MUNSTER BOARD OF ZONING APPEALS

BZA DOCKET NO. 08-01

Vanadco Signs/Peoples Bank
9204 Columbia
Munster, IN 46321
Applicant

FINDINGS OF FACT

This matter came on for public hearing February 26, 2008. Applicant requests variance from Munster Town Code Section 26-1053 of the Munster Code which limits businesses in a C1 zoning district to one principal sign. Applicant proposes to construct a sign totaling 34 square feet on the west side of the building located at 9204 Columbia Avenue in accordance with plans and specifications submitted. Applicant presented evidence and testimony in support of the variance. Applicant presented proof of publication and notification as required by law. The public hearing was opened. There were no remonstrances. The public hearing was closed. Now therefore based upon the testimony and evidence presented the Board of Zoning Appeals finds as follows:

1. Strict application of the sign code to the Applicant property creates a hardship or practical difficulty because the building in questions faces on Columbia Avenue and on a well traveled private road so it has virtually two frontages with substantial traffic passing on both the east and west side of the building.

2. The codes limitation to signage on only the front of the building makes it difficult for parties approaching on the private road from the west to identify Applicant's building.

3. The proposed sign is relatively small and compatible with the large size of the building.

4. The proposed sign will not have an injurious effect on neighboring property owners or the general public.

WHEREFORE based upon the above findings the Board of Zoning Appeals voted 4-1 to grant the proposed variance.

Action taken February 26, 2008. Findings of Fact approved 27th day of May, 2008.

Date: 5/27/08

Chairman
Munster Board of Zoning Appeals

ATTEST:

Secretary, Munster Board of Zoning Appeals