

MUNSTER BOARD OF ZONING APPEALS

PETITIONER:
Alexander Alemis
8252 S. Hohman Ave.
Munster, IN 46321

BZA DOCKET NO. 25-011

APPLICATION: Developmental Variance

OWNER:
131 Ridge LLC
12151 S. 73rd Ave.
Palos Heights, IL 60463

PROPERTY:
131 Ridge Rd.
Munster, IN 46321

FINDINGS OF FACT

1. 131 Ridge, LLC is the owner of the real estate located at 131 Ridge Rd., Munster, IN, identified by parcel # 45-06-24-126-028.000-027 (hereinafter "Property"). The Property is presently zoned General Urban-A district (CD-4.A).
2. Petitioner desires to modify the existing legal non-conforming multi-tenant monument sign on the Property by replacing the existing wood panel erected between the brick pillars with a 21 ft.² cabinet sign featuring changeable, metal-routed sign faces for each tenant.¹
3. To modify the existing sign as proposed, Petitioner requires Developmental Standards Variances from *Section 26-6.701.B.5.t. General Sign Standards* and *Table 26-6.701(B), Monument Sign Specific Standards* of the Munster Zoning Ordinance, specifically, to permit a cabinet-style design as part of a monument sign; to erect the cabinet between two existing pillars, only, and not install it on a solid base directly on the ground; and to construct the sign 3 ft.² over the maximum 18 ft.² permitted by ordinance.
4. This matter came before the Munster Board of Zoning Appeals for Public Hearing on December 9, 2025. Petitioner appeared by Alexander Alemis, member of 131 Ridge, LLC, and presented proof of notice and publication as required by law. Petitioner presented testimony and evidence in support of its proposed sign, as modified from the original application. Petitioner verbally confirmed that its amended sign proposal, as shown in the Staff Report, which is incorporated herein and made a part hereof by reference, now provides for installing an aluminum cap (as a finish to the proposed sign) and extending the brick base to meet the height of the internally illuminated sign face, as required by the Zoning Ordinance. These amendments to Petitioner's proposal reduce the required variances to only one variance for the square footage.
5. The Public Hearing was opened. No remonstrances were heard. The Public Hearing was closed.
6. Based upon the testimony and evidence presented, the Town of Munster Board of Zoning Appeals, upon motion duly made and seconded, by a vote of four (4) in favor, zero (0)

¹ On June 10, 2025, the Munster Board of Zoning Appeals granted Petitioner a conditional Developmental Standards Variance to replace the existing legal non-conforming monument sign on the Property, under BZA 25-002. Petitioner has not removed or replaced the existing sign per the approved conditional Variance.

opposed, zero (0) abstained, and one (1) absent, approve BZA Docket No. 25-011, a Developmental Standards Variance request for a 21 ft.² double-sided sign face, internally illuminated, with the condition that the monument sign comply with all Zoning Codes, including all discussions and findings.

7. In making such determinations, the Munster Board of Zoning Appeals now makes the following Findings of Fact:

- A. The approval of the variance for the monument sign will not be injurious to the public health, safety, morals, and general welfare of the community;
- B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
- C. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property; and
 - 1) The practical difficulties are unique and not shared by all properties in the vicinity and are not self-imposed;
 - 2) The requested variance is the minimum variance that will relieve such practical difficulties; and
 - 3) The requested variance is in the spirit of the general purposes and intent of Article 6, Division I and IV of the Zoning Code; and such Variance is so designed as to provide reasonable consideration to, among other things, the character of the neighborhood, District, or Civic Zone, the conservation of property values in the vicinity, and the guidance of Development in accordance with the Comprehensive Plan.
- D. The Findings of the Munster Board of Zoning Appeals are based upon and in accordance with the Munster Zoning Ordinance and Indiana state statutes, and shall not be construed or interpreted to be a determination by the Munster Board of Zoning Appeals of compliance, or noncompliance, with covenants, restrictions, or limitations on the Property defined herein, if any;
- E. Petitioner shall comply with all requirements of the Munster Municipal Code and Indiana state statutes relating to the applicable building permits, licensing/registration of contractors, inspections, etc. that are required for construction as permitted herein. Additionally, approval of a variance by the Munster Board of Zoning Appeals shall not be construed or interpreted as pre-approval or waiver of such requirements; and
- F. The decision of the Board of Zoning Appeals under the current docket shall have no effect on the Board of Zoning Appeals June 10th, 2025, decision in BZA 25-002.

WHEREFORE, based upon the above evidence and Findings, the Munster Board of Zoning Appeals by a vote of four (4) in favor and zero (0) opposed, approved a variance from the sign standards so that Petitioner may erect a multi-tenant monument sign on the Property. The Munster

Board of Zoning Appeals took the above official action on December 9th, 2025. Findings of Fact approved on the 10th day of February 2026.

MUNSTER BOARD OF ZONING APPEALS

By: _____, Chairman

ATTEST:

Sergio Carrera Mendoza, Executive Secretary