

HIGHLAND BOARD OF ZONING APPEALS
Minutes of the Meeting of
August 23, 2017

The Highland Board of Zoning Appeals met on August 23, 2017 in the meeting room of the Municipal Building, 3333 Ridge Road, Highland IN. Mrs. Murovic called the meeting to order at 6:30 p.m. The meeting opened with the Pledge of Allegiance led by Mr. Martini.

ROLL CALL: Present Mr. Helms, Mr. Grzynski, Mr. Martini, Mr. Leep and Mrs. Murovic. Also present Attorney Jared Tauber, Building Commissioner Mr. Ken Mika and Town Council Liaison Steve Wagner.

MINUTES: The minutes of the July 26, 2017 were approved as posted.

ANNOUNCEMENTS: The next meeting of the Board of Zoning Appeals to be September 27, 2017 at 6:30 pm.

Appointment of Mr. Helms as Vice Chairman to replace Mr. Mileusnich who resigned. Mr. Martini motioned to appoint Mr. Helms as Vice Chairman. Mr. Grzynski seconded and it unanimously passed with a roll call vote of 5-0.

Old Business: Approval of Findings of Fact for View Outdoor Advertising, represented by Matt Felder, LLC 1000 E 80th Pl., 700N, Merrillville, IN 46319 and Attorney Randy Wyllie of Wieser & Wyllie, LLP, 429 W. Lincoln Highway, Schererville, IN 46375 requesting a developmental variance at the location of 8200 Indianapolis Blvd. for size and height to construct an 10' x 36' – 360 sq. ft. – 35' to 40' - (2) two sided LED Outdoor Advertising Structure. {HMC 18.85.080 (G)(1)(5)} In B-1, B-2, and B-3 business districts, permitted signs are subject to the following: Sign, Ground. One ground sign containing thereon only the name of the buildings, occupants or groups thereof. The sign shall not exceed 100 square feet in area. Exception: Freestanding signs are not permitted within a B-2 district. Height. In a B-1 district, no ground sign shall project higher than 10 feet above the curb, and no sign shall project above the principal building to which it is affixed. In the B-3 and I-1 districts no sign shall project higher than 15 feet above the curb level or, where no curb exists, above the average level of the ground on which the sign exists, and in no case shall a sign project above the roof line. Mr. Martini motioned to approve the Findings of Fact. Mr. Helms seconded and unanimously passed with a roll call vote of 5-0.

Approval of Findings of Fact for Brian Revere, 8937 Grace St., requesting a variance to exceed accessory structure allowance to build an additional garage. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less. Mr. Martini motioned to approve the Findings of Fact. Mr. Helms seconded and unanimously passed with a roll call vote of 5-0.

Approval of Findings of Fact for Ken Hay, 1310 Tralee Court, Dyer, IN Farmer Dr. request a variance for minimum lot size requirements for width and side yard setback from 7.5' to 5' for potential residential property to be built on vacant lot for the location of 9337 Farmer Dr. {HMC18.15.060(C)(1)(a)} Every one-family detached dwelling hereafter erected and every transitional use permitted in this zoning district hereafter established shall be on a zoning lot having a minimum area of 8,400 square feet and a minimum width of 70 feet at the building line, and a minimum lot depth of 120 feet. A lot of record existing on the effective date of the

ordinance codified in this title which is less than 8,400 square feet in area or less than 70 feet in width, or 120 feet in depth, may only be improved by a variance from the board of zoning appeals. HMC18.15.060(H)(1) } For One-Family Detached Dwellings. On a lot improved with a one-family detached dwelling, a side yard shall be provided along each side lot line. No side yard shall be less than eight feet in width in an R-1A district, and seven and one-half feet in width in an R-1 district. Mr. Martini motioned to approve the Findings of Fact. Mr. Grzymiski seconded and unanimously passed with a roll call vote of 5-0.

Approval of Findings of Fact for Jovan Lozevski, 521 Cochran Dr., Crown Point, IN, 46375 requesting a variance for minimum lot size requirement for overall lot size, width and side yard setback from 7.5' to 5', for potential residential property to be built on vacant lot for the location of 3144 Condit Ave. {HMC 18.15.060 (C)1(a)} Every one-family detached dwelling hereafter erected and every transitional use permitted in this zoning district hereafter established shall be on a zoning lot having a minimum area of 8,400 square feet and a minimum width of 70 feet at the building line, and a minimum lot depth of 120 feet. A lot of record existing on the effective date of the ordinance codified in this title which is less than 8,400 square feet in area or less than 70 feet in width, or 120 feet in depth, may only be improved by a variance from the board of zoning appeals. {HMC 18.15.060 (H)(1) For One-Family Detached Dwellings. On a lot improved with a one-family detached dwelling, a side yard shall be provided along each side lot line. No side yard shall be less than eight feet in width in an R-1A district, and seven and one-half feet in width in an R-1 district. Mr. Helms motioned to approve the Findings of Fact. Mr. Martini seconded and unanimously passed with a roll call vote of 5-0.

Continued Preliminary Hearing for John Winarski, 3635 38th St., requesting a variance for an additional 288 square feet to an existing 576 sq. ft. garage. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

Mr. Winarski introduced himself. Mr. Winarski states his current garage is 24' x 24' with a 12' x 22' deck area. He is requesting to remove the deck area and replace it with additional garage space. He has an 8' x 8' shed presently on the property, but that will be removed once the garage addition is completed.

Mr. Grzymiski motioned to grant the Public Hearing. Mr. Martini seconded and it unanimously passed with a roll call vote of 5-0.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: Motion: Mr. Grzymiski Second: Mr. Martini Time: 6:35