

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
July 22, 2026

*Pursuant to Enrolled House Bill 1167, this meeting is convened as an in-person meeting and live streamed to the Town of Highland Facebook. Facebook permits the public to observe and record the proceedings but allows no interaction between and among the Members of the Plan Commission/BZA and members of the public. The public is able to participate in person. If you are in the audience and uncomfortable with being recorded and live streamed, we ask you to leave the meeting now, otherwise your continued attendance at the meeting is your consent to be recorded and live streamed.

1) OPENING: Pledge of Allegiance Led By: Commissioner Helms

2) ROLL CALL:

Chairperson Susan Murovic	Executive Appointment	1/1/2023 – 1/1/2027
Vice-Chair Matthew Thomas	Executive Appointment	1/1/2026 – 1/1/2030
Secretary David Helms	Legislative Appointment	1/1/2025 – 1/1/2029
Commissioner Toya Smith	Plan Commission Appointment	1/1/2025 – 1/1/2029
Commissioner Morgan Wright	Legislative Appointment	Runs concurrent with his employment with the Town. No action necessary unless recalled.

3) MINUTES: Are there any deletions, corrections, or additions to the minutes of the last Board of Zoning Appeals meeting on June 24th, 2026? If none, they will stand approved as posted.

4) ANNOUNCEMENTS: The date of the next BZA meeting will be August 26th, 2026.

5) COMMUNICATIONS: None

6) OLD BUSINESS: Approval of Findings of Fact for Cathy Warquier of 3705 Highway Avenue, (represented by Attorney Jonathan Petersen), Highland, IN 46322, requesting a Use Variance to update and use the property above the detached garage at 3705 Highway Avenue as an apartment and a 2nd residence on this property. {HMC 18.15.030 (A) Permitted Uses (1) One-family detached dwellings, including models. This is not a listed, permitted use in this zoned district. - per {HMC 18.15.050} Use Variances.

7) OLD BUSINESS: Approval of Findings of Fact for Matthew Hanft, 8434 Delaware Street, Highland, IN 46322, requesting a Variance to construct a new garage (24' x 40' / 960 sq. ft.) at 8434 Delaware Street that exceeds the maximum accessory structure allowance by 240 sq. ft. {HMC 18.05.060} Interpretation and Application – Supplementary district regulation. (F) Accessory Buildings (5) 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) OLD BUSINESS: Approval of Findings of Fact for April Rodriguez, 9247 Highland Place, Highland, IN 46322, requesting a Variance to install a fence beyond the building lines at 9247 Highland Place. 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.

9) OLD BUSINESS: Approval of Findings of Fact for James Glidewell, 3018 44th Street, Highland, IN 46322, requesting a Variance to install a fence beyond the building lines at 3018 44th Street. 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.

10) NEW BUSINESS: None.

BUSINESS FROM THE FLOOR: None

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

Agenda subject to change without notice.