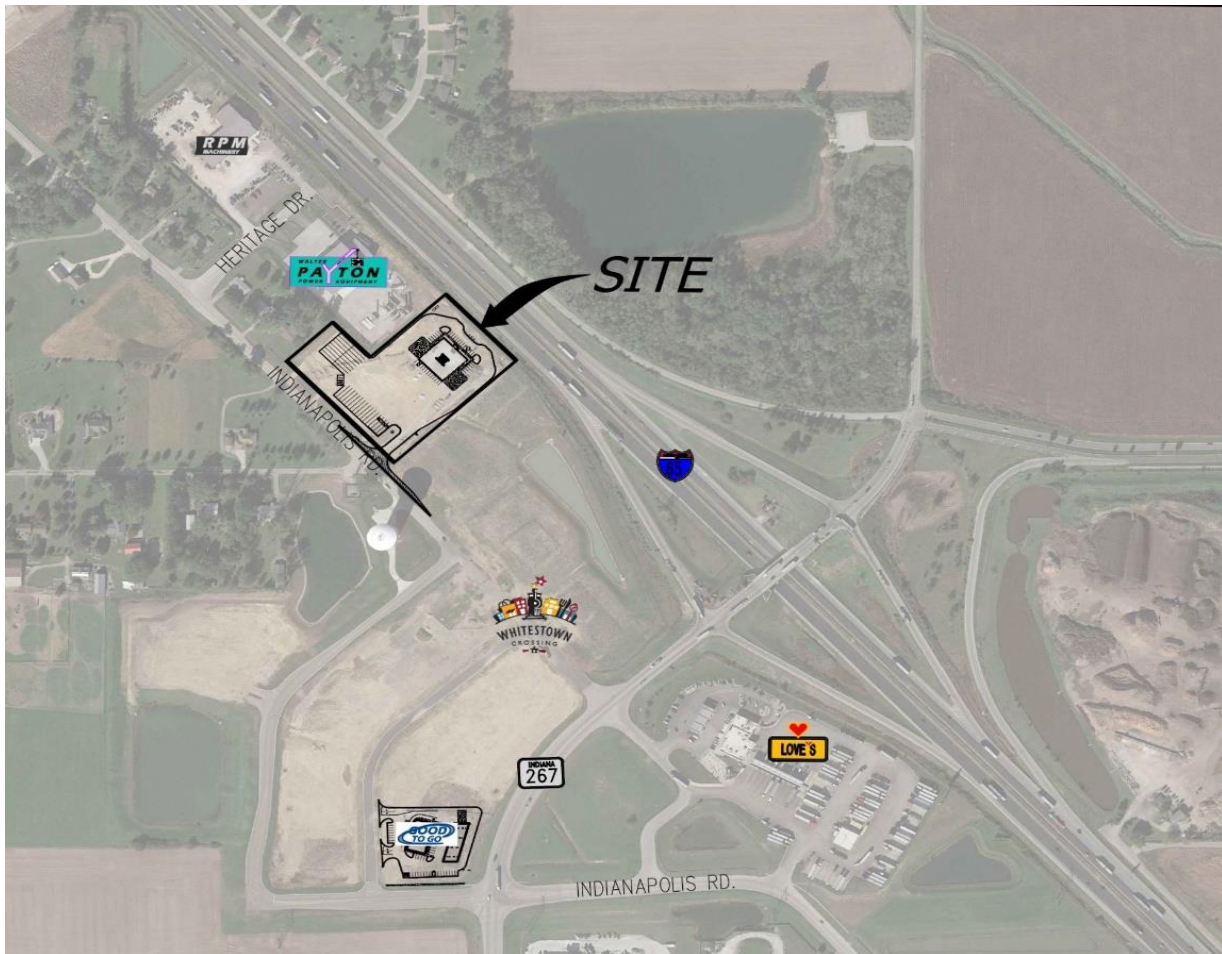




Staff Report BZA19-002-VA

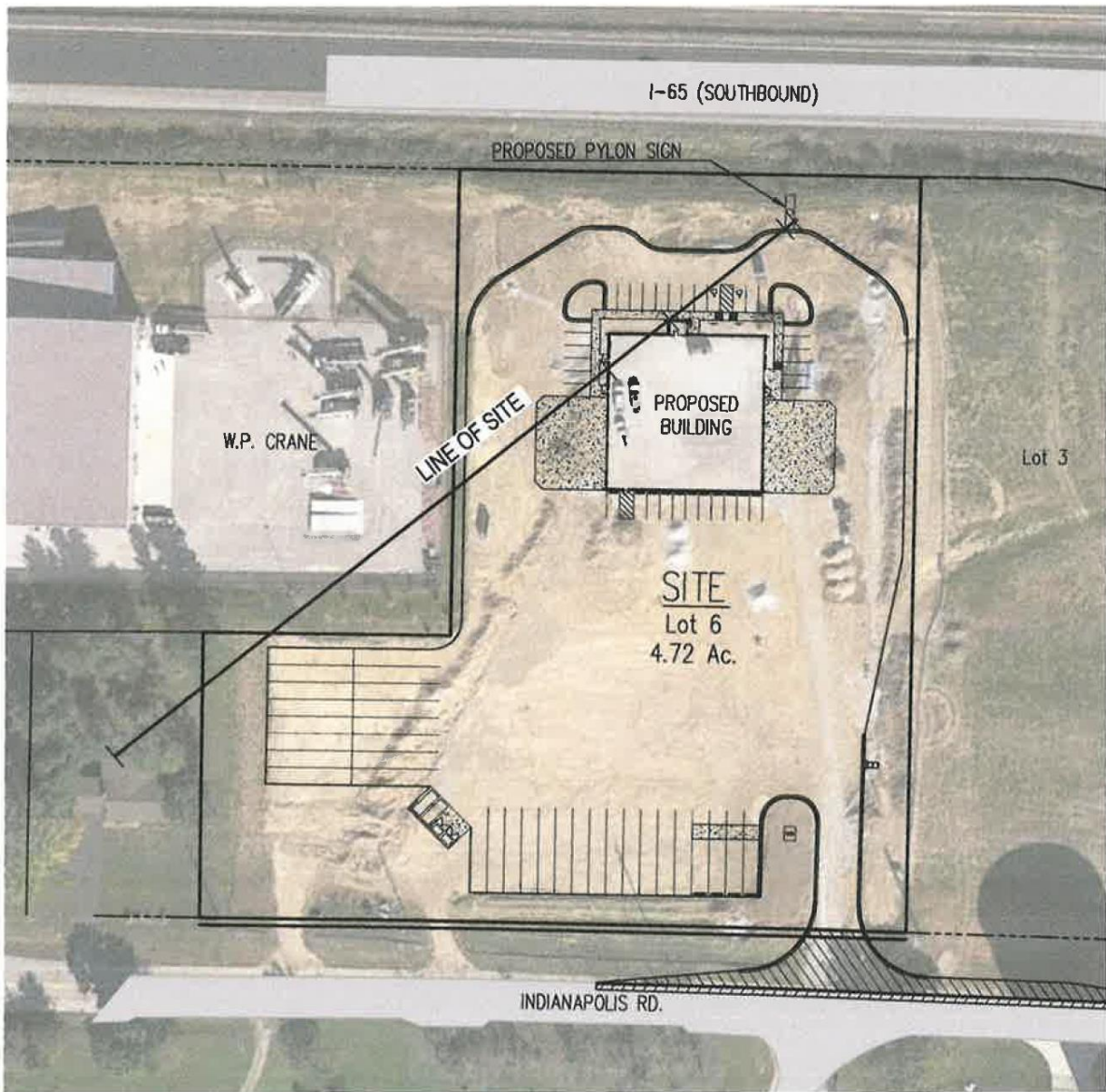
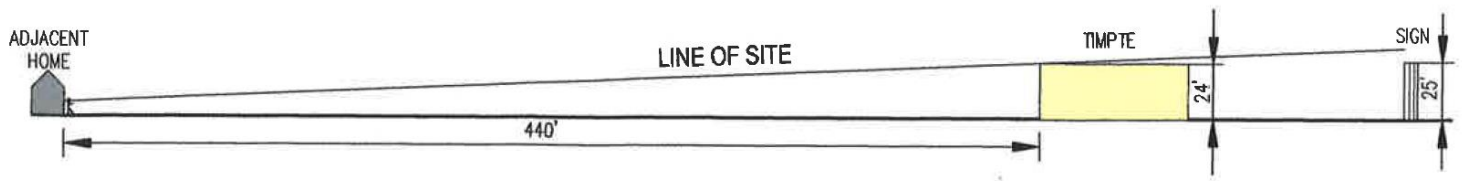
Timpte Sign Variance

Docket BZA19-002-VA Timpte Sign Variance. The petitioner is requesting approval of a Variance for a proposed sign of 25' feet tall with an area of 192 square feet. The subject signs, proposed location, is designed and considered for clear view to the Interstate (I-65), as the facility, is located along the interstate. The petitioner is Innovative Engineering & Consulting and owner is Indiana Branch Property LLC



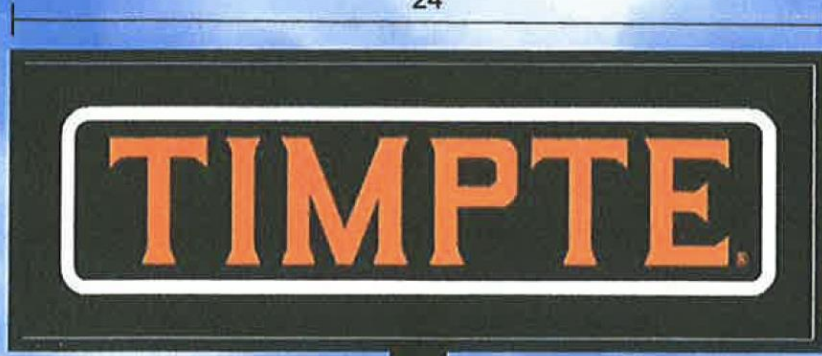
Site Location and Proposed Development

The scope of this project is to request a variance for the sign regulations listed in Table 7 of the Unified Development Ordinance. This regulation states that an on-premises free-standing sign for a general business shall have a maximum height of 12 feet and a maximum area of 80 square feet. As the location of this facility is along the interstate, the proposed sign is 25' feet tall with an area of 192 square feet. The proposed pylon signs height and dimensions were designed and considered for clear view to the Interstate (I-65). This sign will allow travelers to confirm the facilities location and its entrance off Indianapolis Road. This type of sign is common along an interstate corridor and similar signs are present within the city limits. Petitioner revised the original proposed sign by removing message board sign and lowering sign height by 5 feet.



192 sq. ft. Facility Backlit Pole Sign

24'



8'

17'

8' X 24' SIGN

© 2014 Timpco, Inc. All rights reserved.

Requested Variance

UDO Overlay District – Sign Regulations

Reference Chapter 3 /Section 11.B:

- Off- Premise (Outdoor Advertising) Signs. Off-Premise Signs will not be allowed in the I-65 South Corridor Overlay District. This shall not prohibit incidental signs located at the entrances to commercial or industrial subdivisions.

Decision Criteria

Per the Zoning Ordinance, *Section X.C.5.a(3)* the Board of Zoning Appeals shall use the following three decision criteria, consistent with the requirements of the Indiana Code IC 36-7-4-918.5, when taking action on all variance requests:

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

The proposed sign will not have any direct effect on the health or safety of the public. The sign will be placed away from roadway to provide all necessary sight lines for the traveling public. No morally questionable material will be allowed on the proposed sign.

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

The image displayed on the sign will identify the location of their facility to those traveling along I-65. Knowing the location of their facility will increase the likelihood of potential customers for Timpte Inc, and as the surrounding area is also zoned for general business uses the surrounding users will benefit by more customers visiting.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variances are sought.

Without the proposed sign height and, interstate travelers will not have clear visibility to locate the facility in time to exit the interstate in a safe manner. Motorists that do try to read a lower and smaller sign are more likely to create traffic flow issues and possible traffic accidents.

In addition, to the north of the site is Walter Payton Crane, which creates a severe visual obstruction since cranes are stored with thick booms extended into the air, making it difficult to identify the Timpte site.

Staff Recommendation

In order to preserve the aesthetic design of the I-65 Overlay District Staff recommends that the Board of Zoning Appeals deny Docket BZA19-002-VA, Timpte Sign Variance.