

MUNSTER BOARD OF ZONING APPEALS

PETITIONER:
Legacy Sign Group
7933 US-6
Westville, IN 46391

BZA DOCKET NO. 25-007

APPLICATION: Development Standards
Variance

OWNER
Munster School Building Corporation
8616 Columbia Avenue
Munster, IN 46321

PROPERTY:
Munster High School
8808 Columbia Ave.
Munster, IN 46321

FINDINGS OF FACT

1. Petitioner, Legacy Sign Group, on behalf of Owner, Munster School Building Corporation, requests a Development Standards Variance from the requirements of the Town Code to install a new *Munster High School Performing Arts Center* sign on the Munster High School building located at 8808 Columbia Ave, in Munster, IN (hereinafter "Property"). Specifically, Petitioner's Application for a Developmental Variance is to install an internally illuminated, 9'-3" high x 22'-8" wide routed face wall sign with $\frac{3}{4}$ " white acrylic push-through letters and $\frac{1}{2}$ " non-illuminated flat cut-out logo over the triangular limestone pediment at the building entry facing Fisher Street, which is currently identified as the *Munster High School Auditorium*.
2. To install the proposed sign as requested in Petitioner's Application, Petitioner requires a variance from the standards set forth in the Town of Munster Zoning Ordinance, Table 26-6.701.B. Sign Types: Wall Sign Specific Standards, including Dimensions and Additional Standards. Specifically, Table 26-6.701.B. requires that a building on a lot with a setback greater than or equal to 100' is permitted to have a wall sign that shall not exceed an overall height of 48" with channel letters that shall not exceed 36" in height, and illumination that is internal, external, or backlit. Additionally, a wall sign shall not obscure any architectural element of the building.
3. The matter came before the Board of Zoning Appeals for Public Hearing on October 14, 2025. The Notices were examined for sufficiency. Publication pursuant to the Town of Munster's Code was accomplished. Petitioner appeared by its representative, Shaun O'Brien of Legacy Sign Group, and Sean Begley, Director of Operations for the School Town of Munster, to present evidence, documentation, and information regarding Petitioner's Application for Development Variance, which are part of the Board's record and incorporated herein by reference. Discussion ensued as to the proposed design of the sign, including the sign size, letter type and size, the building's architectural features, condition of the existing limestone and I-beam, etc. The Public Hearing was opened. No remonstrances were heard. The Public Hearing was closed.
4. Based upon the testimony and evidence presented, the Town of Munster Board of Zoning Appeals, upon motion duly made and seconded, by a vote of four (4) in favor, zero (0) opposed, zero (0) abstained, and two (2) absent, voted to table Petitioner's requested variance to allow Petitioner to redesign the proposed sign per the public discussion, to maintain the exposed I-beam as part of the architectural element of the building, and to consider alternative options to cover the existing limestone.

5. The matter came before the Board of Zoning Appeals for a continued hearing on November 18, 2025. Petitioner appeared by its representative, Shaun O'Brien of Legacy Sign Group, and Sean Begley, Director of Operations for the School Town of Munster, to present additional evidence, documentation, and information regarding the Petitioner's Application for Development Variance, which are part of the Board's record and incorporated herein by reference. Specifically, Petitioner presented revised signage that included an internally illuminated 9'-3" high (reduced from 11'-2" high) x 22'-8" wide routed face wall sign with ¾" white acrylic push-through letters and ½" non-illuminated flat cut-out logo over the triangular limestone pediment over the entry of the building, while now keeping the existing I-beam exposed. The Public Hearing was re-opened. No remonstrances were heard. The Public Hearing was closed.
6. Based upon the testimony and evidence presented, the Town of Munster Board of Zoning Appeals, upon motion duly made and seconded, by a vote of four (4) in favor, zero (0) opposed, zero (0) abstained, and two (2) absent, approved Petitioner's requested variance to install the revised signage.
7. In making such determinations, the Munster Board of Zoning Appeals now makes the following Findings of Fact:
 - (a) The approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community;
 - (b) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
 - (c) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property; and
 - (i) The practical difficulties are unique and not shared by all properties in the vicinity and are not self-imposed;
 - (ii) The requested variance is the minimum variance that will relieve such practical difficulties; and
 - (iii) The requested variance is in the spirit of the general purposes and intent of Article 6, Division I and IV of the Zoning Code; and such Variance is so designed as to provide reasonable consideration to, among other things, the character of the neighborhood, District, or Civic Zone, the conservation of property values in the vicinity, and the guidance of Development in accordance with the Comprehensive Plan.
 - (d) The Findings of the Munster Board of Zoning Appeals are based upon and in accordance with the Munster Zoning Ordinance and Indiana state statutes, and shall not be construed or interpreted to be a determination by the Munster Board of Zoning Appeals of compliance, or noncompliance, with covenants, restrictions, or limitations on the Property defined herein, if any; and,
 - (e) Petitioner shall comply with all requirements of the Munster Municipal Code and Indiana state statutes relating to the applicable building permits,

licensing/registration of contractors, inspections, etc. that are required for construction as permitted herein. Additionally, approval of a variance by the Munster Board of Zoning Appeals shall not be construed or interpreted as pre-approval or waiver of such requirements.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Board of Zoning Appeals, by a vote of four (4) in favor and zero (0) opposed, approved the Developmental Variance to install the revised signage at Munster High School. The Munster Board of Zoning Appeals took the above official action on November 18th, 2025. Findings of Fact approved on the 9th day of December 2025.

MUNSTER BOARD OF ZONING APPEALS

By: _____
Brad Hemingway, Chairman

ATTEST:

Sergio Carrera Mendoza, Executive Secretary