

OLD BUSINESS

Item #1 John & Nancy Werkowski; 438 S. Broad St. A Public Hearing on a Developmental Variance with respect to the size of an accessory structure.

Mr. John Werkowski appeared before the Board. Mr. Mowery asked if proof of publication and mailings were in order. Mr. Torrenga stated there are a few green cards missing. They should be submitted to the Building Department if/when they are received, but all legal requirements were in order. Mr. Mowery then opened the Public Hearing. Mr. Werkowski stated he would like to expand his garage by 14' to accommodate 2 additional vehicles. The addition will not be visible from the street. Mr. Mowery then asked if the addition was only on the west side of the property. Mr. Werkowski stated that was correct and added that there wouldn't be any difference in height. No remonstrators appeared before the Board. Mr. Kus asked if there would be an opening in the west wall. Mr. Werkowski stated it would be a solid wall. Mr. Mowery then closed the Public Hearing portion of the meeting. ***Mr. Kus made a motion*** granting John & Nancy Werkowski; 438 S. Broad St. a Developmental Variance of 168 square feet with respect to the size of an accessory structure ***seconded by Mr. Wichlinski. All favored, motion carried.***

NEW BUSINESS

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

Mr. John Farina appeared before the Board. Mr. Farina stated he would like to open a tattoo/piercing salon. Mr. Mowery asked if the location was previously used as a tattoo shop. Mr. Farina stated that was correct, and added that he would like to rent one additional unit. Mr. Farina added that he will also offer all natural tattoo removal. ***Mr. Kus made a motion*** granting Mr. Farina permission to advertise for a Public Hearing (meeting date 12/28/2016) ***seconded by Mr. Wichlinski. All favored, motion carried.***

Item #2 Nick Oner; 1581 N. Cline Ave. Requesting permission for a Public Hearing on a Special Use Variance to sell motor vehicles to support business. Zoned B3; General Business.

Mr. Oner appeared before the Board. Mr. Oner stated his father owns/operates the current business (Quality First Auto), he would now like to add vehicle sales. Mr. Oner expects to sell 4-6 vehicles a month. Mr. Mowery explained that a Public Hearing is necessary. Mr. Torrenga asked that the application, once received, should be sent to his office for review. ***Mr. Wichlinski made a motion*** of officially add Mr. Oner to the BZA agenda ***seconded by Mr. Kus. All favored, motion carried.***

Mr. Wichlinski asked if vehicle repairs are done at the same location. Mr. Oner stated that was correct. ***Mr. Wichlinski made a motion*** granting Nick Oner, 1581 N. Cline Ave. permission for a Public Hearing on a Special Use Variance to sell motor vehicles ***seconded by Mr. Kus. All favored, motion carried.***

COMMUNICATIONS

Mr. Mowery stated the Board has received a letter of resignation from Board Member, Eddie Gonzalez, effective immediately.

BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the meeting held October 26, 2016 in the amount of \$35.00 *seconded by Mr. Kus. 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 7:31 p.m.

Respectfully Submitted

Tom Wichlinski, Secretary

Veronica L. Horka, Recording Secretary