

MUNSTER BOARD OF ZONING APPEALS

Paul Taylor
11 Ridge Road
Munster, IN 46321

BZA DOCKET NO. 23-007

FINDINGS OF FACT

This matter came on for Public Hearing on October 10, 2023. Applicant, Paul Taylor, requests approval of a developmental standards variance to allow signage that conforms to the sign standards applicable to CD4.A Districts in Table 26-6.701.A to the tenant spaces on the east side of the building located at 11 Ridge Road.

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 approved the developmental standards variance requested in BZA Docket No. 23-007 to allow signage that conforms to the sign standards applicable to CD4.A Districts in Table 26-6.701.A to the tenant spaces on the east side of the building located at 11 Ridge Road, with the following conditions:
 - (a) All the building improvements submitted must be executed.
 - (b) Appropriate trash receptacles must be placed throughout the site.
 - (c) Adherence to the Town of Munster standards relating to site cleanliness must be maintained.

WHEREFORE, based upon the above Findings, the Town of Munster Board of Zoning Appeals voted three (3) in favor and zero (0) opposed to approve the requested variance.

Variance granted October 10, 2023. Findings of Fact approved November 14, 2023.

MUNSTER BOARD OF ZONING APPEALS

Daniel Buksa, Chairman

ATTEST:

Sergio Carrera Mendoza, Executive Secretary