

HIGHLAND BOARD OF ZONING APPEALS

Study Session Minutes

April 24, 2024

Study Session began at 6:00 p.m.

In attendance were Commissioners Helms, Murovic, Smith, Thomas, and Wright. Also present were the Town Council Liaison, Mr. Doug Turich and the Town Attorney, Mr. John Reed.

Those in attendance briefly discussed the petition items on this evening's agenda.

The first continued public hearing on the agenda will be for Daniel and Aziza Gil, 3349 Franklin Avenue, originally requesting a Variance for the garage set back and square footage allowance in their new construction single family home to be located at 8549 Liable Road. Since the last meeting on March 27th, the Gils had redesigned their new construction SFR and with this new design, they would not be asking for the garage setback variance. The Board reviewed the new plans for the house and Mrs. Murovic pointed out that they looked good, the garage was setback 6' and this would now just be a variance request for the extra square footage of the garage. Mr. Turich made it clear that he was in support of this new construction at 8549 Liable Road. Generally, the other Board members seemed to agree with this opinion.

The second public hearing will be new business for petitioner Hani Abu Eid, who was on the agenda this evening to seek a Use Variance for a used car sales lot at 3949 Ridge Road, which was the old Fannie May location on the corner of Cline and Ridge Road. He would be selling 100% used cars and the ordinance states that any newly established car sales lot would be required to sell a minimum of 50% new cars with their business. Mrs. Murovic pointed out that this was a gateway into the community and was important because it was very visible and the first impression that many people would see when entering the Town from that direction. Mr. Turich added that in speaking with Highland residents, there are a few businesses that are often brought up as types that they do not want to see more of in Highland, namely self-storage, gas stations and used car lots. They felt there were so many already existing that were legal non-conforming, which is the reason the ordinance was changed in the first place. Mrs. Murovic added that since this was a Use Variance, the Board would be giving their recommendation to the Town Council, and that the final determination would be decided by the Town Council.

The last public hearing on the agenda would be for petitioner William Techentin, 3321 George Street, Highland, IN, who is requesting two developmental variances, one for garage setback and the other for allowing garage accessory structure over the allowed amount of 720 sq. ft. for the construction of his new SFR at 2716 40th Street. The Board quickly reviewed a packet passed out by the petitioner with some drawings included. Mr. Helms noted the garage protruded from the primary façade of the home by approximately 8 feet and that the porch design was only a few feet back from the garage, so the design was helping to make the garage seem as though it protruded less than it did. The Board seemed to generally agree that what Mr. Techentin was asking for was not unreasonable.

Study Session ended at 6:30 p.m.

Ken Mika

A handwritten signature in black ink, appearing to read "Ken Mika". The signature is written in a cursive style with a large initial "K" and "M".

Building Commissioner/Zoning Administrator