

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
August 24, 2022

- 1) **OPENING: Pledge of Allegiance Led By:** Mr. Helms
- 2) **ROLL CALL: Members:** Mr. Thomas, Mr. Grzymiski, Mr. Helms and Mrs. Murovic.
- 3) **MINUTES:** Are there any deletions, corrections or additions to the minutes of the last Board of Zoning Appeals meeting on July 27th, 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 September 28th, 2022.
- 5) **COMMUNICATIONS:** None
- 6) **Old Business: Approval of Findings of Fact 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.
- 7) **Old Business: Approval of Findings of Fact 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.

8) Old Business: Approval of Findings of Fact 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.

9) New Business: Public Hearing for Lake County Public Library, represented by John Brock, Assistant Director/Treasurer, 1919 W. 81st Avenue, Merrillville, IN, requesting a Variance for a freestanding sign to be placed in the parking lot at 2842 Highway Avenue, Highland, IN, next to the Highland Public Library, 2841 Jewett Avenue, Highland, IN. {HMC 18.85.030} (H) (1) (a) Freestanding Signs. Location. (a) A freestanding sign shall only be located on lots wider than 300 feet in a B-1, B-2, B-3, office, or industrial district and when the primary building on the lot is located a minimum of 50 feet from the front right of way.

10) New Business: Public Hearing for Jennifer Lazzaro, 9327 Liable Road, Highland, IN, requesting a Variance to build a 30' x 36' garage in place of the existing 24' x 24' garage at 9327 Liable Road. The new 3 car garage's square footage would be 1,080, exceeding the maximum accessory structure allowance of 720 by 360 square feet. {HMC 18.05.060} (F) (5) Interpretation and application – Supplementary district regulation. Accessory Buildings. In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

11) New Business: Public Hearing for Derek Marich, 3946 Jewett Avenue, Highland, IN, Requesting a Variance to install a fence beyond the build line at 3946 Jewett Ave. 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