

## MUNSTER BOARD OF ZONING APPEALS

Guy Costanza/GM Contracting  
1001 Perthshire Lane  
Dyer, IN 46311

BZA DOCKET NO. 21-002

### FINDINGS OF FACT

This matter came on for Public Hearing on July 13, 2021. Applicant requests four (4) Developmental Standards Variances. Applicant is proposing a 2500 sq. ft. building in the lots at 407-411 Ridge Road, Munster, Indiana. Applicant is now requesting four (4) additional variances from the side setback maximum of 24' to permit a side setback of 77'; from the frontage buildout minimum of 80% to permit a frontage buildout of approximately 39%; from the requirement that the entrance be located on the front façade to permit the main entrance on the side façade; and from the minimum parking of 31 spaces, which was previously approved by variance, to permit only 30 spaces. Plans have been revised so that the previously included requests to permit off street parking in the 2<sup>nd</sup> lot layer and for the street screen to be in line with the parking lot rather than coplanar to the façade have been withdrawn. The plans no longer reflect a detention pond and Applicant now proposes detention in a vault under the parking lot. 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 granted the Applicant's requests for four (4) Developmental Standards Variances consistent with the plans and application filed herein.

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 13, 2021. Findings of Fact approved August 10, 2021.

MUNSTER BOARD OF ZONING APPEALS

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Stuart J. Friedman, Chairman

ATTEST:

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Thomas Vander Woude, Executive Secretary