



Exhibit A

Petition BZA **25 - 002**

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Board of Zoning Appeals Petition Application

OWNER INFORMATION:

Family Dental

708-807-5526

Name of Owner

Phone Number

131 Ridge Rd, Munster, IN, 46321

peteralemis@gmail.com

Street address, City, ST, ZIP Code

Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Alexander Alemis

773-251-7573

Name of Applicant/Petitioner

Phone Number

8252 S Hohman Ave, Munster, IN 46321

peter@familydentalcare.com

Street address, City, ST, ZIP Code

Email address

PROPERTY INFORMATION:

Family Dental

Business or Development Name (if applicable)

131 Ridge Rd, Munster, IN, 46321

CD-4.B

Address of Property or Legal Description

Current Zoning

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):

This project is to replace the existing monument sign at 131 Ridge Road with a new monument sign.

The variances being requested are as follows:

75"

1. Area - The requested sign as measured by drawing a rectangle around the widest & tallest points is 109" tall and 60" wide (45.416 sqft per side). This includes the base, Division 7 standards are 18 sqft per side

2. Height - The requested sign, as measured from grade, is 109" tall which exceeds the 72" in Division 7 standards

~~3. Setback Distance - The requested sign would have its most proximal edge 15' from the curb~~

~~4. Materials - The requested sign has polycarbonate faces which are able to be interchanged for tenants. While the remainder of the sign is aluminum construction the faces are not routed aluminum~~

~~5. Materials - The base of the requested sign is made of aluminum and not brick or masonry~~

Name of Registered Engineer, Architect or Land Surveyor

Phone Number

Street address, City, ST, ZIP Code

Email address



Petition BZA 25-002

Town of Munster Board of Zoning Appeals Application Signature Page

I hereby authorize Harry Varvaresso 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 of Owner

03/10/2025

Date

Signature of Applicant

03/10/2025

Date

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	✓	
Property owner consent (Signature page)	✓	
Proof of Ownership (e.g. copy of tax bill)	✓	
Plat of Survey depicting current conditions	✓	
Site Plan containing the following:	✓	
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)*	✓	
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:

-
1. Fire Hydrant Locations - The project does not impact existing fire hydrant or fire department connections. The signs location does not impede fire access
-
2. Accessory Structures - The requested sign is proximal to the existing sign but otherwise does not affect any other structures on the property
-
3. Parking Lot Design - The parking lot is unchanged. The requested new location of the sign does not impede driver line of sight
-
4. Utility Location - Utilities will be confirmed via a call before dig and, if necessary, a private locate
-
5. Curb Cuts - Curb cuts are not applicable to the scope of this project | 6. Drainage - Drainage is not impacted other than possibly increasing lawn surface area
-
6. Traffic Circulation - Not impacted by this project | 7. Ingress/egress - Not impacted by this project
-

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:

The requested sign and project will not be injurious to public health, safety, or morals of the community

The general welfare of the community is improved thru the economic investment made in improved signage from an aesthetic perspective and a property value perspective.

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:

The use of the area adjacent to the property will not be affected whatsoever.

The value of the area adjacent to the property will, if anything, be improved as better signage is anticipated to have a favorable impact to property value

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:

These are presented in the order of the variances being requested at the start of this submission

1. Area - The standard area (18sf) is too small for wayfinding and impedes tenant businesses from being found by their customers

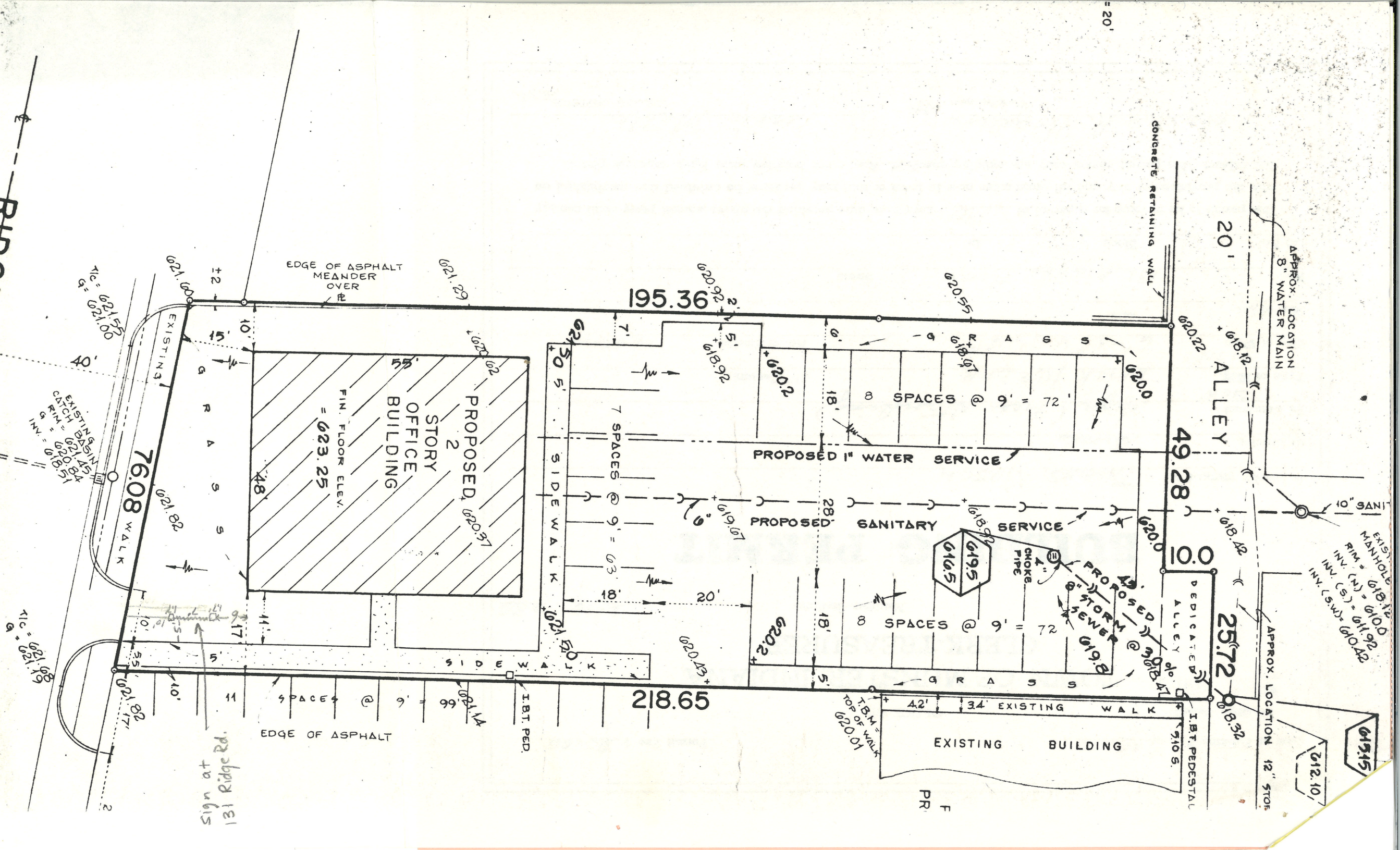
2. Height - The stanard height (6') forces text to have to be represented lower than in the visual scanning area of drivers. It also creates a meaningful difference in value of the location of the tenant values which creates an occupancy hardship

3. Setback Distance - The current setback distance impedes sight from the intersection which creates a hardship for public wayfinding.

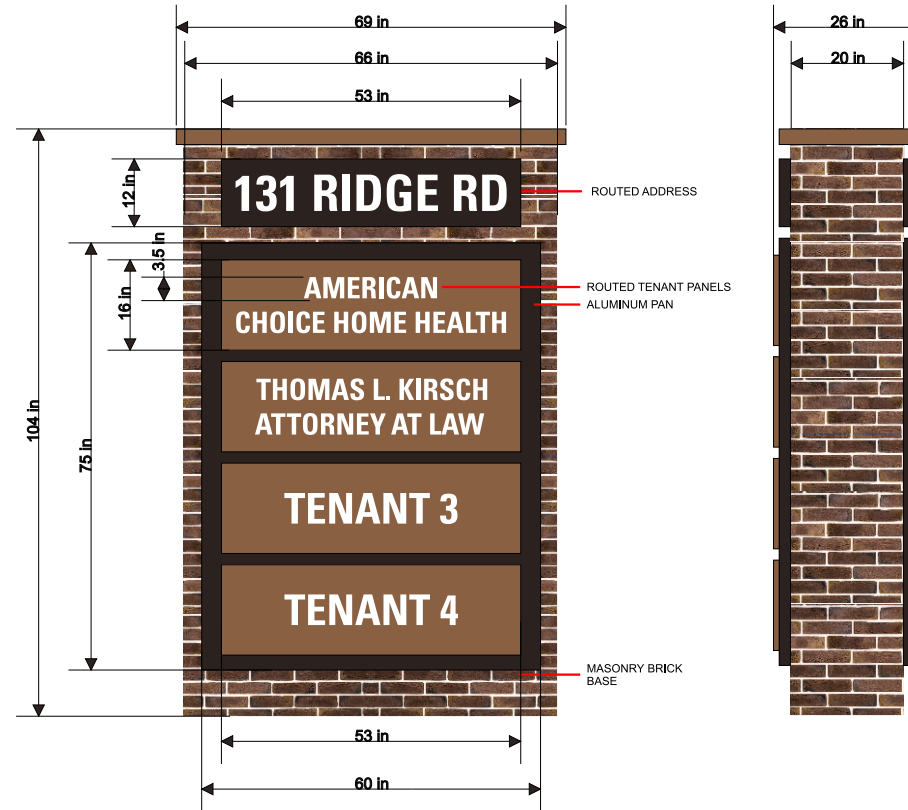
4. Materials - Use of (aluminum) routed faces will result in a longer lead time for tenants as it is a more complicated fabrication process than what is proposed. It will add costs to tenants with an adverse impact to occupancy and rental rates which impact property value. The existing masonry is in poor

Attach additional pages if necessary

condition and a match is not possible



DEMO EXISTING



NEW PROPOSED SIGN 10FT SET BACK
LOCATED WHERE EXISTING SIGN IS

SIGN LINE OF SITE FROM HOHMAN AVE
TRAVELING WEST ON RIDGE RD.

D/F ILLUMINATED MAIN ID

MONUMENT HEADER:

MATERIAL - ALUMINUM
DIMENSIONS - 12 (H) X 12 (W) X 12 (D)
FACE OF MATERIAL - ROUTED WITH WHITE ACRYLIC

ALUMINUM PAN:

MATERIAL - ALUMINUM
DIMENSIONS - 75 (H) X 60 (W) X 2 (D)
TENANT PANELS | REMOVABLE ROUTED FACE INSERTS VIA MECHANICAL FASTENERS | ACCESS THRU FRONT PANEL
PAINTED (CLIENT SPECIFIED) PANTONE USING EXTERIOR GRADE SIGN PAINT (MATTHEWS PAINT OR EQUIVALENT)

MASONRY BRICK / BASE:

MATERIAL - BRICK
DIMENSIONS 92 (H) X 69 (W) X 26 (D)

FACES:

MATERIAL - ROUTED ALUMINUM - .177 THICKNESS
VISIBLE FACE 16 (H) X 55 (W)
TEXT COLOR: WHITE ACRYLIC
MESSAGING: CLIENT TO CHOOSE

ELECTRICAL:

FEED: CONNECT TO EXISTING 120-VOLT FEED
POWER SUPPLY: HANLEY OR PRINCIPAL SLOAN CLASS 2 RATING IP67 OR IP68 RATING SUITABLE FOR DAMP OR WET LOCATIONS
LEDS: HANLEY OR SLOAN PREMIUM LEDS EXTERIOR RATING IP67 OR IP68 RATING SUITABLE FOR DAMP OR WET LOCATIONS
COLOR: PURE WHITE 6500K TO 7500K
APPROXIMATE POWER DRAW 3 AMPS
CONTROL: VIA (CLIENT SPECIFIED) PROGRAMMABLE TIMER OR PHOTOCELL | IF PHOTOCELL TO BE MOUNTED ON PARKING LOT SIDE OF SIGN



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COMPANY NAME

131 RIDGE RD MONUMENT

ADDRESS

131 RIDGE RD, UNIT 1 S. MUNSTER, IN 46321

CONTACT NAME

PETER ALEMIS

PHONE

708.807.5526

EMAIL

PETERALEMIS@GMAIL.COM

DATE

04.28.25

Existing Sign

	Width	Height	Sqft	Notes
Entire	128.63	69.00	61.63	Calculated by a Box Drawn Around The Entirety of the Sign
Center	87.63	69.00	33.36	Center of Sign - Excludes Sides Pillars and Bottom Center Masonry
Messaging	87.63	38.75	23.58	Calculated as the Visible Face Excluding the Angled top w/ "131" Messaging

Proposed Sign

	Width	Height	Sqft	Notes
Entire	69.00	104.00	49.83	Calculated by a Box Drawn Around The Entirety of the Sign
Center	60.00	75.00	31.25	The Dark Brown Center Section (Excluding the Address)
Messaging	53.00	16.00	23.56	Calculated by the Surface Area of Each of (4) Tenant Panel Faces

Notes

- 1 - Proposed Sign is 19% Smaller Than Existing (49.8 sqft vs. 61.6 sqft)
- 2 - Proposed Center area is 6% Smaller Than Existing (31.3 sqft vs. 33.4 sqft)
- 3 - Proposed Messaging Area is Slightly Smaller 0.01% Than Existing (23.56 sqft vs. 23.58 sqft)
- 4 - Proposed Sign is 35" Taller Than Existing Sign

$\frac{1}{2}$ "

$20\frac{1}{2}$ "

$35\frac{1}{4}$ "

$69\frac{1}{2}$ "

$38\frac{3}{4}$ "

$14\frac{3}{8}$ "

center section
height

7.5" thick

$86\frac{1}{2}$ "

$128\frac{5}{8}$ "