

HIGHLAND BOARD OF ZONING APPEALS

Study Session Minutes

June 26, 2024

Study Session began at 6:02 P.M.

In attendance were Commissioners Helms, Murovic, Smith, and Wright. Also in attendance were the Building Commissioner/Zoning Administrator, Ken Mika, Town Council Liaison Doug Turich, and BZA Attorney, John Reed.

Those in attendance were informed that Board member Thomas would not be present at tonight's meeting.

Those in attendance reviewed the prepared Findings of Fact for approval of a fence variance setback for Jessica Banke of 2943 Ross Street. Attorney Reed stated he had prepared two versions. The second addressed if the character of the fence changed as far as height, that it would have to include the installation of a 45-degree angle built into the fence and approved changes would need to go through the Building Department. After a brief discussion, the Board members would approve the 2nd version.

Those in attendance were informed by Mr. Mika that the Town council took under advisement the Board's unfavorable recommendation at their June 10, 2024 public meeting. As a result, the petitioner presented to the Council renderings of a proposed façade improvement that was not presented to this Board at their public hearing. As a result of this, the Town Council voted to send this back to the Board for review, which is the reason this petition was back before the Board. Mr. Mika provided the Board members with a copy of the rendition presented to the Town Council. After a brief discussion, the general consensus was the use, not so much any improvement to the building or property.

Those in attendance reviewed the variance petition for Zbigniew Gula, who is interested in building a new single-family residence at 8134 Wicker Park Drive. He is seeking variances for the lot width, lot area, and garage setback, as it pertains to the primary façade of the building. Mr. Mika explained that this lot previously had a residence on it and a detached garage. The house was destroyed 20 years ago in a fire and the detached garage remains. The petitioner, as part of the new construction, would raze the existing garage. This lot is in an older subdivision with circumstances of lot size common with most of the properties within the subdivision.

Mr. Mika also informed the Board that the same variances were granted for another location and petitioner under the same circumstances a couple of months ago. It is believed that the petitioner will have renditions to present to the Board showing the type of house he wants to build on the site.

Study Session ended at 6:28 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".

Building Commissioner/Zoning Administrator