

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
October 26, 2022

- 1) **OPENING: Pledge of Allegiance Led By:** Mr. Thomas
- 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 August 24th, 2022? If none, they will stand approved as posted. (BZA meeting scheduled for September 28th was cancelled, due to the lack of a quorum.)
- 4) **ANNOUNCEMENTS:** The date of the next Board of Zoning Appeals meeting to be discussed, due to the upcoming holidays.
- 5) **COMMUNICATIONS:** Notification received from Highland Osborn Partners, LLC, requesting a 6 month (180 day) extension for the approved Use Variance for the climate-controlled storage facility at 8621 Osborn Road/8601 Indianapolis Blvd., due to several engineering issues. His clients anticipate starting construction in the summer of 2023, which would be beyond the one-year timeframe. The Town Council originally granted the Use Variance on December 13, 2021.
- 6) **Old Business: Approval of Findings of Fact 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.
- 7) **Old Business: Approval of Findings of Fact 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.
- 8) **Old Business: Approval of Findings of Fact 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.

9) New Business: Public Hearing for Carlos H. Valle, 9347 Southmoor Avenue, Highland, IN, requesting a Variance to install a fence beyond the build line at 9347 Southmoor Avenue. 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