

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
February 28, 2024

1) **OPENING: Pledge of Allegiance Led By:** Mrs. Murovic

2) **ROLL CALL: Members:** Mr. Helms, Mr. Thomas and Mrs. Murovic.

3) **MINUTES:** Are there any deletions, corrections, or additions to the minutes of the last Board of Zoning Appeals meeting on December 13th, 2023? If none, they will stand approved as posted.

4) **ANNOUNCEMENTS:** The date of the next Board of Zoning Appeals meeting will be March 27th, 2024.

5) **COMMUNICATIONS:** None.

6) **Old Business: Continued Public Hearing for Michele & Trevor Parsley, 8817 Woodward Avenue, Highland, IN,** requesting a Variance to install a fence beyond the building lines at 8817 Woodward 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.

7) Old Business: Continued Public Hearing for Kashmira Makwana, c/o Janjus Construction, 9911 Southmoor Avenue, Highland, IN 46322, requesting a Variance of the R-1 zoned district at 9911 Southmoor Avenue, to allow a garage accessory structure addition of 364 square feet, making the total square footage for accessory structure at the property 936 square feet, including the existing 572 square foot garage. {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) New Business: None.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: Motion: _____ Second: _____ Time: _____

Agenda is subject to change without notice.