

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
January 26, 2022

- 1) **OPENING: Pledge of Allegiance Led By:** Mrs. Murovic
- 2) **ROLL CALL: Members:** Mr. Martini, Mr. Grzyski, Mr. Helms, Mr. Thomas and Mrs. Murovic.
- 3) **APPOINTMENTS:** Appointment of BZA Officers for 2022 to include BZA Chairman, Vice-Chairman, Secretary, Attorney and Recording Secretary Susan Rae
- 4) **ADMINISTRATION:** Administration of Oath of Office to Mr. Matt Thomas.
- 5) **MINUTES:** Are there any deletions, corrections or additions to the minutes of the last Board of Zoning Appeals meeting on December 8th, 2021? If none, they will stand approved as posted.
- 6) **ANNOUNCEMENTS:** The date of the next meeting of the Board of Zoning Appeals to be February 23rd, 2022.
- 7) **COMMUNICATION:** None
- 8) **Old Business: Findings of Fact 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.

9) Old Business: Deferred Public Hearing for Price Point Builders, PO Box 1343, Crown Point, IN 46308, represented by Camille Schoop and Bruce Young, to present an alternate design that does not show the garage as the dominant primary façade of the home and matches other homes in the area, who originally requested a Variance on December 8th, 2021, 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.

*** Note: Letter received from petitioner requesting to withdraw their Variance petition request due to a design revision that brings the matter into compliance.**

10) New Business: Public Hearing for Jessica Castro, 3015 44th Street, Highland, IN 46322, requesting a Variance, to place a garage in front of the front door to accommodate a covered porch, as the primary façade of the house in front of the build line. {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.

BUSINESS FROM THE FLOOR: None.

ADJOURNMENT: Motion: _____ Second: _____ Time: _____

Agenda is subject to change without notice