

MUNSTER BOARD OF ZONING APPEALS

Dave DeRolf
8649 Greenwood Avenue
Munster, IN 46321

BZA DOCKET NO. 23-012

FINDINGS OF FACT

This matter came on for Public Hearing on January 9, 2024. Applicant, Dave DeRolf, requests approval of a Developmental Standards Variance to allow a fence to be installed 14'11" from the house at 8649 Greenwood Avenue, Munster, Indiana

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 variance requested in BZA Docket No. 23-012 to allow a fence to be installed 14' from the house along the property line of a corner lot at 8649 Greenwood Avenue.

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.

Variance granted January 9, 2024. Findings of Fact approved February 13, 2024.

MUNSTER BOARD OF ZONING APPEALS

Roland Raffin, Chairman

ATTEST:

Sergio Mendoza, Executive Secretary