

CITY OF BLOOMINGTON



SEPTEMBER 17, 2014 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

AGENDA

CITY OF BLOOMINGTON
HEARING OFFICER
September 17, 2014 at 2:00 p.m.

*Kelly Conference Room #155

PETITION:

- V-34-14 **Site Enhancement Services**
1122 W. 11th St.
Request: Variance to allow a wall sign to face a side property line and to allow a new sign on the existing canopy.
Case Manager: Eric Greulich

PETITIONERS: Site Enhancement Services
6001 Nimtz Parkway, South Bend, IN

REQUEST: The petitioner is requesting a variance from sign standards to allow two wall signs on an existing canopy to face a side property line.

SUMMARY: The site is located at 1122 W. 11th Street and is zoned Commercial Limited (CL). The property has been developed with a convenience store and gas station with a canopy awning over the gas pumps. The business has been purchased by a new gasoline provider and they need to update the wall signage. There is currently signage on the west and east sides of the canopy that the petitioner would like to replace with new updated signs.

The Unified Development Ordinance does not allow wall signage in the Commercial Limited district to face side or rear property lines. The east and west property lines would be classified as side property lines and would therefore not be allowed signage on the east and west sides of the canopy. The petitioner is requesting a variance to allow the existing signs to be replaced in approximately the same location and size with two new 16 sq. ft. signs.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.09.130 e) Standards for Granting Variances from Development Standards: A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

STAFF FINDING: Staff finds no injury. This site has been used as a gas station for a significant length of time with signage on the canopy facing side property lines with no negative impacts.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

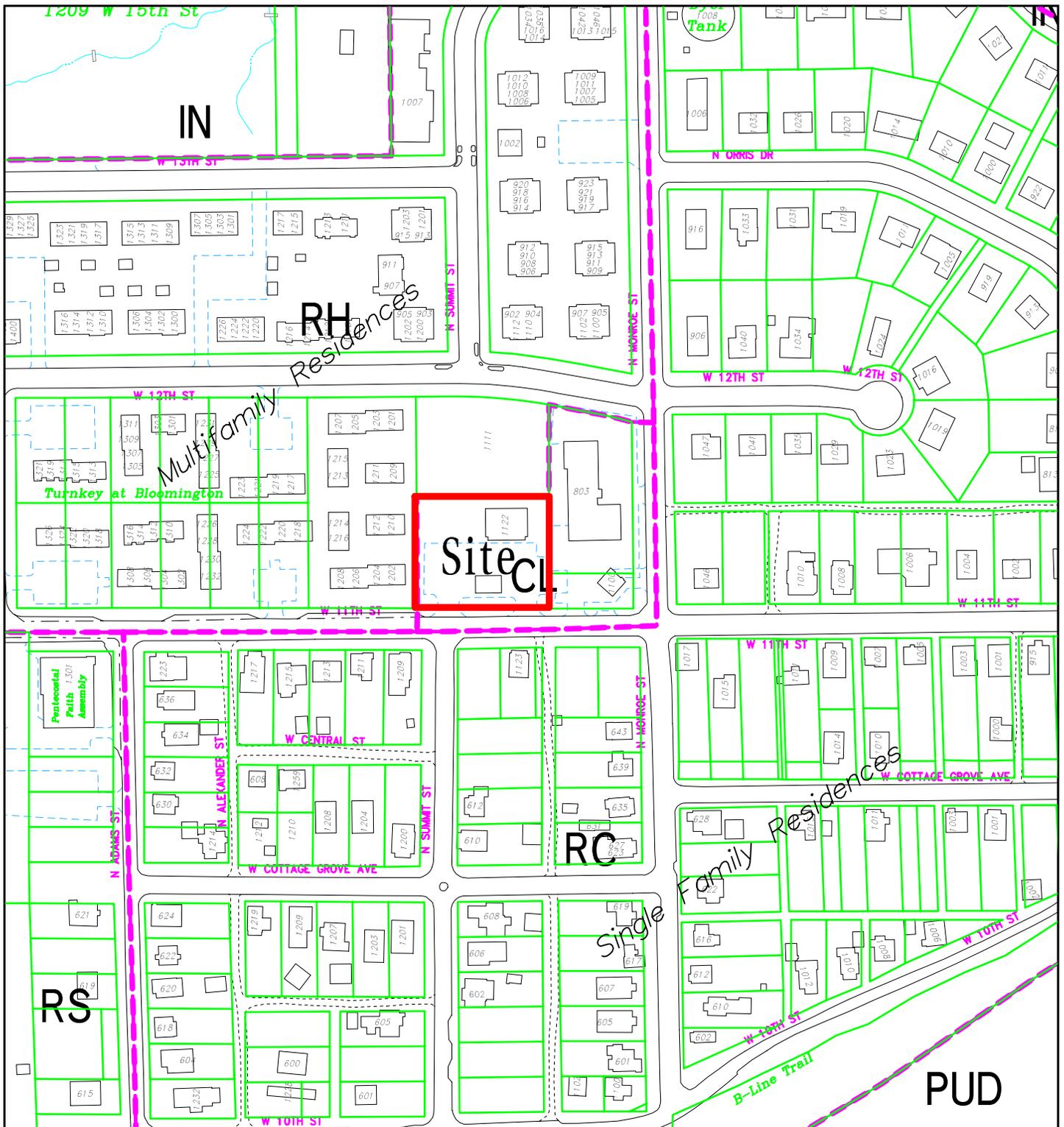
STAFF FINDING: Staff finds no adverse impacts. Again, this site has been used as a gas station for a significant length of time with signage on the canopy facing side property lines with no negative impacts to adjacent properties.

- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

STAFF FINDING: Staff finds practical difficulty in that the property has had signage facing the side property lines and the petitioner is replacing existing signs with similar signs. Peculiar condition is found in that the property currently has a gas station and canopy with signage facing the side property lines. The intent of prohibiting signage facing side and rear property lines was to minimize impacts to possible adjacent residences. The property to the east of this site is zoned commercial and is used as an office. There are residences to the west. However, these are nearly 100 feet away and do not face the signage nor have windows facing the proposed signage.

RECOMMENDATION: Based on the written findings of this report, staff recommends approval of V-34-14 with the following condition:

1. A sign permit is required prior to replacing the signs.



V-34-14 Site Enhancement Services

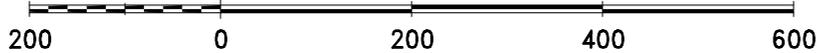
1122 W 11th Street

Hearing Officer

Site Location, Zoning, Land Use, Parcels

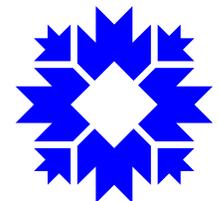
By: greulice

11 Sep 14

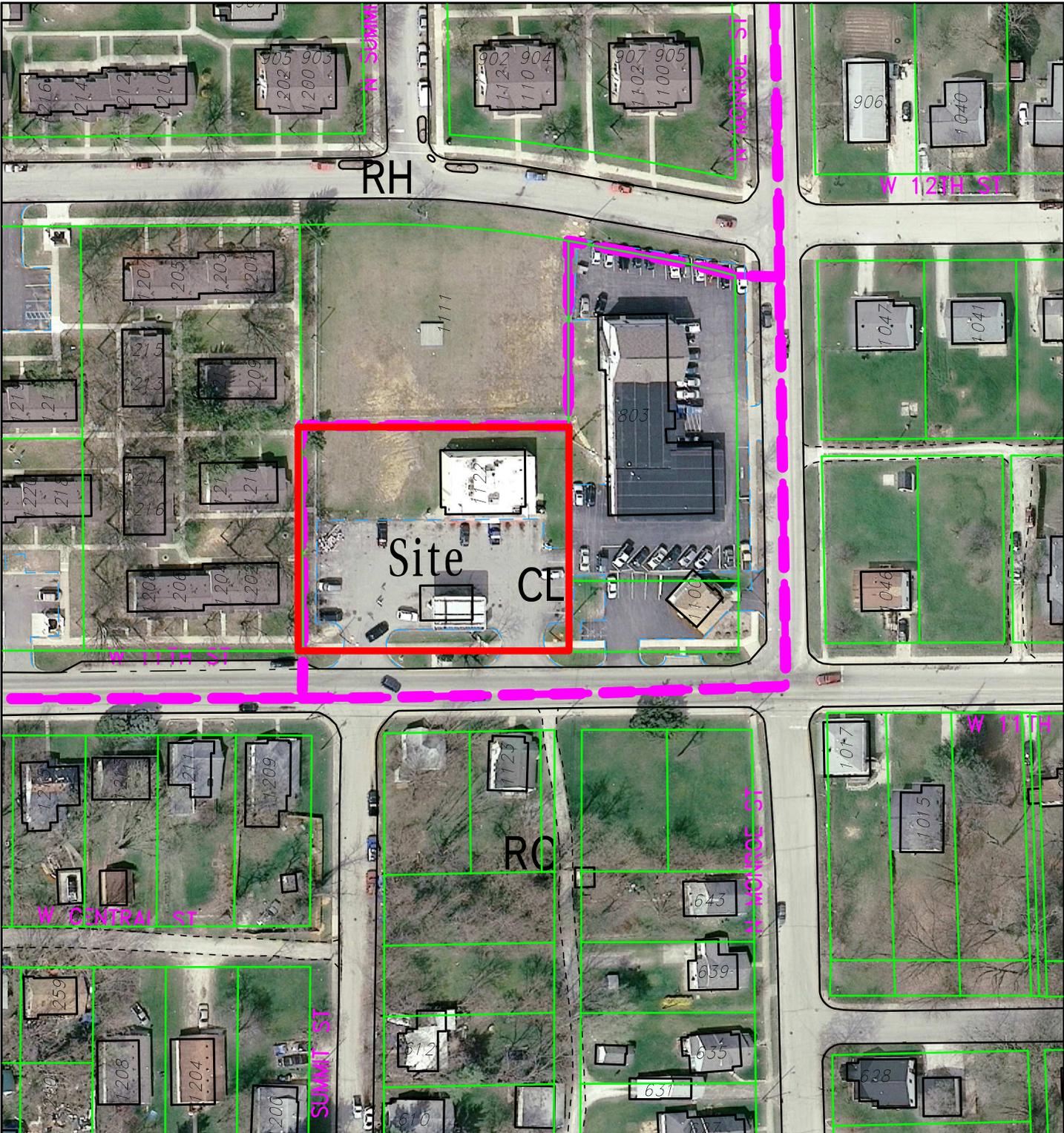


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 200'



V-34-14 Site Enhancement Services

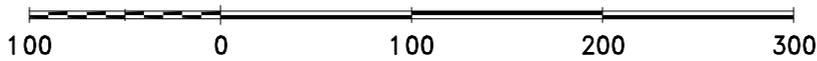
1122 W 11th Street

Hearing Officer

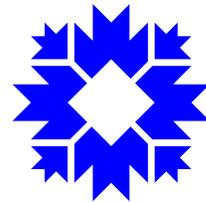
2010 Aerial Photograph

By: greulice

11 Sep 14



City of Bloomington
Planning & Transportation



Scale: 1" = 100'



For reference only; map information NOT warranted.

9/02/2014

City of Bloomington
Planning and Transportation Department
Hearing Officer
401 N. Morton Street
Bloomington, IN 47404

RE: 1122 W. 11th Street Bloomington, IN 47404

The applicant respectfully requests the ability to utilize two 29" channel lettersets on the east and west facings of the existing canopy. The channel lettersets will provide the necessary identification needed for positive way finding for those traveling along this roadway. There are findings of fact that must be identified in order for this variance to be approved:

- (1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
 1. The approval of the proposed way finding devices will allow for those traveling on West 11th Street to quickly identify the awning and property as that of a trusted gas station brand and valued company. This early identification leads to safe traffic maneuvers for potential patrons by minimizing the possibility of unsafe driving habits as fuel is a requirement that is purchased frequently.
- (2) The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.
 - (1) The use and value of the adjacent area will not be adversely affected as the previous gas station utilized similar way finding devices for its canopy. These way finding devices have become an expectation for the corridor and do not negatively impact the surrounding area.
- (3) The strict application of the terms of the UDO will result in practical difficulties in the use of the property; that the Development Standards Variance will relieve the practical difficulties.
 - (1) If the applicant were denied the ability to utilize the channel lettersets on its canopy, the property would not be as easy to identify given the proximity of the surrounding vegetation. The business would only be identified by the freestanding sign which is meant to identify the entrance of the location as well as display price.

Sincerely,

Brent Eads
Site Enhancement Services
E: BWE@SESbranding.com
P: 574-232-2529
C: 574-850-5815
F: 574-237-6166

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
E	03/04/14	SM	SP
REVISION DESCRIPTION ADD SITE PLAN / CANOPY DETAIL			
K	06/02/14	GG	DJ
REVISION DESCRIPTION REFACE OPTION/EXXON TOP, BLANK MIDDLE			
L	06/03/14	GG	DJ
REVISION DESCRIPTION ADD H BAR, EDIT PG 3			
M	06/06/14	GG	DJ
REVISION DESCRIPTION ADD BLUE LINE, OPQ TOP SECTION			

**DO NOT MANUFACTURE FOR
RENDERING PURPOSES ONLY**

PARTS LIST:

ITEM	DECORATION
A	
B	
C	
D	
E	
MATERIAL LIST	
1	
2	
3	
4	

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

SITE PLAN

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: CHECKED BY:

J.M.SANCHEZ

CLIENT: EXXON

LOCATION: 26981 BLOOMINGTON, IN

QUOTE: 200135 DATE: 01/02/2014

DRAWING/PART # REV. SHEET #
EXXGG0040 M 1 OF 3

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SITE PLAN

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
E	03/04/14	SM	SP

REVISION DESCRIPTION
ADD SITE PLAN / CANOPY DETAIL

REV	DATE	REQUESTED BY	UPDATED BY
K	06/02/14	GG	DJ

REVISION DESCRIPTION
REFACE OPTION/EXXON TOP, BLANK MIDDLE

REV	DATE	REQUESTED BY	UPDATED BY
L	06/03/14	GG	DJ

REVISION DESCRIPTION
ADD H BAR, EDIT PG 3

REV	DATE	REQUESTED BY	UPDATED BY
M	06/06/14	GG	DJ

REVISION DESCRIPTION
ADD BLUE LINE, OPQ TOP SECTION

**DO NOT MANUFACTURE FOR
RENDERING PURPOSES ONLY**

PARTS LIST:

ITEM	DESCRIPTION
A	DECORATION
B	
C	
D	
E	
MATERIAL LIST	
1	
2	
3	
4	

GENERAL NOTES

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- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

CANOPY DETAIL

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: CHECKED BY:
J.M.SANCHEZ

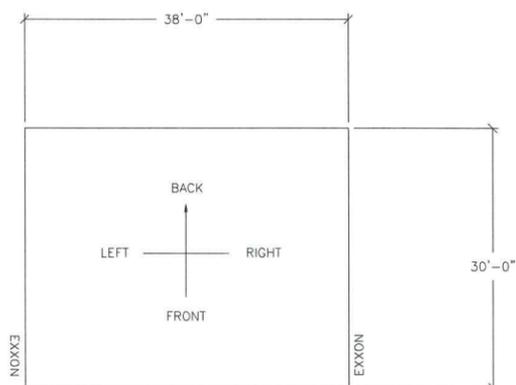
CLIENT: **EXXON**

LOCATION: **26981 BLOOMINGTON, IN**

QUOTE: DATE: **01/02/2014**

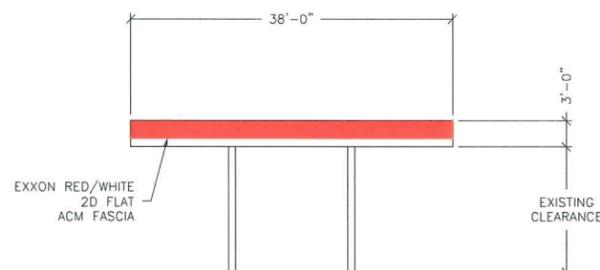
DRAWING/PART # REV. SHEET #
EXXGG0040 M 3 OF 3

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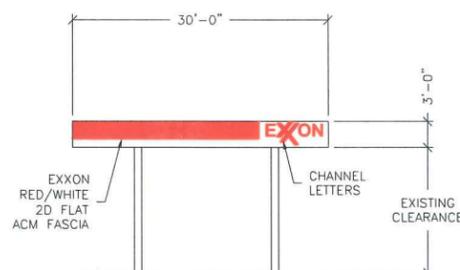


11th STREET

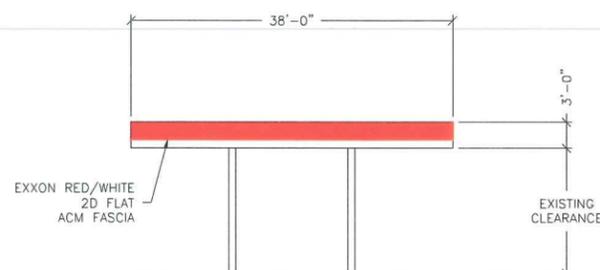
N MONROSE STREET



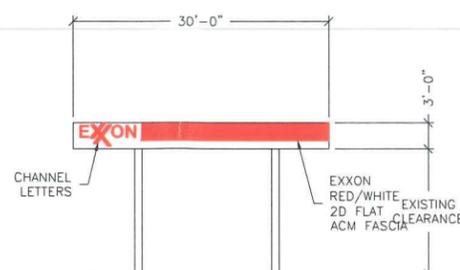
① FRONT ELEVATION VIEW
SCALE: 1/8" = 1'-0"



② LEFT ELEVATION VIEW
SCALE: 1/8" = 1'-0"



③ BACK ELEVATION VIEW
SCALE: 1/8" = 1'-0"



④ RIGHT ELEVATION VIEW
SCALE: 1/8" = 1'-0"

Jimco
SALES AND
MANUFACTURING
3113 St. Louis Ave. Fort Worth, Texas (817)924-6173

DRAWING DESCRIPTION
CANOPY ELEVATIONS

JOB LOCATION
7-ELEVEN, #26981
1122 W. 11TH STREET
BLOOMINGTON, IN

CUSTOMER
7-ELEVEN INC-ONE ARTS PLAZA

REVISIONS
NO. | DESCRIPTION: | DATE: | BY:

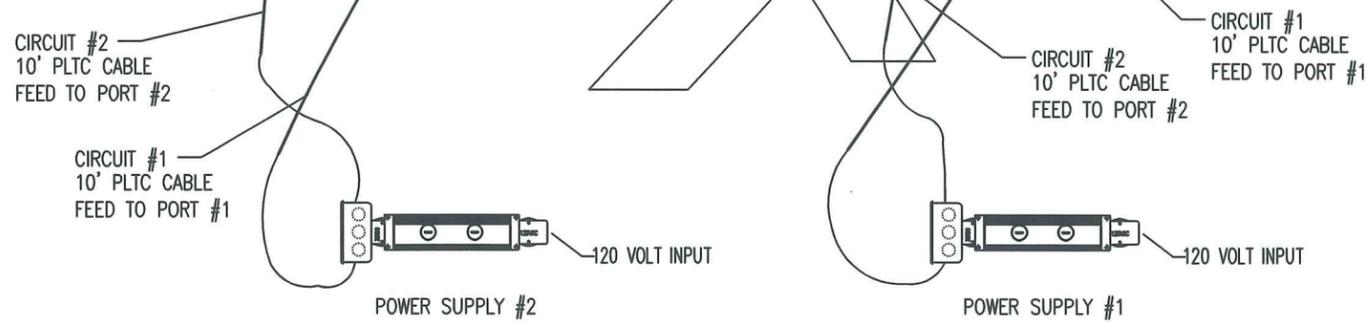
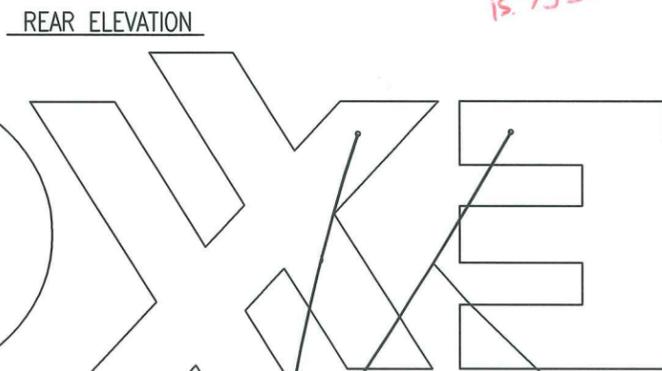
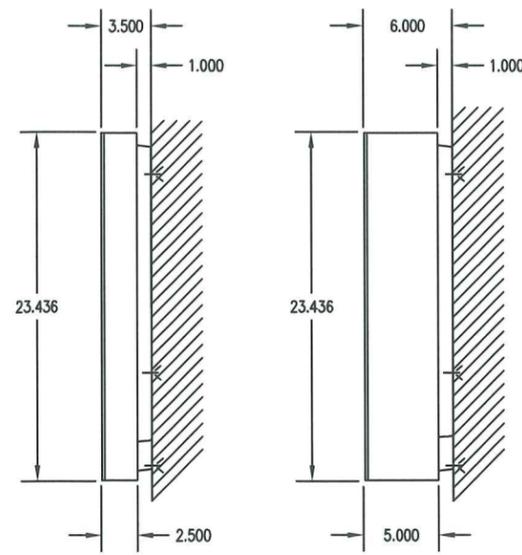
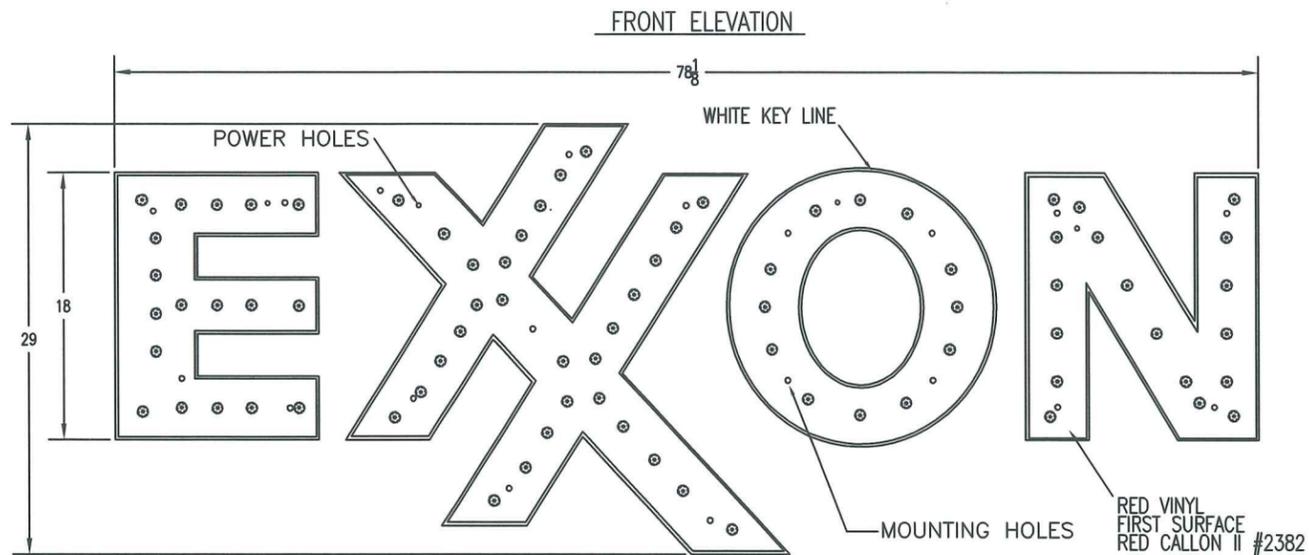
DRAWN BY:
E. LAJIER

CHECKED BY:
1-22-14
DATE:

JOB NO.
13-4082R0

DWG. NO.
EL1

OF 1 SHEETS



SIDE VIEW STANDARD 4" LETTER DEPTH E 01529P
 SIDE VIEW OPTIONAL 6" LETTER DEPTH E 01533P

- ITEMS INCLUDED:**
- 1-"EXXON" LETTER SET
 - 2-POWER SUPPLY BOXES
 - 1-MOUNTING TEMPLATE
 - 1-INSTALLATION INSTRUCTION SHEET
- INSTALLER TO PROVIDE:**
- 1.HARD WIRING TO POWER SUPPLY BOX
 - 2.MOUNTING HARDWARE

ELECTRICAL:

POWER SUPPLY #1
 INPUT: 120 VOLTS 60 HZ 1.3-AMP
 OUTPUT: 30 VOLTS DC 3.02 AMPS

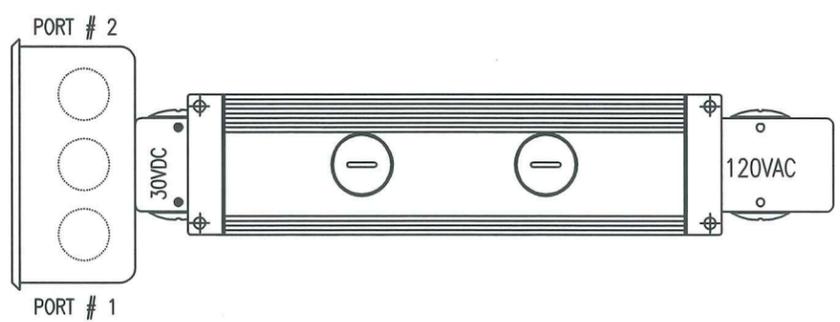
POWER SUPPLY #2
 INPUT: 120 VOLTS 60 HZ 1.3-AMP
 OUTPUT: 30 VOLTS DC 3.02 AMPS

NOTE:
 L.E.D. POWER SUPPLY ENCLOSURES ARE SUITABLE FOR DRY OR DAMP LOCATIONS.

GASKETED COVERS MUST BE INSTALLED ON ENCLOSURES AT ALL TIMES OTHER THAN DURING INSTALLATION AND SERVICE.

ALL WIRING AND ELECTRICAL CONNECTIONS ON THIS DISPLAY MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODES AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE DISPLAY.

L.E.D. POWER SUPPLY ENCLOSURE



L.E.D. POWER SUPPLIES

- POWER SUPPLY #1**
- PORT # 1 LETTER "E"
 - PORT # 2 LETTERS "XX"
- POWER SUPPLY #2**
- PORT # 1 LETTER "O"
 - PORT # 2 LETTERS "N"

NOTE:
 ALL LEDS ARE WIRED IN SERIES CIRCUITS

REVISION RECORD				
SYM	DESCRIPTION	DATE	CHK	EDN
A	RELEASED FOR PRODUCTION AND INSTALL	3-10-09	G.B.	

INSTALLATION INSTRUCTIONS

- OPEN CRATE CAREFULLY AND INSPECT FOR DAMAGE. IF DAMAGE IS FOUND, FILE A CLAIM WITH SHIPPING AGENT AS SOON AS POSSIBLE.
- REMOVE ALL #8 SCREWS FROM SIDE RETURNS AND LIFT DISPLAY FACES OFF DISPLAY BACKS. STORE DISPLAY FACES IN A SAFE, CLEAN AREA TO BE REINSTALLED LATER.
**** IMPORTANT ****
 LEDS ARE VERY FRAGILE AND CAN BE DAMAGED EASILY, AVOID ANY CONTACT BUMPING OR HITTING LEDS WHEN MOUNTING LETTERS IN POSITION.
- POSITION PAPER MOUNTING TEMPLATE (FURNISHED) ON BUILDINGS DISPLAY AREA, AND DRILL ALL MOUNTING AND ELECTRICAL RUN HOLES.
- MOUNT DISPLAY UNIT BACKS TO BUILDING.
NOTE:
 ALL MOUNTING HARDWARE FOR DISPLAY AND POWER SUPPLIES FURNISHED BY INSTALLER. ALL DISPLAYS ARE FURNISHED WITH PVC INSULATED CABLING WITH (1-RED/1-BLACK LEADS) FOR ELECTRICAL HOOK UP
- DETERMINE LOCATIONS FOR POWER SUPPLY ENCLOSURES AND MOUNT TO BUILDING.
- REMOVE POWER SUPPLY ENCLOSURE COVERS. PLACE COVERS IN SAFE PLACE FOR LATER REINSTALLATION.
**** IMPORTANT WIRE CONNECTION NOTE ****
 RED FEED WIRES MUST BE CONNECTED TO RED CIRCUIT LEADS AND BLACK FEED WIRES TO BLACK CIRCUIT LEADS.
- FEED PLTC LEAD CABLE FROM "E" (CIRCUIT#1) THRU THE ELECTRICAL CONNECTOR (PORT#1) INTO THE POWER SUPPLY BOX. CONNECT THE RED LEAD WIRE TO CIRCUIT #1 RED LEAD WIRE IN THE POWER SUPPLY BOX. CONNECT THE BLACK LEAD WIRE TO CIRCUIT#1 BLACK LEAD WIRE IN THE POWER SUPPLY BOX.
- FEED PLTC LEAD CABLE FROM "XX" (CIRCUIT#2) THRU THE ELECTRICAL CONNECTOR (PORT#2) INTO THE POWER SUPPLY BOX. CONNECT THE RED LEAD WIRE TO CIRCUIT #2 RED LEAD WIRE IN THE POWER SUPPLY BOX. CONNECT THE BLACK LEAD WIRE TO CIRCUIT#2 BLACK LEAD WIRE IN THE POWER SUPPLY BOX.
- FEED PLTC LEAD CABLE FROM "O" (CIRCUIT#1) THRU THE ELECTRICAL CONNECTOR (PORT#1) INTO THE POWER SUPPLY BOX. CONNECT THE RED LEAD WIRE TO CIRCUIT #1 RED LEAD WIRE IN THE POWER SUPPLY BOX. CONNECT THE BLACK LEAD WIRE TO CIRCUIT#1 BLACK LEAD WIRE IN THE POWER SUPPLY BOX.
- FEED PLTC LEAD CABLE FROM "N" (CIRCUIT#2) THRU THE ELECTRICAL CONNECTOR (PORT#2) INTO THE POWER SUPPLY BOX. CONNECT THE RED LEAD WIRE TO CIRCUIT #2 RED LEAD WIRE IN THE POWER SUPPLY BOX. CONNECT THE BLACK LEAD WIRE TO CIRCUIT#2 BLACK LEAD WIRE IN THE POWER SUPPLY BOX.
- RUN DEDICATED 15 AMP-120 VOLT- 60 HZ 3-WIRE W/GROUND ELECTRICAL SERVICE TO POWER SUPPLY ENCLOSURES. CONNECT POWER SERVICE TO LINE VOLTAGE AND NEUTRAL TO TERMINAL BLOCKS IN ENCLOSURES AS MARKED. CONNECT SERVICE GROUND WIRES TO GROUNDING STUDS IN ENCLOSURES.
**** IMPORTANT WIRE CONNECTION NOTE ****
 L.E.D. DRIVER ENCLOSURE MUST BE PROPERLY GROUNDED.
- ALL CIRCUIT BREAKERS, SEALTITE CONDUIT, CONDUIT CONNECTORS, AND WIRE REQUIRED FOR CONNECTING POWER SUPPLY ENCLOSURES TO CIRCUIT BREAKER LOAD CENTER ARE TO BE SUPPLIED BY INSTALLER. INSTALLER TO INSURE THAT INSTALLATION OF DISPLAY MEETS ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING & ELECTRICAL CODES.
- TEST LIGHT DISPLAY AND CHECK TO MAKE SURE ALL L.E.D.s ARE ILLUMINATING.
- REINSTALL COVERS ON L.E.D. POWER SUPPLY ENCLOSURES.
- CHAULK PLTC CABLE INPUTS (PORTS #1 AND #2), TO ENSURE A WATER TIGHT SEAL ON THE POWER SUPPLY ENCLOSURES.
- REINSTALL LETTER FACES ON DISPLAY BACKS.
- CLEAN UP SITE AND REMOVE ALL EXCESS MATERIALS.

UNLESS OTHERWISE SPECIFIED			TITLE	
TOLERANCE AFTER MACHINING	FRAC.	DEC.	18" EXXON LED LETTERS 4" & 6" VERSIONS	
CHECKED	DATE 3/10/09		 401 So. Main St. P.O. Box 97 Pardeeville, WI 53954 608-429-2121	
DRAWING BINK				
DRAFT SUPV.				
DESIGN ENGR.				
RELEASE			BRANDING NO. E_01529PN	REV. A
SCALE 2" = 1"			SHEET 1 OF 1	