

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
July 24, 2024

- 1) **OPENING: Pledge of Allegiance Led By:** Commissioner Helms
- 2) **ROLL CALL: Members:** Commissioners Helms, Smith, Thomas, Wright, and Murovic.
- 3) **MINUTES:** Are there any deletions, corrections, or additions to the minutes of the last Board of Zoning Appeals meeting on June 26, 2024? If none, they will stand approved as posted.
- 4) **ANNOUNCEMENTS:** The date of the next Board of Zoning Appeals meeting will be August 28th, 2024.
- 5) **COMMUNICATIONS:** None.
- 6) **Old Business: Approval of Findings of Fact 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.
- 7) **Old Business: Approval of Findings of Fact 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.

8) New Business: Public Hearing for Douglas & Jacki Bush, 9145 Liable Road, Highland, IN 46322, requesting a variance to build a second garage at 9145 Liable Road, measuring 24' Wide x 30'Deep (720 square feet), which would bring them over the accessory structure total allowance when combined with their existing garage of 440 square feet (total accessory structure at this property would be 1,160 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. (7) Accessory Structures in Certain Districts. In R-1A, R-1, R-2, or R-3 zoned districts, accessory structures shall number no more than two, including attached garages.

BUSINESS FROM THE FLOOR: None

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

Agenda is subject to change without notice.