

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

- 1) **OPENING: Pledge of Allegiance Led By:** Mr. Wright
- 2) **ROLL CALL: Members:** Commissioners Helms, Murovic, Smith, Thomas, and Wright.
- 3) **MINUTES:** Are there any deletions, corrections, or additions to the minutes of the last Board of Zoning Appeals meeting on March 27, 2024? If none, they will stand approved as posted.
- 4) **ANNOUNCEMENTS:** The date of the next Board of Zoning Appeals meeting will be May 22, 2024.
- 5) **COMMUNICATIONS:** None.
- 6) **Old Business: Continued Public Hearing for Daniel & Aziza Gil, 3349 Franklin Avenue, Highland, IN,** requesting a Variance for their attached garage in their proposed new Single-Family Residence at 8549 Liable Road, Highland, IN. The proposed garage would exceed the accessory structure allowance of 720 square feet and would not meet the garage setback requirements. {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. {HMC 18.15.080} (K) (1) Design Standard: (K) Single Family Residence Garages shall be designed 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.
- 7) **New Business: Public Hearing 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.
- 8) **New Business: Public Hearing for William Techentin, 3321 George Street, Highland, IN,** requesting a Variance for his attached garage in his proposed new Single-Family Residence at 2716 40th Street, Highland, IN. The proposed garage would exceed the accessory structure allowance of 720 square feet and would not meet the garage setback requirements. {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. {HMC 18.15.080} (K) (1) Design Standard: (K) Single Family Residence
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BUSINESS FROM THE FLOOR: None

ADJOURNMENT: Motion: _____ Second: _____ Time: _____

Agenda is subject to change without notice.