

## MUNSTER BOARD OF ZONING APPEALS

Munster Properties, LLC  
10350 Calumet Avenue  
Munster, IN 46321

BZA DOCKET NO. 22-016

### FINDINGS OF FACT

This matter came on for Public Hearing on February 14, 2023. Applicant requests approval of a developmental standards variance from Table 26-6.405.O-1 to allow a reduction in the required parking spaces for a medical office at 10350 Calumet Avenue, Munster, Indiana. Applicant presented testimony and evidence in support of the requested variance. The Public Hearing was opened. The Public Hearing was closed.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Board of Zoning Appeals finds as follows:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties and undue hardship in the use of the property.
4. The Board of Zoning Appeals has given due consideration to those matters set forth in Sec. 26-456 of the Munster Municipal Code with regard to Developmental Standards Variances.
5. The Board of Zoning Appeals granted the Applicant's request for a developmental standards variance from Table 26-6.405.O-1 to allow a reduction in the required parking spaces from 173 to 154 for a medical office at 10350 Calumet Avenue, Munster, Indiana.

WHEREFORE, based upon the above Findings, the Town of Munster Board of Zoning Appeals voted to approve the requested variance by a vote of four (4) in favor and zero (0) opposed.

Variance granted February 14, 2023. Findings of Fact approved March 14, 2023.

MUNSTER BOARD OF ZONING APPEALS

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Daniel Buksa, Chairman

ATTEST:

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Thomas Vander Woude, Executive Secretary