



BOARD OF ZONING APPEALS STAFF REPORT

To: Members of the Board of Zoning Appeals

From: Tom Vander Woude, Planning Director

Meeting Date: April 11, 2023

Agenda Item: BZA Docket No. 23-004

Application Type: **Developmental Standards Variance**

Hearing: **PRELIMINARY HEARING**

Summary: BZA 23-004 Saundarya and Srikanth Ravindran requesting approval of a variance from TABLE 26-6.405.A-2 to permit the construction of a garage addition which will increase the total number of garage spaces to four at 1621 Day Lily Lane.

Applicant: Saundarya and Srikanth Ravindran

Property Address: 1621 Day Lily Lane

Current Zoning: CD-3.R1 Neighborhood – 70' Lot One Family Residence District

Adjacent Zoning: North: CD-3.R1
South: CD-3.R1
East: CD-3.R1
West: CD-3.R1

Action Requested: Schedule public hearing

Additional Actions Required: Findings of Fact

Staff Recommendation: **Schedule public hearing**

Attachments: Completed variance application with supporting documentation
Plat of survey prepared by Richard K. Hardesty dated May 14, 1997
with location of concrete slab garage foundation drawn in



Figure 1 Subject property.

BACKGROUND

Saundarya and Srikanth Ravindran have submitted an application for a variance from TABLE 26-6.405.A-3 of the Munster zoning ordinance to allow the construction of a garage addition which will increase the total number of garage spaces to four at their residence at 1621 Day Lily Lane.

The subject property contains a three-car attached garage accessed via a driveway at the front of the property. The applicant proposes to construct an additional 1-car detached garage. An attached plat of survey includes a sketch that shows the location of the proposed garage addition. Attached plans show the design of the garage.

PROJECT HISTORY

This project commenced in August 2021 when the Town issued a permit for the construction of a carport on the subject property. The concrete pad was then poured and inspected. As construction of the

structure was beginning, the Town's Chief Building Inspector determined that the structure was not a carport, but in fact a garage, per the definition of garage in the Town's zoning ordinance. After an in-person meeting between the applicants and Town staff failed to find a resolution that was code compliant and acceptable to the applicants, in March 2022 they initiated a lawsuit against the Town and its staff alleging the following:

1. Promissory Estoppel
2. Negligence
3. Unjust Enrichment
4. Misrepresentation
5. Deception
6. Intentional Infliction of Emotional Distress
7. Negligent Infliction of Emotional Distress
8. Violation of Munster Municipal Code and Munster Character-Based Code
9. Specific Performance

A mediation conference was held in October 24, 2022 and the parties agreed to the following:

1. The Ravindrans agreed to dismiss, without prejudice, the complaint against the Town and its employees.
2. The Ravindrans would file one or more petitions with the BZA, appealing the stop-work order by the Town and/or requesting for a variance for the structure they wish to build. The Town agreed that they will not object on the basis of timeliness to the petition(s) filed by the Ravindrans to the BZA.

The applicant has now filed an application for a developmental standards variance, described in this memo, and an application for an appeal of an administrative decision, which they asked to be placed on hold until a decision is made regarding the variance.



Figure 2 Aerial photo of subject property, with existing concrete pad shown.

DISCUSSION

The applicant is proposing a total of 4 garage spaces on a property with a house that is 4,747 square feet. The Munster zoning code permits no more than a 3-car garage for a house that is less than 5,000 square feet.

TABLE 26-6.405.A-2

Garage Size –

For a residence with 5,000 sf. or more of living space excluding Basements: 4 car Garage max.

For a residence with less than 5,000 sf. Of living space excluding Basements: 3 car Garage max.

Garages may be attached, detached, or a combination of both, however, the total capacity of said private Garage(s) shall be no more than the number of vehicles indicated above.

Table 26-6.405.A-2 of the Munster Zoning Ordinance limits the combined area of all Accessory Structures to the lesser of 30% of the rear yard or 900 square feet. The proposed garage is 650 square feet and would comply with the Lot Coverage standard.

VARIANCE STANDARDS

The variance process is established to provide relief to a property owner when, due to unique circumstances, compliance with the zoning code imposes a hardship or practical difficulty on a property owner. The BZA is under no obligation to grant a variance. It is the petitioner's responsibility to prove a hardship or practical difficulty. The BZA should ask the petition to address the criteria listed below.

Sec. 26-6.804.I of the Munster Zoning Code states that the basis for a variance is as follows:

g. General Standards.

A Variance may be granted only if the Decision-Making Authority has made the following determinations for such Variance:

- i. the practical difficulties or unnecessary hardships that would be incurred by strict application of the Use or Development standard, as applicable, are unique and not shared by all properties in the vicinity and are not self-imposed;
- ii. such Variance is the minimum Variance that will relieve such practical difficulties or unnecessary hardships, as applicable;
- iii. such Variance is in the spirit of the general purposes and intent of this Article as stated in Division 1; and
- iv. 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.

h. Specific to Development standards Variances:

A Variance from Development Standards may be approved or approved with conditions only if:

- i. it will not be injurious to the public health, safety, morals, and general welfare of the community;
- ii. the use and value of the area Adjacent to the property included in the Variance will not be affected in a substantially adverse manner; and
- iii. the strict application of the Development standards will result in practical difficulties in the use of the property.

The applicant has addressed the criteria for a development standards variance on pages 9a and 9b in the attached application. Staff notes that the applicant also has provided responses to the criteria for a conditional use permit and a use variance. While these may provide more information for the BZA's review, they are not to be used as the basis for approval or denial of the variance request.

RECOMMENDATION

The Board of Zoning Appeals may wish to consider the following motion:

Motion to schedule a public hearing for BZA Docket No. 23-004.

Petition BZA 23 - 003Date: 3/6/23Application Fee: \$ 450.00 (pd)

Sign Fee: \$ _____

Town of Munster Board of Zoning Appeals Petition Application**OWNER INFORMATION:**Name of Owner Srikanth and Savandarya Ravindran Phone Number 219-313-4741Street address, City, ST, ZIP Code 1621 Day Lily Lane, Munster, IN, 46321 Email address Savandarya.ravi@gmail.com**APPLICANT OR PETITIONER INFORMATION (if different than above):**

Name of Applicant/Petitioner _____ Phone Number _____

Street address, City, ST, ZIP Code _____ Email address _____

PROPERTY INFORMATION:

Business or Development Name (if applicable) _____

Address of Property or Legal Description 1621 Day Lily Lane, Munster, IN, 46321 Current Zoning Residential**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):

Construct accessory structure at 1621 Day Lily Lane, Munster, IN 46321. Structure to be used for storage including motor vehicles and general miscellany.Name of Registered Engineer, Architect or Land Surveyor Hardisty Surveying P.C.Phone Number 219-322-6212Street address, City, ST, ZIP Code 910 Richard Road #A

Email address _____

P.O. BOX 126Dyer, IN 46311

MAR 06 2023

MUNSTER BUILDING
DEPARTMENT



Petition BZA _____

Town of Munster Board of Zoning Appeals Application Signature Page

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

[Signature] 2/23/2023
Signature of Owner Date

[Signature] 2/23/2023
Signature of Applicant Date

Randall Parr
317-632-9322
LawyerProf8118@gmail.com

REQUIRED ATTACHMENTS

Required Attachments for Board of Zoning Appeals Applications

To ensure that adequate information is provided to the BZA, please check off each of these items and provide documentation to the Community Development Department at the time of submittal of the application.

ALL APPLICATIONS	Included	N/A
Narrative statement describing project	X	
Property owner consent (Signature page)	X	
Proof of Ownership (e.g. copy of tax bill)	X	
Plat of Survey depicting current conditions	X	
Site Plan containing the following:		X*
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		
Conditions of Approval Form (Note: complete the form specific to your petition)*	X	
Any other information that the BZA may find useful in determining whether the application is merited.		

* Unique conditions have been established for special use permits for public garages, gas filling stations, used car lots, garden centers, massage parlors, adult bookstores, tattoo parlors, adult cabarets, and outdoor dining areas. Community Development staff will advise potential applicants of these at the pre-application meeting.

NOTE: If you checked any exhibits "N/A", please explain:

* See GeoTechnologies Inc aerial picture of site. No public structures, utilities, or impact on any existing fire hydrants, parking lots, curb cuts, drainage/detention, traffic, ingress/egress locations, topographic features, or infrastructure are impacted or contemplated.

CONDITIONAL USE CONDITIONS OF APPROVAL (PAGE 1 of 2)

The Munster Board of Zoning Appeals is authorized to hear petitions for conditional uses 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. Sec. 26-6.405.L.4 of the Munster Zoning Code states that no conditional use shall be granted by the Munster Town Council unless the special use meets the conditions listed below.

Please explain how the proposed use meets these conditions.

1. It will be harmonious with and in accordance with the general and specific intent, purposes and objectives of Section 26-6.105, that is, it promotes and is necessary to the health, safety, general welfare, comfort, and convenience of the Town and its residents, and the Town's Comprehensive Plan.

See Attached Supplement that applies to Paragraphs one through eight (pages 7-8) of the Conditional Use Conditions of Approval.

2. It will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area.

3. It will not be hazardous or disturbing to existing neighboring uses.

4. It will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

CONDITIONAL USE CONDITIONS OF APPROVAL (PAGE 2 of 2)

5. It will not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community.

6. It will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

7. It will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

8. It will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance

Attach additional pages if necessary

DEVELOPMENTAL VARIANCE CONDITIONS OF APPROVAL

The Munster Board of Zoning Appeals is authorized to hear petitions for developmental standards variances and to approve or deny. The Board of Zoning Appeals may also impose reasonable conditions and restrictions. Indiana Code 36-7-4-918.5 lists the legal criteria for a developmental standards 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:

See attached Supplement to page 9 of
Ravindran's Developmental Standards Variance
Petition.

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:

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Explain why this statement is true in this case:

Attach additional pages if necessary

Supplement to page 9 of Ravindran's Developmental Standards Variance Petition

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.

The proposed use is passive and does not involve manufacturing, production, increased levels of noise or light, emit smoke or residue into the air, have workers coming and going throughout the day, promote increased activity on this residential property; creates no unsafe conditions, in fact probably helps to discourage illegal activity; the quality of life of any neighbor is not decreased in any manner; and the community at large will note no difference in the use of Ravindran's property from before the structure. Sight lines and open spaces will be no different from plans previously submitted to and approved by Community Development. The dimensions of the structure are already known to Community Development from previous plans submitted and approved and do not violate setback requirements.

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.

This property is currently zoned residential. No activity or use proposed by Petitioners alters that use to another use. Normal and customary residential uses will remain in effect. The proposed structure will not modify Petitioners' prior uses of their real property; indeed, the proposed structure will provide containment for personal property so that neighbors will not be required to view Petitioners' personal property positioned openly upon the property. The value of Petitioners' real property with improvements will likely increase with this structure, thereby raising the value of real estate in the residential area adjacent to Petitioners' real property. No adverse result occurs upon construction and use of the proposed structure to be used for miscellaneous storage including storage of motor vehicles. This structure will not be used for any type of business activity,

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Explain why this statement is true in this case.

The plans and application for a building permit for this structure were clear and unambiguous. Community Development approved the issuance of a building permit. Community Development did not recognize any potential discrepancies between the submitted plans and issuance of the permit that Community Development referred to the Town Council, nor did Community Development contact Petitioners for further information prior to Petitioners expending large sums of money commencing construction. Community Development simply

did not adequately read the information provided by Petitioners before issuing the permit. Had Community Development performed this basic function of responsibility the construction would have been delayed and Petitioners would not have incurred substantial expense based on their reliance of Community Development's proper and basic performance of duties. Community Development cannot now simply withdraw their granted authority to build the described structure after giving Petitioners every indication that the proposed structure could be built as described. Specifically Petitioners have expended thousands of dollars in reliance upon Community Development's granted authority to build. Petitioners have already poured an approved concrete foundation on their property. Community Development and the Town of Munster must grant this variance in order to atone for their negligence. Nothing in Petitioners' neighborhood will be adversely affected, and indeed the granting of this variance will likely improve the overall responsible use of real property consistent with expectations and aesthetic appeal expected by the residents of Munster.

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:

See attached Supplement to pages 10 and 11 of
Ravindran Use Variance Petition. Supplement
applies to Paragraphs 1-5 of pages 10 and 11.

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:

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

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:

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

Attach additional pages if necessary

Town of Munster
Legal Notice
BOARD OF ZONING APPEALS PETITION NO. _____

Notice is hereby given that the Town of Munster, Lake County, Indiana, will hold a public hearing in the Munster Town Hall, 1005 Ridge Road, at 6:45 p.m. on _____, 20____, to consider the following petition, in accordance with the Munster Zoning Ordinance:

Common Address and/or Description:

Legal Description:

Anyone interested in the Petition may appear in person or by agent at the public hearing. Written objections filed with the Board of Zoning Appeals Executive Secretary, Thomas Vander Woude, before the hearing will be considered. The hearing may be continued from time to time as may be found necessary. All information concerning such petition is on file in the Community Development Office, 1005 Ridge Road, Munster, Indiana, 46321, for public examination.

Thomas Vander Woude, Executive Secretary

Town of Munster

Notice to Owners of Affected Property
BOARD OF ZONING APPEALS PETITION NO. _____

SRIKANTH RAVINDRAN

Name of Petitioner

1621 DAY LILY LN, MUNSTER IN 46321

Address

Notice is hereby given that at the regularly scheduled meeting of _____, 20____,
at 6:45 p.m., at the Munster Town Hall, 1005 Ridge Road, Munster, Indiana, the Board of Zoning Appeals
will conduct a public hearing on the following petition:

Anyone interested in the petition may appear in person or by agent. Written objections, filed with the
Board of Zoning Appeals Secretary before the hearing, will be considered. The hearing may be continued
from time to time as may be found necessary. All information concerning the petition is on file in the
Community Development Office, 1005 Ridge Road, Munster, Indiana, 46321, for public examination.



Signature of Petitioner

Date

2/23/2023

Supplement to pages 7 and 8 of Ravindran Variance Petition

CONDITIONAL USE CONDITIONS OF APPROVAL (PAGE 1 of 2)

The Munster Board of Zoning Appeals is authorized to hear petitions for conditional uses 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. Sec. 26-6.405.L.4 of the Munster Zoning Code states that no conditional use shall be granted

by the Munster Town Council unless the special use meets the conditions listed below.

Please explain how the proposed use meets these conditions.

1. It will be harmonious with and in accordance with the general and specific intent, purposes, and objectives of Section 26-6.105, that is, it promotes and is necessary to the health, safety, general welfare, comfort, and convenience of the Town and its residents, and the Town's Comprehensive Plan.

There is no interference with any other property, and it has been done in accordance with calling JULIE to ensure that gas and water lines are out of the way. Moreover, we have rerouted our sprinkler system since the proposed area had some grass.

2. It will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area.

The structure has been customized to follow the aesthetics of our dwelling. The intent is to have it blend into the surrounding, rather than just have a shed put up. The customization cost extra, and this was all done and paid for after a permit was approved from the town of Munster.

3. It will not be hazardous or disturbing to existing neighboring uses.

The structure going up on our property has no function that would produce any hazardous consequence. There is no interference to the neighbors behind nor next door, as we have ensured that the structure is solely on our property and planned in such a way that it does not interfere with their utilities or way of life. We live in a street away from the main road (White Oak Avenue) so in terms of obstructing any view or access to emergency/health/safety services, there should be no concern.

4. It will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The structure is designed in accordance with safety standards. There is a service door and windows all around for egress in case of any emergency. There are no electricity, plumbing or gas lines going to this erection. The public will not be involved with any use or function of the structure.

5. It will not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community.

There is nothing being added to the building in terms of utilities. It is simply being erected for storage.

6. It will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

The structure is to be erected for purely personal reasons. It is for storage. With the increase in car and car part thefts over the last couple of years, we wanted to have a secure facility to keep our property.

7. It will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

This will not cause any interference to traffic or traffic patterns as it is far removed from the curb. It is on the north side of the driveway, furthest from the curb and the road.

8. It will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance

This has been erected on a portion of our property that had a basketball hoop and some bricks (from the brick patio). There is no damage to scenic or historic features.

Supplement to pages 10 and 11 of Ravindran Use Variance Petition

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.

The proposed use is passive and does not involve manufacturing, production, increased levels of noise or light, emit smoke or residue into the air, have workers coming and going throughout the day, promote increased activity on this residential property; creates no unsafe conditions, in fact probably helps to discourage illegal activity; the quality of life of any neighbor is not decreased in any manner; and the community at large will note no difference in the use of Ravindran's property from before the structure. Sight lines and open spaces will be no different from plans previously submitted to and approved by Community Development. The dimensions of the structure are already known to Community Development from previous plans submitted and approved and do not violate setback requirements.

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.

This property is currently zoned residential. No activity or use proposed by Petitioners alters that use to another use. Normal and customary residential uses will remain in effect. The proposed structure will not modify Petitioners' prior uses of their real property; indeed, the proposed structure will provide containment for personal property so that neighbors will not be required to view Petitioners' personal property positioned openly upon the property. The value of Petitioners' real property with improvements will likely increase with this structure, thereby raising the value of real estate in the residential area adjacent to Petitioners' real property. No adverse result occurs upon construction and use of the proposed structure to be used for miscellaneous storage including storage of motor vehicles. This structure will not be used for any type of business activity,

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 need for construction of this structure as proposed to Community Development creates a need for a variance inasmuch as the square footage of Petitioners' house is barely short of the required square footage technically required for construction of additional square footage that may be characterized as a garage. The concrete foundation already poured for the structure is a continuation of the existing driveway, is adjacent to the existing house, and is already being used for storage of personal property including motor vehicles yet provides no protection from the elements, both weather and criminal. The peculiar nature of this property lies in the fact that

the footprint for this proposed structure does not encroach in any manner with any use or enjoyment of property owned by Petitioners or any neighbors; indeed, the proposed structure is entirely consistent with current property uses by Petitioners and neighbors; and any difference in use between this proposed structure and some other category of accessory structure is limited to the possible use as additional garage space which is entirely supported by the size of Petitioners' real property lot and setbacks. Additionally, submitted plans for this proposed structure do not require installation of utilities or plumbing. There is no functional or aesthetic difference between this proposed structure and some other form of storage structure such as a carport, except that the proposed structure has greater aesthetic appeal than a structure that appears to be half a structure with exposed miscellaneous stored property items apparent to any viewer.

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.

The plans and application for a building permit for this structure were clear and unambiguous. Community Development approved the issuance of a building permit. Community Development did not recognize any potential discrepancies between the submitted plans and issuance of the permit that Community Development referred to the Town Council, nor did Community Development contact Petitioners for further information prior to Petitioners expending large sums of money commencing construction. Community Development simply did not adequately read the information provided by Petitioners before issuing the permit. Had Community Development performed this basic function of responsibility the construction would have been delayed and Petitioners would not have incurred substantial expense based on their reliance of Community Development's proper and basic performance of duties. Community Development cannot now simply withdraw their granted authority to build the described structure after giving Petitioners every indication that the proposed structure could be built as described. Specifically Petitioners have expended thousands of dollars in reliance upon Community Development's granted authority to build. Community Development and the Town of Munster must grant this variance in order to atone for their negligence. Nothing in Petitioners' neighborhood will be adversely affected, and indeed the granting of this variance will likely improve the overall responsible use of real property consistent with expectations and aesthetic appeal expected by the residents of Munster.

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

Approval of this variance that permits Petitioners' structure to be used for storage, in part as a garage, alters nothing in the adopted comprehensive plan and therefore does not interfere substantially, if at all, with the adopted comprehensive plan. Petitioners' real property will still be used exclusively for residential purposes with no business, industrial, commercial purpose involved; no modification of any utilities or other municipal improvement/infrastructure

changes are involved; the view and sitelines of Petitioners' property from any perspective will be no different than if an accessory structure of a different household use would be constructed; property values will not diminish and may very well increase due to the appearance of a complete structure; the temptation for criminals to steal automotive parts will be reduced since the structure would be enclosed which is a benefit to the neighborhood and would help to maintain current insurance rates for the area; no residential electrical or plumbing installation would be involved at Petitioners' residence.

Hardesty Surveying P.C.

PLAT OF SURVEY

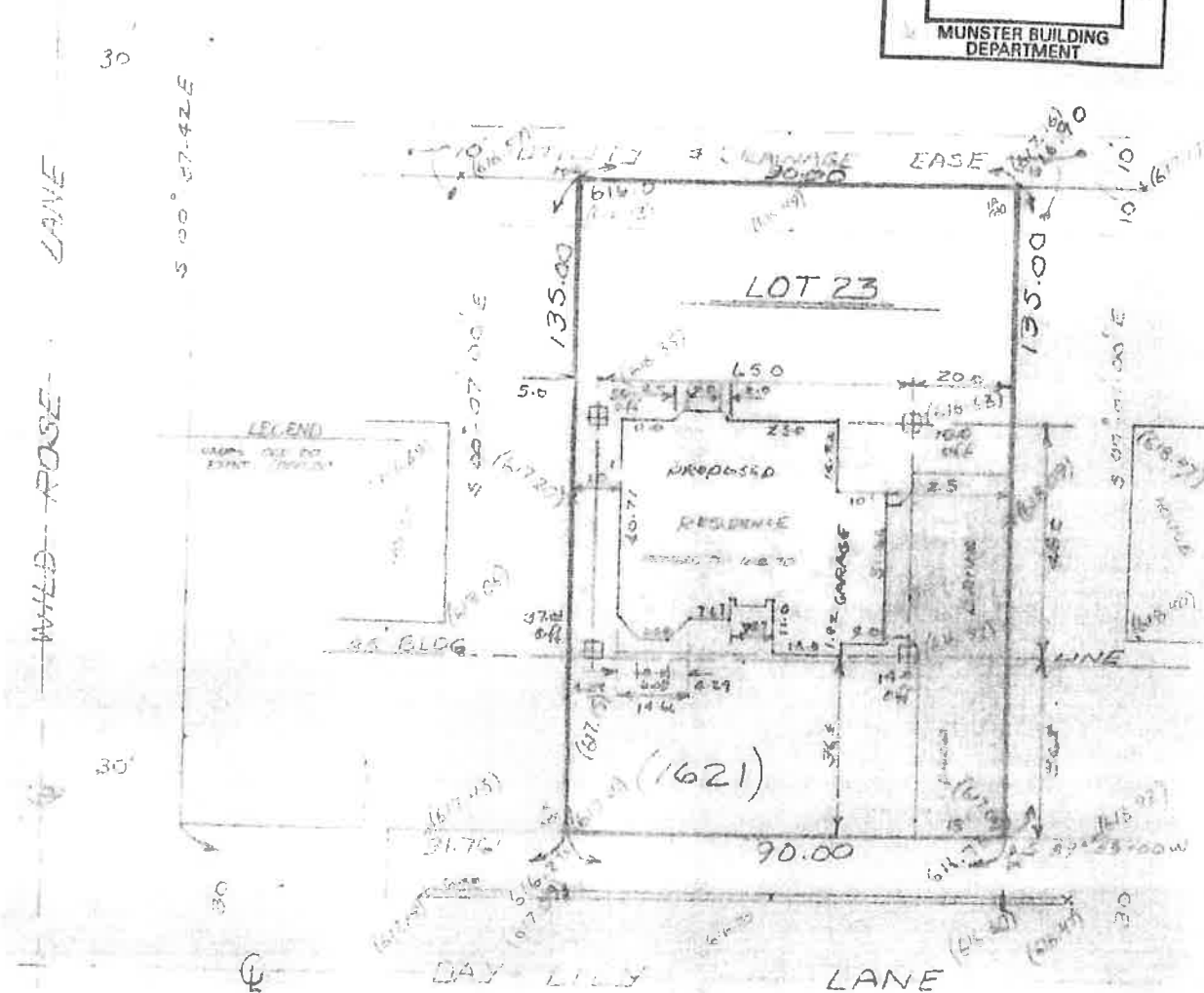
910 RICHARD ROAD, SUITE 'A'
P. O. BOX 126
DYER, INDIANA 46311

TELEPHONE: (219)322-6212

CLIENT: Rosmanitz

PROPERTY ADDRESS: 1621 Day Lilly Lane
Minster

Lot 23 in the Meadows of St. George, an addition to the Town of Minster, as per plat thereof, recorded in plat book 80 page 21, recorded in the Office of the Recorder of Lake County, Indiana.



FLOOD HAZARD ZONE: C
TITLE CO.: No title policy provided

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE IN ACCORDANCE WITH THE OFFICIAL RECORDS AND THAT THE PLAT APPEARING HEREIN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCE FLOOD INSURANCE RATE MAP. CONTRACTOR, BUILDER OR OWNER SHOULD INSPECT AND COMPARE ANY DISCREPANCY BETWEEN PLATTER AND EXISTING MEASUREMENTS AND REPORT ANY DISCREPANCY TO THE SURVEYOR SO THAT CORRECTIONS CAN BE MADE BEFORE DAMAGE IS DONE.

RICHARD K. HARDESTY
INDIANA REGISTERED LAND SURVEYOR
NO. S0507

ALL DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF



SCALE: 1 INCH = 30 FEET
DATE: MAY 14, 1997
REVISED: 19
SURVEYORS JOB NO.: 77-0436
SURVEYORS FILE NO.: 17453
FIELD BOOK: PAGE:

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Town of Munster
ONE- & TWO-FAMILY PERMIT APPLICATION ~ REMODEL, MINOR ADDITION, ACCESSORY STRUCTURE
Community Development ~ Building & Plan Review Division ~ 1005 Ridge Rd. ~ Munster, IN 46321 ~ PH. 219-836-6990 ~ FAX 836-6542
Email @ COMMUNITYDEVELOPMENT@MUNSTER.ORG

TYPE OR PRINT IN INK

PERMIT #: P21-0406

The undersigned certifies that the owner of record authorizes the proposed project and that the undersigned has been authorized by the owner to make this application as the authorized agent and agrees to conform to all applicable laws of this jurisdiction.

Applicant's Signature: X [Signature]

Date: 8/17/2021

Applicant's Name: SAUNDARYA RAVINDRAN

E-mail: saundarya.ravi@gmail.com
(will be used for official correspondence)

Project Address: 1621 DAY LILY LN, MUNSTER, IN 46321

Zoning District: _____

Owner's Name: SRIRANTH RAVINDRAN

Email: sri.ravi.86@gmail.com

Owner's Address: 1621 DAY LILY LN, MUNSTER

Cell #: (219) 313-4741

Office #: _____

General Contractor or Contractor (enter 'Self' as owner performing all work): SELF

Business Address: _____

Email: saundarya.ravi@gmail.com

Cell #: _____

Contact Name: _____

Cell #: _____

~ LIST SUBCONTRACTOR/SPECIALTY CONTRACTOR INFORMATION ON PAGE 2 ~

PROPOSED PROJECT

☐ Minor Addition ☐ Roof ☐ Doors/Windows ☐ Deck ☐ Fence ☒ Shed ☐ HVAC ☐ Flat Work
☐ Remodel/Alteration ☐ Garage ☐ Pool
☐ Interior / ☐ Exterior ☐ Attached / ☐ Detached ☐ On Ground / ☐ In Ground

Other: ☒ Proposed Project Description: PUTTING DOWN CONCRETE FOR ERECTING CARPORT, NORTH SIDE OF DRIVEWAY

TOTAL ESTIMATED PROJECT COST: \$ 20K 30K per owner to include carport (see email)

~ PLAT OF SURVEY / SITE PLAN ON WHICH PROPOSED PROJECT IS DRAWN TO SCALE MAY BE REQUIRED ~

FIRM INFORMATION

Flood Zone: _____

Base Flood Elevation: _____

Lowest Floor Elevation: _____

BUILDING & CODE ENFORCEMENT

PERMIT RELEASED

PERMIT DENIED

EXEMPT

Reviewer: [Signature]

Title: _____

Date: _____

Permit Fee: _____

PIF's Ex 4
Witness Collins
Date 8/25/22 KM

~ PLEASE SCHEDULE INSPECTIONS 48 HOURS IN ADVANCE ~

* Not to be used as a date

Revised 5.2.2021

20

↑ Parcel (1)

>

...

+

Wildrose

Owner:

Ravindran, Srikanth D

Mailing Address:

1621 Daylily Ln Munster IN 46321

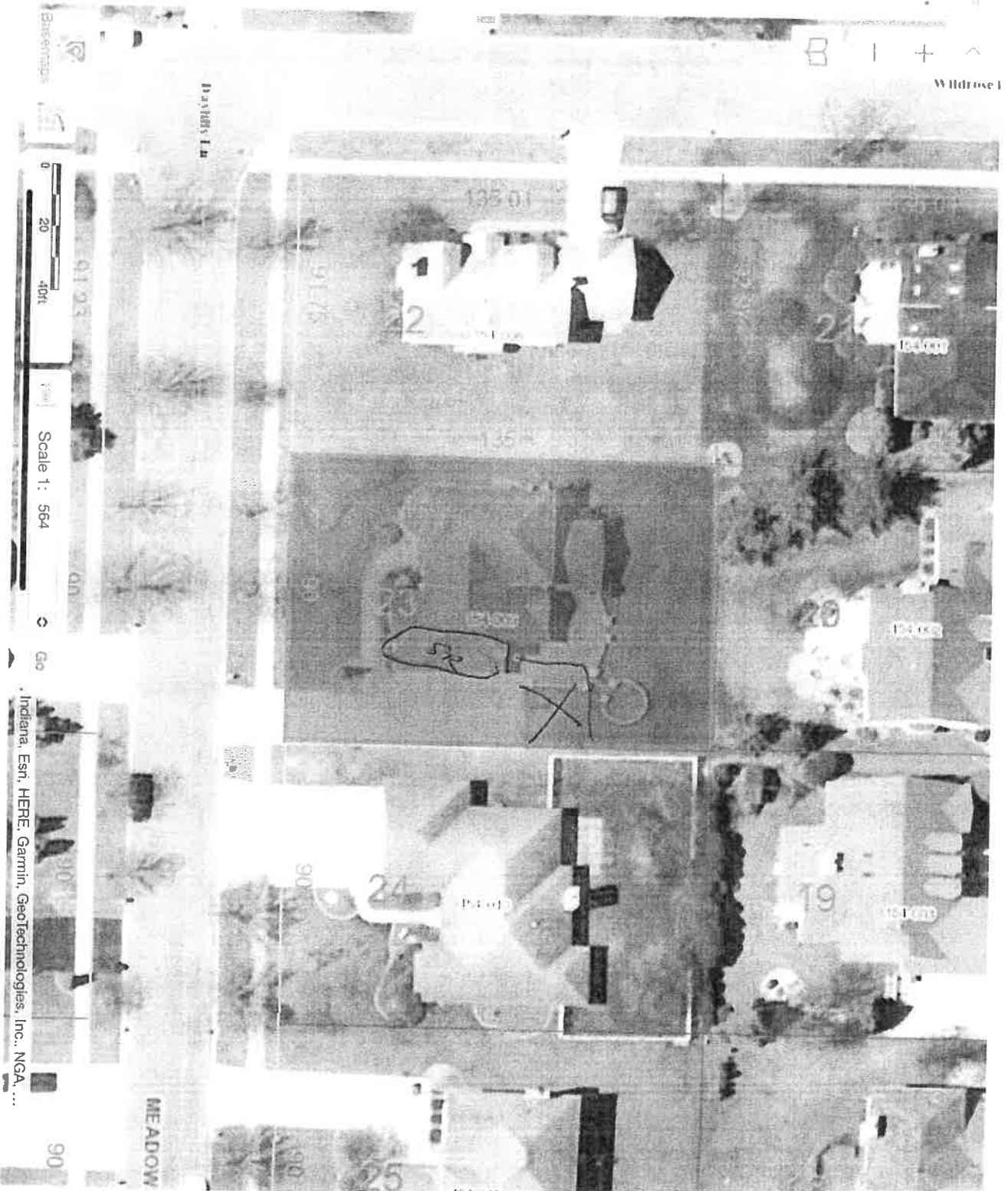
Site Address:

1621 DAY LILY LN MUNSTER IN 46321

displaying 1 - 1 (Total: 1)

◀ ▶ Page 1 of 1 ▶ ▶ ▶

Parcel (1)



21

D80 EX 1

585 Canada Road Ste. A
Bailey, MI 49303
Tel: (616) 675-7060

ENGINEERING



A&A ENGINEERING
Civil-Structural

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF INDIANA
PROJECT NO. 227-20-1441
SHEET TITLE

COVER SHEET

SHEET NO. 1, 11
DRAWN BY A.W. DATE 7/15/20
CHECKED BY: OAA. DATE: 7/15/20

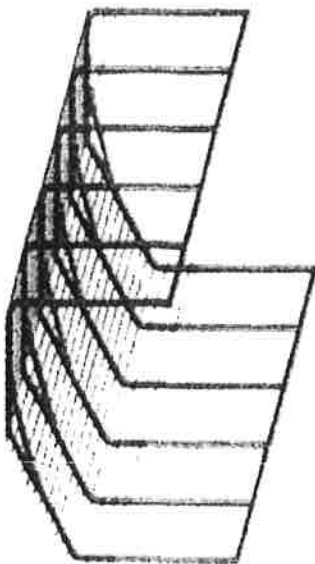
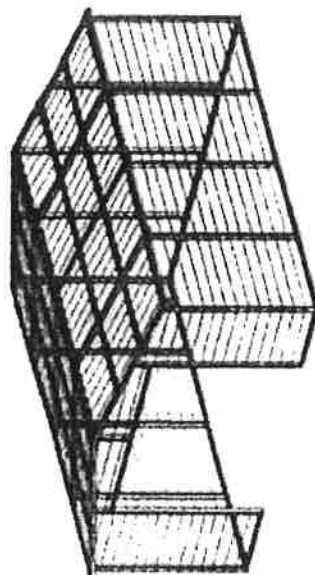
LEGAL INFORMATION

ANY REPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. DRAWINGS ARE VALID UP TO DATE OF DEATH.

SEAI



STAMP EXPIRY: 07/31/2022
DATE BORN: JULY 28 2020



REGULAR / A-FRAME
30'-0" WIDE

CARPORT STYLE BUILDINGS

SELECTIONS

- [illegible]

DESIGN CENTER

- | | | |
|---|--|--|
| 1 | PREVALING COST
USE 2005
RISK FACTOR 5 | NEW 2004 (PER 2002)
HARTFORD, SAVINGS |
| 2 | DEPT. SALARY
RISK FACTOR 10 | 100 PER NEW 2004
SEC TABLE 4 |
| 3 | SMALL GALLIES
NEW 2004 NEW 2004
RISK FACTOR 10 | 100 PER NEW 2004
SEC TABLE 4 |
| 4 | BASE WAGE
RISK FACTOR 10 | 100 PER NEW 2004
SEC TABLE 4 |
| 5 | DESIGN FACTOR
RISK FACTOR 10 | 100 PER NEW 2004
SEC TABLE 4 |
| 6 | DESIGN FACTOR
RISK FACTOR 10 | 100 PER NEW 2004
SEC TABLE 4 |

DRAWING INDEX

- | | |
|---------------------------|----|
| COVER SHEET | 1 |
| SCHEDULES & MEMBER | 2 |
| SECTIONS | 3 |
| BRACE SECTIONS & DETAILS | 4 |
| SPACING SCHEDULES | 5 |
| & ENCLOSURE NOTES | 6 |
| PURLIN & GIRT SCHEDULES | 7 |
| WEATHERING OPTIONS | 8 |
| SIDE WALL FRAMING | 9 |
| & OPENINGS | 10 |
| END WALL FRAMING | 11 |
| & OPENINGS | 12 |
| CORNER BRACING DETAILS | 13 |
| OPTIONAL LEAN-TO ADDITION | 14 |
| INDICATION OPTIONS | 15 |

Plf's Ex 5
Witness Collins
Date 8-15-22 KM

CUSTOMER INFORMATION

Srikanth Ravindran

1621 Day Lily Ln.
Munster, IN. 46321

DESIGN LOADS

30 lbs

2016

11530
03333 Great Circle

BUILDING INFORMATION

ಮೊದಲಿನಿಂದ

261

LENGTH 25

WEST

CERTIFICATION VALIDITY

NOTICE

DATE OF PLANS 1111 Y 20 2024

EXPIRATION: JULY 20, 2021
CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

Treasurer - Lake County, Indiana

generated on 2/3/2023 2:10:04 PM CST

Tax Record

Last Update: 2/3/2023 2:10:04 PM CST

Property Number	Property Type	Taxing Unit	Tax Year
45-07-32-154-009.000-027	Real Property	Munster	2021 Pay 2022

Name / Address:

Srikanth D Ravindran
1621 Daylily LN
Munster IN 46321

Location: 1621 DAY LILY LN, MUNSTER IN 46321

Legal Description: MEADOWS OF ST GEORGE SUBDIVISION UNIT ONE LOT 23

Our records indicate that the property taxes were billed to a lender

SUMMARY OF YOUR TAXES

Assessed Value And Tax Summary

2021 Pay 2022

1a. Gross Assessed Value (AV) of homestead property (capped at 1%)	521,400
1b. Gross AV of residential property and farmland (capped at 2%)	0
1c. Gross AV of all other property, including personal property (capped at 3%)	0
2. Equals Total Gross Assessed Value of Property	521,400
2a. Minus Deductions	- 214,740
3. Equals Subtotal of Net Assessed Value of Property	306,660
3a. Multiplied by Your Local Tax Rate	3.1514
4. Equals Gross Tax Liability	9,664.08
4a. Minus Local Property Tax Credits	- 1,180.06
4b. Minus Savings Due to Property Tax Cap	- 1,397.86
4c. Minus Savings Due to 65 Years & Older Cap	- 0.00
5. Total Property Tax Liability	7,086.16

PROPERTY TAX CAP INFORMATION

Property Tax Cap (Equal to 1%, 2% or 3% of Line 2, Depending on Type of Property)	5,214.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum).	1,872.16

Maximum Tax That May Be Imposed Under Cap

7,086.16

GROSS PROPERTY TAX DISTRIBUTION AMOUNTS

Taxing Authority	2021 Pay 2022
County	2,014.15
Township	248.09
School District	4,041.16
City	2,212.24
Library	268.63
Tax Increment	0.00
Special District	879.81
Total	9,664.08

OTHER APPLICABLE CHARGES		APPLICABLE DEDUCTIONS	
Levying Authority	2021 Pay 2022	Type of Deduction	2021 Pay 2022
Little Cal River Basin	45.00	Blind/Disabled	0
		Geothermal	0
		Homestead/Standard	45,000
		Mortgage	3,000
		Over 65	0
		Veterans	0
		Abatement	0
		Enterprise Zone	0
		Investment	0
		Supplemental Standard	166,740
		Other	0
TOTAL OTHER CHARGES	45.00	TOTAL DEDUCTIONS	214,740

FIRST INSTALLMENT (SPRING)		SECOND INSTALLMENT (FALL)	
Delinquent After Tuesday, May 10, 2022		Delinquent After Thursday, November 10, 2022	
Current Property Tax	3,543.08	Current Property Tax	3,543.08
Other Charges	45.00	Other Charges	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
LESS PREPAYMENTS	-3,588.08	LESS PREPAYMENTS	-3,543.08
Amount Due for SPRING	0.00	Amount Due for FALL	0.00

If there are no prior delinquencies, a five percent (5%) penalty will be added if the installment of the tax bill is paid within thirty (30) calendar days after the due date. A ten percent (10%) penalty will be

added if an installment of the tax bill is not paid within thirty (30) calendar days after the due date or there are prior delinquencies.

PREVIOUS YEAR TAX INFORMATION FOR 2020 PAY 2021 (*As of Nov 10, 2021)

TAX DETAILS

Gross Assessed Value of Land	77,300
Gross Assessed Value of Improvements	423,000
Total Deduction Amount	207,355
Tax Rate	3.1577
Gross Tax Liability	9,250.32
Minus Total Credit Amount (State, Local and Circuit Breaker)	2,437.52
Net Tax	6,812.80

FIRST INSTALLMENT (SPRING)

SECOND INSTALLMENT (FALL)

Property Tax Amount	3,406.40	Property Tax Amount	3,406.40
Other Charges	45.00	Other Charges	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
Amount Paid	3,451.40	Amount Paid	3,406.40
Balance Due At Year End*	0.00	Balance Due At Year End*	0.00

White O

3:06

STAR WARS

5G

55%

White Oak Ave

White Oak Ave

White Oak Ave

k AveGoogle

Yoga & Breathing



Wild Rose Ln

Timberwood Ln

Timberwood Ln

Day Lily Ln



Home



hangzmore

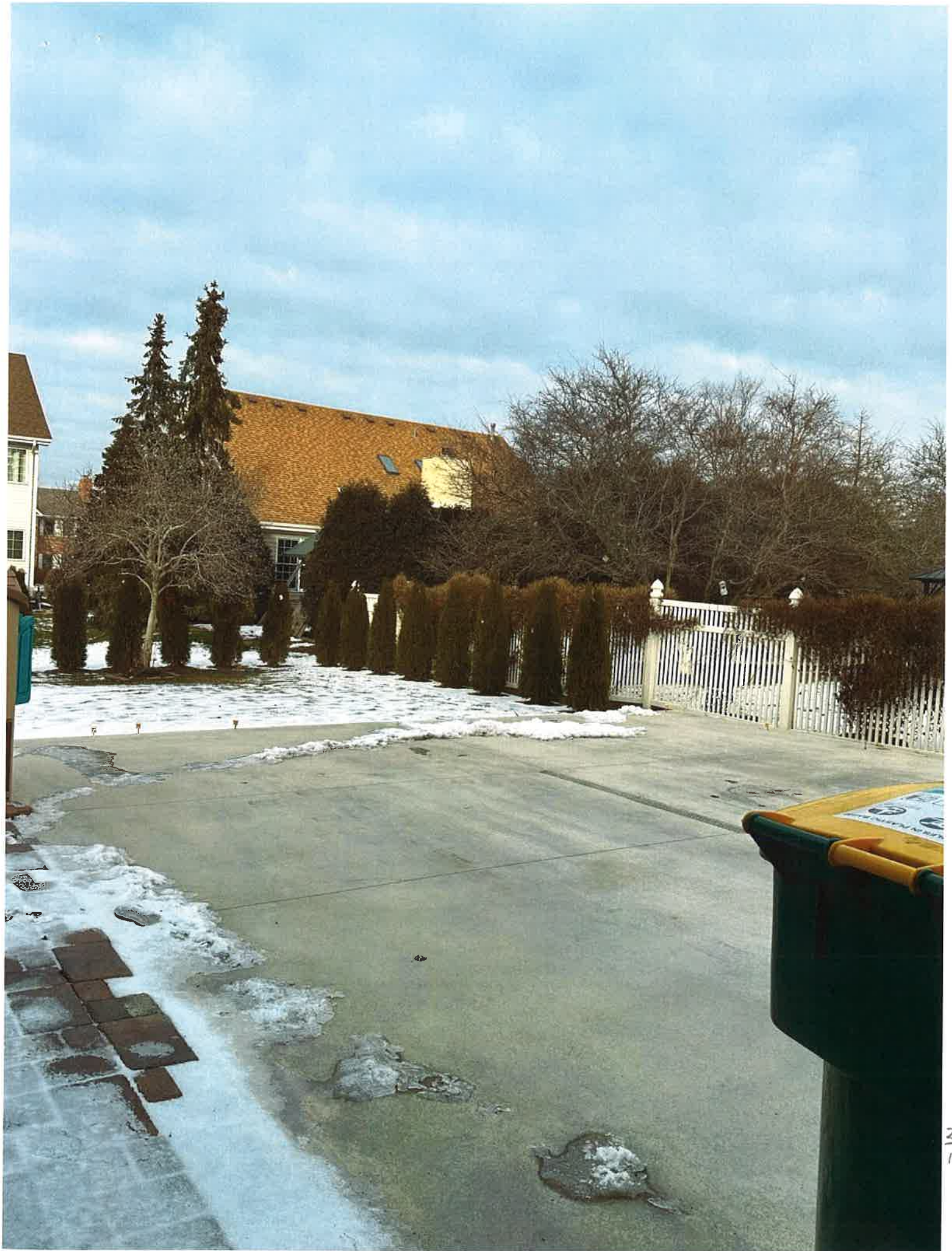
Thistle Ln















INSTRUCTIONS FOR FILING A BOARD OF ZONING APPEALS APPLICATION

Prior to submittal of a Board of Zoning Appeals (BZA) application, a petitioner must attend a pre-application meeting with the Planning Director.

1. TYPES OF APPLICATIONS

The BZA hears and rules on the following applications:

- a. Administrative Appeals
- b. Conditional Uses
- c. Variances
 - i. Developmental Standards Variances
 - ii. Use Variances

2. FILING THE APPLICATION

- a. An application for a BZA petition can be obtained at the Community Development Department, Town Hall, 1005 Ridge Road, Munster, Indiana, 46321.
- b. The complete application must be submitted to the Community Development Department between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday, at least fifteen (15) calendar days before the date of the BZA meeting. The BZA meets the second Tuesday of each month at 6:45 p.m., at the Town Hall.
- c. Submittal of an application with supporting documents to the Community Development Department must be accompanied by payment of a fee, which is calculated by the Community Development Department and paid at the Office of the Clerk-Treasurer.
- d. If the person filing the petition is not the current owner of the property, he or she must be authorized in writing by affidavit to act on the owner's behalf; a sample affidavit is included in the application packet.
- e. The Community Development Department staff will review the application for completeness. If determined to be incomplete, staff will notify the petitioner and the review of the application will be suspended until a complete application is received. If determined to be complete, the petition will be placed on the agenda of the next regularly scheduled BZA meeting.

3. BZA HEARINGS

- a. The BZA meets the second Tuesday of each month at 6:45 p.m. at the Town Hall.
- b. The individual that filed the petition may appear in person, by agent, or by attorney to explain the request.
- c. Two meetings with the BZA are required: a preliminary hearing and a public hearing.

- d. Preliminary Hearing
At the first meeting, the members will ask questions and listen to the Petitioner's explanation and then vote to schedule a public hearing at the next regularly scheduled BZA meeting.
- e. Public Hearing
State law requires that hearings for BZA petitions be advertised to allow neighbors and other affected property owners of record to speak in favor or against the request.
- f. Notice of the public hearing shall be given by the petitioner in the following manner:
 - i. **Publication.** The petitioner shall, at petitioner's expense, publish a legal ad in the Northwest Indiana Times at least ten days prior to the public hearing. To place a public notice please call 219-933-3292 or email Legals@nwi.com. Toll free 800-589-3222 ext. 3292. Fax 219-933-3334.
 - ii. **Mailed.** The petitioner shall send notice of the public hearing by certified mail to all property owners who own property within 200 feet of the subject property at least ten days prior to the hearing. The Community Development Department will provide a list of property owners and addresses. Upon sending the certified mail, the petitioner will receive a white ticket for each letter. The white tickets, (certified mail receipts), must be submitted to the Community Development Department no later than 10 days prior to the public hearing. The read receipts, which are green tickets, must be submitted to the Community Development Department upon receipt.
 - iii. **Posted.** The petitioner shall post a sign with information about the public hearing prominently on the property for at least ten days prior to the public hearing using a sign provided by the Town of Munster. There is a charge for the sign and a deposit for the post which is refundable when the post is returned. The sign must be placed in plain view and legible from the street fronting the property.
 - iv. **Proof.** The petitioner shall be responsible for returning proof of notice to the Community Development Department no later than 24 hours prior to the public hearing. Failure to provide proof of notice will result in a tabling of the public hearing.
- g. At the BZA meeting during which the public hearing is held, the chairman of the BZA will open the public hearing and ask if there is anyone wishing to speak in favor or against the petition. It is strongly suggested that the person filing the petition contact the nearby property owners of record and inform them of the petition in order to minimize confusion and misunderstanding.
- h. The BZA may continue or close the public hearing. Continuing the public hearing to the next meeting usually means that more information is needed before a decision can be made. Closing the public hearing means that the BZA believes they have received sufficient public input.
 - i. In the case of a developmental standards variance request or an administrative appeal, the BZA is authorized to approve, approve with conditions, or deny.
 - ii. In the case of a use variance, conditional use request, the BZA is authorized to forward a recommendation to the Town Council. The recommendation may be to approve, approve with conditions, or deny. The BZA may also vote to forward the petition to the Town Council with no recommendation.

- i. A majority of the whole five-member BZA (that is, 3 of the 5 members regardless of whether all 5 are present at the meeting) must vote the same way to constitute official action.

4. TOWN COUNCIL HEARING

In the case of a use variance, conditional use request, the BZA will forward its recommendation to the Town Council for final consideration at its next meeting.

IMPORTANT NOTE: Indiana State Law prohibits a petitioner from communicating with BZA members about the petition prior to the formal hearings.

Ref: IC 36-7-4-920 (g) *A person may not communicate with any member of the board before the hearing with intent to influence the member's action on a matter pending before the board.*

Hardesty Surveying P.C.

PLAT OF SURVEY

910 RICHARD ROAD, SUITE
P. O. BOX 126
DYER, INDIANA 46311

TELEPHONE: (219) 322-6212

CLIENT: Rosmanitz

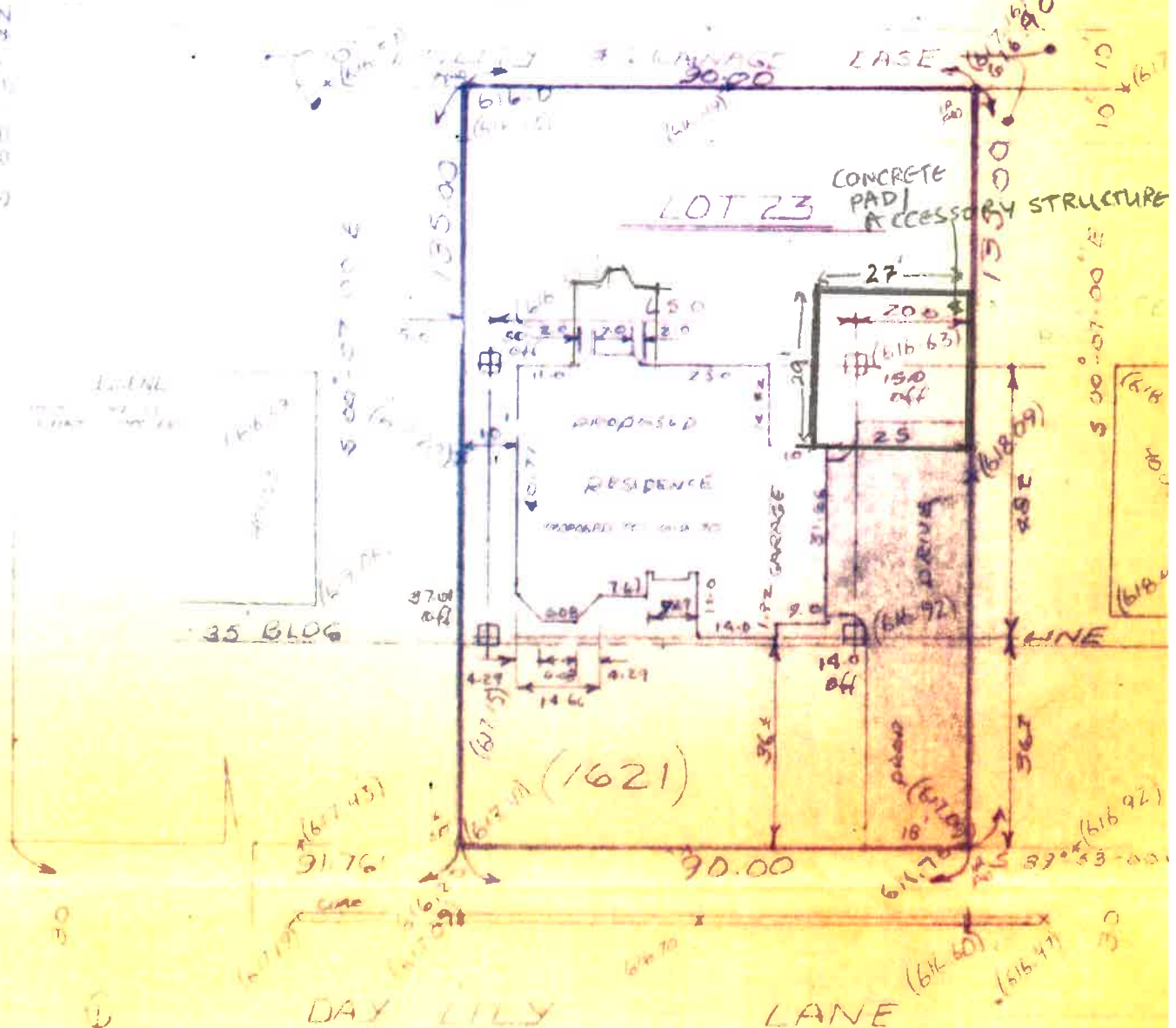
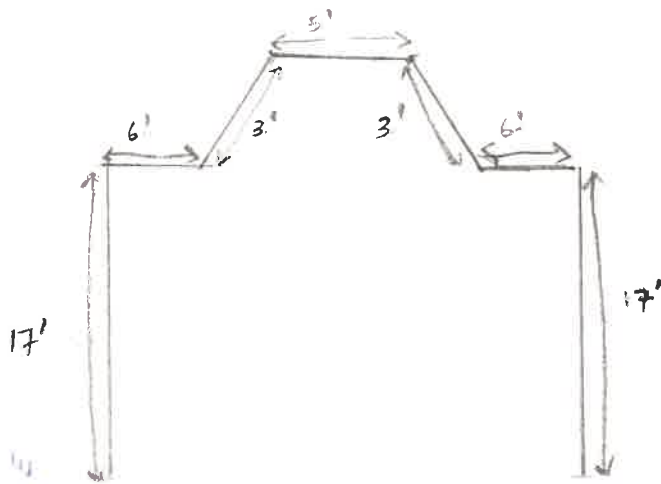
PROPERTY ADDRESS: 1621 Day Lilly Lane

Munster

Lot 23 in the Meadow of St. George in addition to the Town of Munster, as per plat thereof, is subject to plat book 231 page 231 recorded in the Office of the Recorder of Lake County, Indiana.



Hand delivered
D.



FLOOD HAZARD ZONE:

TITLE (B.L.): Not to be publicly provided

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE IN ACCORDANCE WITH THE OFFICIAL RECORDS AND THAT THE PLAT APPEARING HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCE FLOOD INSURANCE RATE MAP. CONTRACTOR, BUILDER OR OWNER SHOULD INSPECT AND COMPARE ANY DIFFERENCES BETWEEN PLATTED AND EXISTING MEASUREMENTS AND REPORT ANY DISCREPANCY TO THE SURVEYOR SO THAT CORRECTIONS CAN BE MADE BEFORE DAMAGE IS DONE.

RICHARD E. HARDESTY
INDIANA REGISTERED LAND SURVEYOR
NO. 60507

ALL DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF



SCALE: 1 INCH = 30 FEET
DATE: MAY 14, 1997
REVISED: 1997
SURVEYORS JOB NO.: 97-0436
SURVEYORS FILE NO.: 18753
FIELD BOOK: PAGE: