

MUNSTER BOARD OF ZONING APPEALS

Good Oil Company
9451 Calumet Avenue
Munster, IN 46321

BZA DOCKET NO. 21-007

FINDINGS OF FACT

This matter came on for Public Hearing on July 13, 2021. Applicant requests a Developmental Standards Variance from the minimum setback standards for an accessory building to reuse an existing non-conforming building as a car wash at the Marathon gas station located at 9451 Calumet Avenue, Munster, Indiana. Applicant presented testimony and evidence in support of the requested variance. 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 variance 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 the Applicant's request for a Developmental Standards Variance from the minimum setback for an accessory structure at 9451 Calumet Avenue contingent upon the following:
 - A. The car wash is to be located in the existing accessory building.
 - B. The car wash is to be an accessory use to the existing Marathon gas station.
 - C. The car wash queuing area is to be screened by a 3'-3.5' wall or enhanced hedge, in accordance with Munster Zoning Ordinance Table 26-6.405.A-6 DISTRICT STANDARDS Screens.
 - D. The Munster Town Council approves a Conditional Use Permit for a car wash at 9451 Calumet Avenue, Munster, Indiana.

WHEREFORE, based upon the above Findings, the Town of Munster Board of Zoning Appeals voted to approve the requested variances by a vote of four (4) in favor and one (1) opposed.

Variance granted July 13, 2021. Findings of Fact approved the 10th day of August, 2021.

MUNSTER BOARD OF ZONING APPEALS

Stuart J. Friedman, Chairman

ATTEST:

Thomas Vander Woude, Executive Secretary