

Town of Griffith
Board of Zoning Appeals
May 20, 2024

The May 20, 2024, Board of Zoning Appeals meeting was called to order at 6:00 p.m. by Chairman John Mowery with members Jason Nolasco, Therea Rivas, Carl Kus and Tom Wichlinski. Also present was Attorney Bob Schwerd, Plan Commission Engineer, Jake Dammarell, and Building Department Admin; Veronica Horka.

Minutes from the April 15, 2024, meeting were approved as written.

OLD BUSINESS

Item #1 Tyler Vestal: 433 N. Lafayette Ave. Public Hearing on a Development Variance for an addition to the garage.

Mr. Vestal appeared before the Commission. Mr. Mowery asked if proof of mailing and publication were in order. Mr. Schwerd stated all legal requirements have been satisfied and a yard sign was displayed. Mr. Mowery then opened the public hearing portion of the meeting. Mr. Vestal stated the free-standing garage with requested addition will be 769 square feet and 3' from the property line. At this time the committee had a brief discussion about the side yard setback. Mr. Vestal added that there will be access through the rear to the garage and concrete pad will be poured. No remonstrators were in attendance and no further comments were made. Mr. Mowery then closed the public hearing. **Mr. Wichlinski made a motion** granting a 49' developmental variance for an addition to the garage at 433 N. Lafayette Ave. **Motion was seconded by Ms. Rivas. All favored, motion carried.** Mr. Schwerd advised he would prepare findings of fact. **Mr. Wichlinski made a motion allowing Mr. Schwerd to prepare findings and allow Chairman Mowery to sign. Motion was seconded by Mr. Kus. All favored, motion carried.** Mr. Vestal asked when he will get his permit. Mrs. Horka will contact him once the permit is ready.

NEW BUSINESS

None

COMMUNICATIONS

None

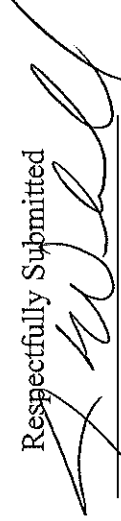
BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the meetings held April 15 in the amount of \$35.00 **seconded by Ms. 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 6:12 p.m.

Respectfully Submitted



Tom Wichlinski, Secretary



Tricia Hanrath, Recording Secretary

b. It has been shown that the use and value of the area adjacent to the property included in the Variance **WILL NOT** be affected in a substantially adverse manner **BECAUSE** the variance requested is only 49 sq. ft. above the 720 sq. ft. allowed under Ordinance No. 86-6 and clearly not affect the use or value of neighboring property owners. In fact, it will fit in with the larger garages in the immediate neighborhood.

c. It has been shown that the strict application of the Ordinance **WILL** result in practical difficulties in the use of the property **BECAUSE** All of the neighboring property owners have larger garages and without the variance Petitioner would need to store items he uses to maintain the property outside.

A motion was made by Mr. Wichlinski to grant Tyler Vestal permission to add onto his garage making it a total of 769 square feet. The Motion was seconded by Board Member, Ms. Rivas. A vote was taken and the Motion passed this 20th day of May, 2024.

These Findings of Fact are approved and adopted this 17 day of JUNE, 2024.

TOWN OF GRIFFITH
BOARD OF ZONING APPEALS


John Mowery, Chairman

**TOWN OF GRIFFITH
BOARD OF ZONING APPEALS**

PETITION OF TYLER VESTAL OF 433 N. LAFAYETTE AVE., GRIFFITH, INDIANA,
REQUESTING A DEVELOPMENTAL VARIANCE FOR AN ADDITION TO THE GARAGE,
A PROPERTY LOCATED IN A R2 ZONE LOCATED AT 433 N. LAFAYETTE AVE.
GRIFFITH, INDIANA, FROM ORDINANCE NO. 86-6 (f) (d).

FINDINGS OF FACT

1. On May 20, 2024, Tyler Vestal, (the "Petitioner") appeared before the Board for a Public Hearing on his petition for a Variance requesting a Developmental Variance from Ordinance No. 86-6(f)(d) of the Town's Zoning Code which limits the size of a detached garage to no more than 720 square feet. The Petitioner is requesting to add on to his garage. After the addition, the garage would total 769 square feet.
2. The Building Department advised the Board all legal notices were in order.
3. After hearing Petitioner's proposed plans for the property, Chairman, Chairman, opened the Public Hearing to remonstrators.
4. No remonstrators appeared before the Board, the Chairman, John Mowery, closed the hearing to public comment.
5. To obtain a Developmental Variance, petitioners are required to show, as set out in the Town Code of the Town of Griffith § 86-284 and under Indiana Code §36-7-4-918.5, the following:
 - a. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
 - b. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
 - c. The strict application of the terms of the Zoning Code will result in practical difficulties in the use of the property.
6. The Board then made the following Findings of Fact:
 - a. It has been shown approval of the Developmental Variance allowing for an addition to the garage of 769 square feet **WILL NOT** be injurious to the public health, safety, morals, and general welfare of the Griffith community **BECAUSE** the requested variance is only 49 sq. ft. over the maximum of 720 sq. ft. and therefore, does no effect the health, safety, morals, and general welfare of the community.