

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
August 25, 2021

- 1) **OPENING: Pledge of Allegiance Led By:** Mr. Grzyski

- 2) **ROLL CALL: Members:** Mr. Martini, Mr. Grzyski, Mr. Helms, Mr. Thomas and Mrs. Murovic.

- 3) **MINUTES:** Are there any deletions, corrections or additions to the minutes of the last Board of Zoning Appeals meeting on July 28th, 2021? If none, they will stand approved as posted.

- 4) **ANNOUNCEMENTS:** The date of the next meeting of the Board of Zoning Appeals to be September 22nd, 2021.

- 5) **COMMUNICATION:** Letter of Written Determination of the Legislative Body received from Clerk Treasurer Michael Griffin regarding the Acceptance of the Favorable Recommendation of the BZA by the Town Council, thus granting the Use Variance for a proposed Car Wash at 8945 – 8955 Indianapolis Boulevard, action taken August 9, 2021.

- 6) **Old Business: Approval of Findings of Fact for Price Point Builders, PO Box 1343, Crown Point, IN,** requesting Variances for Lot Area, Lot Width and Floor Area for first floor of a two-story in an R-1 Residence District at the location of 8535 Henry Street.
{HMC 18.15.060} (C) (1) Minimum Lot Size in an R-1 Residence District. Minimum lot size requirements for an R-1 district are as follows: 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 7,200 square feet, a minimum width of 60 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 7,200 square feet in the area, less than 60 feet in width, or 120 feet in depth, may only be improved by a variance for the Board of Zoning Appeals. {HMC 18.15.060} (D) Minimum Floor Area in an R-1 Residence District. No dwelling may be established, erected, or changed so that its floor area, exclusive of basements, terraces, unenclosed porches and garages in square feet is less than prescribed below. Two Story: 1,400 square feet (first floor minimum: 1,000 square feet).

BUSINESS FROM THE FLOOR: None.

ADJOURNMENT: Motion: _____ **Second:** _____ **Time:** _____

Agenda is subject to change without notice