

MUNSTER BOARD OF ZONING APPEALS

Christy Carson-Roter
Region Contractors
912 W. Avenue H
Griffith, IN 46319

BZA DOCKET NO. 24-006

FINDINGS OF FACT

This matter came on for Public Hearing on August 13, 2024. Applicant requests approval of multiple developmental standards variances from Table 26-6.405.A-7 to include: Building Setback of an existing building, Building Composition, Building Material, Frontage Buildout, Entrances, Blank Walls, and Façade Openings for a 11,476 SF addition to the existing 4,918 SF building at 620 Progress Avenue.

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 multiple developmental standards variances from Table 26-6.405.A-7 to include: Building Setback of an existing building, Building Composition, Building Material, Frontage Buildout, Entrances, Blank Walls, and Façade Openings for a 11,476 SF addition to the existing 4,918 SF building at 620 Progress Avenue, with the following conditions:
 - A. New brick walls will match the existing height at approximately 8 feet high around the entire building.
 - B. Transom windows are to be added to the west façade.
 - C. The requirement for sidewalks is to be waived with a condition that sidewalks be installed when adjacent property sidewalks are installed. This condition is to be recorded on the deed.

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

Variances granted August 13, 2024. Findings of Fact approved the September 10, 2024.

MUNSTER BOARD OF ZONING APPEALS

Roland Raffin, Chairman

ATTEST:

Sergio Mendoza, Executive Secretary