

MUNSTER BOARD OF ZONING APPEALS

NP Building Partners, LLC
9445 Calumet Avenue
Munster, IN 46321

BZA DOCKET NO. 20-008

FINDINGS OF FACT

This matter came on for Public Hearing on July 14, 2020. Applicant requests two developmental standards variances from Sec. 26-6.405.O.1.h.vii.II and Sec. 26-6.405.S.2 of the Munster Zoning Ordinance to waive the requirement to plant trees within the required parking lot buffer and to waive the requirement to plant thoroughfare trees along Columbia Avenue. Applicant presented testimony and evidence in support of the requested variances. The Public Hearing was opened. The Public Hearing was closed.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Board of Zoning Appeals finds as follows:

1. The approval will not 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 variances will not be affected in a substantially adverse manner.
3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties and undue hardship in the use of the property.
4. The Board of Zoning Appeals has given due consideration to those matters set forth in Sec. 26-456 of the Munster Municipal Code with regard to Developmental Standards Variances.
5. The Board of Zoning Appeals approved BZA Docket No. 20-008 granting two developmental standards variances for a medical office building at 9445 Calumet Avenue from Sec. 26-6.405.O.1.h.vii.II and Sec. 26-6.405.S.2 of the Munster Zoning Ordinance to waive the requirement to plant trees within the required parking lot buffer and to waive the requirement to plant thoroughfare trees along Columbia Avenue.

Conditions:

The approval is conditional upon the following:

1. The Columbia Avenue parkway be planted with tall grasses in lieu of trees.
2. Additional trees be planted around the property.

WHEREFORE, based upon the above Findings, the Town of Munster Board of Zoning Appeals voted to approve the requested variances by a vote of 5 in favor and 0 opposed.

Variances granted July 14, 2020. Findings of Fact approved the _____ day of October 2020.

MUNSTER BOARD OF ZONING APPEALS

Roland Raffin, Chairman

ATTEST:

Thomas Vander Woude, Executive Secretary