

MUNSTER BOARD OF ZONING APPEALS

Good Oil Company
9451 Calumet Avenue
Munster, IN 46321

BZA DOCKET NO. 21-004

FINDINGS OF FACT

This matter came on for Public Hearing on July 13, 2021. Applicant requests a Conditional Use Permit to reuse an existing accessory structure as a car wash at the Marathon gas station at 9451 Calumet Avenue, Munster, Indiana. Applicant presented proof of publication and notification as required by law.

Applicant presented testimony and evidence in support of the requested Conditional Use Permit. 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. Applicant's Conditional Use Permit is necessary for the public convenience at the location.
2. Applicant's project is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.
3. Applicant's project will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
4. Applicant's project conforms to the applicable regulations of the district in which it is to be located.
5. The Board of Zoning Appeals approved a favorable recommendation to the Town Council to approve the Conditional Use Permit for a car wash 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 Board of Zoning Appeals approves a variance from the setback standards of Table 26-6.405.A-6.
 - E. The Conditional Use Permit shall be granted with a time limit of 12 months.

WHEREFORE, based upon the above Findings, the Town of Munster Board of Zoning Appeals voted four (4) in favor and one (1) opposed to approve the requested Special Use Permit subject to the plans and specifications submitted by the Applicant and the conditions set forth herein, and recommended same favorably to the Town Council.

Special Use Permit granted July 13, 2021. Findings of Fact approved the 10th day of August, 2021.

MUNSTER BOARD OF ZONING APPEALS

Stuart J. Friedman, Chairman

ATTEST:

Tom Vander Woude, Secretary