

## MUNSTER BOARD OF ZONING APPEALS

Floyds Concern, LLC  
9750 Indiana Parkway  
Munster, IN 46321

BZA DOCKET NO. 23-011

### FINDINGS OF FACT

This matter came on for Public Hearing on November 14, 2023. Applicant requests approval of multiple developmental standards variances of the Munster Town Code. The variances requested are for building setback, parking in 1<sup>st</sup> lot layer, and private lighting types at the Three Floyds Taproom located at 9750 Indiana Parkway, Munster, Indiana. Applicant presented testimony and evidence in support of the requested variances. 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 granted the applicant's request for developmental standards variances from the Munster Town Code for building setback, parking in 1st lot layer, and private lighting types at the Three Floyds Taproom located at 9750 Indiana Parkway, Munster, Indiana.

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

Variances granted November 14, 2023. Findings of Fact approved December 12, 2023.

MUNSTER BOARD OF ZONING APPEALS

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Daniel Buksa, Chairman

ATTEST:

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Sergio Mendoza, Executive Secretary