

## MUNSTER BOARD OF ZONING APPEALS

Larry Gill  
Temple Beth-El  
10001 Columbia Avenue  
Munster, IN 46321

BZA DOCKET NO. 22-008

### FINDINGS OF FACT

This matter came on for Public Hearing on July 12, 2022. Applicant requests approval of developmental standards variances from TABLE 26-6.405.B to allow a 6-foot vinyl fence at a frontage and in the 1<sup>st</sup> lot layer in a Civic Zone located at 10001 Columbia Avenue. 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 Board of Zoning Appeals granted the applicant's request for developmental standards variances from TABLE 26-6.405.B to allow a 6-foot vinyl fence at a frontage and in the 1<sup>st</sup> lot layer in a Civic Zone at 10001 Columbia Avenue, Munster, Indiana.

WHEREFORE, based upon the above Findings, the Town of Munster Board of Zoning Appeals voted four (4) in favor, zero (0) opposed and zero (0) abstentions to approve the requested variances.

Variances granted July 12, 2022. Findings of Fact approved the 9<sup>th</sup> day of August, 2022.

MUNSTER BOARD OF ZONING APPEALS

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Sharon A. Mayer, Chairman

ATTEST:

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Thomas Vander Woude, Executive Secretary