

**Nicole Mazur**

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**From:** Kerri Ellis  
**Sent:** Tuesday, June 3, 2025 2:13 PM  
**To:** Chuck Collins; Nicole Mazur  
**Subject:** 8031 Greenwood/ 8015 Greenwood

Frank Zischerk came in today had a complaint about his neighbor at 8031 Greenwood. He said that his neighbor has put up a very large beam with a tarp in his yard and that it is ruining his landscaping with the wind today. The neighbors do not get along with each other. I sent him to PD Code Enforcement regarding the tarp and property issues but Holly came back with him and said she can't check anything structural. She is going to look at property regarding tarp and wanted me to let you know about the very large beam. There have been no permits pulled for this property 8031 Greenwood.

The neighbor Frank Zischerk is the one complaining and his address is 8015 Greenwood, and his number is 773-474-4462.



**Administrative Secretary**  
**Building Dept**  
**1005 Ridge Road**  
**Munster, IN 46321**  
**219-836-6994**  
**Email:** [communitydevelopment@munster.org](mailto:communitydevelopment@munster.org)  
**Web Address:** [www.munster.org](http://www.munster.org)

## Nicole Mazur

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**From:** Nicole Mazur  
**Sent:** Monday, June 16, 2025 10:55 AM  
**To:** Sergio Mendoza  
**Subject:** 8031 Greenwood Screen

Sergio,

8031 Greenwood has hung a “fabric privacy screen” in their side and rear yard along the north side of their property. It is strung between a metal post and a piece of wood attached to a tree. The property owners stated that it was a few feet in from their property line.



The Town of Munster Zoning Ordinance defines the following:

**Fence:** as a Structure, the word “fence” means a structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier.

**Screen/Screening:** a. used as a verb, to block an item or condition from view from a vantage point in accordance with the requirements of this Article by interposition of a Building, Building Element, Wall or Fence constructed of an opaque material, or an evergreen hedge; or

b. used as a noun, a Building, Building Element, Wall or Fence constructed of an opaque material or an evergreen hedge, which blocks an item or condition from view from a vantage point, as required by this Article. Not synonymous with Streetscreen.

**Structure:** anything constructed or erected, the use of which requires a permanent location on the ground or attachment to something having a permanent location on the ground, regardless whether the same is horizontal or vertical. The word “Structure” includes Buildings and other

*Improvements.*

Fences are regulated in residential zones in regards to materials, height, length and location.

There are no regulations for screening in the residential districts, screening is regulated in commercial districts and civic zones.

There is a building height standard in residential districts for structures other than the principal dwelling:  
*The lesser of 16 feet or the height of the Principal Building.*

We determined the “fabric privacy screen” to be a screen ,not a fence, and is only regulated in residential districts as to the height which could not exceed 16 ft or the height of the building (if less than 16 ft).

Regards,  
Nicole



Nicole Mazur  
Zoning Enforcement Inspector  
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## Nicole Mazur

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**From:** Frank Zischerk <zischerk@gmail.com>  
**Sent:** Wednesday, June 18, 2025 6:01 PM  
**To:** Nicole Mazur  
**Cc:** Chuck Collins; James Marino; George Shinkan  
**Subject:** Classification of Tarp Structure at 8031 Greenwood — Request for Written Confirmation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Dear Zoning Enforcement Inspector Mazur,**

I'm writing to respectfully request that Community Development formally document its position regarding the tarp structure installed at 8031 Greenwood. Please confirm in writing (1) that the structure is classified as a "screen," and (2) that, as a result of that classification, it is not subject to any zoning standards, permit requirements, or material limitations.

This request is necessary to preserve my right to appeal. A structure of this scale — 100 feet long and 8 feet tall — was installed without permit, inspection, or written approval. You later described it as a "screen," but to date, I have not received — nor been made aware of — any written determination. That lack of documentation effectively denies any path for review while allowing the structure to remain in place indefinitely without oversight.

This is a 100-foot-long, 8-foot-tall tarp, anchored with permanent footings and structural posts. It starts at the front plane of the house and runs rearward along the property line, serving as a full-length visual barrier. Its size, placement, and function match the zoning code's own definition of a fence: "a structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier." It meets that definition and should be subject to the same regulations.

If Community Development maintains that this structure is exempt from regulation because it is being labeled a "screen," that position should be documented clearly and in writing. If your office refuses to issue a written determination, I ask that the refusal be acknowledged on the record so I may proceed accordingly.

If I don't receive a response within 7 days, I will follow up to request a timeframe, as the deadline to initiate an appeal may be affected by continued inaction.

Thank you for your attention to this matter.

Very truly yours,

Frank C. Zischerk, Jr.  
8015 Greenwood Ave  
773-474-4462

# Enforcement List - Inspection Summary

Enforcement #	Address	Status	Filed	Closed
E25-0027	8031 GREENWOOD AVE	Closed - No Viola	06/03/25	06/25/25
Complaint: The neighbor at 8015 Greenwood came in to complain that 8031 Greenwood has put up a tarp.				
Inspection Type	Status	Scheduled	Completed	Code Officer
Code - Initial	No Violation	06/04/25	06/06/25	Nicole Mazur