



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers

DATE: 10/23/2024 at 6:00 PM

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

Members of the public may [submit comments](#) online before 12pm on the day of the meeting.

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. 9-25-24

4. Public Hearings

a. **13599 Lake Ridge Ln – Zirkelbach Pool** **CONTINUED**

Parcel: 13-15-11-00-18-045.000

Address: 13599 Lake Ridge Ln

Case: VA-24-21

Request: Consideration of a Development Standards Variance from the Unified Development Ordinance Section 3.2.3.B to increase the maximum allowed impervious surface percentage from 35% to 45% for a proposed pool deck.

Petitioner: Jonathan Hudson (jonathan@hudson-collc.com)

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

b. Macs Convenience Stores LLC

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. **CONTINUED FROM JULY AND AUGUST**

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

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

5. Old Business

6. New Business

7. Staff Communication

8. Board Signatures – Findings of Fact

9. Adjournment

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
September 25, 2024**

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

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

Others present: Ross Hilleary, Rodney Retzner, Tracy Gaynor, Christy Cashin, Gabrielle Herin, Barb Jenkins, Elaine Tharp, Ginny Reetz, Bob Reetz, Sharon Smith, Michael Smith, Derek Naber, Daniel Majestic, Neil Henry, Nancy Henry, Sue Follmar, Jack Follmar, Josh Huser, Cody Howell, Chris Smith, Pete McGinnis.

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

Mr. Ferrucci asked for a Motion for the approval of the previous minutes for 6/26/24, 7/24/24, and 8/28/28. (The June and July minutes were resubmitted for the record to correct a date error.) Mr. Grinslade made a Motion to approve, seconded by Mr. Stevenson. The Minutes were approved, 4-0.

Public Hearings:

a. 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)

Derek Naber presented the signage request for the previous Marsh building at 12520 E. 116th St. The façade is being reworked and will be a 24/7 pickleball facility.

Christy Cashin presented the Staff Report for 396 square feet from 300 feet in the UDO. Staff recommends approval with 8 conditions.

Mr. Ferrucci opened the Public Hearing portion of the meeting. Seeing no members of the Public to speak, he closed the Public Hearing.

In Committee Discussion, Mr. Ferrucci reiterated the 8 findings included in the Staff Report:

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.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, with the recording of the variance with the county, and the 8 conditions listed above. Mr. Stevenson seconded and the Motion was approved, 4-0.

b. 9648 Nautilus Cir Smith Pool Project

Parcel: 13-15-09-00-01-006.000

Address: 9648 Nautilus Cir

Case: VA-24-19

Request: Consideration of a Development Standards Variance from the Unified Development Ordinance Section 3.2.3 to increase the maximum allowed impervious surface percentage from 35% to 42% for a proposed pool deck.

Petitioner: Virgil Turpin (virgil@permapools.com)

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

Daniel Majestic with Perma Pools presented the request for 42% impervious surface coverage from the current 35% for the pool and deck at 9618 Nautilus Circle. He confirmed that it will not encroach into the setback.

Gabrielle Herin presented the Staff Report. The site plan for the pool and deck was shown. Fishers City Stormwater Engineering has OK'd it. Staff has no recommendation.

Mr. Ferrucci opened the Public Hearing portion of the meeting. Seeing no members of the Public to speak, he closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Stevenson made a Motion to approve, with the recording of the variance with the County, which was seconded by Mr. Grinslade. The Motion was approved, 4-0.

c. 13982 Avalon Blvd Short Term Rental

Parcel: 13-11-25-00-03-8.000

Address: 13982 Avalon Blvd

Case: 119553

Request: Consideration of a Special Exception to allow for a short-term rental use (E.g., Airbnb, Vrbo) on a property zoned for Single Family Residential (PUD-R) under the Avalon PUD Ordinance # 121503E.

Petitioner: Cody Howell (codyhowell4@gmail.com)

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

This Special Exception is at 13982 Avalon Blvd. Cody Howell, the owner wishes to rent out his home as an Airbnb or other short-term rental. It is listed on the Airbnb website. This does not meet our home occupation standards. There is currently an open code enforcement case related to parking 4-6 cars. The City has received 32 Public Comments, the top 10 are as follows:

- Does not fit character of neighborhood/affects quality of life 15
- Parking issues 9
- Enclave Neighborhood HOA is in the voting process of amending their Short Term Rental policy 7
- Cars block the sidewalk and homes 7
- Noise level will increase 6
- Increased traffic levels 5
- Unfamiliar people 5
- Several young children live nearby 5
- Safety issues 5
- Property values will be affected 5

Mr. Ferrucci opened the Public Hearing.

Chris Smith (12913 Oxbridge Place)- he lives directly behind the property. Not in favor.

Barb Jenkins (13057 Oxbridge Place) – the neighborhood has the ability to limit rentals. Not in favor.

Elaine Tharp (13988 Avalon Blvd.)- The Howells are great neighbors and Cody is a good person but this is scary. Not in favor.

Bob Reetz (13099 Oxbridge Place) – He is VP of the HOA , they are looking at limiting rentals.

Pete McGinnis- (13079 Pinner Ave.)- Supports the previous comment.

Seeing no one else present to speak, Mr. Ferrucci closed the Public Hearing.

In Committee Discussion, Howard Stevenson summarized the comments that Cody is a good person but the surrounding neighbors are not in favor of this variance.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to Deny, which was seconded by Mr. Stevenson. The Motion to Deny was approved, 4-0.

d. New Business

e. Staff Communication

f. Board Signatures – Findings of Fact

g. Adjournment

As there was no other business, the meeting was adjourned at 6:32 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary



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SIGNATURE **DATE** **Page 6 of 19**

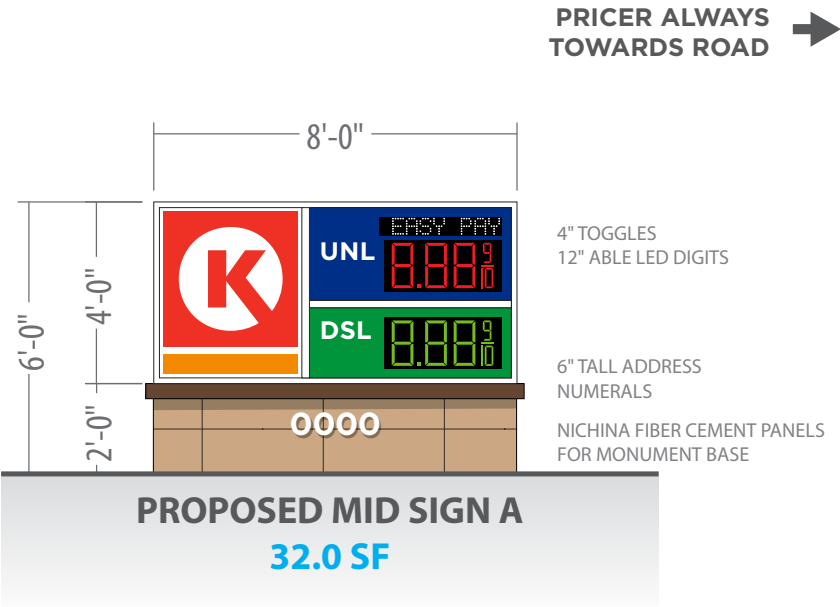
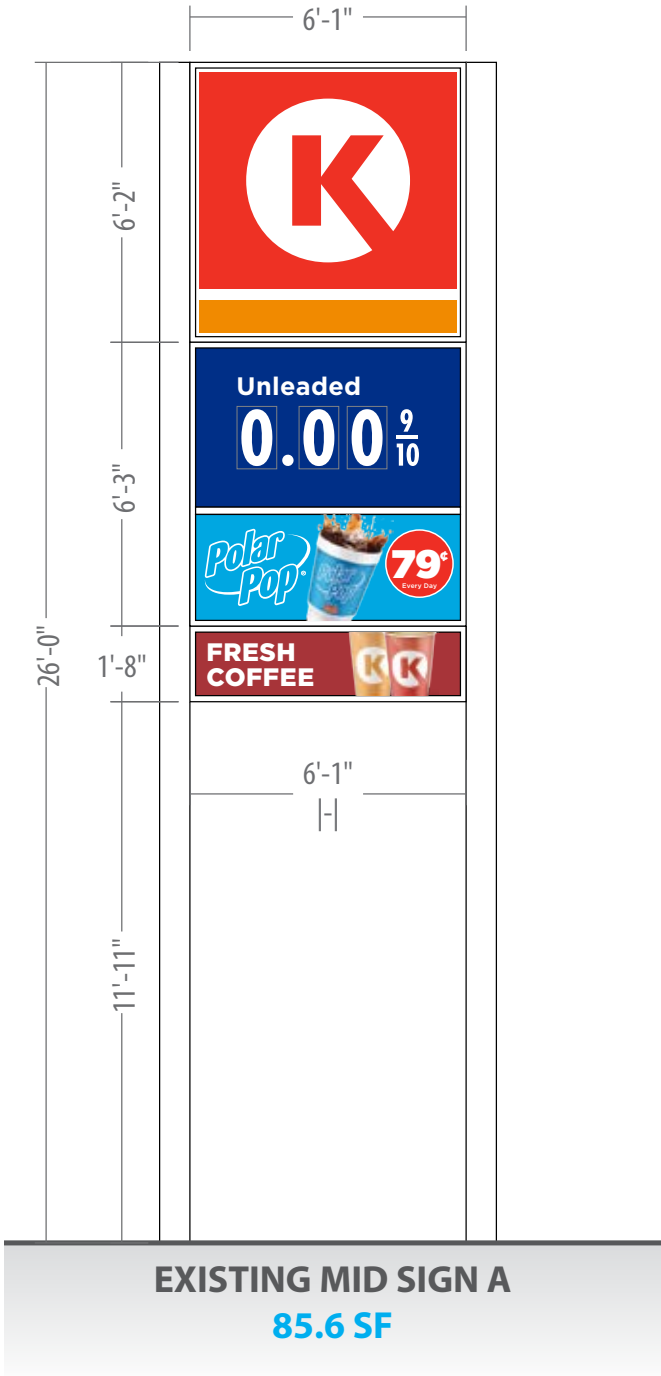


SCOPE OF WORK

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

ARTWORK REFLECTS CURRENT SURVEY

NOTE: VARIANCE WILL BE
REQUIRED FOR LED DIGITS



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER	CIRCLE K
SITE NUMBER	2285

LOCATION	FISHERS, IN
ACCOUNT REP	BEN DEHAYES

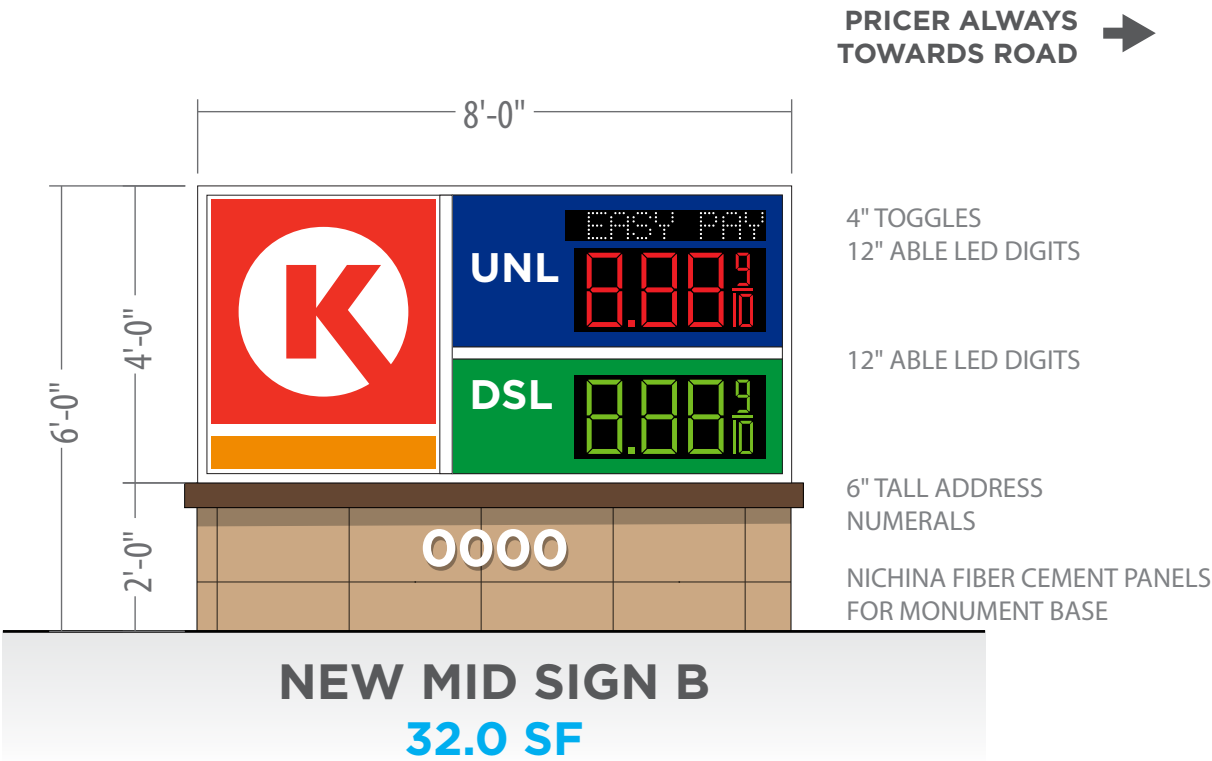
DRAWN BY	MH
DATE	06/12/24

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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SOLUTIONS

CUSTOMER
CIRCLE K
SITE NUMBER
2285

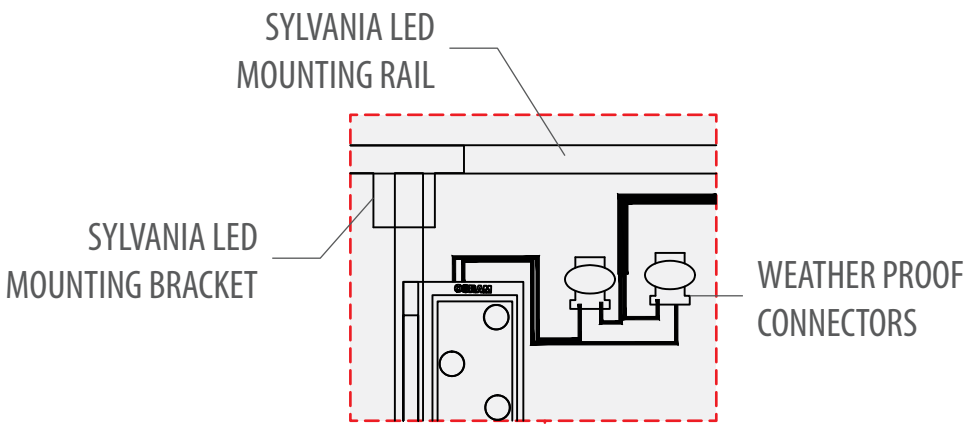
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FISHERS, IN
ACCOUNT REP
BEN DEHAYES

DRAWN BY
MH
DATE
06/12/24

REVISION
NO CHANGE
SCALE
NTS

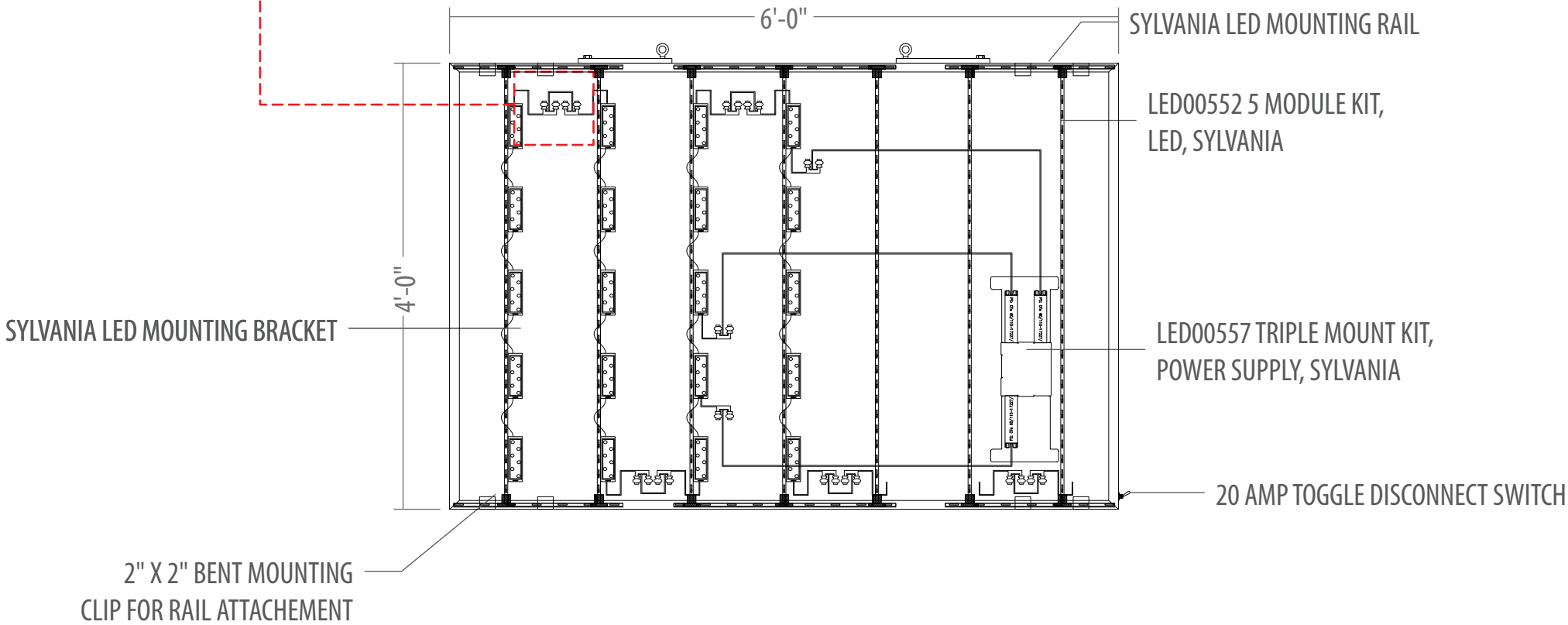
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OSRAM POWER SUPPLY BREAK DOWN & LED QUANTITIES									
POWER SUPPLY			CABINET	LED MODULES			QUANTITY OF LED MODULES PER OUTPUT	SERVICE DRAW (AMPS)	CIRCUIT #
POWER SUPPLY #	WATTS	PART #		QUANTITY	COLOR	PART #			
#1	96	25-06-05		12	WHITE	25-06-01	12	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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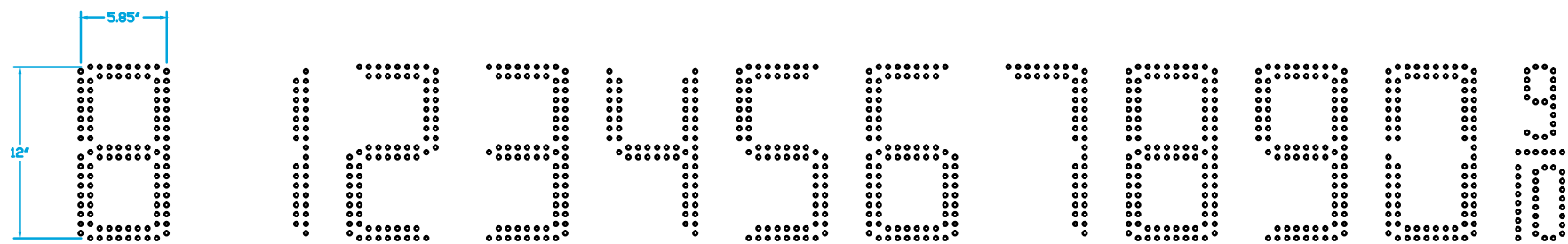
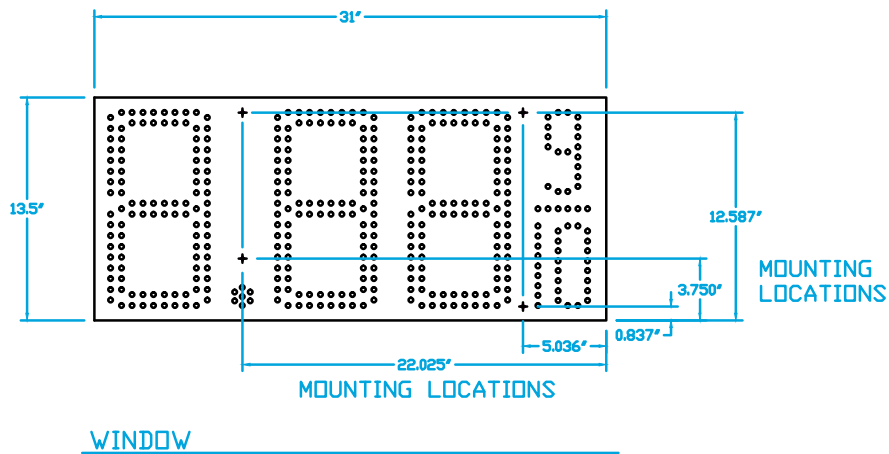
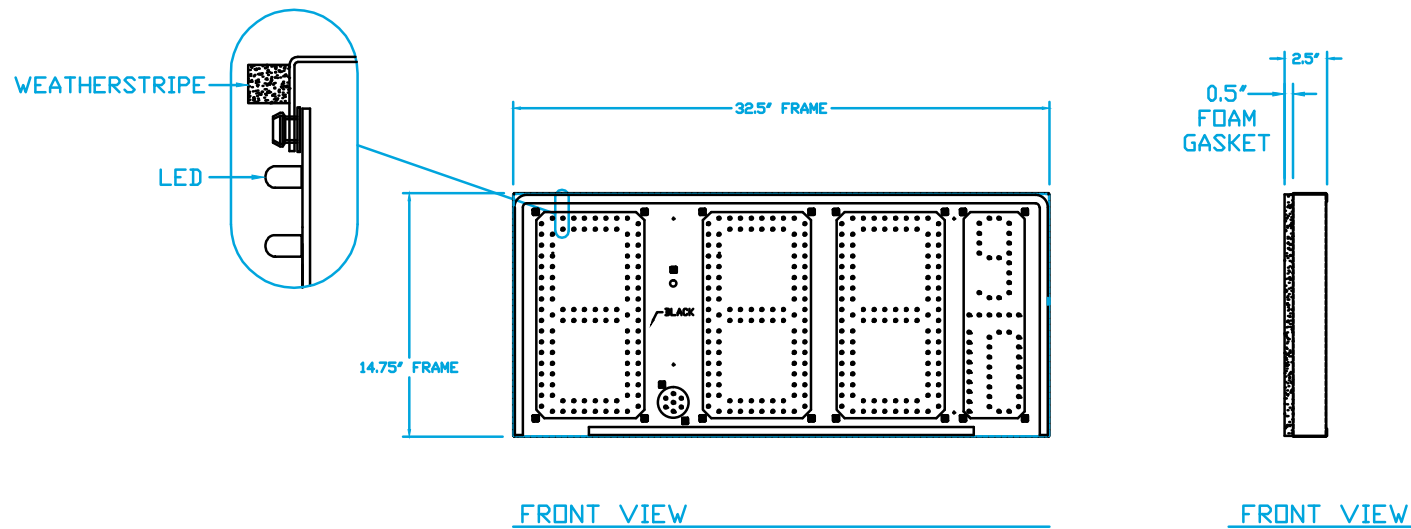
LOCATION	FISHERS, IN
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	06/12/24

REVISION	NOT FOR CONSTRUCTION
SCALE	NTS

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SIGNATURE _____	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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IDENTIFICATION
SOLUTIONS

CUSTOMER	CIRCLE K
SITE NUMBER	2285

LOCATION	FISHERS, IN
ACCOUNT REP	BEN DEHAYES

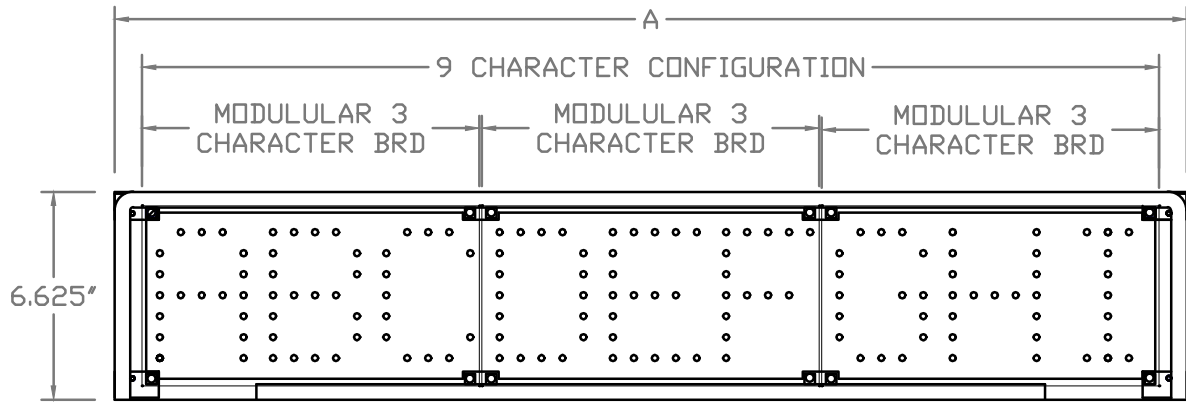
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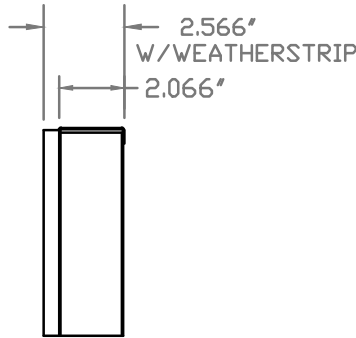
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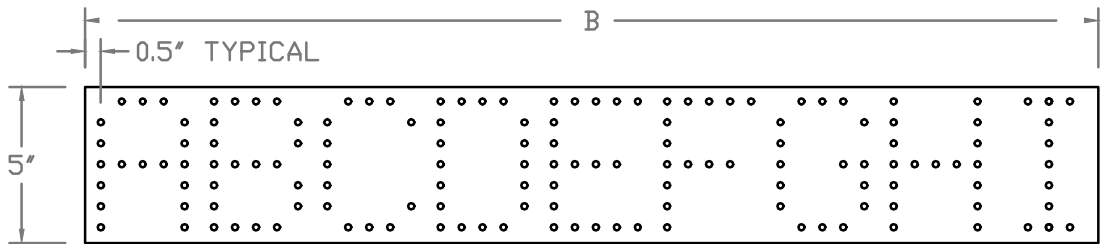
PART NUMBER	COLOR	CHARACTERS	DIM A	DIM B
KT-U4TD-6CR	RED	6	23.25"	21.5"
KT-U4TD-6WR	WHITE	6	23.25"	21.5"
KT-U4TD-9CR	RED	9	34"	32.25"
KT-U4TD-9WR	WHITE	9	34"	32.25"
KT-U4TD-12CR	RED	12	44.75"	43"
KT-U4TD-12WR	WHITE	12	44.75"	43"



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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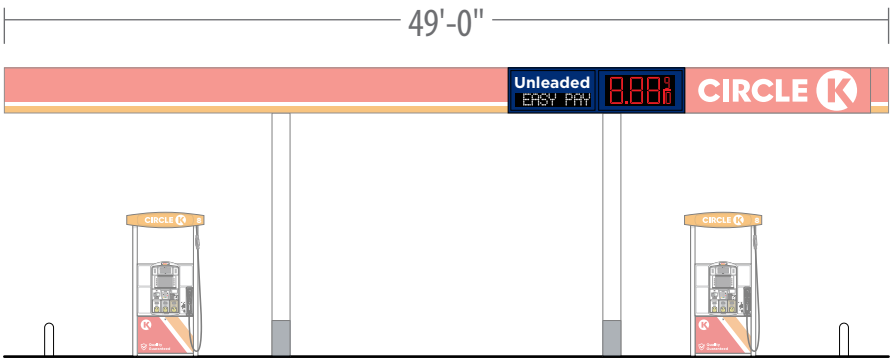
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ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	06/12/24

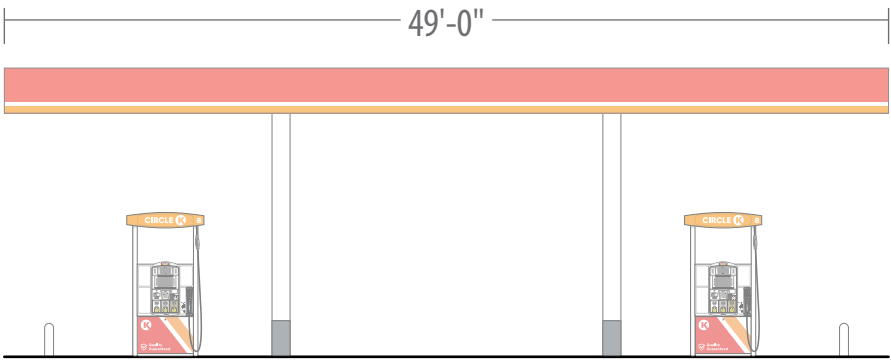
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SCALE	NTS

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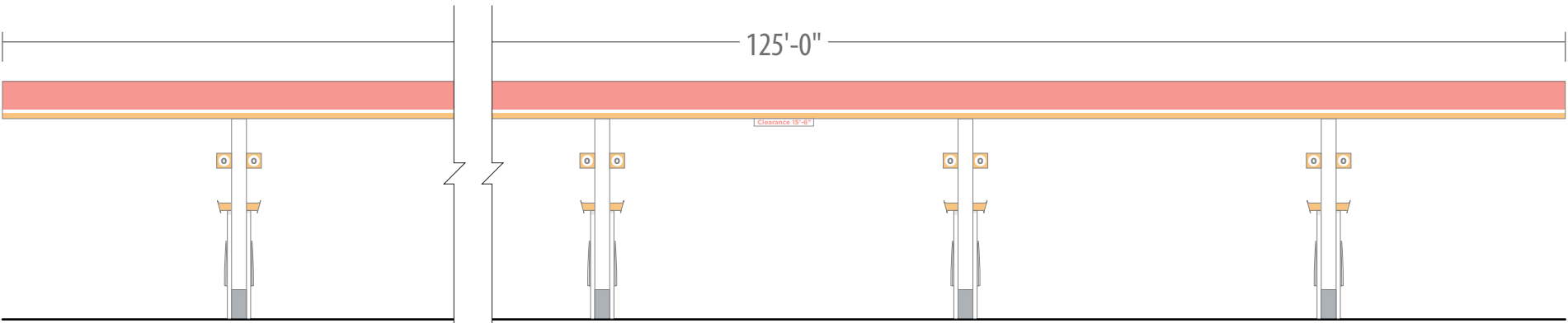
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SIGNATURE	DATE



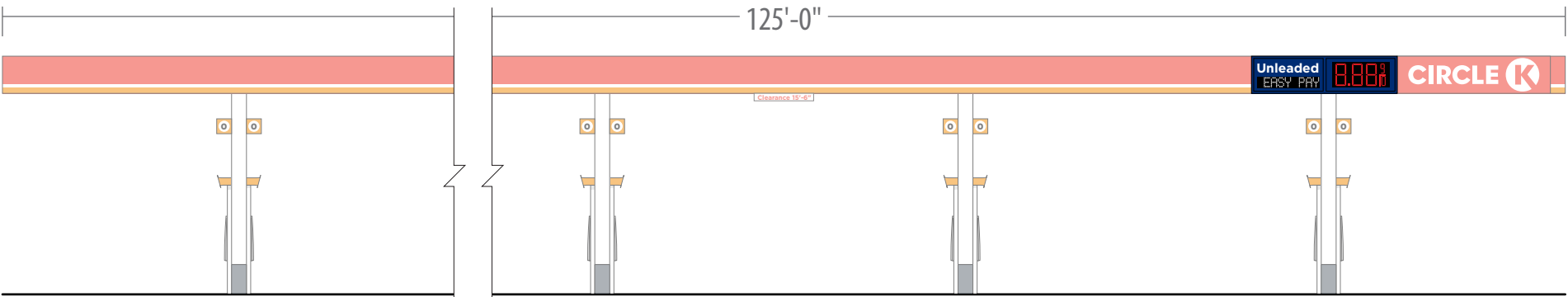
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

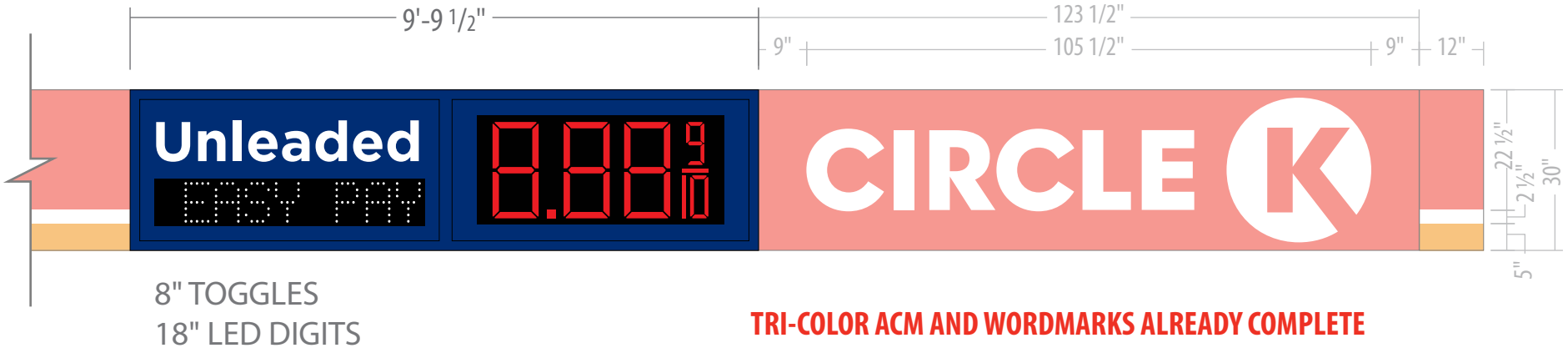


SOUTH ELEVATION

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
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SOLUTIONS

CUSTOMER	CIRCLE K
SITE NUMBER	2285

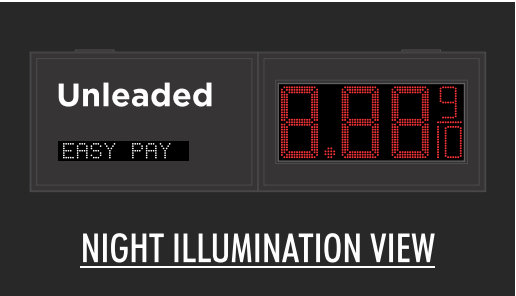
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ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	06/12/24

REVISION	NO CHANGE
SCALE	NTS

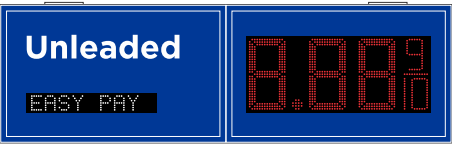
CORPORATE ID SOLUTIONS	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM
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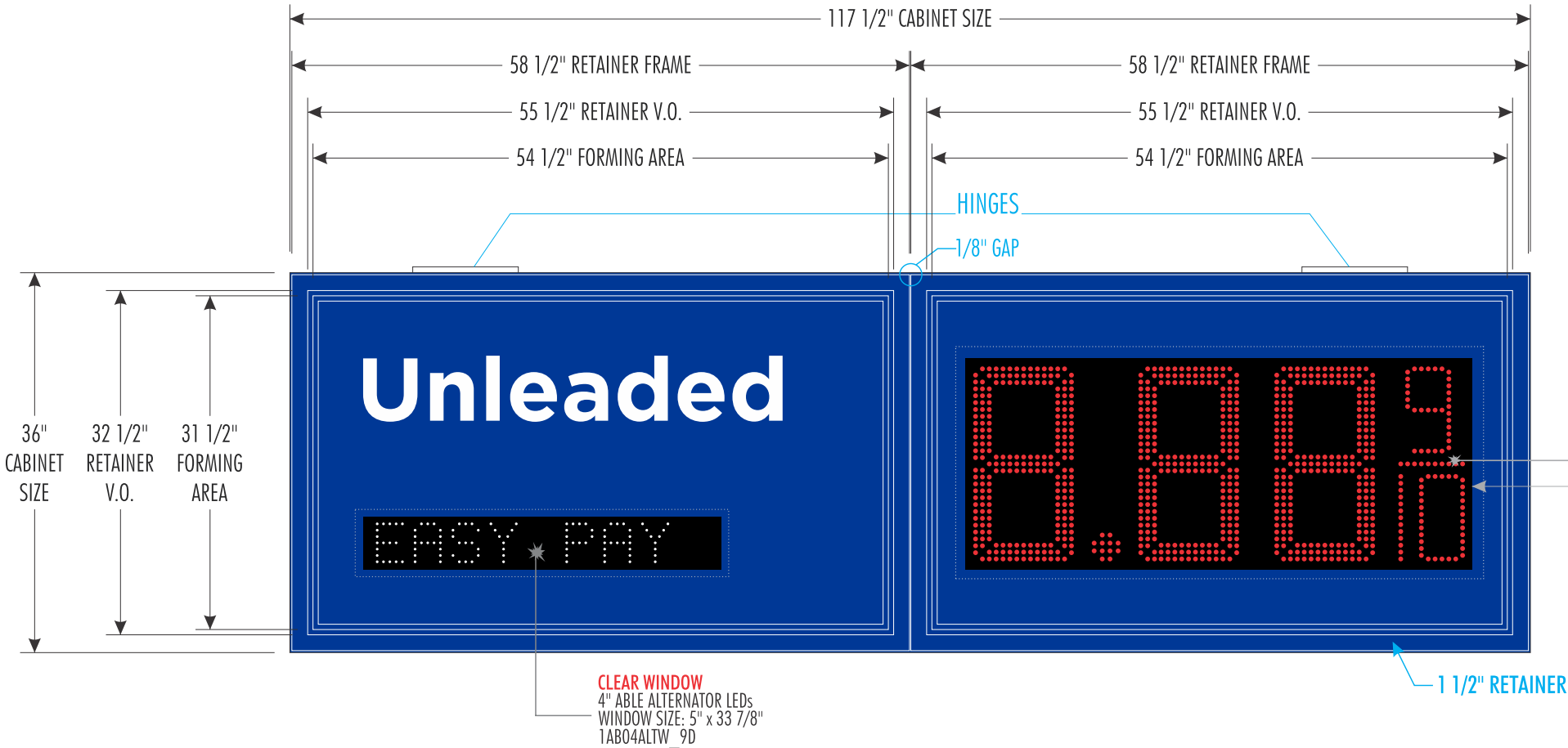


PRODUCT COPY:
WHITE COPY ON OPAQUE BACKGROUND

6" Unleaded

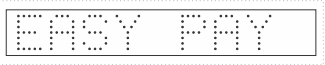


OPPOSITE VIEW



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

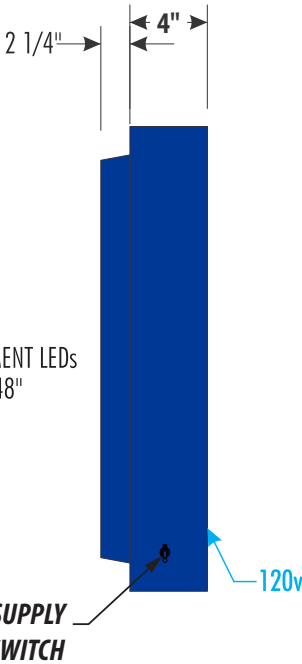
NOTE: WEIGHTS AND MEASURES

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 SPRAYLAT 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

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
------------------------	--

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



Board of Zoning Appeals Staff Report

Meeting Date: October 23, 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 AND AUGUST**

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: October 23, 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.

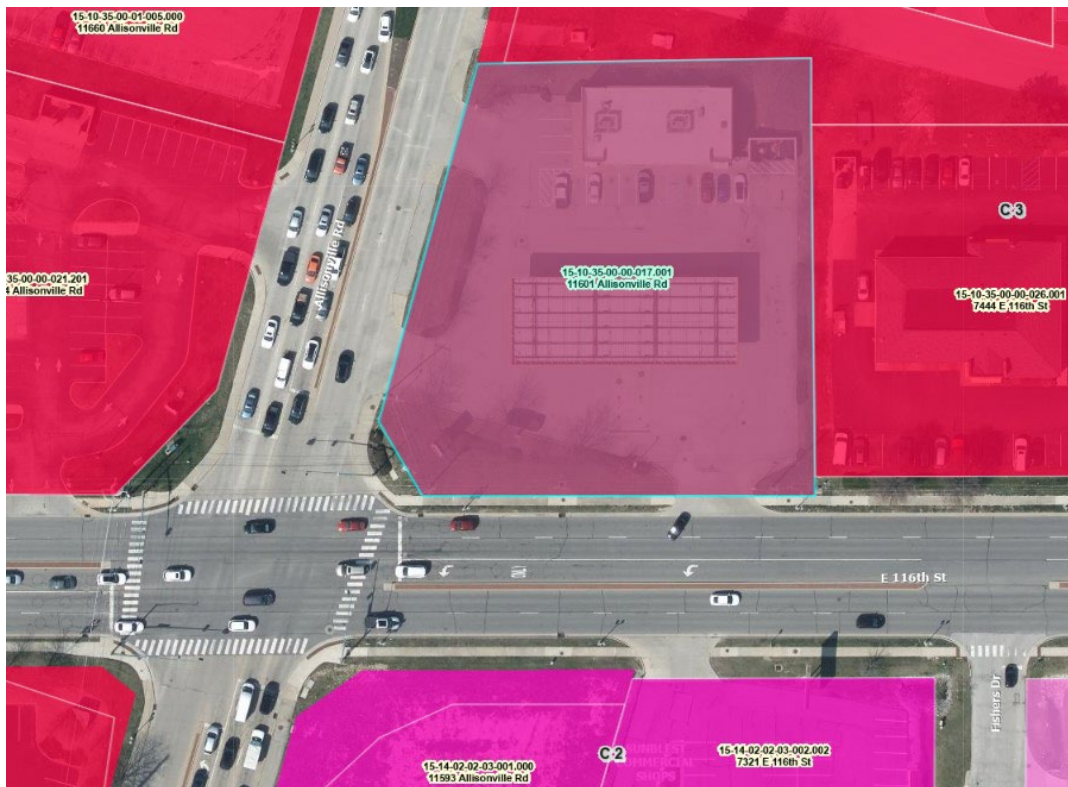
SURROUNDING LAND USE & ZONING:

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

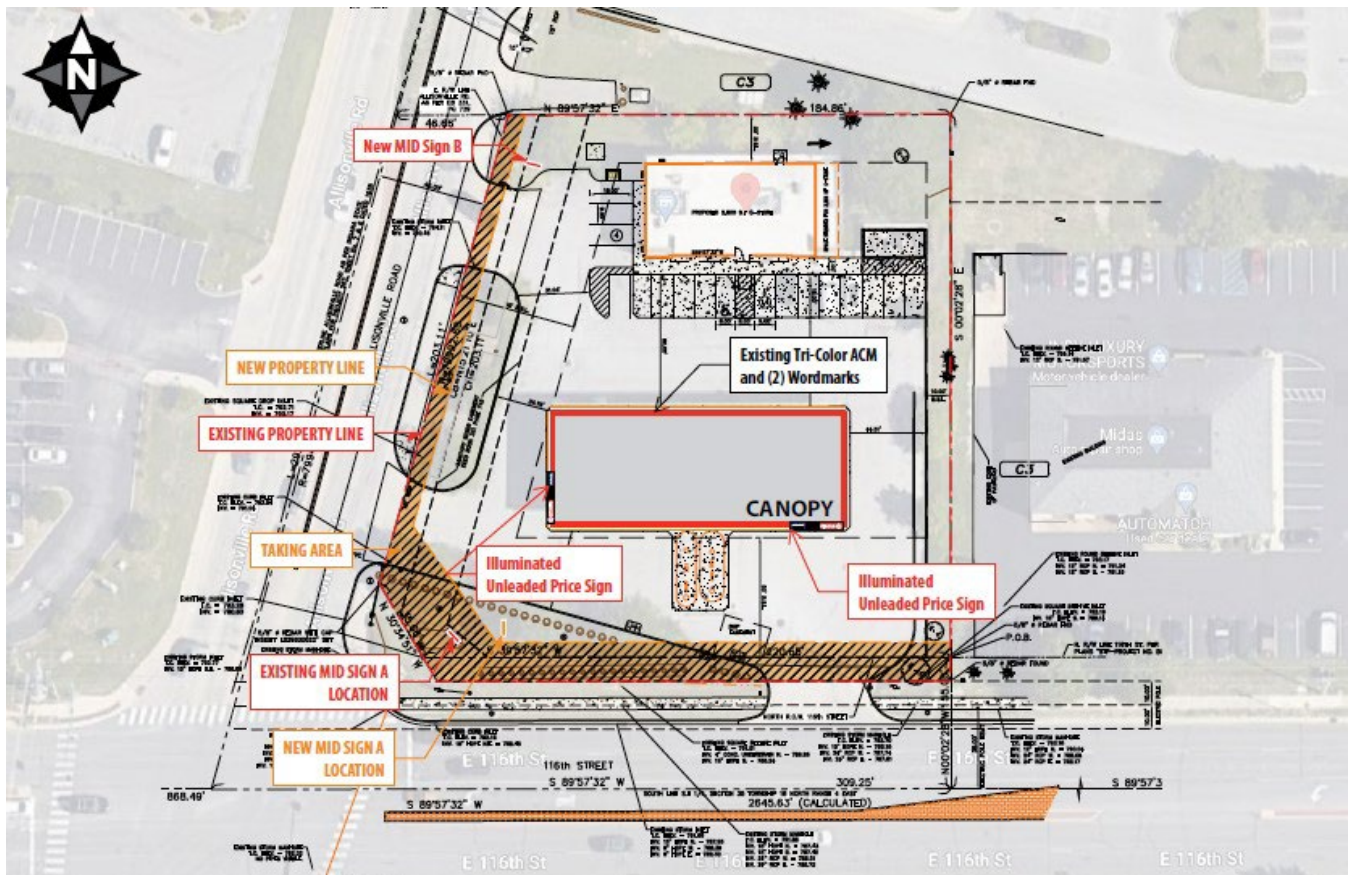
SUMMARY OF PUBLIC COMMENTS:

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.



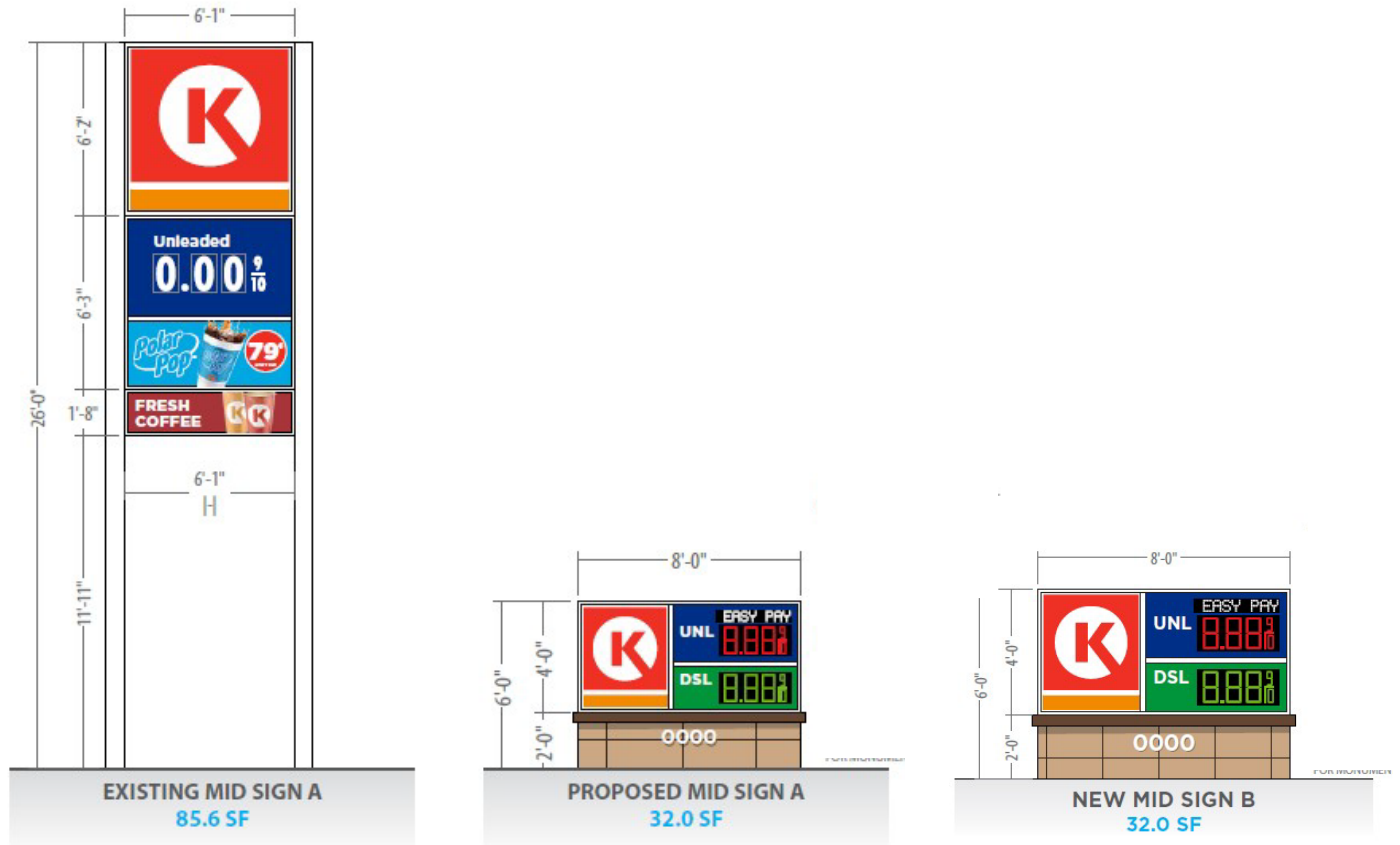
2. Site Plan

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.

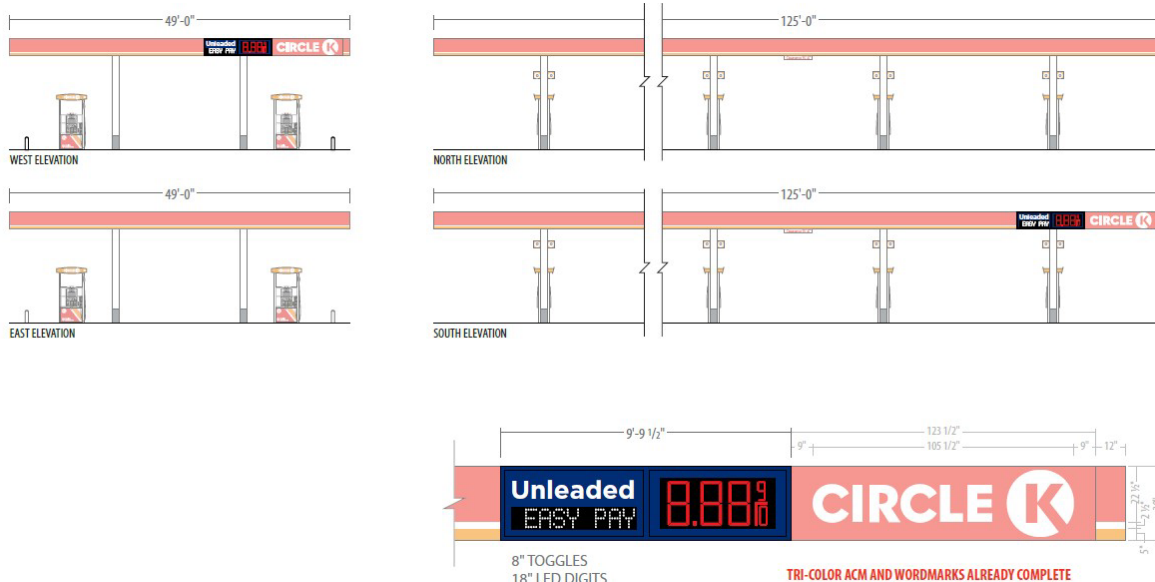
Meeting Date: October 23, 2024

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

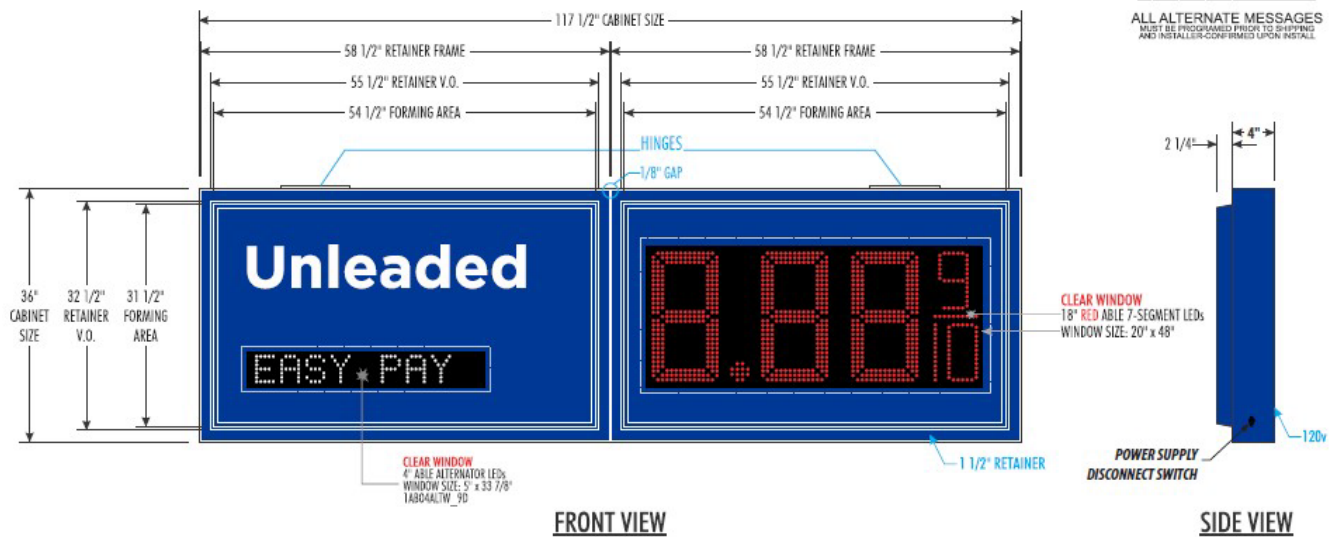
facebook.com/Fishers.Indiana

@FishersIN

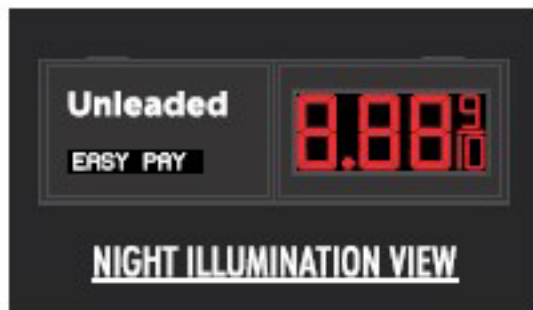
1 Municipal Drive
Fishers, Indiana 46038

Meeting Date: October 23, 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,

Meeting Date: October 23, 2024
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 a 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