

HIGHLAND BOARD OF ZONING APPEALS

Study Session Minutes

June 22, 2022

Study Session began at 6:00 p.m.

In attendance were Commissioners Helms, Martini Thomas and Murovic. Absent was Commissioner Grzymiski. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator, BZA Attorney John Reed and Town Council Liaison Toya Smith.

Those in attendance reviewed the prepared Findings of Fact for Steindler Signs and Graphix concerning a variance that had been granted by the Board for a sign at 8319 Indianapolis Boulevard. Their review found the Findings to be in order.

Those in attendance reviewed the deferred Public Meeting petition Use Variance request from Sursee Improvements, LLC/DLC Management for climate controlled interior personal storage units being proposed for a portion of the existing building located at 8401 Indianapolis Blvd. Mr. Mika explained that the petitioner is proposing to repurpose the existing Ultra site to include retail, a health club and climate controlled interior personal storage units. When they first met with the Redevelopment Director and Mr. Mika, they were proposing only 40% of the remaining building. However, when they recently met with the Plan Commission at a Study Session, they were claiming 70%. Whatever the amount through time, Mr. Mika indicated to the Board members that self-storage units, which normally would only be permitted in a light industrial district, would most likely not be a use the Town would want to see on Indianapolis Blvd. Most felt that even though this property had been vacant for some time, that the Town would be selling themselves short with this type of use.

Those in attendance reviewed the petition request for Price Point Builders concerning a variance request for a reduction in the ordinance requirements for lot width, lot size and the main floor square footage for a 2-story single family residence they would be proposing at 2741 41st Street. Mr. Mika went on to advise the Board that this is the last existing lot in this older subdivision and that even if the variances are granted, what is being proposed is shoe-horning the structure between two existing properties. In addition, the lot will present some drainage challenges that whomever will have to overcome, in that the east/west properties are higher. The neighboring properties to the north are low like this lot, which if they were to build up, would create issues north of this property. A comprehensive drainage evaluation will need to be done by the petitioners' engineer prior to submitting for permit. This may even require the establishment of rear yard drains.

Those in attendance went over the petition variance request for Misbah Suboh of 3441 Grand Boulevard. The property sits on a corner lot and they are asking to go out to the public sidewalk on the Johnston Street side beyond the existing building line. Some discussion involved the request to have the fence 3 to 4 feet off the sidewalk.

Study Session ended at 6:28 p.m.

A handwritten signature in black ink, appearing to read "Ken Mika".

Ken Mika
Building Commissioner/Zoning Administrator