



Petition BZA \_\_\_\_\_ - \_\_\_\_\_

Date: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Sign Fee: \$ \_\_\_\_\_

**Town of Munster Board of Zoning Appeals Petition Application**

**OWNER INFORMATION:**

131 Ridge LLC

Name of Owner

Phone Number

Street address, City, ST, ZIP Code

Email address

**APPLICANT OR PETITIONER INFORMATION (if different than above):**

Peter Alemis

Name of Applicant/Petitioner

Phone Number

Street address, City, ST, ZIP Code

Email address

**PROPERTY INFORMATION:**

Business or Development Name (if applicable)

131 RIDGE RD MUNSTER, IN.

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):**

- Removing existing wood sign  
- fabricating a new interior illuminated sign  
- Rebuilding existing brick columns on sign foundation

Name of Registered Engineer, Architect or Land Surveyor

Phone Number

Street address, City, ST, ZIP Code

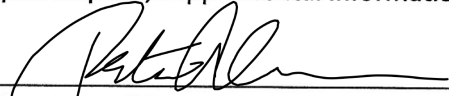
Email address




Petition BZA \_\_\_\_\_ - \_\_\_\_\_

***Town of Munster*** Board of Zoning Appeals Application Signature Page

I hereby authorize \_\_\_\_\_ 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**

✓  21 October 2025  
\_\_\_\_\_  
**Date**

  
\_\_\_\_\_  
**Signature of Applicant**

21 October 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:**

EVERYTHING IS STAYING IN ITS EXISTING  
PLACE ONLY REMODELING EXISTING STRUCTURE

## USE VARIANCE CONDITIONS OF APPROVAL (PAGE 1 OF 2)

The Munster Board of Zoning Appeals is authorized to hear petitions for use variances and to forward the petition to the Munster Town Council with a recommendation to approve, a recommendation to deny, or no recommendation. The Board of Zoning Appeals may also recommend reasonable conditions and restrictions. Indiana Code 36-7-4-918.4 lists the legal criteria for a use 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:

*NOTHING IS CHANGING ONLY REMODELING EXISTING*

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:

3. The need for the variance arises from some condition peculiar to the property involved. Explain why this statement is true in this case:

## USE VARIANCE CONDITIONS OF APPROVAL (PAGE 2 OF 2)

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought. Explain why this statement is true in this case:

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5. The approval does not interfere substantially with the adopted comprehensive plan. Explain why this statement is true in this case:

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***Attach additional pages if necessary***



General Information			Ownership			Transfer of Ownership		
Parcel Number	45-06-24-126-028.000-027		131 Ridge LLC	Date	Owner	Doc ID	Code	Book/Page
			12151 S 73rd AVE	09/25/2024	131 Ridge LLC	Tr	2024/532461	Adj Sale Price
Local Parcel Number	007-18-28-0490-0001		Palos Heights, IL 60463	06/30/1998	Kirsch, Thomas L Tr	WD	/	\$585,000
Tax ID:				01/01/1900	KIRSCH, THOMAS L	WD	/	

Legal

THOMAS L KIRSCH ADDITION LOT 1

Routing Number

128-490 1

Property Class 447

Office Bldg (1 or 2 Story)

Year: 2024

Location Information

County

Lake

Township

NORTH TOWNSHIP

District 027 (Local 027 )

Munster Corp (North)

School Corp 4740

MUNSTER COMMUNITY

Neighborhood 18901-027

Neighborhood- 18901

Section/Plat

Location Address (1)

131-151 RIDGE RD MUNSTER

MUNSTER, IN 46321

Zoning

Subdivision

Lot

Market Model

43-43

Characteristics	
Topography Level	Flood Hazard <input type="checkbox"/>
Public Utilities All	ERA <input type="checkbox"/>
Streets or Roads Paved	TIF <input type="checkbox"/>
Neighborhood Life Cycle Stage	Static Printed <input checked="" type="checkbox"/>

Neighborhood Life Cycle Stage

Static Printed

Review Group 2024

Tuesday, January 7, 2025

Valuation Records						Commercial
Assessment Year	2024	2023	2022	2021	2020	
Reason For Change	AA	AA	AA	AA	AA	AA
As Of Date	06/07/2024	07/08/2023	05/28/2022	05/21/2021	05/25/2020	05/25/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$207,400	\$207,400	\$199,300	\$199,300	\$199,300	\$199,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$207,400	\$207,400	\$199,300	\$199,300	\$199,300	\$199,300
Improvement	\$409,600	\$388,300	\$395,600	\$393,500	\$393,500	\$393,500
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$409,600	\$388,300	\$395,600	\$393,500	\$393,500	\$393,500
Total	\$617,000	\$595,700	\$594,900	\$592,800	\$592,800	\$592,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$617,000	\$595,700	\$594,900	\$592,800	\$592,800	\$592,800
Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')						

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	0.3210	1.79	\$361,000	\$646,190	\$207,427	0%	1.0000	0.00	0.00	100.00	\$207,430
Land Computations														
Calculated Acreage														0.32
Actual Frontage														0
Developer Discount														<input type="checkbox"/>
Parcel Acreage														0.00
81 Legal Drain NV														0.00
82 Public Roads NV														0.00
83 UT Towers NV														0.00
9 Homesite														0.00
91/92 Acres														0.00
Total Acres Farmland														0.00
Farmland Value														\$0
Measured Acreage														0.00
Avg Farmland Value/Acre														0.0
Value of Farmland														\$0
Classified Total														\$0
Farm / Classified Value														\$0
Homesite(s) Value														\$0
91/92 Value														\$0
Supp. Page Land Value														
CAP 1 Value														\$0
CAP 2 Value														\$0
CAP 3 Value														\$207,400
Total Value														\$207,400

Appraiser

FK

Collector

Data Source N/A

General Information					
Occupancy	C/I Building	Pre. Use	General Office		
Description	C/I Building C 01	Pre. Framing	Wood Joist		
Story Height	2	Pre. Finish	Finished Divided		
Type	N/A	# of Units	0		
		SB	B	1	U
Wall Type	B: 1(206')	1: 2(206')		U: 2(206')	
Heating		2640 sqft	2640 sqft	2640 sqft	2640 sqft
A/C		2640 sqft	2640 sqft	2640 sqft	2640 sqft
Sprinkler					
Plumbing RES/CI		Roofing			
#	TF	#	TF		
Full Bath	0	0	4	12	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	0	0	0	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	0	0	0	<input type="checkbox"/> Other
Water Heaters	0	0	0	0	GCK Adjustments
Add Fixtures	0	0	0	0	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Total	0	0	4	12	<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
		<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl			
Exterior Features		Area		Value	
Description		208		\$5,700	
Portico					

Special Features		Value		Other Plumbing	
Description		Value	Description	Value	
Story Height	Constr Type	Year Built	Grade	Eff Year	Eff Co Age nd
1: C/I Building C 01	2	Brck	C+1	1985	1998
2: Paving C 01	1	Asphalt	C	1986	1986

●

2

55'

48'

2640

2s Br B

1

48'

8' 1s PORT

208

8'

26'

55'

Floor/Use Computations					
Pricing Key	GCM	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	GENOFF	GENOFF	GENOFF
Use Area	1980 sqft	660 sqft	2640 sqft	2640 sqft	2640 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft
Use %	75.0%	25.0%	100.0%	100.0%	100.0%
Eff Perimeter	206'	206'	206'	206'	206'
PAR	8	8	8	8	8
# of Units / AC	0	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1	-1
Floor	B	B	B	1	2
Wall Height	9'	8'	8'	8'	8'
Base Rate	\$33.90	\$85.58	\$125.26	\$112.27	\$112.27
Frame Adj	(\$9.52)	(\$9.53)	(\$7.40)	(\$8.79)	(\$8.79)
Wall Height Adj	\$0.00	(\$3.78)	(\$12.80)	(\$12.80)	(\$12.80)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$24.38	\$72.27	\$105.06	\$90.68	\$90.68
BPA Factor	1.00	1.00	1.00	1.00	1.00
Sub Total (rate)	\$24.38	\$72.27	\$105.06	\$90.68	\$90.68
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$4.23	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$28.61	\$72.27	\$105.06	\$90.68	\$90.68
Sub-Total					
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$56,648	\$47,698	\$277,358	\$239,395	\$239,395

Building Computations			
Sub-Total (all floors)	\$621,100	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$646,000
Plumbing	\$19,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.98
Special Features	\$0	Repl. Cost New	\$664,734
Exterior Features	\$5,700		

Summary of Improvements							
Description	Story Height	Constr Type	Year Built	Grade	Eff Year	Eff Co Age nd	Improv Value
1: C/I Building C 01	2	Brck	C+1	1985	1998	26 A	\$405,400
2: Paving C 01	1	Asphalt	C	1986	1986	38 A	\$4,200

## ARTICLES OF ORGANIZATION

Formed pursuant to the provisions of the Indiana Code.

### ARTICLE I - NAME AND PRINCIPAL OFFICE ADDRESS

**BUSINESS ID** 202406071798166  
**BUSINESS TYPE** Domestic Limited Liability Company  
**BUSINESS NAME** 131 RIDGE LLC  
**PRINCIPAL OFFICE ADDRESS** 131 Ridge Road, Munster, IN, 46321, USA

### ARTICLE II - REGISTERED OFFICE AND ADDRESS

**REGISTERED AGENT TYPE** Individual  
**NAME** Peter Alems  
**ADDRESS** 8252 Hohman Avenue, Munster, IN, 46321, USA  
**SERVICE OF PROCESS EMAIL** fdc23@comcast.net

I acknowledge that the Service of Process email provided above is the email address at which electronic service of process may be accepted.

### ARTICLE III - PERIOD OF DURATION AND EFFECTIVE DATE

**PERIOD OF DURATION** Perpetual  
**EFFECTIVE DATE** 06/07/2024  
**EFFECTIVE TIME** 11:33AM

### ARTICLE IV - GOVERNING PERSON INFORMATION

**TITLE** Manager  
**NAME** Peter Alems  
**ADDRESS** 8252 Hohman Avenue, Munster, IN, 46321, USA

### MANAGEMENT INFORMATION

**THE LLC WILL BE MANAGED BY MANAGER(S)** Yes  
**IS THE LLC A SINGLE MEMBER LLC?** No



**APPROVED AND FILED**  
**DIEGO MORALES**  
**INDIANA SECRETARY OF STATE**  
**06/07/2024 12:24 PM**

**SIGNATURE**

THE SIGNATOR(S) REPRESENTS THAT THE REGISTERED AGENT NAMED IN THE APPLICATION HAS CONSENTED TO THE APPOINTMENT OF REGISTERED AGENT.

THE UNDERSIGNED, DESIRING TO FORM A LIMITED LIABILITY COMPANY PURSUANT TO THE PROVISIONS OF THE INDIANA BUSINESS FLEXIBILITY ACT EXECUTES THESE ARTICLES OF ORGANIZATION.

IN WITNESS WHEREOF, THE UNDERSIGNED HEREBY VERIFIES, SUBJECT TO THE PENALTIES OF PERJURY, THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE, THIS DAY **June 7, 2024**.

THE UNDERSIGNED ACKNOWLEDGES THAT A PERSON COMMITS A CLASS A MISDEMEANOR BY SIGNING A DOCUMENT THAT THE PERSON KNOWS IS FALSE IN A MATERIAL RESPECT WITH THE INTENT THAT THE DOCUMENT BE DELIVERED TO THE SECRETARY OF STATE FOR FILING.

**SIGNATURE**

Peter Alems

**TITLE**

Manager

Business ID : 202406071798166

Filing No : 10367893