

**HIGHLAND BOARD OF ZONING APPEALS**  
**Minutes of the Meeting of**  
**December 9, 2020**

The Highland Board of Zoning Appeals met on the Zoom Platform, Meeting ID: 962 6168 1544, Password: 562823, on December 9, 2020 at 6:30 p.m. Central Time (US and Canada). Mrs. Murovic called the meeting to order at 6:30 p.m. The meeting opened with the Pledge of Allegiance, led by Mr. Martini.

**ROLL CALL:** Present were Board Members Mr. Martini, Mr. Grzynski, Mr. Helms, Mr. Thomas and Mrs. Murovic. Also present were Building Commissioner/Zoning Administrator, Mr. Ken Mika and Town Attorney, Mr. John Reed.

**MINUTES:** The minutes of the October 28, 2020 meeting were approved as posted.

**ANNOUNCEMENTS:** The date of the next Board of Zoning Appeals meeting is to be January 27, 2020.

**COMMUNICATIONS:** None

**Old Business: (From September's meeting): Approval of Findings of Fact for Christine Scheeringa, 9349 Kleinman Road, Highland, IN 46322,** Seeking a variance at same address to build a 30' x 40' (1,200 sq. ft.) addition to an existing pole barn that is currently 30' x 60' (1,800 sq. ft.). {HMC 18.05.060 (F) (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.

Mr. Grzynski motioned to approve the Findings of Fact for Christine Scheeringa, 9349 Kleinman Road, Highland, IN 46322. Mr. Martini seconded and the motion was unanimously approved with a roll call vote of 5 – 0.

**Old Business: Approval of Findings of Fact for Peter De Quarto, 8949 Waymond Avenue, Highland, IN 46322,** requesting a variance to replace a fence beyond the build line. 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.

Mr. Martini motioned to approve the Findings of Fact for Peter De Quarto, 8949 Waymond Avenue, Highland, IN 46322. Mr. Thomas seconded and the motion was unanimously approved with a roll call vote of 5 – 0.

**Old Business: Approval of Findings of Fact for Lindsey Rockymore, 2214 Teakwood Circle, Unit A, Highland, IN 46322,** requesting a Use Variance for a childcare facility located at 2929 45<sup>th</sup> Street, Highland, IN 46322. {HMC 18.35.040} Permitted uses in a B-1 District do not include daycare.

Mr. Helms motioned to approve the Findings of Fact for Lindsey Rockymore, 2214 Teakwood Circle, Unit A, Highland, IN 46322. Mr. Martini seconded and the motion was unanimously approved with a roll call vote of 5 – 0.

**Old Business: Approval of Findings of Fact for Gail Kus, 3601 Highway Avenue, Highland, IN 46322,** requesting a variance to replace a fence beyond the build line. 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 issuing a building permit.

Mr. Grzymiski motioned to approve the Findings of Fact for Gail Kus, 3601 Highway Avenue, Highland, IN 46322. Mr. Martini seconded and the motion was unanimously approved with a roll call vote of 5 – 0.

**New Business: None**

**BUSINESS FROM THE FLOOR: None**

**ADJOURNMENT: Motion: Mr. Grzymiski Second: Mr. Martini Time: 6:38 p.m.**