

Town of Griffith  
Plan Commission

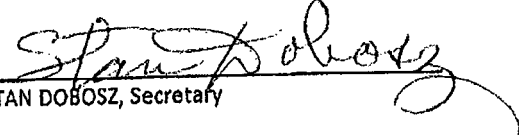
TO GRIFFITH TOWN COUNCIL:

On December 21, 2020, the Griffith Plan Commission made a favorable recommendation to rezone 1215 E. Elm Street owned by Anthony Terzaral from R2, Single Family Residential, to R3, Single to Four-Family Residential, which real estate is more particularly described as follows:

North 113 feet of the East half of the East half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 36 N, Range 8 West of the 2<sup>nd</sup> Principal Meridian Except the West 160 ft thereof, in the Town of Griffith, IN.

The Plan Commission then made the following findings:

- 1) The uses proposed will not be detrimental to present and potential surrounding uses because building a paired cottage home (two homes sharing a common wall) will improve the value of existing homes in the area.
- 2) An amendment to the requirements of this Chapter 86 of the Zoning Ordinance is warranted because the economic reality is that in order to develop the existing lot in its location and the only way the neighborhood will be improved is to permit the paired cottage to be built on the existing lot.
- 3) Land surrounding the Real Estate will be compatible in use because the rezoning will keep the lot residential, just allowing a higher density, the neighbors will not be adversely affected.
- 4) The proposed change is in conformance with the general intent of the comprehensive master plan because the neighborhood will continue to be residential.
- 5) Existing and proposed utility services are adequate for the proposed rezoning.

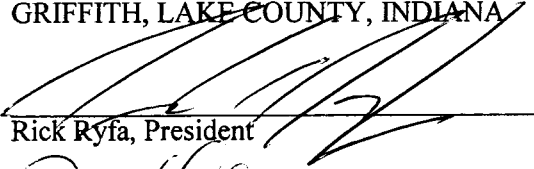
  
STAN DOBOSZ, Secretary


ORDINANCE NO. 2021- 01


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

5<sup>th</sup> **PASSED AND ADOPTED** by the Town Council for the Town of Griffith, Lake County, Indiana this day of JAN, 2021.

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

  
Rick Ryfa, President

  
Larry Ballah, Vice President

  
James Marker

  
Melissa Robbins

  
Tony Hobson

Attest:

  
Gina Smith  
Clerk-Treasurer

ORDINANCE NO. 2021-01

**AN ORDINANCE REZONING CERTAIN REAL ESTATE WITHIN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA, FROM R2 SINGLE FAMILY RESIDENTIAL TO R3, SINGLE TO FOUR-FAMILY RESIDENTIAL 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**, Anthony Terzarial has filed a petition with the Plan Commission of the Town of Griffith, Indiana (hereinafter the "Commission"), to cause 1215 E. Elm Street, Griffith, Indiana to be rezoned from R2, Single Family Residential, to R3, Single to Four-Family Residential, which real estate (hereinafter the "Real Estate") is more particularly described as follows:

North 113 feet of the East half of the East half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 36 N, Range 8 West of the 2<sup>nd</sup> Principal Meridian Except the West 160 ft thereof, in the Town of Griffith, IN.

**WHEREAS**, the 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 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 because building a paired cottage home (two homes sharing a common wall) will improve the value of existing homes in the area.
- 2) An amendment to the requirements of this Chapter 86 of the Zoning Ordinance is warranted because the economic reality is that in order to develop the existing lot in its location and the only way the neighborhood will be improved is to permit the paired cottage to be built on the existing lot.
- 3) Land surrounding the Real Estate will be compatible in use because the rezoning will keep the lot residential, just allowing a higher density, the neighbors will not be adversely affected.
- 4) The proposed change is in conformance with the general intent of the comprehensive master plan because the neighborhood will continue to be residential.
- 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 the findings of the Plan Commission are hereby adopted 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, to wit: 1215 E. Elm Street 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.