

## MUNSTER BOARD OF ZONING APPEALS

Kimley-Horn & Associates  
on behalf of Target Corporation  
8005 Calumet Avenue  
Munster, IN 46321

BZA DOCKET NO. 21-011

### FINDINGS OF FACT

This matter came on for Public Hearing on March 8, 2022. Applicant, Kimley-Horn & Associates on behalf of Target Corporation requests approval of multiple developmental variances from Section 26-6.405.Q Private Lighting Standards to install non-conforming parking lot lights at 8005 Calumet Avenue, Munster, Indiana. 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 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 developmental variances granted to Applicant Target are as follows:

- (a) From *Section 26-6.405.Q.2.b Lighting Standards or Poles – Maximum Height* to permit 39 foot poles that exceed the maximum permitted height of 20 feet.
- (b) From *Section 26-6.405.Q.3.a Illumination* – to permit average illumination of Parking Areas at a level of 4.49 foot-candles which exceeds the permitted maximum average illumination of 2.5 foot-candles.
- (c) From *Section 26-6.405.Q.3.c Illumination – Color Temperature Maximum* to permit 4000K light fixtures that exceed the maximum color temperature of 3000K.
- (d) From *Table 26-6.26-6.405.Q-1 Private Lighting Types – Head/Luminaire Types* to permit a shoebox style light fixture.

6. The developmental variances are granted in order to install one additional light fixture on four existing light poles and two additional light fixtures on two existing poles.

7. The developmental variances are granted with the condition that a security camera will added to cover the Team Member entrance/exit from the store's dedicated Drive-Up door and the associated path to the Drive-Up stalls, and an additional security camera will be dedicated to the Drive-Up stalls.

WHEREFORE, based upon the above Findings, the Town of Munster Board of Zoning Appeals voted five (5) in favor and zero (0) opposed to approve the requested variances.

Variances granted March 8, 2022. Findings of Fact approved the 12<sup>h</sup> day of April, 2022.

MUNSTER BOARD OF ZONING APPEALS

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Sharon A. Mayer, President

ATTEST:

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Thomas Vander Woude, Executive Secretary