

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
June 26, 2024

- 1) **OPENING: Pledge of Allegiance Led By:** Commissioner Smith
- 2) **ROLL CALL: Members:** Commissioners Murovic, Helms, Smith, Thomas, and Wright.
- 3) **MINUTES:** Are there any deletions, corrections, or additions to the minutes of the last Board of Zoning Appeals meeting on May 22, 2024? If none, they will stand approved as posted.
- 4) **ANNOUNCEMENTS:** The date of the next Board of Zoning Appeals meeting will be July 24, 2024.
- 5) **COMMUNICATIONS:** None.
- 6) **Old Business: Approval of Findings of Fact for for Jessica Banke, 2943 Ross Street, Highland, IN,** requesting a Variance to install a fence beyond the building lines at 2943 Ross St. 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: Revisit Hearing for Hani Abu Eid, 2020 E 109th Place, Crown Point, IN, requesting a Use Variance to establish a Used Car Sales Dealership that sells 100% Used Cars at the location of 3949 Ridge Road. {HMC 18.45.30} (A) (57) Permitted Uses. The following listed uses and no others are permitted uses in a B-3 district: (A) Retail and service uses, as follows: (57) Motor vehicle sales, including servicing and repairs conducted in conjunction therewith, provided a minimum of 50 percent of the sales area is dedicated to new vehicle sales. This hearing was originally heard on April 24th, 2024, and received an unfavorable recommendation from the BZA. The Highland Town Council at their Monday, June 10, 2024 Public Meeting, took into consideration the BZA’s Unfavorable Recommendation concerning this Use Variance Petition. At the meeting, the petitioner, through their representative, presented to the Town Council modifications to their plan, which allegedly were not part of their presentation to the BZA at the April 24, 2024, Public Hearing. In light of this development, the Town Council has sent this back to the BZA for further consideration.

8) New Business: Public Hearing for Zbigniew Gula, 124 Arthur Avenue, Hobart, IN 46342, requesting Variances for Lot Area, Lot Width, and Garage Setback to build a new Single-Family Residence at 8134 Wicker Park Drive. {HMC 18.15.060} (C) (1) Minimum Lot Size in an R-1 Residence District. Minimum lot size requirements for an R-1 district are as follows: Every one-family detached dwelling hereafter erected and every transitional use permitted in this zoning district hereafter established shall be on a zoning lot having a minimum area of 7,200 square feet, a minimum width of 60 feet at the building line and a minimum lot depth of 120 feet. A lot of record existing on the effective date of the ordinance codified in this title which is less than 7,200 square feet in the area, less than 60 feet in width, or 120 feet in depth, may only be improved by a variance for the Board of Zoning Appeals. the primary façade of the building. Garages may be located as follows: (1) Garages shall be set back six feet from the primary façade of the building. {HMC 18.15.080} (K) (1) Design Standard: (K) Single Family Residence Garages shall be designed so as not to dominate the primary façade of the building. Garages may be located as follows: (1) Garages shall be set back six feet from the primary façade of the building.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: Motion: _____ **Second:** _____ **Time:** _____

Agenda is subject to change without notice.