

HIGHLAND BOARD OF ZONING APPEALS

Study Session Minutes

July 26, 2023

Study Session began at 6:00 p.m.

In attendance were Commissioners Briseno, Helms, Murovic and Turich. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator, BZA Attorney Scott Bilse and Town Council Liaison Toya Smith.

Those in attendance reviewed the petition request for Scott Filler, seeking variances for lot width & lot area for 2716 40th Street (Lot 5) & 2728 40th Street (Lot 3). Mr. Mika stated that the area is zoned R-2/single and double family residential. The lots are in a legal subdivision and are vacant. Mr. Filler currently has no plans to build on, however if he does, or sells them in the future, he would like to have these potential issues out of the way. Mr. Mika stated without any development plans, there may be other items that in the future may require variances, but at this time, this was all that was being sought.

Those in attendance reviewed the Use Variance request petition filed by Ann Coglianesse to permit a Taekwondo Instructional Studio to be located at 9717 Spring Street. The property is in an I-1/Light Industrial District, which does not list this as a permitted use. Commission members were shown a site plan that they had prepared that was somewhat confusing in that it showed two other properties not related to what we believe to be the location in question. After some discussion, there appeared to be a lack of information referenced on the site plan, which may be presented during the hearing. Mr. Turich suggested that the petitioner may be able to answer some questions, so she was brought up to meet with the group. There were too many open questions about such things as parking, access, lighting, etc. Mr. Mika also wanted to confirm that Ms. Coglianesse was aware of the fact that ultimately, if they were to receive the Use Variance, that the next hurdle would be for her to hire a design professional (Architect) to review the building for its current use (Building Code occupancy classification/Group S-1) and put together plans to accommodate a change in occupancy type for this use (Building Code occupancy classification/Group A-3). The design professional would then need to file the drawings down state for a Construction Design Release (CDR) and the modifications made to the building for permit. Ms. Coglianesse stated she was aware of this. Mr. Turich, along with the rest of those present, suggested that they table this matter until next month when more information was provided.

Study Session ended at 6:28 p.m.

Ken Mika



Building Commissioner/Zoning Administrator