

**HIGHLAND BOARD OF ZONING APPEALS**  
Regular Meeting Agenda  
July 27, 2022

- 1) **OPENING: Pledge of Allegiance Led By:** Mr. Grzymiski
- 2) **ROLL CALL: Members:** Mr. Thomas, Mr. Grzymiski, Mr. Helms, Mr. Martini and Mrs. Murovic.
- 3) **MINUTES:** Are there any deletions, corrections or additions to the minutes of the last Board of Zoning Appeals meeting on June 22nd, 2022? If none, they will stand approved as posted.
- 4) **ANNOUNCEMENTS:** The date of the next meeting of the Board of Zoning Appeals to be August 24th, 2022.
- 5) **COMMUNICATIONS:** None
- 6) **Old Business: Approval of Findings of Fact for Sursee Improvements, LLC, 555 Taxter Road, 4<sup>th</sup> Floor, Elmsford, NY,** requesting a Use Variance for a Personal Storage Facility at 8401 Indianapolis Boulevard. {HMC 18.45.030} Permitted uses in a B-3 District do not include Storage Facilities.
- 7) **Old Business: Approval of Findings of Fact for Price Point Builders, PO Box 1343, Crown Point, IN,** requesting a Variance for minimum lot size for SFR regarding lot square footage, lot width and reduced main floor area for a 2-story home. {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).
- 8) **Old Business: Approval of Findings of Fact for Misbah Suboh, 3441 Grand Boulevard, Highland, IN,** requesting a Variance to build a fence beyond the building 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) New Business: Public Hearing for Manuel Sahagun, 3147 Glenwood Street, Highland, IN,** requesting a Variance to build a fence beyond the building 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.

**10) New Business: Public Hearing for RPS Capital Investments, LLC, c/o Jared Tauber, 1415 Eagle Ridge Drive, Schererville, IN,** requesting a Use Variance to remodel a vacant building into an auto body collision repair center at 8333 – 8357 Indianapolis Boulevard. {HMC 18.55.050} (C) (d) Permitted Uses Restricted in Indianapolis Boulevard Zoning Overlay District: (d) Auto Repair Centers.

**11) New Business: Public Hearing for Garber Realty, Inc., c/o Jared Tauber, 1415 Eagle Ridge Drive, Schererville, IN,** requesting a Use Variance for a portion of vacant land to be developed into a parking lot at the location of 9227 US41/9224-92 Spring Street/9232 Spring Street. {HMC 18.55.050} (C) (u) Permitted Uses Restricted in Indianapolis Boulevard Zoning Overlay District. (u) Long-Term surface parking or off-site parking. {HMC 18.20.020} Permitted Uses in R-2 Single and Two Family Residence District. {HMC 18.45.030} Permitted Uses in B-3 General Business District.

**BUSINESS FROM THE FLOOR:** None.

**ADJOURNMENT: Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Time: \_\_\_\_\_**

**Agenda is subject to change without notice**