

## EXHIBIT B

BZA 25-006

### Conditions of Approval - Developmental Variance

#### 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:

I AM REQUESTING TO INSTALL A 5' TALL FENCE AROUND THE BACK YARD OF MY PROPERTY. I HAVE STREETS ON (3) SIDES OF MY PROPERTY (FRONT & (2) SIDES) AND A VACANT LOT ON THE REMAINING SIDE. I DO NOT BELIEVE THE INSTALLATION OF A FENCE WILL 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. Explain why this statement is true in this case:

THERE IS A VACANT LOT BEHIND MY PROPERTY, THE OTHER (3) SIDES ARE SURROUNDED BY STREETS. I DO NOT BELIEVE THAT A 5' TALL FENCE WILL AFFECT THE USE AND VALUE OF THE ADJACENT PROPERTY.

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:

IF I FOLLOW THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE, I WOULD BE INSTALLING A 5' TALL FENCE AROUND A PORTION OF THE FRONT YARD OF MY PROPERTY. I FEEL THIS WOULD LOOK RIDICULOUS AND HAVE AN ADVERSE AFFECT ON ADJACENT PROPERTY VALUES.

**Attach additional pages if necessary**