

## MUNSTER BOARD OF ZONING APPEALS

Christy Carson-Roter  
912 West Avenue H  
Griffith, IN 46319

Docket No. BZA 24-007

### FINDINGS OF FACT

This matter came on for Public Hearing on August 13, 2024. Applicant requests a Use Variance from Table 26-6.405.A-7 to allow future Warehouse/Warehousing facility uses within a proposed 11,476 SF addition to the existing 4,918 SF CD-4.B building at 620 Progress Avenue.

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 need for the variance arises from conditions peculiar to the property involved.
4. The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.
5. The approval does not interfere substantially with the comprehensive plan.
6. The Board of Zoning Appeals granted the Applicant's request for a Use Variance from Table 26-6.405.A-7 to allow future Warehouse/Warehousing facility uses within a proposed 11,476 SF addition to the existing 4,918 SF CD-4.B building at 620 Progress Avenue, and moved to forward a favorable recommendation to the Town Council with the following conditions:
  - A. There will be no parking of construction type equipment on the premises.
  - B. There will be no exterior storage.
  - C. The unloading of trucks will be done in the drive aisle, not from the street.
  - D. All tenants must obtain Town of Munster business licenses and a review by staff.

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

Variance granted August 13, 2024. Findings of Fact approved the September 10, 2024.

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Roland Raffin, Chairman

ATTEST:

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Sergio Mendoza, Executive Secretary