

Town of Griffith  
Board of Zoning Appeals  
July 26, 2017

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

The minutes from the May 24, 2017 Board of Zoning Appeals meeting were approved as written.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### **Item #1 912 Avenue H, LLC. Public Hearing on a Use Variance for on site equipment assembly & outdoor storage. Property is zoned I2.**

Mr. Doug Rettig, Engineer with DVG appeared before the Commission. Mr. Rettig presented a site plan and explained the petitioner's would like to construct a new building; there will be a new paved area, and the existing house will be demolished. The back area is currently gravel and will remain that way. Previously, the Board had approved outdoor product assemble for a two year time span. The petitioner would now like a dedicated area on site for modular buildings assembly. Building assembly generally takes 4 months, then they are sent off site. Mr. Nick Georgiou, business partner of 912 Avenue H, LLC, appeared before the Commission. Mr. Georgiou stated he plans to consolidate his business and relocate to 912 Avenue H. He continued in stating there will be no residual and all equipment will be stored indoors. Mr. Mowery asked Mr. Schwerd if all legal requirements were in order. Mr. Schwerd stated the proof of mailing and advertisements was in order. Mr. Mowery then opened up the Public Hearing portion of the meeting. Mr. Mowery asked if the variance requested is the same one previously granted 2 years ago. Mr. Georgiou stated this business has not been onsite before. The previous variance was granted for Petroleum Pipeline. Mr. Elbaor asked how many buildings are anticipated yearly. Mr. Georgiou stated he expects 4-6 yearly. The buildings house petroleum testing laboratories. Mr. Kus inquired about the existing buildings on site. Mr. Georgiou stated there is approximately 3,000 sq. ft. of office buildings and around 9,000 sq. ft. of warehouse. Mr. Kus then asked what the hours of operation will be. Mr. Georgiou stated they will be open Monday thru Friday 7:00 am – 5:00 pm. No remonstrators came before the Board. Mr. Mowery then closed the Public Hearing portion of the meeting. ***Mr. Kus made a motion*** granting a favorable recommendation to the Town Council for a Use Variance for onsite equipment assembly and outdoor storage ***seconded by Mr. Elbaor. All favored, motion carried. Mr. Kus made a motion*** allowing Chairman John Mowery permission to sign the Findings on behalf of the Board ***seconded by Mr. Elbaor. All favored, motion carried.***

### **Item #2 912 Avenue H, LLC. Public Hearing on a Developmental Variance for truck parking on a gravel area. Property is zoned I2.**

Mr. Doug Rettig, Engineer with DVG appeared before the Commission. Mr. Nick Georgiou, business partner of 912 Avenue H, LLC, also appeared before the Commission. Mr. Mowery asked if all legal requirements were in order. Mr. Schwerd stated the proof of mailing and advertisements was in order. Mr. Rettig stated the new parking area is asphalt, there are a couple acres that are gravel and they would like for it to remain. No remonstrators appeared before the Board. Mr. Maglish asked about the septic lines running under the drive. Mr. Rettig stated the 2" diameter pvc pipe has a 3' depth. Mr. Elbaor asked if

there are neighbors nearby. Mr. Georgiou stated there is a neighbor but there have not ever been any issues/concerns from them. Mr. Kus asked if the amount of truck parking would be the same. Mr. Georgiou stated it will be. Mr. Mowery then closed the Public Hearing portion of the meeting. Mr. Kus granted a Developmental Variance for truck parking on a gravel area to 912 Avenue H, LLC seconded by Mr. Elbaor. All favored, motion carried.

## **COMMUNICATIONS**

None

## **BILLS AND EXPENDITURES**

*Mr. Elbaor made a motion* to approve a claim for the meeting held May 24, 2017 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 6:22 p.m.

Respectfully Submitted

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Tom Wichlinski, Secretary

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Veronica L. Horka, Recording Secretary