HIGHLAND BOARD OF ZONING APPEALS
Minutes of the Meeting of
July 22, 2026

The Highland Board of Zoning Appeals met in the meeting room of the Highland Municipal Building, 3333 Ridge Road, Highland, IN 46322, on July 22, 2026. Commissioner Murovic called the meeting to order at 6:00 p.m. Commissioner Helms led the Pledge of Allegiance.

ROLL CALL: Present were Commissioners Helms, Wright, and Murovic. Also present were Building Commissioner/Zoning Administrator Ken Mika, and BZA Town Attorney John Reed.

MINUTES: The minutes of June 24th, 2026, were approved as posted.

ANNOUNCEMENTS: The next Board of Zoning Appeals meeting will take place on August 26th, 2026.

COMMUNICATIONS: None.

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.

Commissioner Helms motioned to approve the Findings of Fact for Cathy Warquier. Commissioner Wright seconded the motion, and it passed unanimously with a 3 – 0 roll call vote.

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.

Commissioner Helms motioned to approve the Findings of Fact for Matthew Hanft. Commissioner Wright seconded the motion, and it passed unanimously with a 3 – 0 roll call vote.

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.

Commissioner Helms motioned to approve the Findings of Fact for April Rodriguez. Commissioner Wright seconded the motion, and it passed unanimously with a 3 – 0 roll call vote.

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.

Commissioner Helms motioned to approve the Findings of Fact for James Glidewell. Commissioner Wright seconded the motion, and it passed unanimously with a 3 – 0 roll call vote.

NEW BUSINESS: None**.**

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: Motion: Helms Second: Wright Time: 6:05 p.m.