



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers Meeting

DATE: 8/28/2024 at 6:00 PM

DIRECTIONS: FMC Nickel Plate Conference Room , 1 Municipal Drive, Fishers, IN 46038

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

a. 7-24-24

4. Public Hearings

a. **Macs Convenience Stores LLC Variance**

Parcels: 15-10-35-00-00-017.001

Address: 11601 Allisonville Road

Case: VA-24-16

Request: Consideration of a Development Standards Variance from Section 6.17.6. E. Ground Signs Located on Lots with Non-Residential Uses. to allow digital changeable copy on two (2) monument signs and Section 6.17.7.E. Awning & Canopy Signs to allow digital changeable copy on the fuel station canopy.

Petitioner: Karen Dodge (karen.dodge@municipalresolutions.com)

Planner: Ross Hilleary (hillearyr@fishers.in.us)

b. **24/7 Dink Sign Variance**

Parcel: 19-11-34-00-21-004.000

Address: 12520 E 116th St

Case: VA-24-18

Request: Consideration of a Development Standard Variance from Section 6.17.7 Building Signs of the City's Unified Development Ordinance (UDO) to allow 814 sq. ft. of wall signage, from the allowed 300 sq. ft.

Petitioner: Derek Naber (dnaber@ambrosepg.com)

Planner: Christy Cashin (cashinc@fishers.in.us)

5. New Business

6. Staff Communication

7. Board Signatures – Findings of Fact

8. Adjournment

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
Fishers Municipal Center - Nickel Plate Conference Room
June 26, 2024**

The Board of Zoning Appeals convened at 6:00 p.m.

A roll call was taken. Members present: Steve Ferrucci, Tom Grinslade, Howard Stevenson and Jeffrey Silvey. Greg Lannan was not present.

Others present: Ross Hilleary, Kay Prange, Rob McMurray, Gabrielle Herin, Rodney Retzner, Larry Lannan, John and Angie Ausec, Shelly Hoffman, Shane Shervin, Hatem Mekky, Sue and Jack Follmer.

Mr. Ferrucci confirmed quorum and called the meeting to order.

Mr. Ferrucci asked to hold over approval of the June 26 minutes till the August BZA meeting so the correct members would be present.

Public Hearings:

a. 15636 Malta Way Deck

Parcels: 13-12-30-00-17-009.000

Address: 15636 Malta Way

Case: VA-24-15

Request: Consideration of a Development Standards Variance from Section 1.04.B.vi of the Legacy at Hunter's Run PUD and Section 3.2.6.B of the City's Unified Development Ordinance (UDO) to increase the maximum permitted impervious surface area from 50% to 53% and to reduce the rear setback from 25 feet to 6 feet for a proposed deck and to add more concrete to the driveway.

Petitioner: John Ausec (johnausec21@gmail.com)

Planner: Gabrielle Herin (hering@fishers.in.us)

John Ausec, the homeowner, presented the new deck which would increase the impervious surface to 53%. Gabrielle Herin added that Fishers Stormwater approves, there have been no public comments or HOA concerns. Staff has no recommendation for the Board.

Mr. Ferrucci opened the Public Hearing. Seeing no one to speak about the case, he closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, seconded by Mr. Silvey. The Motion was approved, 4-0, with the filing of the approval letter with the County.

b. Macs Convenience Stores LLC Variance

Parcels: 15-10-35-00-00-017.001

Address: 11601 Allisonville Road

Case: VA-24-16

Request: Consideration of a Development Standards Variance from Section 6.17.6. E. Ground Signs Located on Lots with Non-Residential Uses. to allow digital changeable copy on two (2) monument signs and Section 6.17.7.E. Awning & Canopy Signs to allow digital changeable copy on the fuel station canopy.

Petitioner: Karen Dodge (karen.dodge@municipalresolutions.com)

Planner: Ross Hilleary (hillearyr@fishers.in.us)

Ross Hilleary presented the Staff request to Continue to August. The ROW needs to be finalized.

Mr. Ferrucci opened the Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

New Business- none

Adjournment As there was no other business, the meeting was adjourned at 6:20 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary

DRAFT



Board of Zoning Appeals Staff Report

Meeting Date: August 28, 2024

DEPARTMENT CONTACT:

Ross Hilleary (hillearyr@fishers.in.us)

CASE NUMBER:

VA-24-16

PETITIONER:

Karen Dodge
(karen.dodge@municipalresolutions.com)

PROPERTY ADDRESS/LOCATION:

11601 Allisonville Road
Fishers, IN 46038

REQUEST: Consideration of a Development Standards Variance from Section 6.17.6. E. Ground Signs Located on Lots with Non-Residential Uses. to allow digital changeable copy on two (2) monument signs and Section 6.17.7.E. Awning & Canopy Signs. to allow digital changeable copy on the fuel station canopy. **CONTINUED FROM JULY**

APPLICABLE REGULATIONS:

Unified Development Ordinance (UDO)

EXISTING ZONING:

C3 - Commercial

FISHERS 2040:

Regional Mixed Use

LOT SIZE: .91 Acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve, with Condition ☐ Continue ☐ Deny ☒ No Recommendation

Meeting Date: August 28, 2024

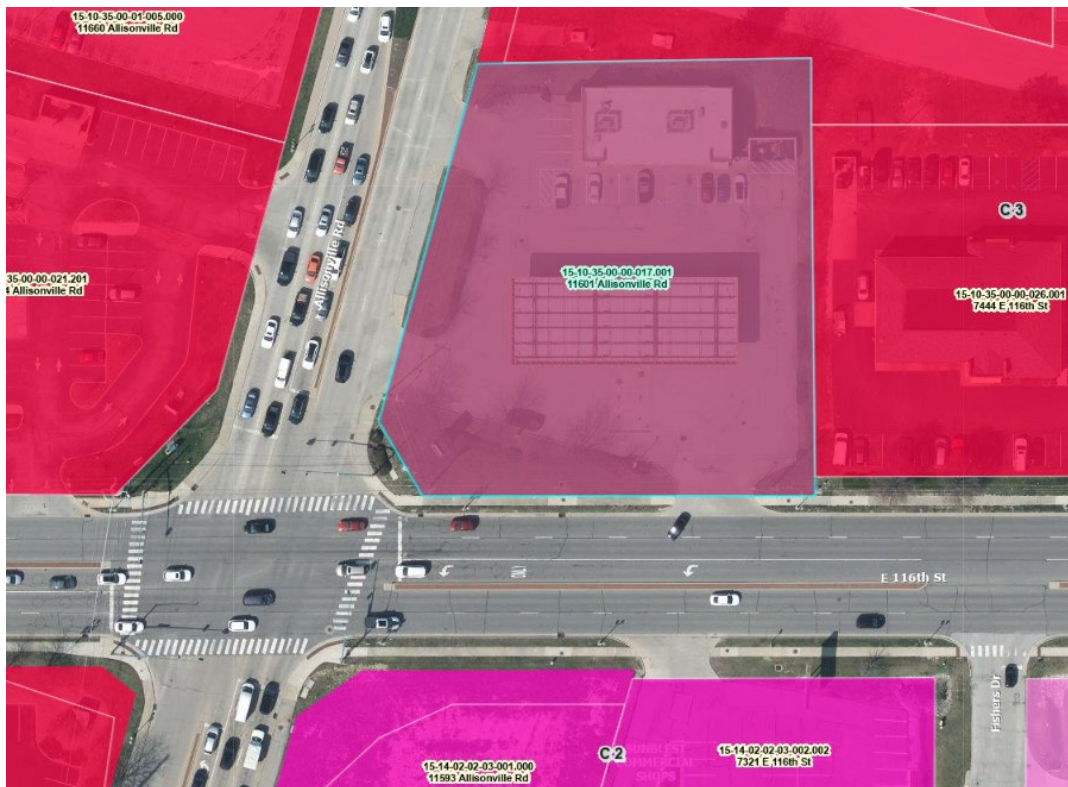
Case Number: VA-24-16

ZONING HISTORY:

This property is zoned C3 – Commercial under the City of Fishers Unified Development Ordinance. The current building was constructed in 2007. The fuel sale use has been on this corner for multiple decades. The Future Land Use Map calls for Regional Mixed Use.

SURROUNDING LAND USE & ZONING:

North: C3 – Commercial (vacant bank, proposed Kroger fuel station)
East: C3 – Commercial (vehicle repair, car sales)
South: C2 – Commercial (vacant, retail center)
West: C3 – Commercial (coffee/donut shop, quick service restaurant)



1. Zoning Map

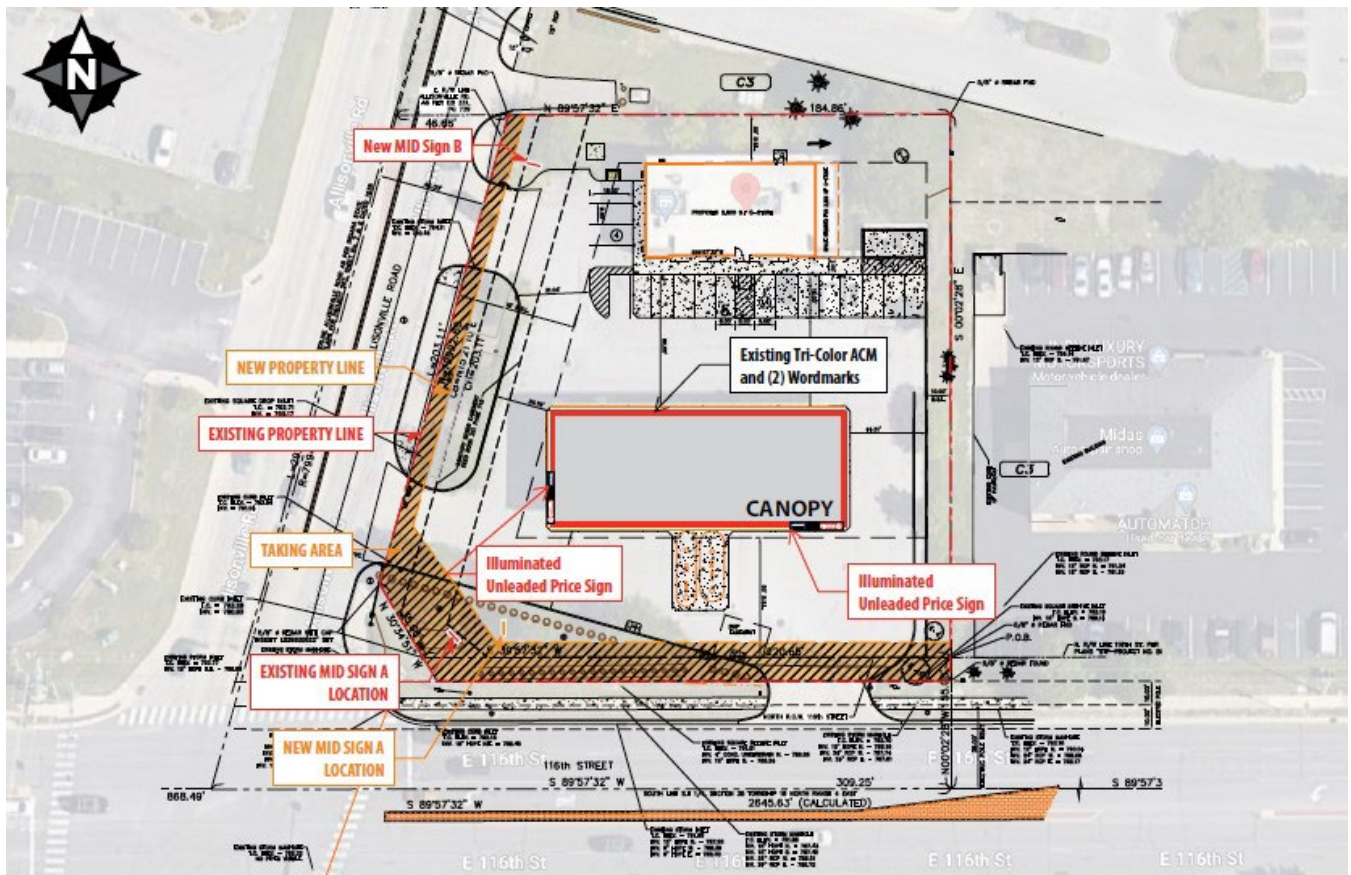
SUMMARY OF PUBLIC COMMENTS:

At the time of writing this Staff Report there has been no public comments.

PETITION OVERVIEW:

Karen Dodge on behalf of Mac's Convenience Store request consideration of a Development Standards Variance from Section 6.17.6. E. Ground Signs Located on Lots with Non-Residential Uses. to allow digital changeable copy on two (2) monument signs and Section 6.17.7.E. Awning & Canopy Signs. to allow digital changeable copy on the fuel station canopy.

The taking of Right-of-Way for intersection improvements at E 116th Street and Allisonville Road requires the removal the legal non-conforming 26' pylon sign.



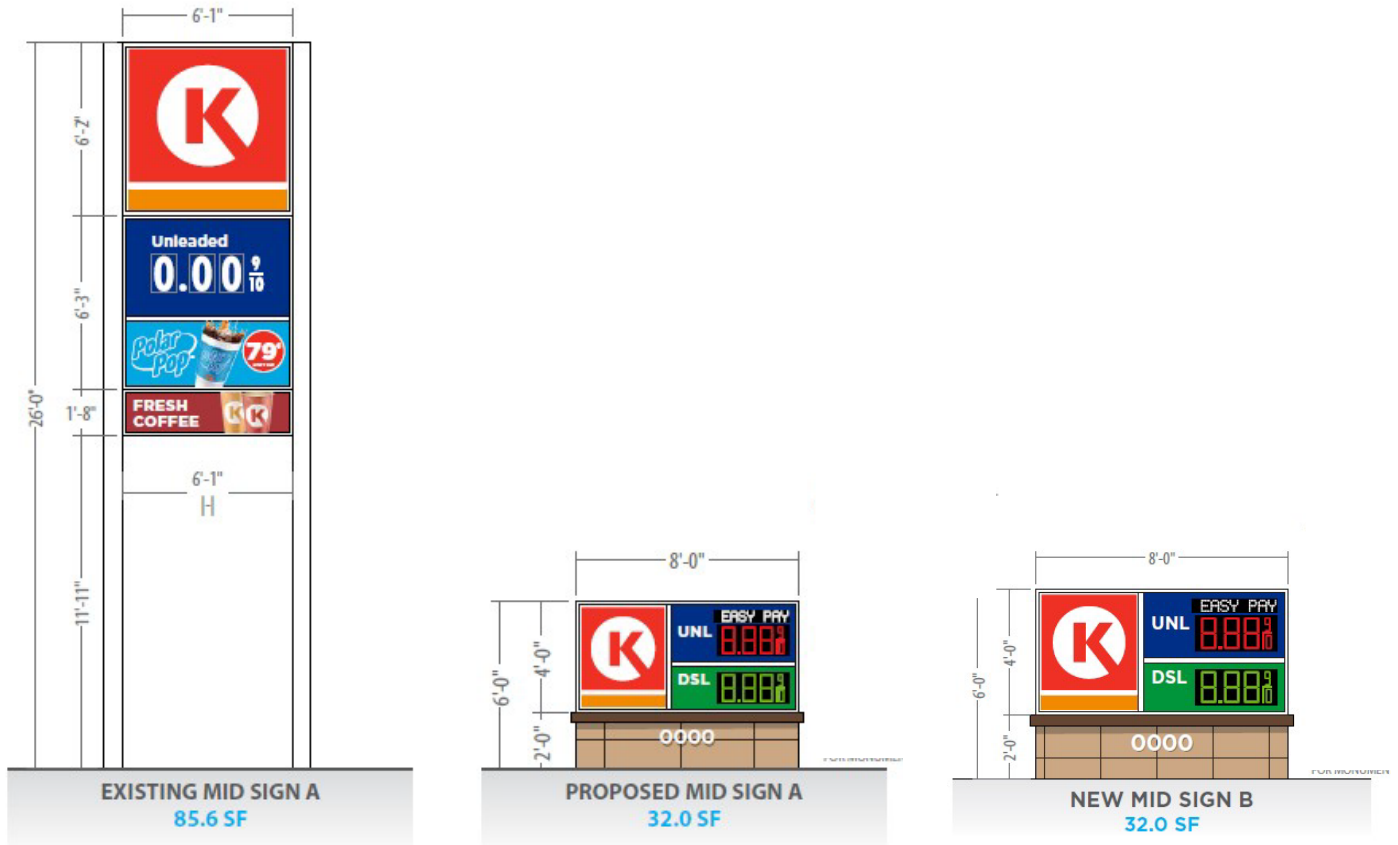
2. Site Plan

Section 6.17.5. Prohibited Sign. A. states that *no sign or other advertising device with visible moving parts or with flashing, animated, or intermittent illumination shall be erected.*

Per 6.17.6.E. Ground Signs Located on Lots with Non-Residential Use they are allowed by right to up to two (2) ground mounted signs or monument signs. Ground Signs may contain an area for changeable copy, which is typically change by hand. The applicant is requesting to have digital changeable copy on both sides of two ground mounted signs.

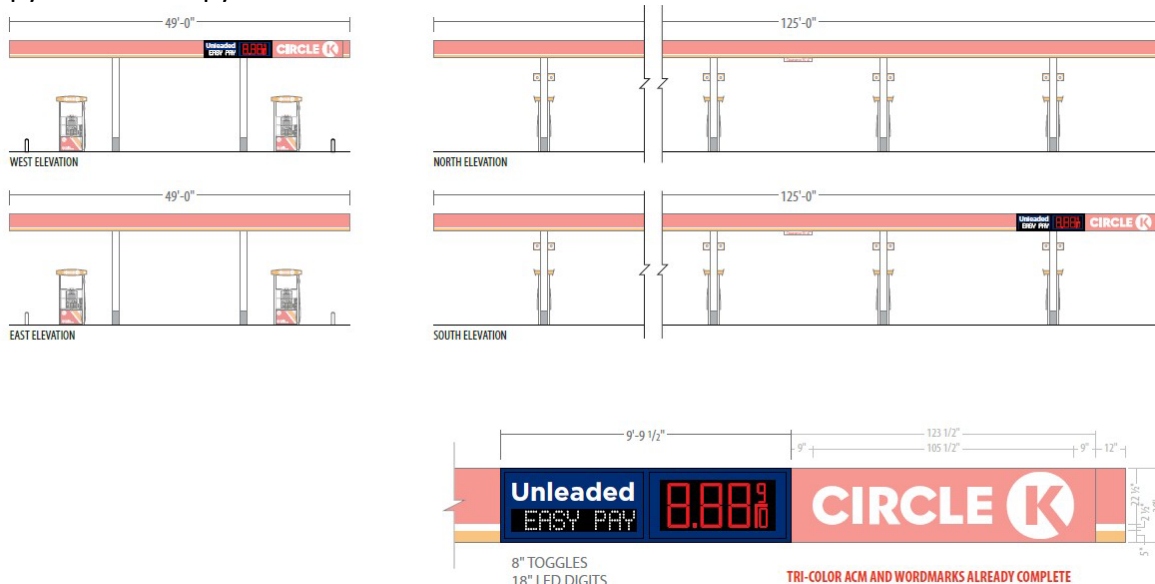
Meeting Date: August 28, 2024

Case Number: VA-24-16



3. Existing pylon sign, new proposed ground mounted signs

Per 6.17.7.E. Awnings & Canopy Signs the applicant is requesting the additional of digital changeable copy on the canopy of the fuel station to be located the west and south elevations.



4. Elevations, including the proposed canopy sign

(317)595-3111

FishersIN.gov

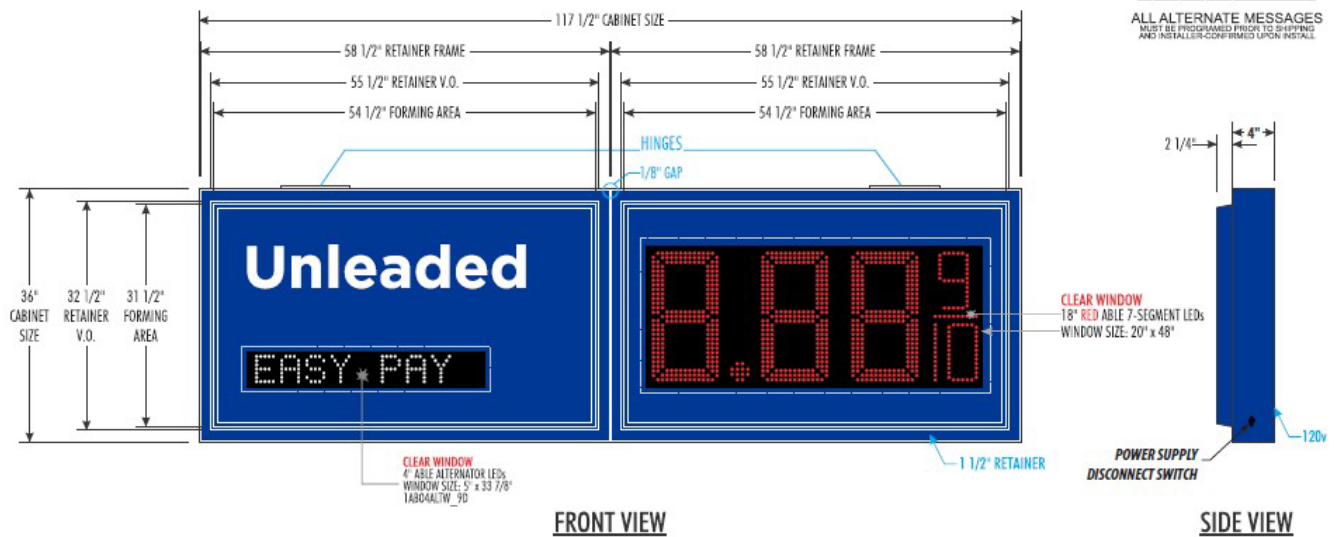
facebook.com/Fishers.Indiana

@FishersIN

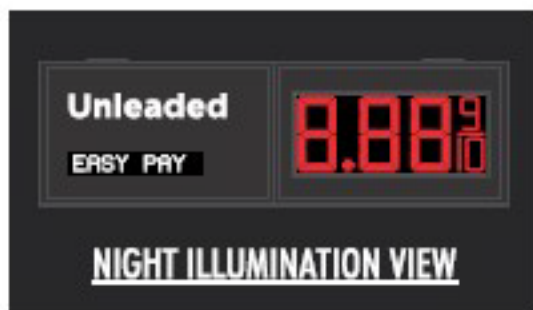
1 Municipal Drive
Fishers, Indiana 46038

Meeting Date: August 28, 2024

Case Number: VA-24-16



5. Proposed canopy sign with changeable copy



6. Proposed canopy sign with changeable copy night illumination view

STAFF RECOMMENDATION:

A variance from Chapter 6.17 Signage Standards may be approved by the Board upon the determination that the Findings demonstrate the following:

1. That the location and placement of the sign will not endanger or distract motorists or pedestrians; and,
2. That the sign will not cover or blanket any prominent view of a structure or facade of historical or architectural significance; and,
3. That the sign will not obstruct views of users of adjacent buildings; and,
4. That the sign will not interfere with the visual quality of public open space ; and,
5. That the sign is compatible with building heights of the existing skyline; and
6. That the sign does not impose a foreign element to an existing skyline; and,
7. That the sign's illumination, lighting or digital character will not distract motorists or pedestrians nor contribute to hazardous or unsafe driving conditions for motorists; and,

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Case Number: VA-24-16

8. That the sign size (e.g. height, width, distance between grade and sign, copy size), composition (e.g. materials, posts, poles), lighting or location conditions are consistent with the time, place and manner conditions imposed by the Unified Development Ordinance.

Staff has NO RECOMMENDATION of the variance request as proposed.

If the Board approves this Variance Request staff request the follow the following condition, and any others sought by the Board:

1. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder's Office.

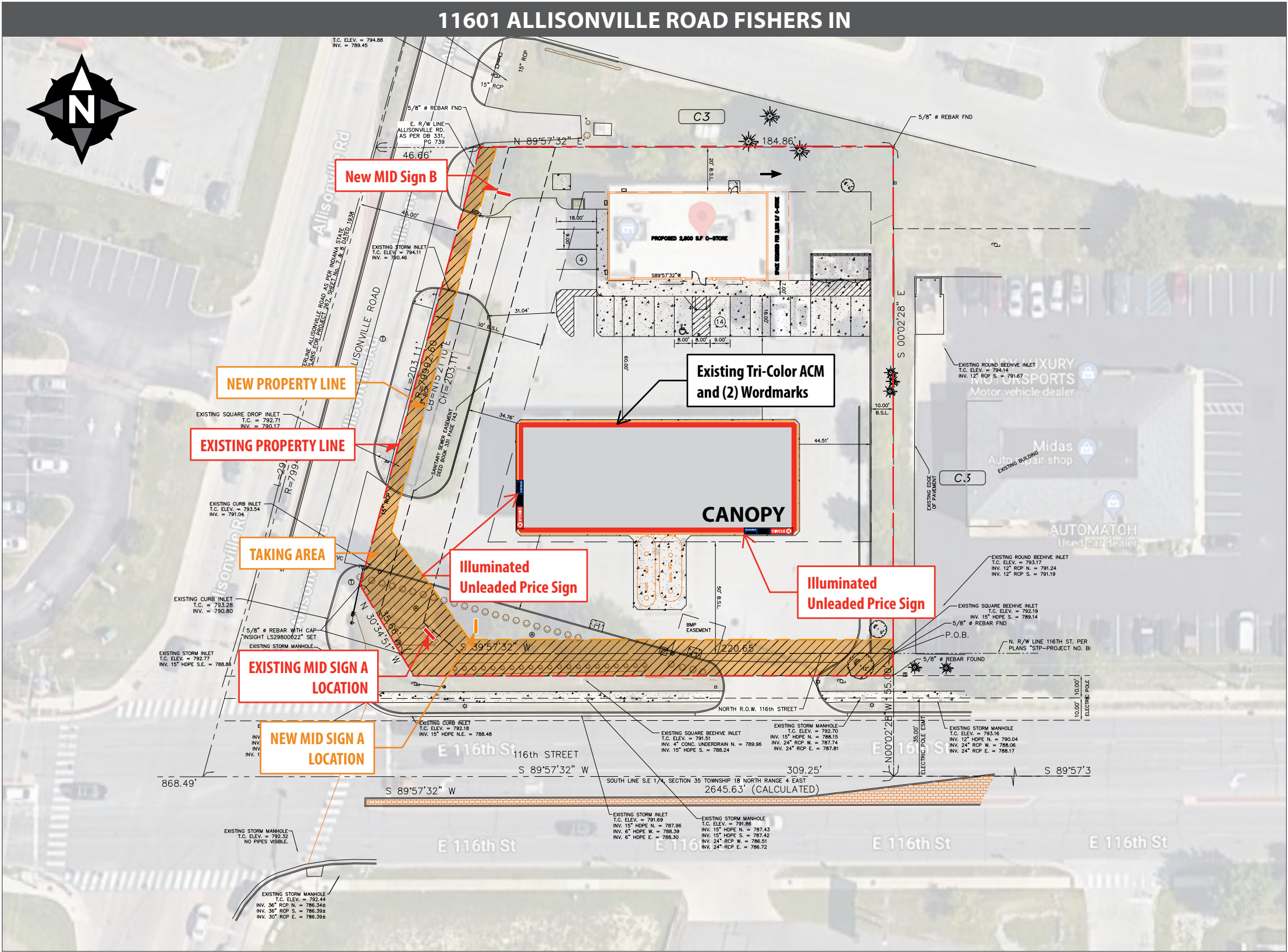
STAFF RECOMMENDATION

☐ Approve, with Condition

☐ Continue

☐ Deny

☒ No Recommendation



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER	CIRCLE K
SITE NUMBER	2285

LOCATION	FISHERS, IN
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	06/12/24

REVISION	02
SCALE	NTS

CORPORATE ID SOLUTIONS	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM
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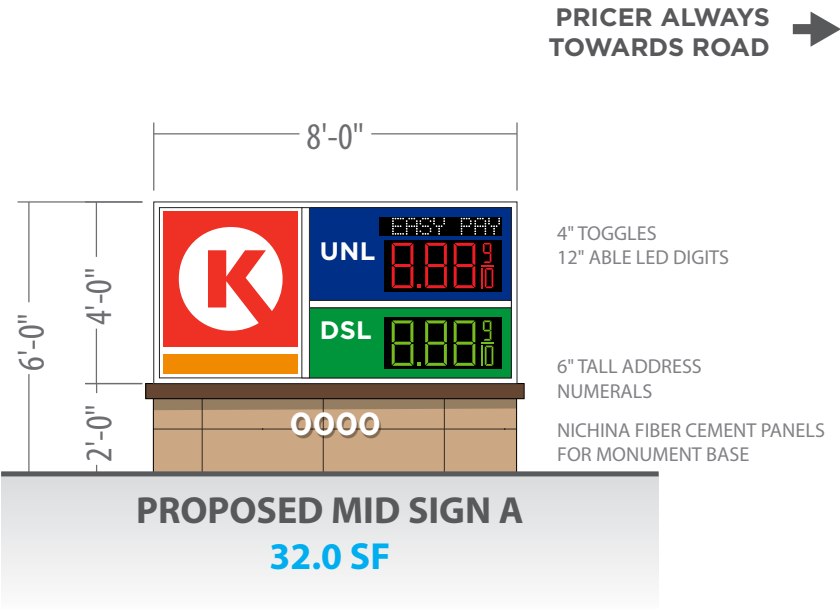


SCOPE OF WORK

- Remove existing Pole Sign
- Manufacture and install new Monument Sign

ARTWORK REFLECTS CURRENT SURVEY

NOTE: VARIANCE WILL BE
REQUIRED FOR LED DIGITS



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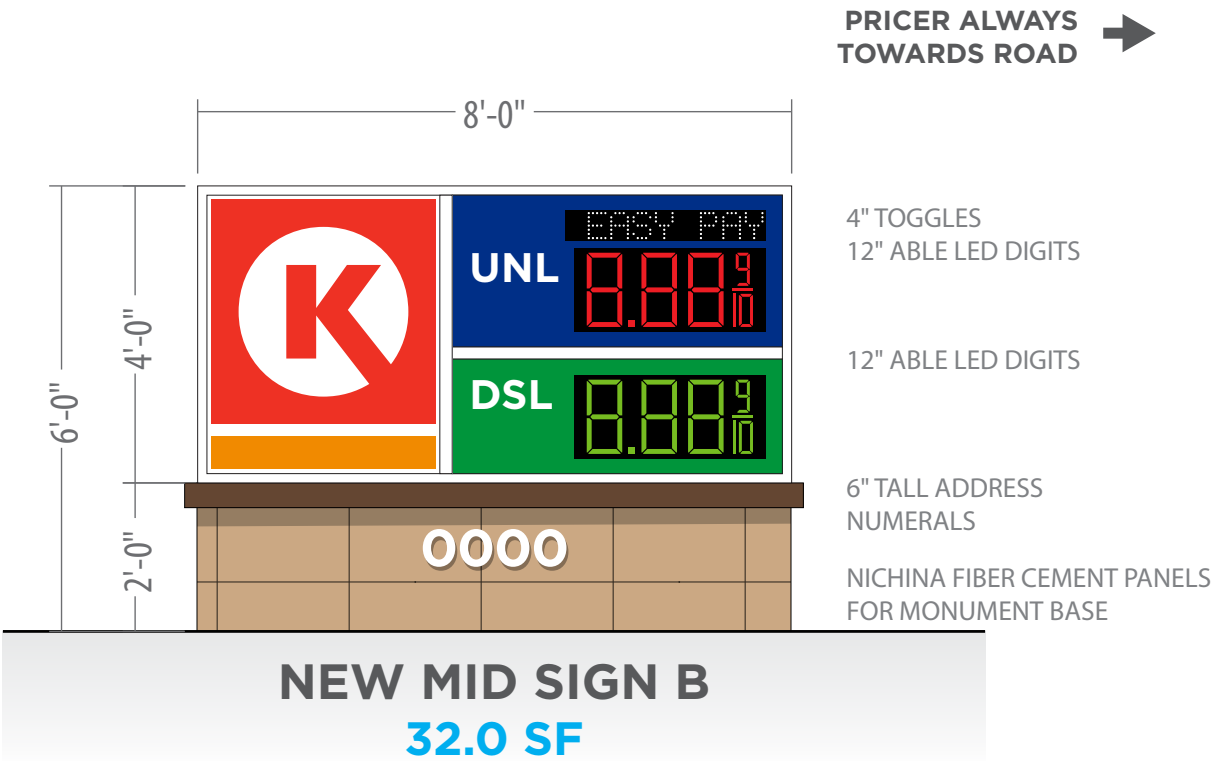
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REVISION	NO CHANGE
SCALE	NTS

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NOTE: VARIANCE WILL BE
REQUIRED FOR LED DIGITS



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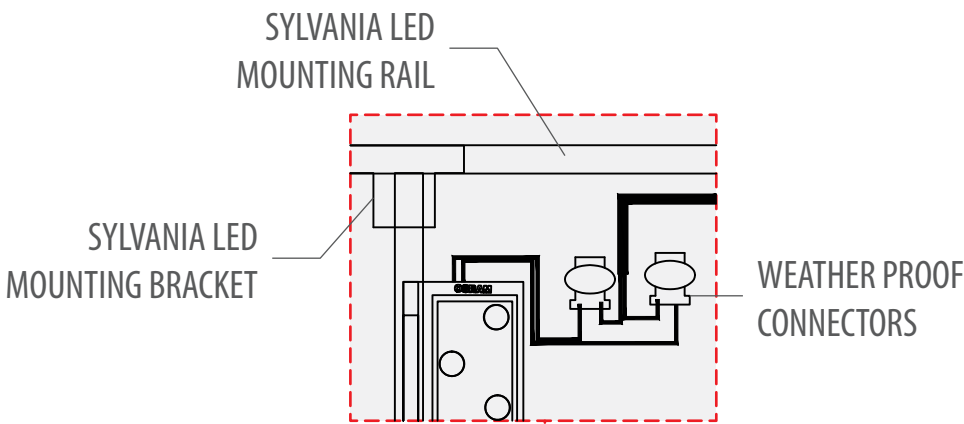
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REVISION
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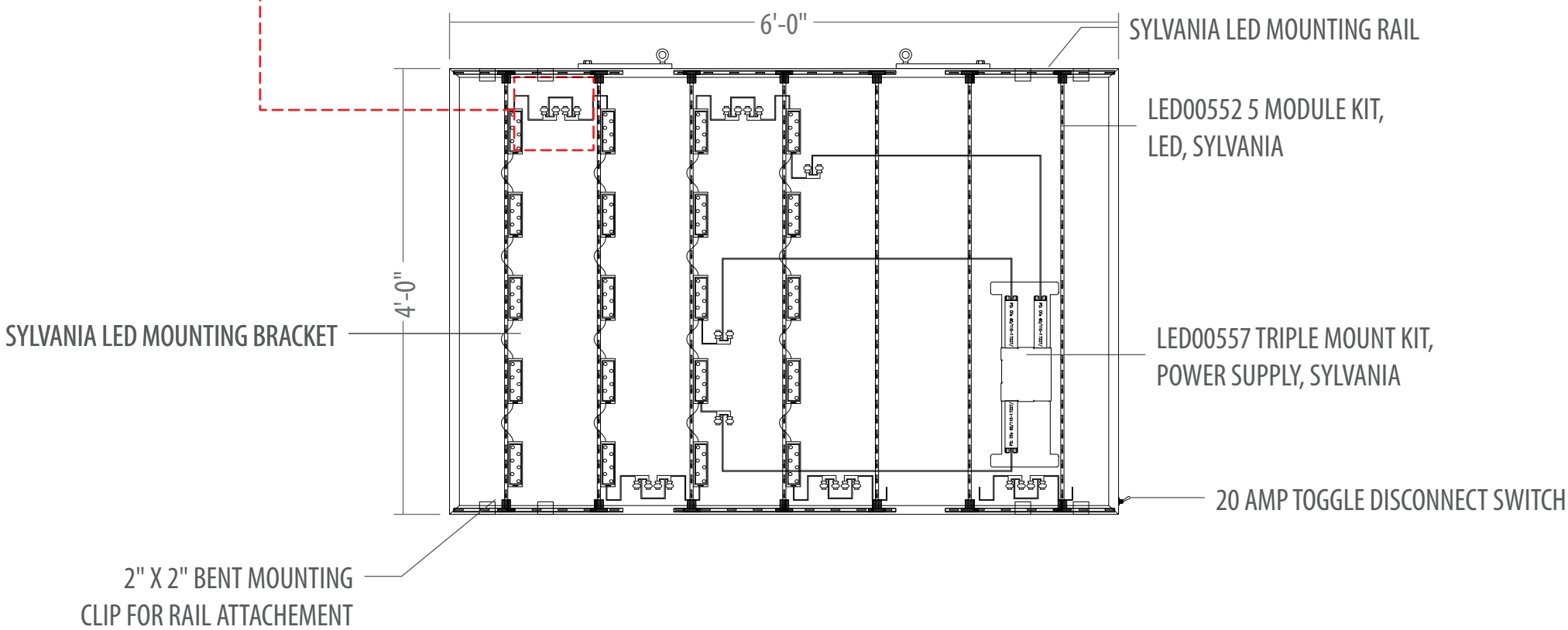
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DATE _____



OSRAM POWER SUPPLY BREAK DOWN & LED QUANTITIES									
POWER SUPPLY			CABINET	LED MODULES			QUANTITY OF LED MODULES PER OUTPUT	SERVICE DRAW (AMPS)	CIRCUIT #
POWER SUPPLY #	WATTS	PART #		QUANTITY	COLOR	PART #			
#1	96	25-06-05		12	WHITE	25-06-01	12	0.91	1 - 120 VAC 20 AMP SERVICE
#2				12			12	0.91	
#3				11			11	0.91	
TOTALS									
POWER SUPPLIES				LED MODULES				SERVICE DRAW (AMPS)	
QUANTITY	WATTS	PART #		QUANTITY	COLOR	PART #			
3	96	25-06-05		35	WHITE	25-06-01			2.73

Signs shall be marked/listed according to NEC 600.4
Disconnecting means complying with NEC 600.6



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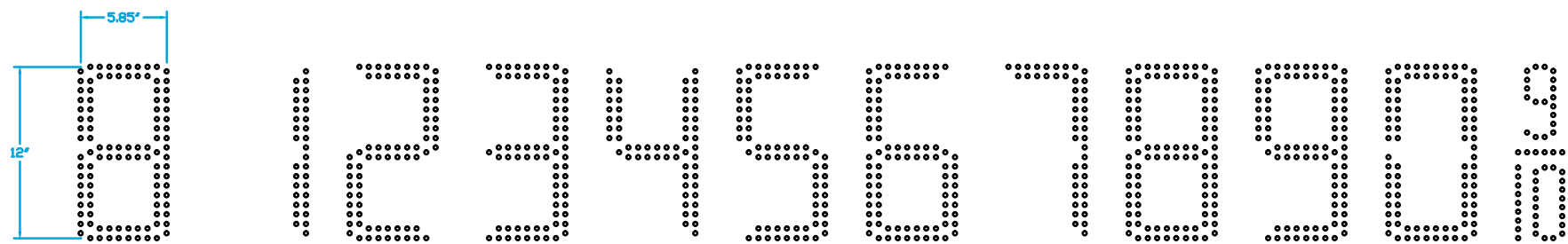
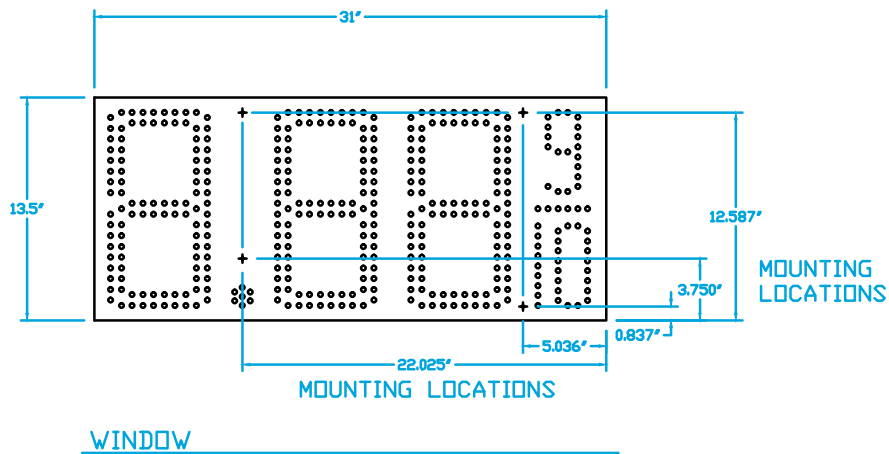
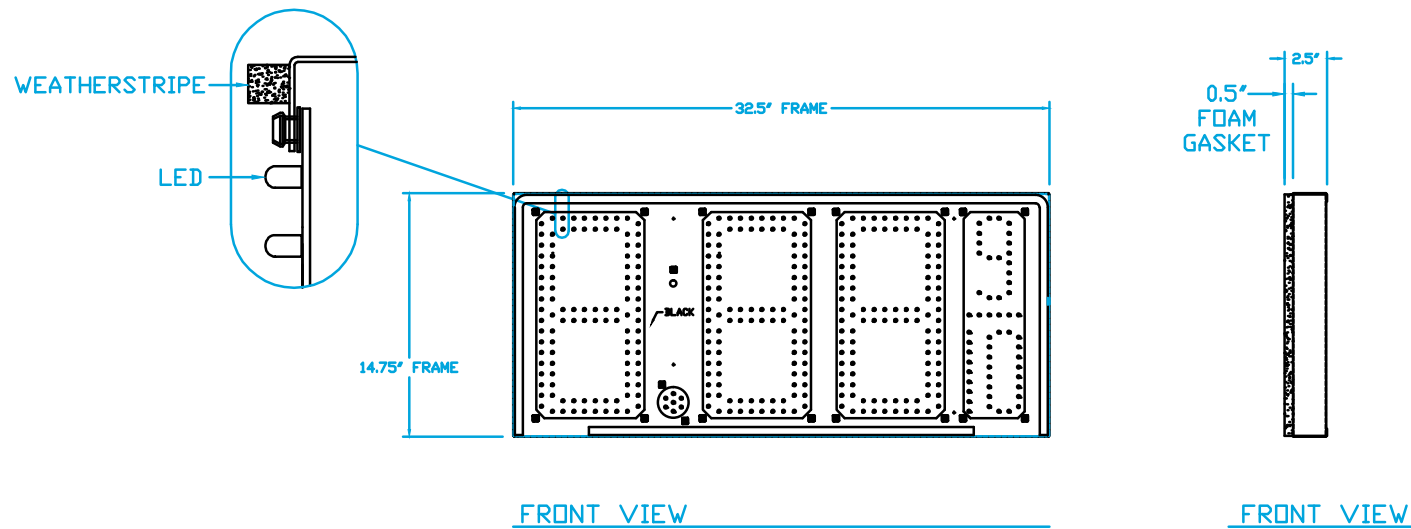
LOCATION	FISHERS, IN
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	06/12/24

REVISION	NOT FOR CONSTRUCTION
SCALE	NTS

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DATE _____



NOTES:

GENERAL

DIGITS ARE 12" NOMINAL HEIGHT.

MECHANICAL

ABLE APPLIED TECHNOLOGIES IS NOT RESPONSIBLE FOR THE MOUNTING STRUCTURE OR FOR THE ADEQUACY OF ATTACHMENT TO THE STRUCTURE. STRUCTURE AND ATTACHMENT MUST CONFORM TO ALL APPLICABLE BUILDING CODES

WEIGHT 7.5LBS

ELECTRICAL

PROVIDE A 90-265V AC, 15 AMP CIRCUIT FOR POWER.

EACH PRICELINE CONFORMS TO CLASS 2 AND LIMITED TO LESS THAN 100W AND 19VDC FOR GREEN AND 15.0VDC FOR RED.

LISTED IN UL SAMS MANUAL

SERVICE AND ELECTRICAL HOOKUP ACCESS IS THROUGH THE BACK OF THE DISPLAY ONLY.

IF THE POWER TO THE DISPLAY IS TEMPORARILY DISRUPTED, DISPLAY FUNCTIONS WILL BE RETAINED IN MEMORY TO CONTINUE OPERATION WHEN POWER IS RESTORED.

PCU DIGITS AND WIRING ARE CONFORMAL COATED FOR USE IN DAMP CONDITIONS.

ON BOARD MEMORY FOR PRICE AND SETTINGS.

DIMMING, BLINK AND DIAGNOSTIC FUNCTIONS BUILT-IN AND ADJUSTABLE FROM REMOTE CONTROL.

THERMAL

PCU TEMPERATURE -40 TO +85°C. POWER SUPPLY -20° TO +85°C.



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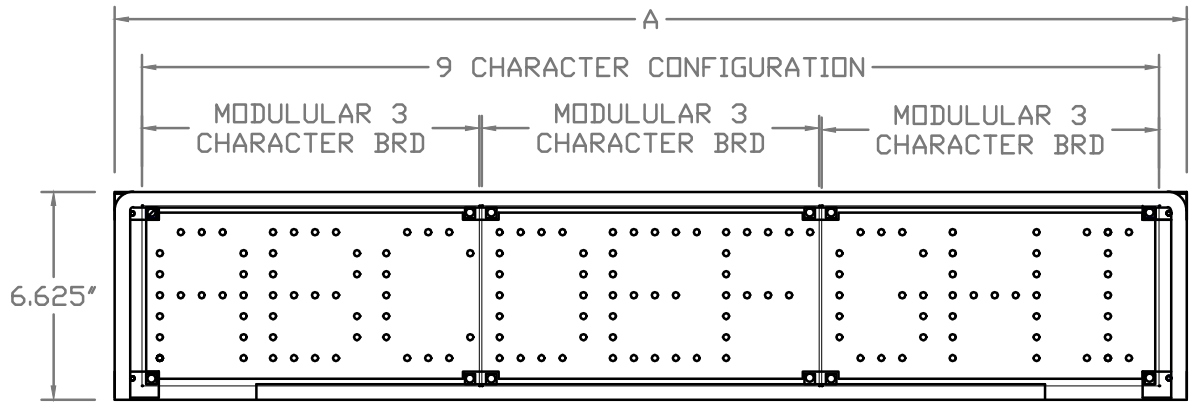
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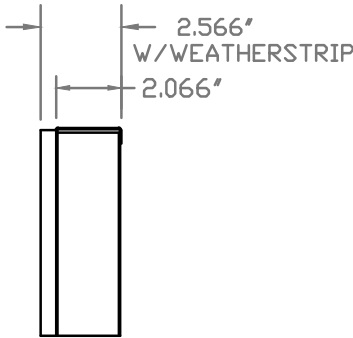
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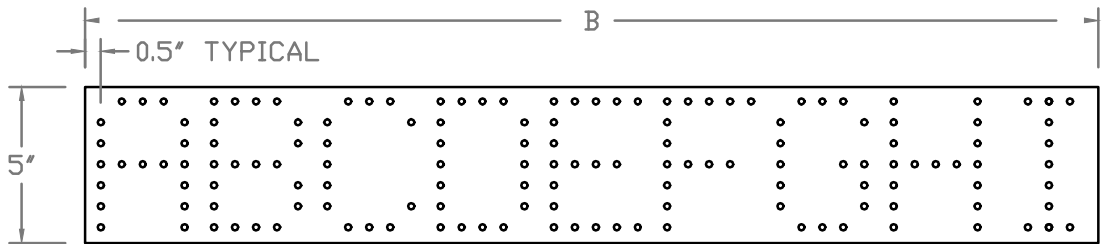
PART NUMBER	COLOR	CHARACTERS	DIM A	DIM B
KT-U4TD-6CR	RED	6	23.25"	21.5"
KT-U4TD-6WR	WHITE	6	23.25"	21.5"
KT-U4TD-9CR	RED	9	34"	32.25"
KT-U4TD-9WR	WHITE	9	34"	32.25"
KT-U4TD-12CR	RED	12	44.75"	43"
KT-U4TD-12WR	WHITE	12	44.75"	43"



FRONT VIEW



END VIEW



WINDOW

NOTES:

GENERAL

DIGITS ARE 4" NOMINAL HEIGHT.

MECHANICAL

ABLE APPLIED TECHNOLOGIES IS NOT RESPONSIBLE FOR THE MOUNTING STRUCTURE OR FOR THE ADEQUACY OF ATTACHMENT TO THE STRUCTURE. STRUCTURE AND ATTACHMENT MUST CONFORM TO ALL APPLICABLE BUILDING CODES.

WEIGHT 2.5 LBS

ELECTRICAL

VOLTAGE INPUT: 90-265V AC, 1 AMP.

UNIT CONFORMS TO CLASS 2 REQUIREMENTS AND LIMITED TO LESS THAN 60W PER SET FOR EITHER RED OR WHITE VERSIONS

SERVICE AND ELECTRICAL HOOKUP ACCESS IS THROUGH THE BACK OF THE DISPLAY ONLY.

IF THE POWER TO THE DISPLAY IS TEMPORARILY DISRUPTED, DISPLAY FUNCTIONS WILL BE RETAINED IN MEMORY TO CONTINUE OPERATION WHEN POWER IS RESTORED.

PCB AND WIRING ARE CONFORMAL COATED FOR USE IN DAMP CONDITIONS.

ON BOARD MEMORY FOR PRICE AND SETTINGS.

DIMMING, BLINK AND DIAGNOSTIC FUNCTIONS BUILT-IN AND ADJUSTABLE FROM REMOTE CONTROL.

SPECIFICATION:

TEMPERATURE -40 TO +85°C. POWER SUPPLY -20° TO +85°C.

0	1	2	3	4	5	6	7	8	9	A	B	C	D	E	F	G	H
I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z



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SITE NUMBER	2285

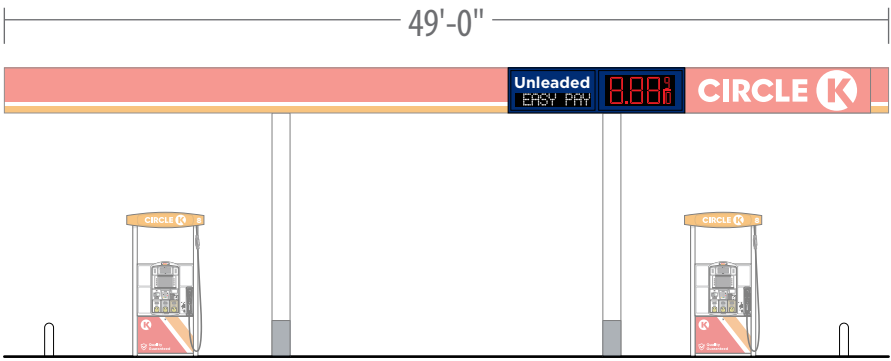
LOCATION	FISHERS, IN
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	06/12/24

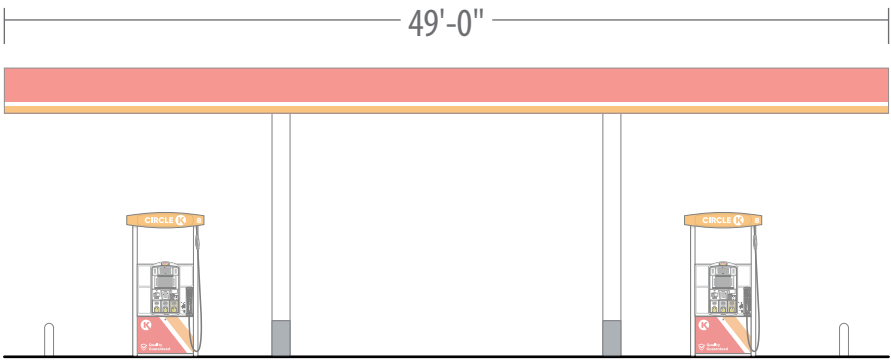
REVISION	NOT A REVISION
SCALE	NTS

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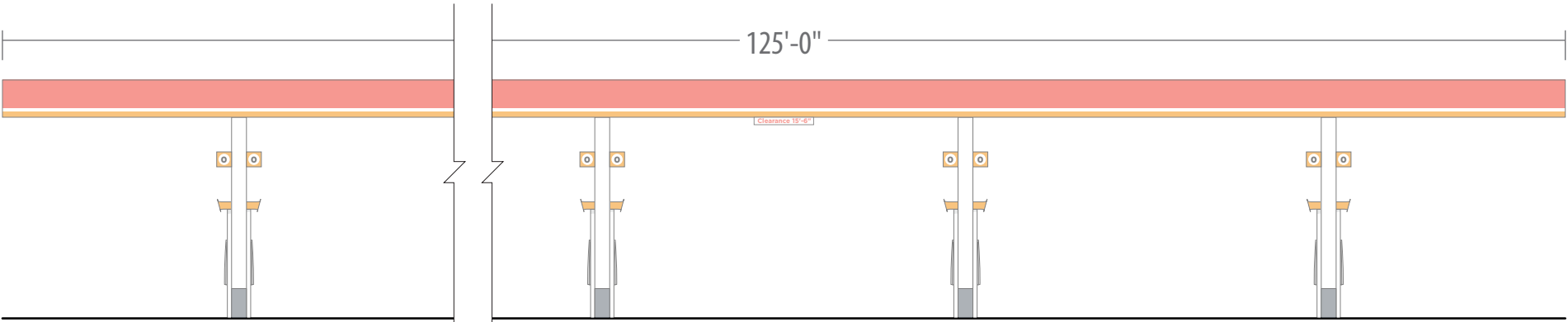
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SIGNATURE	DATE



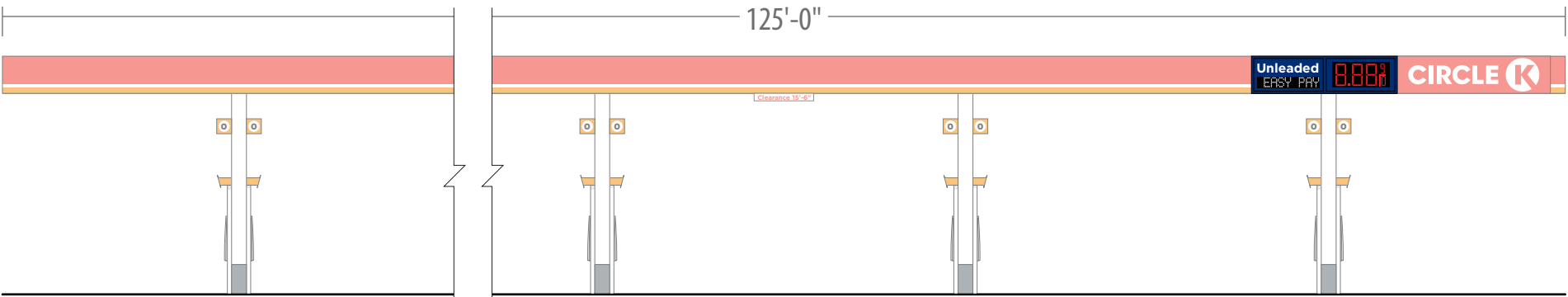
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

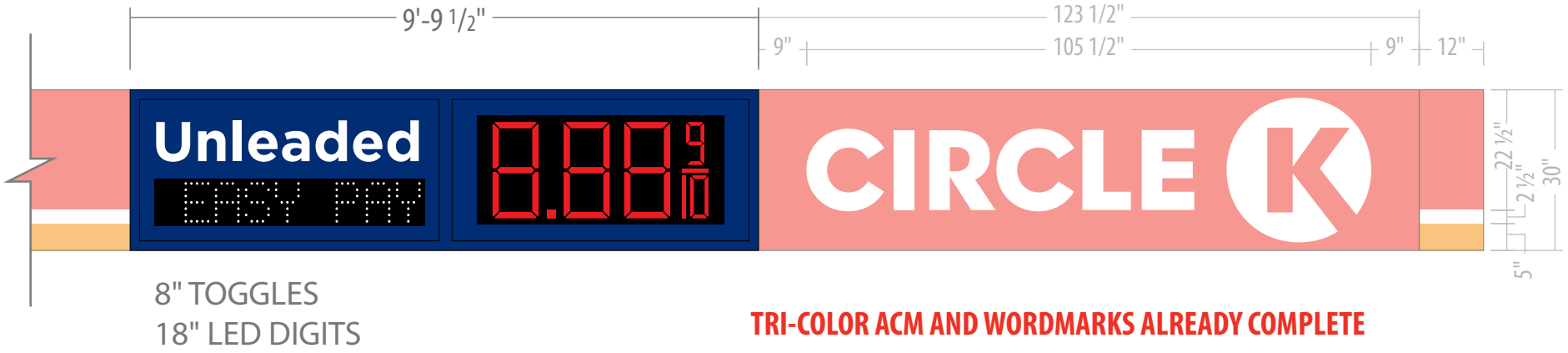


SOUTH ELEVATION

GAS CANOPY SUMMARY
ARTWORK REFLECTS CURRENT SURVEY

SOUTH ELEVATION			
Gas Island Canopy Fascia	2'-6" x 125'-0"	312.5 SF	7.9% of available space
Illum. Unleaded Price Sign	2'-6" x 9'-9 1/2"	24.8 SF	
WEST ELEVATION			
Gas Island Canopy Fascia	2'-6" x 49'-0"	122.5 SF	20.2% of available space
Illum. Unleaded Price Sign	2'-6" x 9'-9 1/2"	24.8 SF	
NORTH ELEVATION			
Non-illuminated Red, White, and Orange ACM panels			
EAST ELEVATION			
Non-illuminated Red, White, and Orange ACM panels			

COLUMN PAINT SCHEDULE (SEMI-GLOSS FINISH)
 ☐ SW #7570 Egret White - From gray to bottom of canopy
 ☒ SW #6236 Grays Harbor - From grade to 24" above grade



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER	CIRCLE K
SITE NUMBER	2285

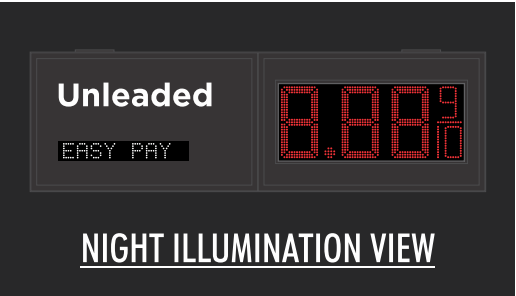
LOCATION	FISHERS, IN
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	06/12/24

REVISION	NO CHANGE
SCALE	NTS

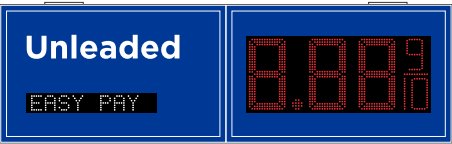
CORPORATE ID SOLUTIONS	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM
------------------------	--

CUSTOMER ACCEPTANCE	THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.
SIGNATURE _____	DATE _____

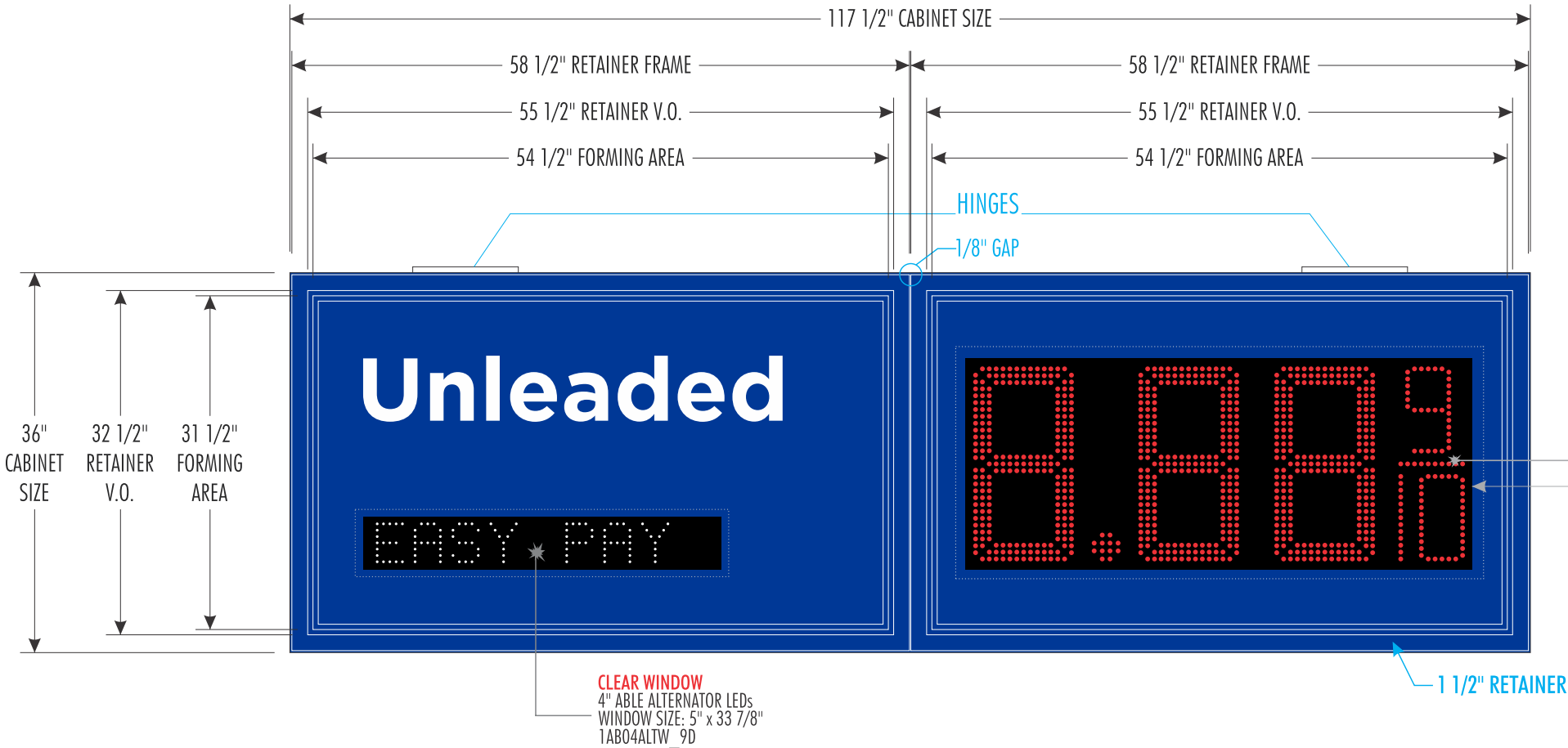


PRODUCT COPY:
WHITE COPY ON OPAQUE BACKGROUND

6" Unleaded

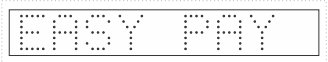


OPPOSITE VIEW



FRONT VIEW

4" WHITE ABLE ALTERNATOR LEDS OPTIONS:



ALL ALTERNATE MESSAGES
MUST BE PROGRAMED PRIOR TO SHIPPING
AND INSTALLER-CONFIRMED UPON INSTALL

PARTS LIST:

ITEM	DESCRIPTION
A	WHITE
B	3M 3630-157 Sultan
C	BLOCKOUT
D	
E	
F	

MATERIAL LIST	
1	ALUMINUM
2	PLASTIC FACE
3	3M VINYL
4	1 1/2" STRUCTURAL RETAINER

SECOND SURFACE DECORATION
SCALE: 1:14

NOTE: WEIGHTS AND MEASURES

THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 600 OF THE NATIONAL ELECTRIC CODE
AND/OR OTHER APPLICABLE LOCAL CODES.
THIS INCLUDES PROPER GROUNDING AND
BONDING OF THE SIGN

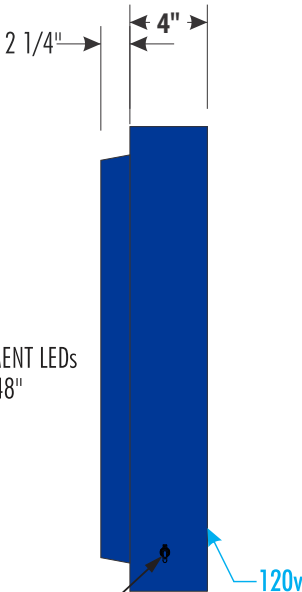
GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLIT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

3' x 10' APPROX.
ILLUMINATED SINGLE FACE
1P PRICER CANOPY CABINET SIGN

SIDE VIEW



POWER SUPPLY
DISCONNECT SWITCH

TO BE MADE WITH ABLE (CIRCLE K) LEDS: 1CKAAT18R1-7SSF



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER	CIRCLE K
SITE NUMBER	2285

LOCATION	FISHERS, IN
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	06/12/24

REVISION	NO CHANGE
SCALE	NTS

CORPORATE ID SOLUTIONS	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM
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SIGNATURE	DATE



Board of Zoning Appeals Staff Report

Meeting Date: August 28, 2024

DEPARTMENT CONTACT:

Christy Cashin (cashinc@fishers.in.us)

CASE NUMBER:

VA-24-18

PETITIONER:

Derek Naber (dnaber@ambrosepg.com)

PROPERTY ADDRESS/LOCATION:

12520 E 116th St

REQUEST: Consideration of a Development Standard Variance from Section 6.17.7 Building Signs of the City's Unified Development Ordinance (UDO) to allow 814 sq. ft. of wall signage, from the allowed 300 sq. ft.

APPLICABLE REGULATIONS:

City of Fishers UDO

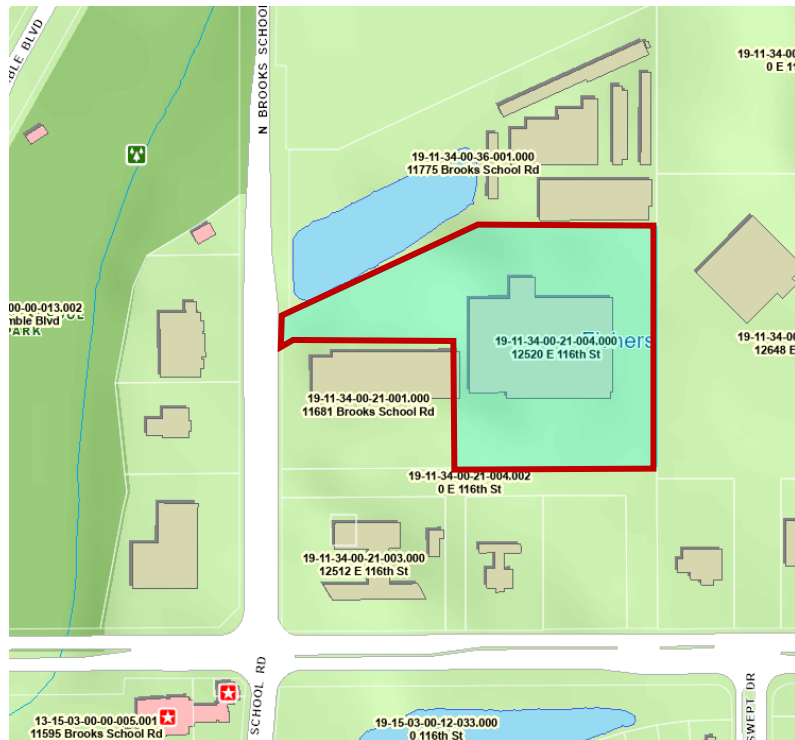
EXISTING ZONING:

C-3 Commercial

FISHERS 2040:

Neighborhood Mixed Use

LOT SIZE: 5.28 Acres

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☐ Continue

☒ Deny

☐ No Recommendation

ZONING HISTORY:

This property is zoned C-3 Commercial and regulated by the City's Unified Development Ordinance (UDO).

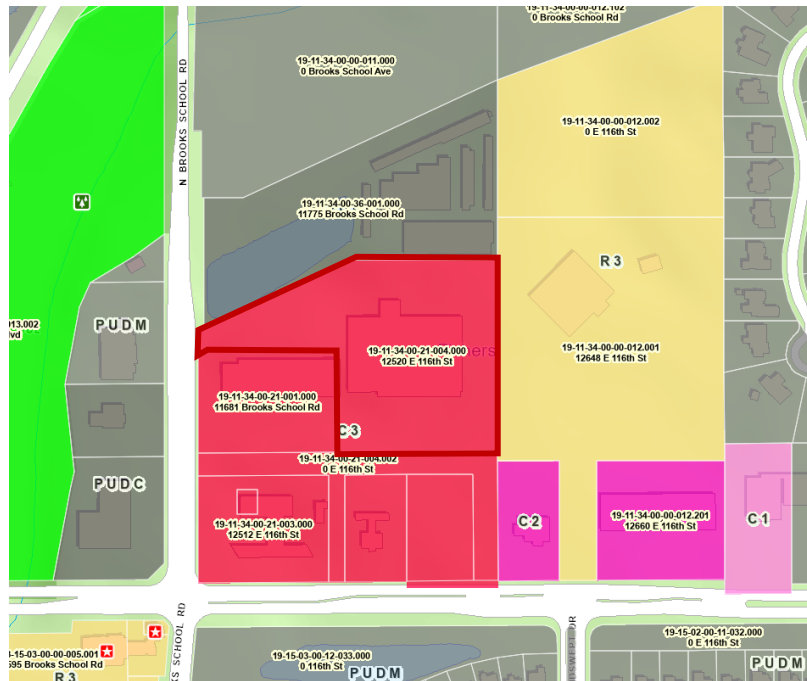
SURROUNDING ZONING & LAND USE:

North: PUD-C Shamrock Landing PUD (commercial)

East: PUD-C 116th Street and Brooks School Road PUD (commercial)

South: C-3 Commercial

West: R-3 Residential (place of worship)



SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Summary of Request

The petitioner is requesting a development standard variance to allow 814 sq. ft. of wall signage, from the allowed 300 sq. ft. per the City's Unified Development Ordinance (UDO). The Pickleball sign will be illuminated with LED channel letters and is 418 sq. ft. The 24/7 Dink sign will be illuminated with LED channel letters on a raceway and is 396 sq. ft. All components of each sign are illuminated.



Fishers 2040 Comprehensive Plan

The Fishers 2040 Plan identifies this area as Neighborhood Mixed Use. The variance request aligns with this vision.



STAFF RECOMMENDATION:

A variance from Chapter 6.17 Signage Standards may be approved by the Board upon the determination that the Findings demonstrate the following:

1. That the location and placement of the sign will not endanger or distract motorists or pedestrians; and,
2. That the sign will not cover or blanket any prominent view of a structure or facade of historical or architectural significance; and,
3. That the sign will not obstruct views of users of adjacent buildings; and,
4. That the sign will not interfere with the visual quality of public open space ; and,
5. That the sign is compatible with building heights of the existing skyline; and
6. That the sign does not impose a foreign element to an existing skyline; and,
7. That the sign's illumination, lighting or digital character will not distract motorists or pedestrians nor contribute to hazardous or unsafe driving conditions for motorists; and,
8. That the sign size (e.g. height, width, distance between grade and sign, copy size), composition (e.g. materials, posts, poles), lighting or location conditions are

consistent with the time, place and manner conditions imposed by the Unified Development Ordinance.

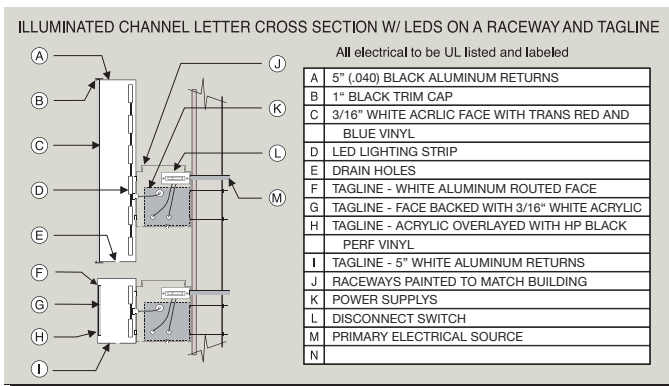
Staff recommends DENIAL of the variance request as proposed.

If the Board approves this variance staff requests the following condition:

1. The Approval Letter and related documentation be recorded on the property with the Hamilton County Recorder's Office.

STAFF RECOMMENDATION

☐ Approve ☐ Continue ☒ Deny ☐ No Recommendation



A SIGN BY DESIGN IS NOT RESPONSIBLE FOR RUNNING THE MAIN ELECTRICAL LINE TO THE SIGN.
A SIGN BY DESIGN WILL CONNECT TO ELECTRICAL IF IT IS LOCATED WITHIN 5' OF THE INSTALLED SIGNAGE.

A SIGN BY DESIGN, INC.

Signs By Design

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501 W. Noble St. Lebanon, IN 46052

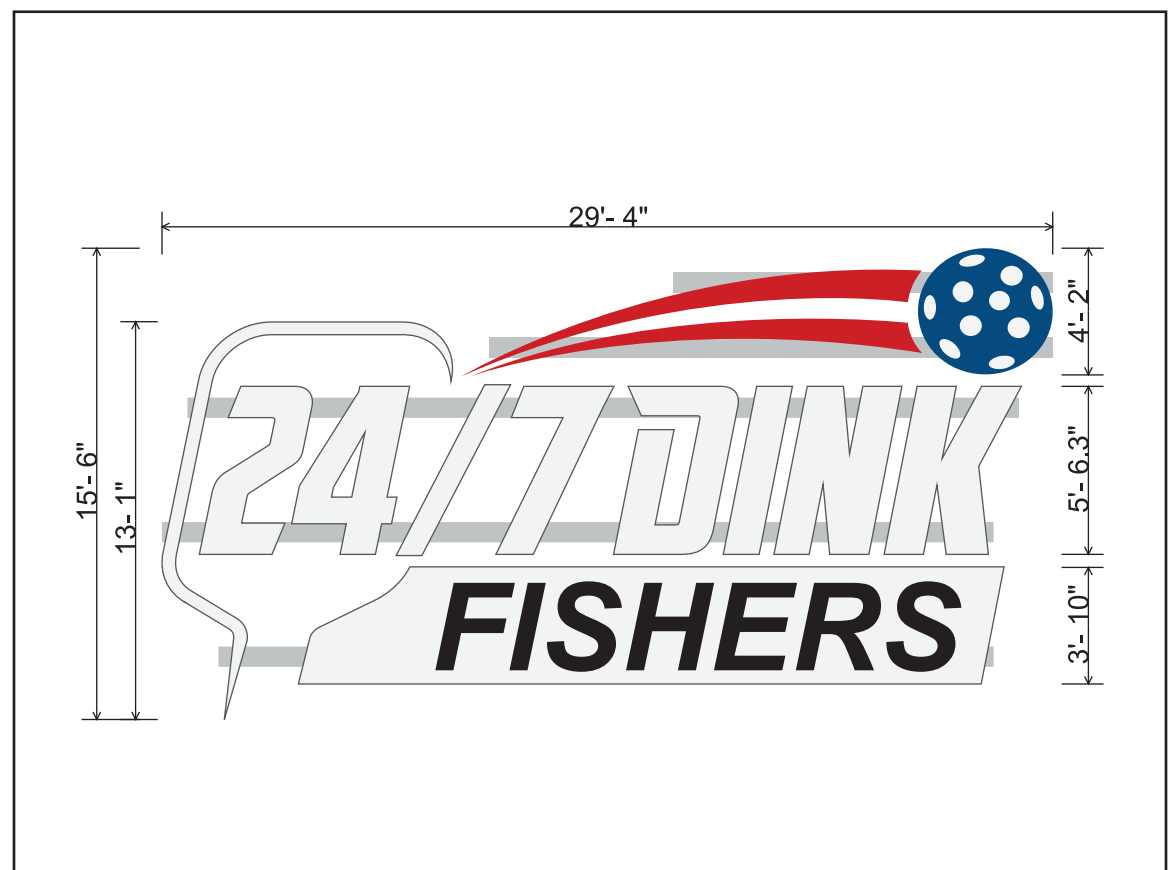
PHONE: 317-876-7900

FAX: 317-802-5670

www.asignbydesign.com

EMAIL: sbd@asignbydesign.com

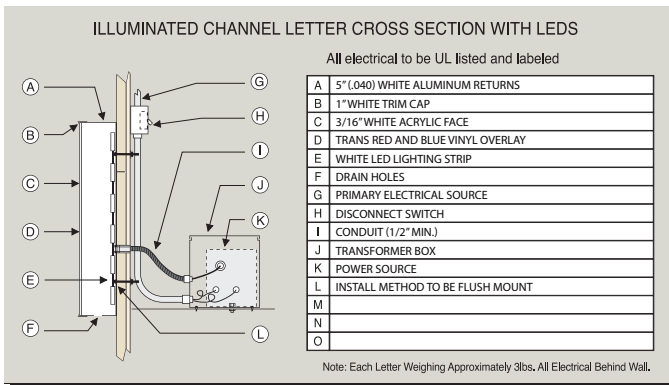
CLIENT NAME 24/7 DINK - PICKLEBALL		ACCNT. REP MACHAELA
FILE NAME 247 PICKLEBALL LET1A.PDF		DRAWN BY AA
DATE 5/02/2024	PRODUCTION FILE 247 PICKLEBALL LET1.FS	FILE LOCATION FEB-2024
LOCATION FISHERS, IN.	ART ✓	



X _____ DATE _____

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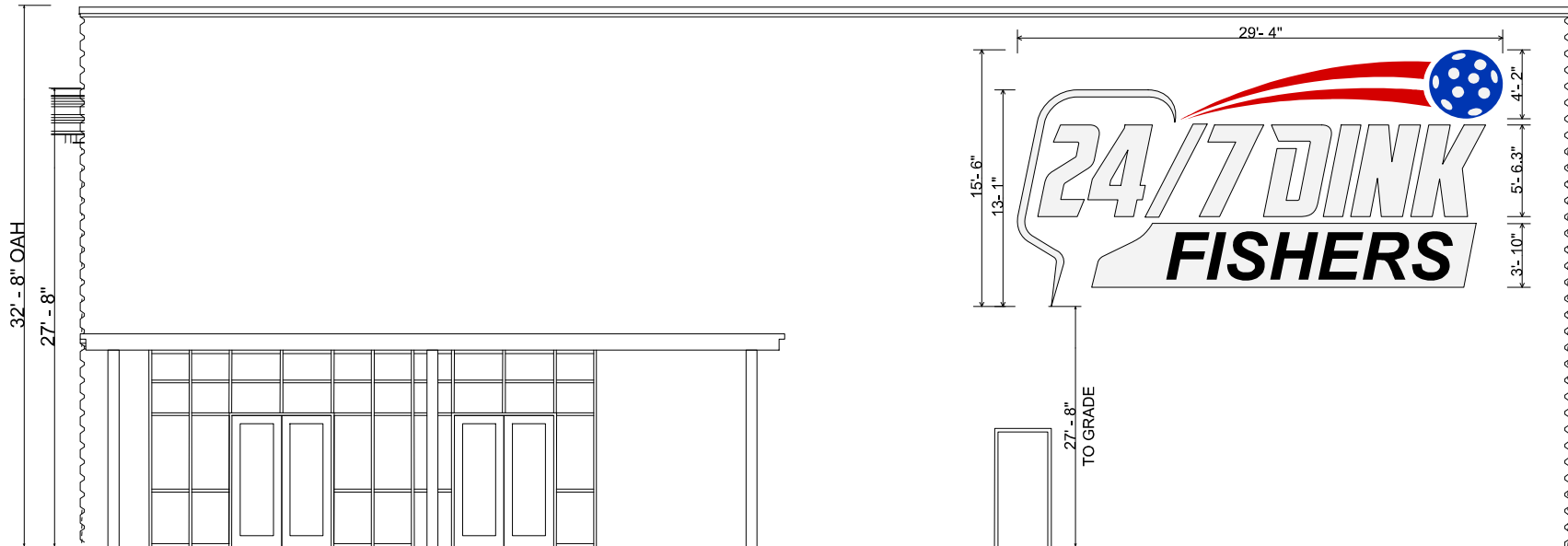
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FILE NAME 247 PICKLEBALL LET1B.PDF		DRAWN BY AA
DATE 5/02/2024	PRODUCTION FILE 247 PICKLEBALL LET1.FS	FILE LOCATION FEB-2024
LOCATION FISHERS, IN.	ART ✓	



X _____ DATE _____

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A SIGN BY DESIGN, INC.

Signs By Design

"A Quality Sign Says It All"

SCALE: 3/32" = 1'

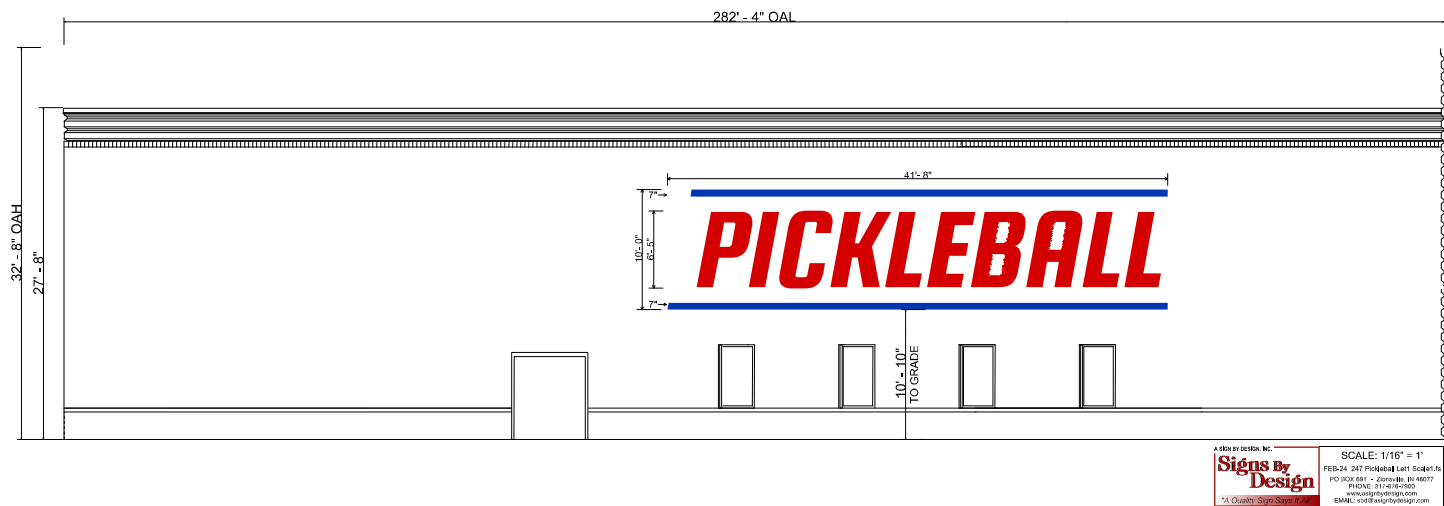
FEB-24 247 Pickleball Let1 Scale2.fs

PO BOX 691 - Zionsville, IN 46077

PHONE: 317-876-7900

www.signbydesign.com

EMAIL: sbd@signbydesign.com



A Sign by Design
501 West Noble Street
Lebanon, IN 46052

RE: 247 Dink Pickleball

Address: 12520 E 116th Street, Fishers, IN

To whom it may concern,

I have reviewed proposed work for the stated location and approve of proposed signage.

Please accept this letter of approval allowing A Sign by Design or their representative, to obtain required sign permits and complete scope of work for sign installation.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Isaac Bamgbose', with a stylized flourish extending from the end.

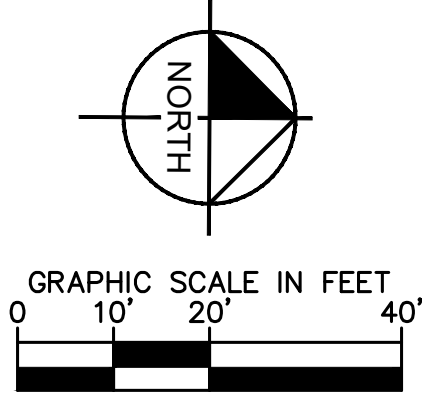
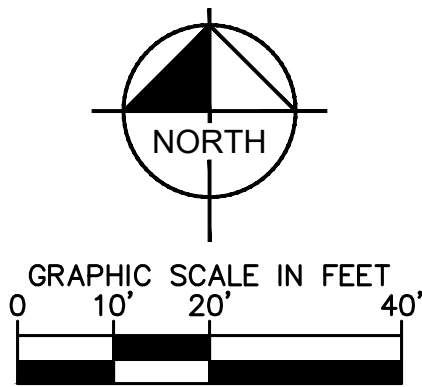
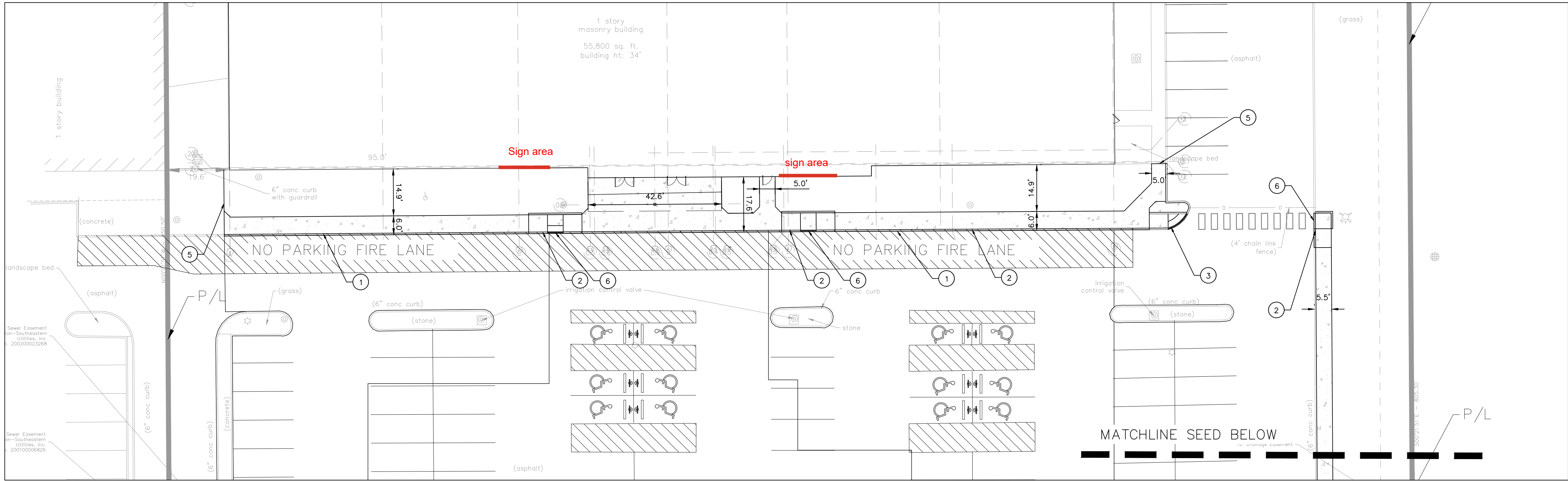
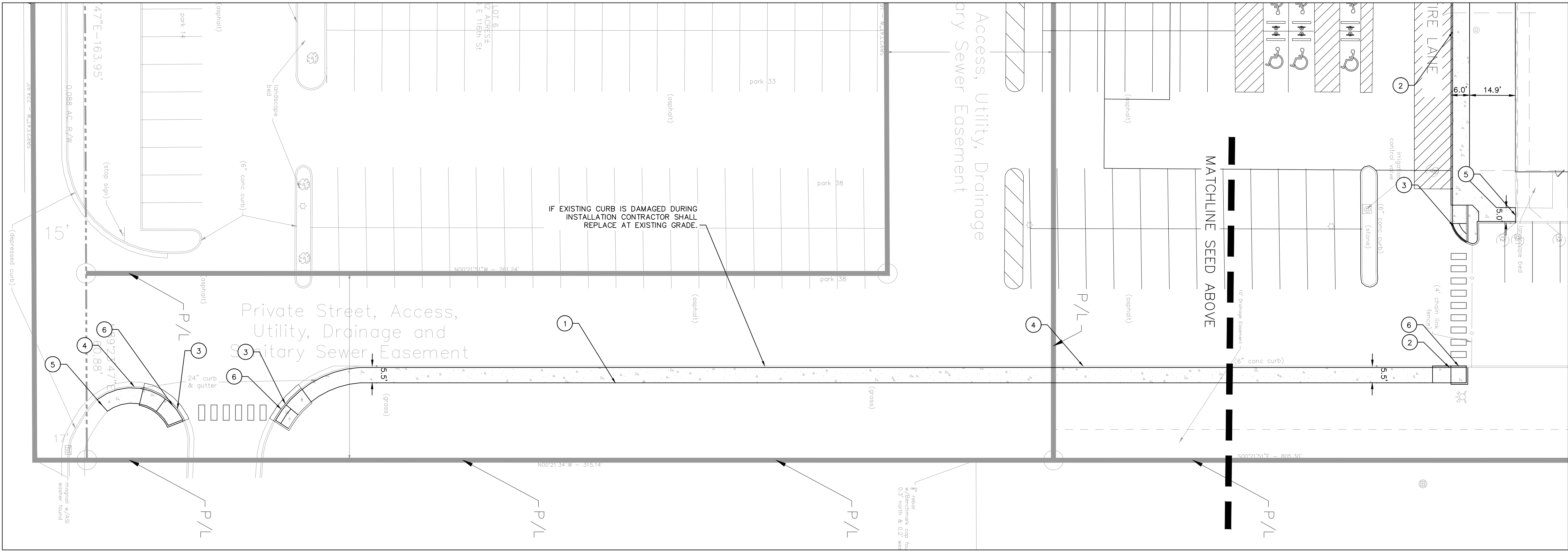
Isaac Bamgbose

Exhibit A
Legal Description of Real Estate

Lot 5 in Marsh Brooks School Subdivision. Lots 1, 2, 4 and 5, Secondary Plat. A subdivision in Hamilton County, Indiana as per plat thereof recorded August 7, 2002 in Pat Cabinet 3, Slide 23 as Instrument No. 2002000056054 and corrected by Scrivener's Error recorded December 6, 2002 as Instrument No. 200200094671, and by Affidavit of Plat Correction recorded December 5, 2024 as Instrument No. 2014054813 in the Office of the Recorder of Hamilton County, Indiana.

12520 E 116th Street Fishers, IN 46037
119-11-34-00-21-004.000

Drawing name: K:\IND_LDEV\170502002...filers\in\2 Design\CADD\plansheets\C5.0-GRADING AND DRAINAGE PLAN.dwg C5.0 May 01, 2024 3:49pm by: Jeremiah Pollock
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRADING LEGEND

- | | |
|------------------------|---|
| XXX.XX | FINISHED GRADE SPOT ELEVATION |
| TC XXX.XX
BC XXX.XX | TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION |
| FL XXX.XX | FLOW LINE SPOT ELEVATION |
| ME XXX.XX | MATCH EXISTING SPOT ELEVATION |
| FF XXX.XX | FINISHED FLOOR SPOT ELEVATION |

GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS AND SAWCUT LINES.
- ALL STOOPS OR PEDESTRIAN EGRESS POINTS FROM THE BUILDING(S) SHALL BE NO GREATER THAN 2% FOR THE FIRST 5'.

KEY NOTES

- CONCRETE CURB AND WALK (SEED)
- PARALLEL CURB RAMP (SEE DETAILS)
- ADA CURB RAMP (SEE DETAILS)
- CONCRETE SIDEWALK (SEE DETAILS)
- MATCH EXISTING GRADES
- DEPRESSED CURB

SITE NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- ALL GRADES IN MILL AND OVERLAY AND FULL DEPTH ASPHALT PAVEMENT REPLACEMENT SHALL MATCH EXISTING GRADES TO MAINTAIN DRAINAGE FLOW PATHS.

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

Indiana Utilities Protection Service

Call 811
before you dig

SITE
IMPROVEMENT
PLAN

MARSH
REDEVELOPMENT

ORIGINAL ISSUE:
05/01/2024
KHA PROJECT NO.
170502002
SHEET NUMBER

C5.0

Kimley-Horn
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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

SCALE:
AS NOTED
DESIGNED BY: BAS
DRAWN BY: JP
CHECKED BY: NK

BRYAN ALLEN
REGISTERED PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION
By: *Bryan Allen*

REVISIONS
No. DATE BY