

Town of Griffith  
Board of Zoning Appeals  
March 19, 2018

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

The minutes from the February 19, 2018 Board of Zoning Appeals meeting were approved as written.

**OLD BUSINESS**

**Item #1 Ken Hay; 704 Arbogast St. Public Hearing on a Developmental Standards Variance to construct a duplex.**

Mr. Ken Hay; 1310 Trailee Ct., Dyer, appeared before the Board. Attorney Svetanoff stated proof of publication and mailings were in order contingent upon receiving the remaining certified mailing tags. Mr. Mowery then opened up the Public Hearing portion of the meeting. Mr. Hay stated the property is addressed with the county as 704 Arbogast but should be listed as 703 Arbogast. Mr. Hay continued in stating he is proposing to construct a duplex and is in need of two 7.5' Developmental Variances on the south side and north side of the property. Attorney Svetanoff stated the Board should refer to the property by its parcel number in order to eliminate any further confusion regarding the address (704 Arbogast aka **45-07-35-226-026.000-006**). Ms. Diane Carter; 645 Arbogast appeared before the Board stating her concerns with the property owner not living at the location, possible parking issues, and length of construction. Mr. Hay addressed Ms. Carter's concerns stating the property will be rented and each unit will have a driveway with a 2 car garage. In addition Mr. Hay stated the Church that previously owned the land has turned the church into a duplex. Mr. Mowery stated Ms. Carter's issues should be heard before the Plan Commission. Mr. Wichlinski asked if the existing garage on the lot will be torn down prior to construction. Mr. Hay stated it would. Mr. Wichlinski asked what the distance is from the back of the house to the rear property. Mr. Hay stated it is approximately 40'. Mr. Wichlinski asked if a fence will be built. Mr. Hay stated he does not plan to build a fence at this time. Mr. Kus asked if the houses on the block are all lined up along the same side yard that is being requested. Mr. Hay stated his proposal will be 1' further in. Mr. Mowery then closed the Public Hearing portion of the meeting. **Mr. Wichlinski made a motion** granting Ken Hay, owner of 704 Arbogast aka **45-07-35-226-026.000-006** a Developmental Standards Variance (7.5' north and south side setback) to construct a duplex **seconded by Mr. Kus. All favored, motion carried.** Mr. Hay stated he will be sure to correct the address with the County Assessor's Office.

**Mr. Wichlinski made a motion** allowing Attorney Svetanoff to prepare Findings of Fact and Mr. Mowery should sign the Findings on behalf of the Board **seconded by Mr. Kus. 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 February 19, 2018 in the amount of \$35.00 **seconded by Mrs. Carlson. 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 6:16 p.m.

Respectfully Submitted

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Tom Wichlinski, Secretary

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Veronica L. Horka, Recording Secretary