

ORDINANCE NO. 2017-49

AN ORDINANCE REZONING CERTAIN REAL ESTATE WITHIN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA, AS R3, SINGLE TO FOUR-FAMILY RESIDENTIAL, FOR ZONING PURPOSES AND AMENDING THE TOWN OF GRIFFITH ZONING ORDINANCES AND ZONING MAP

WHEREAS, IC § 36-1-3-2 confers upon all local units the powers that they need for the effective operation of government as to local affairs; and

WHEREAS, the Town Council of the Town of Griffith, Lake County, Indiana, sees fit to update and revise its Zoning Ordinance and Zoning Map pursuant to recommendation by its Planning Commission; and

WHEREAS, Faye Carrillo Winter has filed a petition with the Plan Commission of the Town of Griffith, Indiana (hereinafter the "Commission"), to cause 115 S. Lafayette Street, Griffith, Indiana to be rezoned from R1 and R2, Single Family Residential, to R3, Single to Four-Family Residential, which real estate (hereinafter the "Real Estate") is more particularly described as follows:

Lot numbered 15 in Block 2 in Dwiggin's Addition in the Town of Griffith, as per plat thereof, recorded in Plat Book 2, Page 6, in the Office of the Recorder of Lake County, Indiana.

WHEREAS, the Plan Commission, after public hearing, has recommended that the Zoning Ordinance be amended, and, has certified said recommendation to the Council pursuant to Indiana Code Section § 36-7-4-605, as required by Indiana Code § 36-7-4-608(b), so as to provide that the Real Estate be classified from R1 and R2, Single Family Residential District, to R3, Single to Four-Family Residential District, and has made the following findings as required by said Chapter 86 of the Zoning Ordinance

- 1) The uses proposed will not be detrimental to present and potential surrounding uses.
- 2) An amendment to the requirements of this Chapter 86 of the Zoning Ordinance is warranted by the fact that there are existing multi-family residences in the area.
- 3) Land surrounding the Real Estate will be compatible in use, since the rezoning only furthers to continue the status quo, *i.e.*, residential uses.
- 4) The proposed change is in conformance with the general intent of the comprehensive master plan.
- 5) Existing and proposed utility services are adequate for the proposed rezoning.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Griffith, Lake County, Indiana, that its Zoning Ordinance is hereby amended and modified and that the Real Estate, all lying within the municipal corporate limits of the Town of Griffith, Lake County, Indiana, be re-zoned as a R3, Single to Four-Family Residential, and the Zoning Map of the Town of Griffith should be amended accordingly.


NOW, THEREFORE, BE IT FURTHER ORDAINED, that any and all such Ordinances or parts of Ordinances of the Town of Griffith that are in conflict with the provisions of this Ordinance are hereby repealed and of no further force or effect.

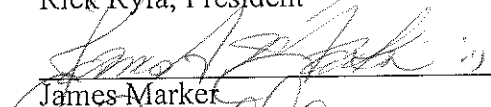
NOW, THEREFORE, BE IT FURTHER ORDAINED, that this Ordinance shall be in full force and effect after its passage and posting in accordance with IC 36-5-2-10.

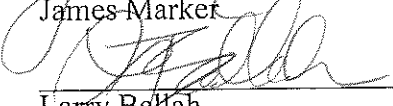
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3rd PASSED AND ADOPTED by the Town Council for the Town of Griffith, Lake County, Indiana this day of October, 2017.


COUNCIL MEMBERS OF THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA


Rick Ryfa, President

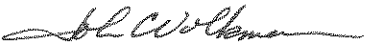

James Markert


Larry Ballah


Melissa Robbins


Tony Hobson

Attest:


John C. Volkmann
Clerk-Treasurer