

MUNSTER BOARD OF ZONING APPEALS

Feras Musleh
821 Main Street LLC
821 Main Street
Munster, IN 46321

BZA DOCKET NO. 22-003

FINDINGS OF FACT

This matter came on for Public Hearing on May 10, 2022. Applicant requests approval of a developmental standards variance from Table 26-6.4050-1 to allow a reduction in the required parking spaces for a restaurant at 821 Main Street. 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 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 request for a developmental standards variance from Table 26-6.4050-1 to reduce the required parking spaces by 19 for a Dominos Pizza carryout and delivery-only restaurant at 821 Main Street, upon the condition that the Town may require that up to six additional on-site spaces and/or 12 on-street spaces be constructed in accordance with Town standards at a later date if Town staff documents a parking shortage within the lot.

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

Variance granted May 10, 2022. Findings of Fact approved the 14th day of June, 2022.

MUNSTER BOARD OF ZONING APPEALS

Sharon A. Mayer, Chairman

ATTEST:

Thomas Vander Woude, Executive Secretary