

Town of Griffith
Board of Zoning Appeals
August 15, 2022

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

The minutes from the April 18, 2022, meeting were approved as written.

Mr. Mowery announced the recent passing of one of the board members, Mr. Ray Elbaor.

OLD BUSINESS

None.

NEW BUSINESS

Item #1 Midwest Motor LLC; 510 E Ridge Rd., Public Hearing for a Use Variance to sell used cars.

The petitioner was not present. Mr. Mowery explained that the Public Hearing can not be held at this time due to the incorrect date being advertised for the Public Hearing in the newspaper publication.

Item #2 R+I industries Inc; 1215 E Elm St., Public Hearing for a Developmental Standards Variance for a 19.5' front and 12.5' rear setback.

Mr. Rich Clousing appeared before the board. Mr. Clousing explained he is requesting a 19.5' front yard setback and a 12.5' rear yard setback. Mr. Mowery asked if the structure would be facing Elm Street. Mr. Clousing stated yes. Mr. Mowery asked Attorney Bob Schwerd if everything was in order for the Public Hearing. Mr. Schwerd stated it was. Mr. Mowery then opened the Public Hearing portion of the meeting. Mr. Clousing explained the lot was recently rezoned as the previous owners also approached the BZA for developmental variances to build a duplex, this proposal is smaller than the original one presented back when the property was rezoned for development. Mr. Mowery asked if anyone was present to speak for or against. Ms. Paula Govert, 1209 E Elm St., Ms. Govert asked how close the structure will be to the property line. Mr. Clousing stated it will be 30 feet off the property line. Mr. McDermott explained the setbacks allotted for in the zoning district are a 30' setback in front with a rear setback of 35', whereas Mr. Clousing's setbacks will be 19.5' in front and 12.5' in the rear. Mr. Kus asked if it was a duplex that was being constructed and why a duplex as opposed to single-family home. Mr. Clousing explained it was already zoned for a multiunit and the construction costs are more affordable. With no one to speak for or against, the Public Hearing was closed. *Mr. Wichlinski made a motion* granting to R+T Industries; 1215 E Elm St., a developmental standards variance for a 19.5' front setback and 12.5' rear setback *seconded by Ms. Rivas. 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.*

COMMUNICATIONS

None.

BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the meeting held April 18, 2022, in the amount of \$35.00 *seconded by Ms. Rivas. 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