

## MUNSTER BOARD OF ZONING APPEALS

Jeanne Armando of MRV Architects, Inc.  
for Daniel McGue of Shamrock TBC, Inc. (Taco Bell)  
7949 Calumet Avenue  
Munster, IN 46321

BZA DOCKET NO. 24-011

### FINDINGS OF FACT

This matter came on for Public Hearing on December 10, 2024. Applicant is requesting Developmental Standards Variances from Section 26-6.701(B)(5) t.; Table 26-6.701.B Sign Types, Monument Sign and Wall Sign; as well as Table 26-6.405 Q. Private Lighting Standards for a new parking lot light pole, new wall signs, and change of copy to an existing monument sign for Taco Bell at 7949 Calumet 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 Board of Zoning Appeals denied the Applicant's request for a developmental standards variance regarding a West wall sign after considering Section 26-6.804.I of the Munster Zoning Code.

2. The approval of the remaining variances will not be injurious to the public health, safety, morals, and general welfare of the community.

3. The use and value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner.

4. The strict application of the terms of the Zoning Ordinance will result in practical difficulties and undue hardship in the use of the property.

5. 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.

6. With regard to BZA Docket No. 24-011, the Board of Zoning Appeals took the following actions:

A. Approved the monument sign variance for the monument cabinet. The sign standards must be adhered to within the cabinet in all regards to specifically include copy, lettering, size, materials, and lighting standards.

B. Denied the West frontage wall sign. The North and South side signs can remain. The North and South side signs can be replaced according to current sign standards with respect to copy, lettering, size, and materials.

C. Approved the 3<sup>rd</sup> light pole; the light head must comply with lighting standards.

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 and deny the requested variances as stated above.

Variances granted December 10, 2024. Findings of Fact approved January 14, 2025.

MUNSTER BOARD OF ZONING APPEALS

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Roland Raffin, Chairman

ATTEST:

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Sergio Mendoza, Executive Secretary