

**HIGHLAND BOARD OF ZONING APPEALS**  
**Minutes of the Meeting of**  
**August 25, 2021**

The Highland Board of Zoning Appeals met in the meeting room of the Highland Municipal Building, 3333 Ridge Road, Highland, IN 46322 on August 25, 2021. Mrs. Murovic called the meeting to order at 6:30 p.m. The meeting opened with the Pledge of Allegiance led by Mr. Grzyski.

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

**MINUTES:** The minutes of the July 28th, 2021 meeting were approved as posted.

**ANNOUNCEMENTS:** The next meeting of the Board of Zoning Appeals to be September 22nd, 2021.

**COMMUNICATIONS:** Commissioner Helms read aloud the Letter of Written Determination of the Legislative Body received from Clerk Treasurer Michael Griffin regarding the Acceptance of the Favorable Recommendation of the BZA by the Town Council, thus granting the Use Variance for a proposed Car Wash at 8945 – 8955 Indianapolis Boulevard, action taken August 9, 2021.

**Old Business: Approval of Findings of Fact for Price Point Builders, PO Box 1343, Crown Point, IN,** requesting Variances for Lot Area, Lot Width and Floor Area for first floor of a two-story in an R-1 Residence District at the location of 8535 Henry Street. {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. {HMC 18.15.060} (D) Minimum Floor Area in an R-1 Residence District. No dwelling may be established, erected, or changed so that its floor area, exclusive of basements, terraces, unenclosed porches and garages in square feet is less than prescribed below. Two Story: 1,400 square feet (first floor minimum: 1,000 square feet).

Mr. Thomas motioned to approve the Findings of Fact for Price Point Builders, regarding the three Developmental Variances at 8535 – 8537 Henry Street. 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. Helms Second: Mr. Martini Time: 6:35 p.m.

Agenda is subject to change without notice.