

HIGHLAND BOARD OF ZONING APPEALS

Study Session Minutes

August 24, 2022

Study Session began at 6:05 p.m.

In attendance were Commissioners Helms, Grzymiski, Thomas and Murovic. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator and BZA Attorney John Reed.

Those in attendance reviewed the prepared Findings of Fact for Manuel Sahagun for a Developmental Standard Variance. The prepared Findings appeared to be in order.

Those in attendance reviewed the prepared Findings of Fact for RPS Capital Investments, LLC for a Use Variance request at 8333 – 8357 Indianapolis Blvd. The prepared Findings appeared to be in order.

Those in attendance reviewed the prepared Findings of Fact for Garber Realty, Inc. for a Use Variance request for 9227/9224-92 & 9232 Spring Street. The prepared Findings appeared to be in order.

Those in attendance reviewed the petition request for the Lake County Library for a Developmental Standard Variance to allow for a freestanding/Monument Sign in their upcoming parking lot at the S.W. corner of Highway Ave. & 4th Street. Mr. Mika stated that this location is located in a B-2 district that does not allow for these signs. He went on to say the reason is that most of the businesses in this zoned district are close to the street where building signage for identification is normally adequate. Also, from an aesthetic standpoint, having a freestanding sign in front of each business would take away from the streetscape. Mr. Mika stated that an architect prepared the design and it was tastefully done. It also meets the Town's requirements for a monument sign, should it be permitted. Handouts will be provided by the petitioner.

Those in attendance reviewed the petition request for Jennifer Lazarro of 9237 Liable Road, who is seeking a Developmental Variance to build a garage larger than what would be permitted by ordinance. Their existing garage is dilapidated and they need to build a new one. They had a plat prepared showing the current and proposed garages, the location of which shows it would be set back properly from the side lot lines. The garage, based on what is being proposed, is approximately 350 sq. ft. more than what would be permitted. This is a deep lot at 300+ feet. More information will be needed by the petitioner.

Those in attendance reviewed the petition request for Derek Marich of 3946 Jewett Avenue, who is seeking a Developmental Standard Variance. He lives on a corner lot and will be going beyond the Cline Avenue side build line. The existing fence was destroyed by someone in an accident several weeks ago. More information will be supplied by the petitioner.

Mr. Mika briefed those in attendance that we're working on an ordinance change to allow for the Plan Commission & the Board of Zoning Appeals to go right into their Public Meeting after completing their Study Sessions, which sometimes do not last long. The Town Council currently does. Everyone appeared to be receptive to this. Mr. Mika stated we will have the petitioners start time when the Study Session begin time is, so the petitioners are there to go right into the Public Meeting.

Study Session ended at 6:29 p.m.

Ken Mika

A handwritten signature in black ink that reads "Ken Mika". The signature is written in a cursive style with a large initial "K".

Building Commissioner/Zoning Administrator