

Town of Griffith
Board of Zoning Appeals
August 17, 2020

The Board of Zoning Appeals meeting was called to order at 6:06p.m. by Chairman John Mowery with members, Carl Kus, Ray Elbaor, and Theresa Rivas. Also present was Attorney; Bob Schwerd, and Building Commissioner; Steve McDermott. Absent was member Tom Wichlinski, and Town Council Liaison; Larry Ballah

The minutes from the July 20, 2020 meeting were approved as written.

OLD BUSINESS

Item #1 Michelle Strauch; 545 N. Griffith Blvd. A Public Hearing on a Developmental Standards Variance to construct a 2.5 car detached garage.

Mr. Mowery asked Attorney Schwerd if proof of mailings and publication were in order. Attorney Schwerd stated all legal requirements were in order. Mr. Mowery then opened up the Public Hearing portion of the meeting. Ms. Strauch appeared before the Board explaining that she has an existing attached garage and a shed, but is seeking approval to construct a 2.5 car detached garage on her property. Mr. McDermott stated the petitioner is well within the lot coverage requirements, the garage is needed for additional storage.

Mrs. Diane Jerome; 542 Griffith Blvd. asked where the driveway would be located. Ms. Strauch stated the ingress/egress will be located on Oak St.

Mr. Kus made a motion granting Michelle Strauch; 545 N. Griffith Blvd. approval on a Developmental Standards Variance to construct a 2.5 car detached garage. **Motion was seconded by Mrs. Rivas. All favored, motion carried.** Mr. Mowery asked Attorney Schwerd to prepare Findings of Fact. Attorney Schwerd agreed. **Mr. Kus made a motion** to allow Attorney Schwerd to prepare Findings of Fact and grant Chairman Mowery permission to sign them on behalf of the Board, once prepared. **Motion was seconded by Mrs. Rivas. All favored, motion carried.**

NEW BUSINESS

Item #1 DEB Holdings, LLC; 2010 & 2020 Indiana Ave. Requesting permission for a Public Hearing on a Developmental Standards Variance of the rear and side yard setbacks.

Mr. Don Torrenge appeared before the Board, explaining the need for a 20' rear yard & 20' side yard variance. Mr. Mowery asked Mr. McDermott if the request falls into line with the nearby properties. Mr. McDermott stated it is fine, there will be sufficient fire separation, and the proposed business use fits into the industrial area. Mr. Elbaor asked if the business use will be truck storage. Mr. Torrenge stated there would be tow truck storage. Mr. Elbaor asked if the trucks would be fueling on site. Mr. Torrenge stated they will not. Mr. Elbaor stated it appeared the first door would have the trucks backing up into the easement. Mr. Torrenge stated there is fencing in that area, there will be a shallow storm sewer that sits on the other side of the fencing, and they have planned to keep vehicles off of the easement. Mr. Elbaor also asked if there is an impact of plow/salt on the lot. Mr. McDermott stated there is not. Mr. Torrenge stated the SWPP is already in place. Mr. Kus asked what the square footage is of the building. Mr. Torrenge stated the truck space will be 11,340 square feet, and the office space is 3,456 square feet. **Mr. Kus made a motion** granting permission to DEB Holdings, LLC; 2010 & 2020 Indiana Ave. to hold a Public Hearing on a Developmental Standards Variance of the rear and side yard setbacks. **Motion seconded by Mr. Elbaor. All favored, motion carried.**

COMMUNICATIONS

None.

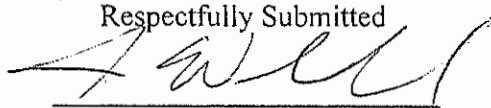
BILLS AND EXPENDITURES

Mr. Kus made a motion to approve a claim for the meeting held July 20, 2020 in the amount of \$35.00 **seconded by Mrs. Rivas. All favored, motion carried.**

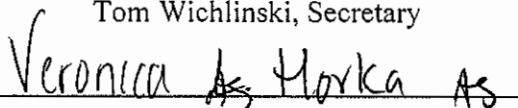
ADJOURNMENT

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 6:21 p.m.

Respectfully Submitted



Tom Wichlinski, Secretary



Veronica L. Horka, Recording Secretary