

Town of Griffith
Board of Zoning Appeals
September 24, 2014

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

The minutes of the August 27, 2014 Board of Zoning Appeals meeting were approved as written.

OLD BUSINESS

Item #1 Medellin Art Company, LLC by Damien Medellin re: 840 N. Elmer; a Public Hearing with respect to a Special Use to operate a Tattoo Shop. The Public Hearing will not take place, no further contact from petitioner.

Mr. Andonov stated he has not had any further communication with the petitioner. ***Mr. Wichlinski made a motion*** to continue Medellin Art Company, LLC by Damien Medellin re: 840 N. Elmer to the October 22, 2014 meeting ***seconded by Mr. Gonzalez. All favored, motion carried.***

NEW BUSINESS

Item #1 New Supplies, Inc. 211 West Main by Roger and/or Mike Aurelio; requesting permission for a Public Hearing on a Developmental Variance with respect to allowable signage in an industrial district. Town Code Section 86-231(b)(1).

Mr. Mike Aurelio appeared before the Board. Mr. Aurelio proposed a new sign that will be slightly smaller than the previous Bakker Produce sign that was existing on the site. The new sign will be 60" x 32'. Mr. Elbaor asked if the sign will be back lit. Mr. Aurelio stated it would. Mr. Kus asked how much more signage is being proposed in compression to what is allowed. Mr. Andonov stated it will be 320' over the allowable size. Mr. Wichlinski asked if there will be two signs. Mr. Aurelio stated that was correct. ***Mr. Wichlinski made a motion*** granting New Supplies, Inc., 211 West Main by Roger and/or Mike Aurelio permission to advertise for a Public Hearing with respect to allowable signage in an industrial district ***seconded by Mr. Elbaor. All favored, motion carried.***

Item #2 Centier Bank: 500 N. Broad Street by Carol Highsmith; requesting permission for a Public Hearing on a Developmental Variance with respect to Lot Coverage. Town Code Section 86-76

Mr. Dave Kinel; Architect and Ms. Carol Highsmith appeared before the Board. Ms. Highsmith stated the building was constructed in the 70's and there is now an issue with tight parking, an outdated ATM machine and other drive-up issues. Recently the Centier Bank has purchased 60' of the land to their North. With that additional 60' Centier is proposing to add parking, install and relocated a new ATM machine and add a drive-up window. Mr. Kinel explained that the Variance needed is due to the Lot Coverage. Mr. Kinel explained that there will be new landscaping and screening plantings near the residential home. Mr. Kus asked if there are plans to expand the Bank in the future. Ms. Highsmith stated there are not. Mr. Kus asked if there is a demand for the proposed third lane. Ms. Highsmith stated there is enough Bank traffic to support the addition. ***Mr. Wichlinski made a motion*** granting Centier Bank: 500 N. Broad Street by Carol

Highsmith permission to advertise for a Public Hearing on a Developmental Variance with respect to Lot Coverage *seconded by Mr. Gonzalez. All favored, motion carried.*

Item #3 Centier Bank: 500 N. Broad Street by Carol Highsmith; requesting permission for a Public Hearing on a Developmental Variance w/ respect to parking being less than 10' from the property line. Town Code Section 86-218 (f).

Mr. Dave Kinel; Architect and Ms. Carol Highsmith appeared before the Board. Mr. Kinel stated the Variance requested is due to the need for a 10' and they are proposing 7' frontage. Mr. Kinel stated there will be a hedge planting which will still allow for a good site line for traffic. **Mr. Wichlinski made a motion** granting Centier Bank: 500 N. Broad Street by Carol Highsmith permission to advertise for a Public Hearing on a Developmental Variance with respect to parking being less than 10' from the property line *seconded by Mr. Kus. All favored, motion carried.*

Item #4 Bootleg Liquors 1955-1957 West 45th Street by Brian Cook & Joe Wargo; requesting permission for a Public Hearing on a Developmental Variance with respect to allowable signage in a business district. Town Code Section 86-230 (g)(1).

Mr. Joe Wargo appeared before the Board representing Bootleg Liquors. Mr. Wargo stated the petitioner; Mr. Cook would like to install an illuminated sign. The new signage is approximately 72 square feet. At this time Mr. Wargo passed out drawings and there was discussion with the Board. **Mr. Elbaor made a motion** granting Bootleg Liquors 1955-1957 West 45th Street by Brian Cook & Joe Wargo permission to advertise for a Public Hearing on a Developmental Variance with respect to allowable signage in a business district *seconded by Mr. Wichlinski. All favored, motion carried.*

COMMUNICATIONS:

None

BILLS AND EXPENDITURES:

Mr. Wichlinski made a motion to approve a claim for the August 24, 2014 Board of Zoning Appeals minute preparation in the amount of \$35.00 *seconded by Mr. Gonzalez. 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 7:33 pm

Respectfully Submitted

Tom Wichlinski, Secretary

Veronica L. Horka, Recording Secretary