

HIGHLAND BOARD OF ZONING APPEALS

Study Session Minutes

February 23, 2022

Study Session began at 6:05 p.m.

In attendance were Commissioners Grzymiski, Helms and Thomas. Absent were Commissioners Martini and Murovic. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator, BZA Attorney Scott Bilse, in place of Attorney John Reed and Town Council Liaison Mark Herak.

Those in attendance reviewed the prepared Findings of Fact for Jessica Castro, 3015 41st Street. They appeared to be in order.

Those in attendance reviewed the petition request for F & E Ventures regarding (6) Developmental Standard Variances being requested by the petitioner for the proposed Car /Spa 8945 – 8955 Indianapolis Blvd. Mr. Mika, when asked, went on to say that 2 of the 6 variances being requested are of concern and that those are the 20' rear building setback requirement (the petitioner is asking for 2') and the fence requirement separating a commercial from a residential district, which is also somewhat related to the 15' buffer called for when the B-3 zoned district abuts a residential district. The 2' doesn't leave much room to establish a sufficient buffer between the commercial and residential district. Mr. Mika did not have issue with the other variances being sought. It was also suggested that, due to the fact that it appeared we were going to be short two Board Members this evening, to offer the petitioner the courtesy of deferring their Public Meeting until next month when we should have a full complement of Board Members. Mr. Mika also added that to date, he was not aware of a plan B to accomplish a buffer/screening between the two Zoned Districts.

Study Session ended at 6:30 p.m.



Ken Mika

Building Commissioner/Zoning Administrator