

Town of Griffith
Board of Zoning Appeals
February 21, 2022

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

The minutes from the December 20, 2021 meeting were approved as written.

ELECTION OF OFFICERS

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

OLD BUSINESS

Item #1 Tony Terzarial; 1215 E Elm. Public Hearing for a developmental standards variance for a 19' front and 10' rear setback.
Mr. Tony Terzarial appeared before the board. Mr. Terzarial explained that he currently owns the lot at 1215 E Elm and plans to build a duplex there. Mr. Terzarial stated he is looking for a 19' front yard setback and a 10' rear yard setback. Mr. Mowery then asked what the lot dimensions are. Mr. Terzarial stated it was 138' wide by 80' deep. Mr. Mowery then opened up the public hearing portion of the meeting. Mr. Chad Kurgan; 430 N Colfax St., asked why a duplex, if there are plans to rent the units, and will a fence be put up? Mr. Terzarial explained that he intends to sell the units, not rent, and that they both will be three bed, two and a half bath, two car garage units with full basements. Mr. Kurgan asked if there were any renderings. Mr. Terzarial stated he had a layout but no images and proceeded to show Mr. Kurgan. Mr. Terzarial explained they intend to possibly put a wood fence up, not pvc though. Mr. Kurgan asked about trees damaged form a fire in the area and the plan to address them. Mr. Terzarial explained they will be assessing them and may cut some down. Mr. Kurgan did not state a for or against on the matter. With all mailings in order and no further remonstrators present Mr. Mowery closed the public hearing. Mr. Wichlinski then asked where the fence would be placed. Mr. Terzarial stated on the east and west and around the property, depending on cost.

Mr. Wichlinski made a motion granting a favorable recommendation to Tony Terzarial; 1215 E Elm., for a developmental standards variance for a 19' front and 10' rear setback *seconded by Mr. Kus*. *All favored, motion carried.* *Mr. Kus made a motion* for Attorney Schwerd to prepare findings of fact and for Mr. Mowery to sign them when complete *seconded by Mr. Wichlinski*. *All favored, motion carried.*

NEW BUSINESS

None.

COMMUNICATIONS

None.

BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the meeting held December 20, 2021 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 6:12p.m.

Respectfully Submitted



Tom Wichlinski, Secretary



Aubrey R. Stegall, Recording Secretary