

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
December 8, 2021

- 1) **OPENING: Pledge of Allegiance Led By:** Mr. Thomas
- 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 October 27th, 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 January 26th, 2022.
- 5) **COMMUNICATION:** None
- 6) **Old Business: Findings of Fact for Autumn-Lynumn Simmons, 3145 Duluth Street, Highland, IN 46322,** requesting a Use Variance for an in-home daycare facility located at 3145 Duluth Street, Highland, IN 46322. {HMC 18.15.030} Permitted uses in an R-1 District do not include daycare.
- 7) **Old Business: Findings of fact for Thuong (Tina) Cap, 611 James Place, Griffith, IN 46319,** requesting a Use Variance for a Tattoo Studio to be located at 2716 Condit Street, Highland, IN 46322. {HMC 18.50.040} Listed Permitted Uses in an I-1/Light Industrial District do not include Tattoo Studios.
- 8) **Old Business: Findings of fact for Highland Osborn Partners LLC, 20 W. Road, Dune Acres, IN 46304, represented by Jared Tauber, Tauber Law Offices,** requesting a Use Variance for a Climate Controlled Storage Facility at 8601 Indianapolis Boulevard and 8621 Osborn Avenue, Highland, IN 46322. {HMC 18.45.030} Permitted uses in a B-3 District do not include Storage Facilities.
- 8) **New Business: Public Hearing for Price Point Builders, PO Box 1343, Crown Point, IN 46308, represented by Camille Schoop and Bruce Young,** requesting a Variance to place a garage as the primary façade of the house in front of the build line or porch. {HMC 18.15.080} (K) (1) Design Standard: (K) Single Family Residence Garages shall be designed as not to dominate the primary façade of the building. Garages may be located as follows: (1) Garages shall be set back six feet from the primary façade of the building.

9) New Business: Public Hearing for John Bhatti, 7940 Spruce Street, Highland, IN 46322, requesting a Variance to replace a fence beyond the build line. Property is on a corner. {HMC 18.05.060}(G)(5)(a) Permitted Obstruction in Required Yards. The following shall not be considered to be obstructions when located in the required yards specified: (a) In All Yards. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed 12 inches; open terraces or decks not over four feet above the average level of the adjoining ground but not including a permanent roofed-over terrace or porch and not including terraces or decks which project into the required front yard by more than six feet from the front of the principal structure; awnings and canopies; steps which are necessary for access to a permitted building or for access to a zoning lot from a street or alley; chimneys projecting 18 inches or less into the yard; arbors, trellises and flagpoles; fences, screens, hedges and walls; provided, that in residential districts no fence or wall shall be located in the required front yard and no landscaped screen or hedge shall exceed three feet six inches in height if located in the front yard, and no fence, landscaped screen, hedge or wall shall exceed six feet in height if located in a side or rear yard. On a corner or reverse corner lot, the side yard setback shall be the same as the front yard setback on adjoining lots; fences shall not be installed beyond this point. No fence, screen, hedge or wall shall interfere with line of sight requirements for local streets or intersections. No fence, screen, hedge or wall shall be constructed of material that may be described as rubble, cardboard, chicken wire, trees and brush, corrugated tin, utility poles, railroad ties, barbed wire, broken glass or electrified material. The design, location and construction of a fence or wall shall be approved by the building commissioner prior to the issuance of a building permit.

BUSINESS FROM THE FLOOR: None.

ADJOURNMENT: Motion: _____ Second: _____ Time: _____

Agenda is subject to change without notice