

MUNSTER BOARD OF ZONING APPEALS

Katherine Rayner
Crew Carwash
111 Ridge Road
Munster, IN 46321

BZA DOCKET NO. 23-010

FINDINGS OF FACT

This matter came on for Public Hearing on December 12, 2023. Applicant Katherine Rayner of Crew Carwash requests approval of multiple developmental standards variances for an off-site dumpster location, reduction of landscape in the first lot layer, and alterations to a pole sign at 111 Ridge Road.

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 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 approved the developmental standards variances requested in BZA Docket No. 23-010 for an off-site dumpster location, landscape reduction in the first lot layer, and reuse of an existing pole sign at 111 Ridge Road, with the following conditions:
 - (a) 6' High fence be installed on top of the reconstructed retaining wall.
 - (b) The proposed winter hours of 7 a.m. to 8 p.m. between November and March be implemented.
 - (c) No vacuum facilities will be installed on the site.

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

Variance granted December 12, 2023. Findings of Fact approved January 9, 2024.

MUNSTER BOARD OF ZONING APPEALS

BZA Chairman

ATTEST:

Sergio Carrera Mendoza, Executive Secretary