

MUNSTER BOARD OF ZONING APPEALS

Howard Weiss
Fairmont Business Building
9245 Calumet Avenue
Munster, IN 46321

BZA DOCKET NO. 24-003

FINDINGS OF FACT

This matter came on for Public Hearing on July 9, 2024. Applicant, Howard Weiss of the Fairmont Business Building, requests approval of two (2) development standards variances from the Town of Munster Zoning Code, one from Table 26-6.701(B) Monument Sign Specific Standards for quantity, area, height, and landscaping and from Section 26-6.701(B)(5)t. to extend an existing sign cabinet located at 9245 Calumet Avenue.

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 BZA Docket No. 24-003 granting two (2) variances, one from Table 26-6.701(B) Monument Sign Specific Standards for quantity, area, height, and landscaping and from Section 26-6.701(B)(5)t. to extend an existing sign cabinet located at 9245 Calumet Avenue, providing the following conditions are met:

- A. Large address numbers are installed on the southwest corner of the building in accordance with Section 26-6.701 C.1. "One Address Sign per entrance, having a height of 12 inches or less."
- B. Corrections are made to the site in accordance with Town Code to be completed by due dates as follows:

(1) Trucks and trailers are to be removed from the property by August 9, 2024.

(2) Paving restoration is completed on the parking lot and service road by October 1, 2024.

(3) Dumpster enclosure and fence repairs will be completed by October 1, 2024.

(4) Landscaping of the appropriate size, variety, and location is completed throughout the site by October 1, 2024.

WHEREFORE, based upon the above Findings, the Town of Munster Board of Zoning Appeals voted four (4) in favor and zero (0) opposed to approve the requested variances.

Variances granted July 9, 2024. Findings of Fact approved August 13, 2024.

MUNSTER BOARD OF ZONING APPEALS

Roland Raffin, Chairman

ATTEST:

Sergio Mendoza, Executive Secretary