

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:

This is true because the proposed sign will help clearly identify the high school's auditorium entrance, improving visibility and wayfinding for students, staff, and visitors attending school functions, performances, or community events. Enhanced identification of the entrance contributes to a more organized and efficient flow of traffic and reduces confusion for first-time visitors. The sign is designed to be structurally sound, professionally fabricated using durable materials, and safely installed in accordance with all applicable building and electrical codes, ensuring long-term safety and minimal maintenance.

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:

This is true because it is located on a public school building and intended solely for site identification, serving a functional purpose without any commercial messaging. The design complements the architecture and scale of the building, incorporating high-quality materials and a professional finish that enhances the overall aesthetic of the campus. Positioned in a central and logical location above the auditorium entrance, the sign provides clarity for visitors without obstructing views, creating visual clutter, or interfering with the use or enjoyment of nearby properties. Additionally, the sign contributes positively to the school's identity and presence within the community, reinforcing its role as a civic and educational institution.

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:

This is true because due to the building's substantial setback and large scale, strict adherence to the 48" sign height limit would render the sign ineffective for identification. The sign is not visible from a public road and is instead intended to guide visitors approaching the building from the inside of the campus. A larger sign is necessary to clearly identify the auditorium entrance for first-time visitors, event attendees, and emergency personnel. The increased height addresses a practical difficulty created by the building's design and layout while still aligning with the intent of the zoning ordinance to ensure clear, functional, and context-appropriate signage.

Attach additional pages if necessary