



Petition BZA _____ - _____

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Board of Zoning Appeals Petition Application

OWNER INFORMATION:

Jeanine Graham / Melissa Judeh
Name of Owner Dr. G. Galante

708-942-1112
Phone Number

9610 N. Centennial Dr. Munster
Street address, City, ST, ZIP Code

jeanine@jemmedspa.com
Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Jeanine Graham
Name of Applicant/Petitioner

630-204-7047
Phone Number

12981 Fairway Dr Lemont IL 60439
Street address, City, ST, ZIP Code

jeanine@jemmedspa.com
Email address

PROPERTY INFORMATION:

Centennial Village - JEM Medspa
Business or Development Name (if applicable)

9610 N. Centennial Dr. Munster
Address of Property or Legal Description

Current Zoning _____

APPLICATION INFORMATION:

Please select what this Application is for:

☒ Variance

If yes, select one of the following:

☐ Use

☐ Developmental Standards

☐ Conditional Use

☐ Administrative Appeal

Brief Description of Project and List of Variances or Conditional Uses Being Requested (if applicable):

We have 2 retail spaces rented 3600 sq. feet. Two doors right next to each other bring you in to our lobby. The construction of the building does not allow us to put 1 sign between the 2 doors as we'd like that would fit the criteria of one sign per business. We have had a graphic designer try to design many options for us to fit. The only design that makes sense, is readable from the street and lets clients know both entrances are ours is to split our name above each door JEM MEDSPA. One sign above one door leaves us with letters so small, you will not easily know what the business is.

Matt Kimmel (developer/landlord)
Name of Registered Engineer, Architect or Land Surveyor

312-907-0151
Phone Number

Street address, City, ST, ZIP Code

Email address



Petition BZA _____ - _____

Town of Munster Board of Zoning Appeals Application Signature Page

I hereby authorize _____[?] to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

Janice Graham 5/26/22
Signature of Owner Date

Janice Graham 5/26/22
Signature of Applicant Date

USE VARIANCE CONDITIONS OF APPROVAL (PAGE 1 OF 2)

The Munster Board of Zoning Appeals is authorized to hear petitions for use variances and to forward the petition to the Munster Town Council with a recommendation to approve, a recommendation to deny, or no recommendation. The Board of Zoning Appeals may also recommend reasonable conditions and restrictions. Indiana Code 36-7-4-918.4 lists the legal criteria for a use variance:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

If we did not rent 2 spaces and there were 2 businesses as the building was originally designed, there would be a sign above each door. We are not asking for anything different than this.

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. Explain why this statement is true in this case:

We are not asking for anything above & beyond what would be present if the space were 2 businesses.

3. The need for the variance arises from some condition peculiar to the property involved. Explain why this statement is true in this case:

The way the building is designed, there is a limestone post between our 2 doors. This prevents us from using one sign between the 2 doors. The metal awnings above the doors prevent us from using a wider sign with larger letters.

USE VARIANCE CONDITIONS OF APPROVAL (PAGE 2 OF 2)

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. Explain why this statement is true in this case:

We have spent over \$500,000.00 on our build out. We need the public to be able to find us. We also want the sign to be aesthetically pleasing to match our design investment.

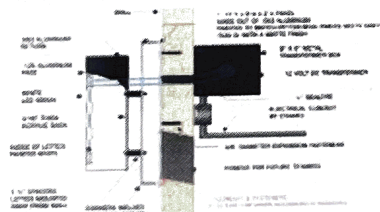
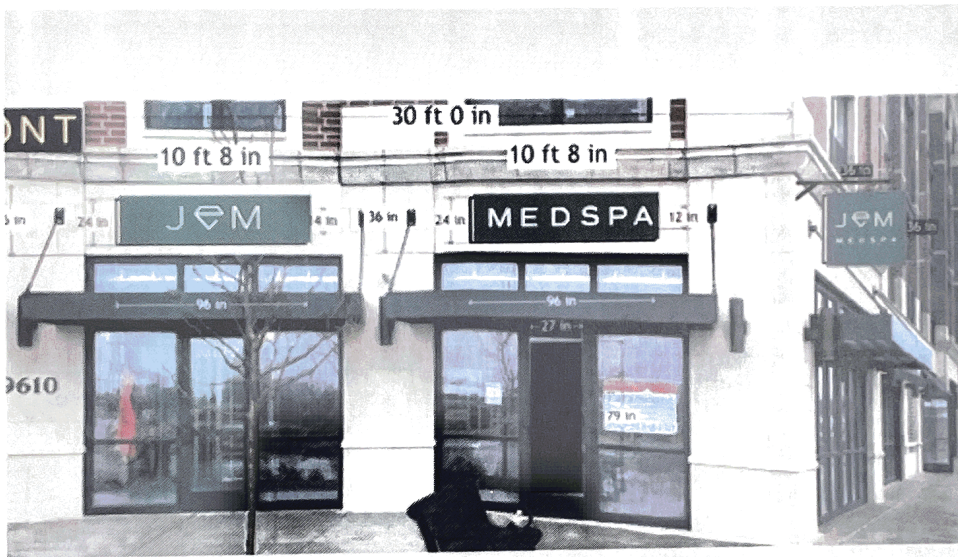
5. The approval does not interfere substantially with the adopted comprehensive plan. Explain why this statement is true in this case:

Our request changes nothing that would have been there if we only rented one space & another business was next to us. This will actually look cleaner & more aesthetically pleasing.

Attach additional pages if necessary

Jeanine

From: Jeanine Graham <jrg1120@aol.com>
Sent: Thursday, May 26, 2022 4:49 PM
To: Jeanine



**QUANTITY 1 - L.E.D.
ILLUMINATED PUSH
THROUGH LETTERS
WITH BRUSHED
ALUMINUM BACKGROUND**

**Vision Sign
& Design**

2104 DANIELA STREET, UNIT A, SUITE B, BIRMINGHAM, AL 35203

Jeanine Graham, RN, CANS
Managing Partner
JEM Medspa
(708) 942-1112
(630) 204-7047 cell
sent from my iPhone