

CITY OF BLOOMINGTON



July 27, 2011 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

**CITY OF BLOOMINGTON
HEARING OFFICER
July 27, 2011 at 2:00 p.m.**

***Kelly Conference Room #155**

PETITION:

- V-27-11 **Farmer House Museum**
529 N. College Ave.
Request: Variance to allow a freestanding sign on a site with a setback of less than 15 feet. Also requested is a sign setback variance.
Case Manager: Jim Roach

PETITIONER: The Farmer House Museum (Chris Sturbaum)
629 N. College Ave., Bloomington

REQUEST: The petitioner is requesting a variance from signage requirements.

SUMMARY: The property is located on the west side of N. College Ave., between W. 10th Street and W. 9th Street and is zoned Commercial Downtown. The property has been developed with a two-story historic residential building. The lot is surrounded on all sides by commercial properties. The property is used as a “museum of living history.”

The petitioner would like to replace the existing freestanding sign with a new sign that would meet current UDO requirements for height and square footage. The existing sign is approximately 11 feet tall. While re-facing of existing signage is permitted by the UDO, replacement of signage must meet all current requirements of the UDO. The proposed sign does not meet three of the requirements of the UDO. The UDO only permits freestanding signage in the CD district if the building sits at least 15 feet back from the right-of-way. At its closest, the building on this property only sits about 1 foot behind the right-of-way. In addition, the UDO requires that freestanding signage be at least 2 feet from all property lines. The petitioner proposes to partially reuse the poles from the existing sign. This would place the sign only about 1 foot from the right-of-way. The new sign will reduce the height from 11 feet to 4 feet and will meet the UDO maximum area of 15 square feet. Finally, the UDO requires that new signs be surrounded by a landscaped area at the base. The sign location on top of asphalt and its low height make the required landscaping difficult to achieve.

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. There will be no change in the use of the property as a result of the proposal. The sign is out of all regulated vision clearance triangles.

- 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.*

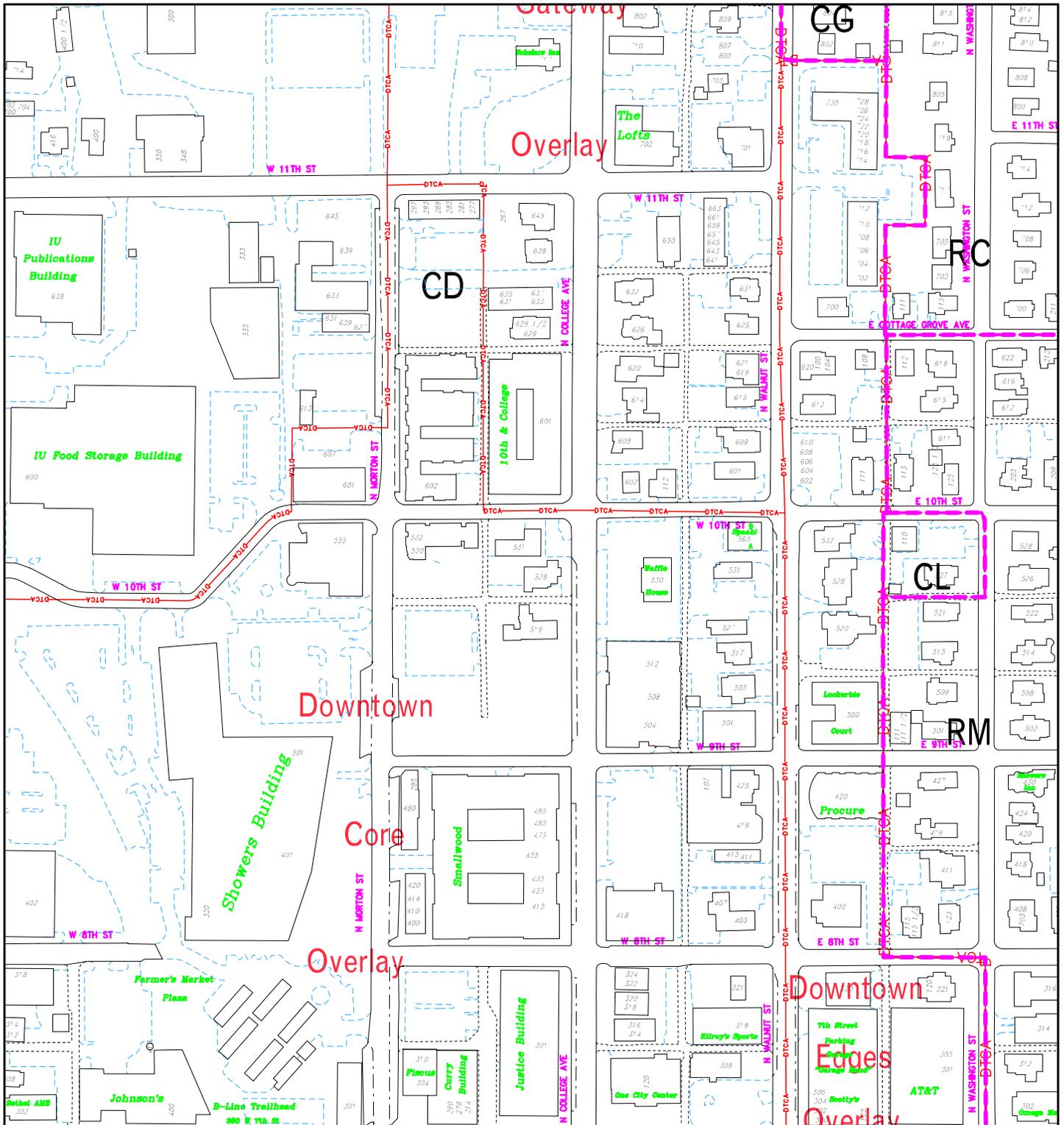
STAFF FINDING: Staff finds no negative effects from this proposal on the areas adjacent to the property. All adjacent properties also have commercial uses and some have signage much larger than the proposed signage.

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.*

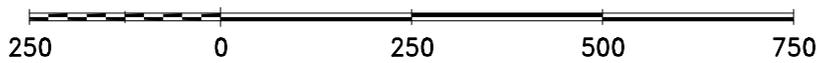
STAFF FINDING: Staff finds peculiar condition in the fact that the property currently contains a much taller sign in the same location on top of asphalt. While the petitioner could re-face that sign, it is in poor condition and of a shape and style that does not lend itself to re-facing. The proposed sign has the same setback from the street, but meets maximum height and maximum area regulations. Strict application of the UDO would allow the re-facing of a sign of more than 11 feet in height. This variance will allow the height to be reduced to 4 feet. Staff finds that the variances are appropriate in order to create a sign in line with the height standards of the UDO.

RECOMMENDATION: Based upon the written findings above, staff recommends approval of the variance request with the following condition:

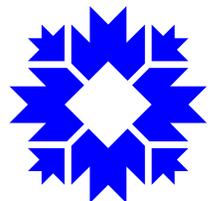
1. Sign height must be reduced to four (4) feet tall



By: roachja
21 Jul 11



City of Bloomington
Planning



Scale: 1" = 250'

For reference only; map information NOT warranted.

FARMER HOUSE MUSEUM
C/O CHRIS STURBAUM / BOARD PRESIDENT
334 SOUTH JACKSON BLOOMINGTON IN 47403
PHONE/FAX: 812-336-9171

ATTN: James Roach
Bloomington Planning Dept.

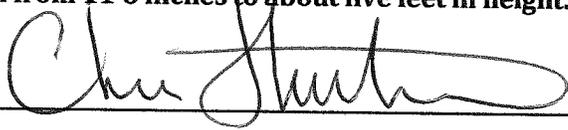
RE: Farmer House Museum Sign Permit Application

Our board has approved a sign donation proposal from board member Gary Anderson. The sign will use the existing posts and will be at ground level as shown in the drawing. The sign has 14 square feet of surface area.

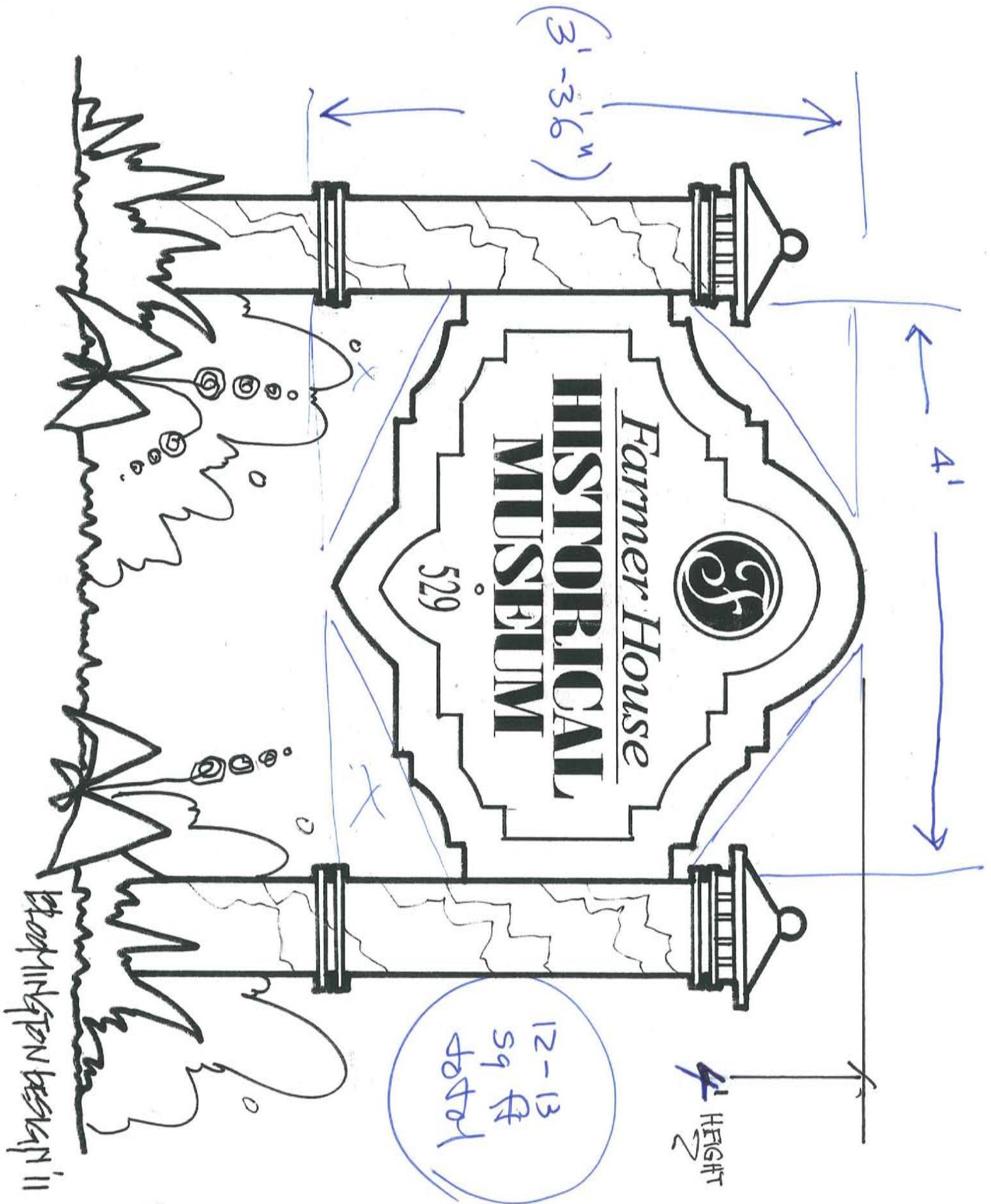
The existing posts have been in place since the Farmers owned a heating and cooling business. We have used the museum for over ten years and have never noticed any potential obstruction of view from the existing sign and cannot imagine any issues with the proposed sign.

As a non-profit organization, we are grateful that our sign is going to be a donation. Moving the sign would cause extra cost due to the setting of the existing posts in a blacktop area which serves as our parking lot.

We propose to request variances as needed to place the sign on the existing posts which will be cut down from 11'6 inches to about five feet in height.

Signed  **Date** 7/11/11

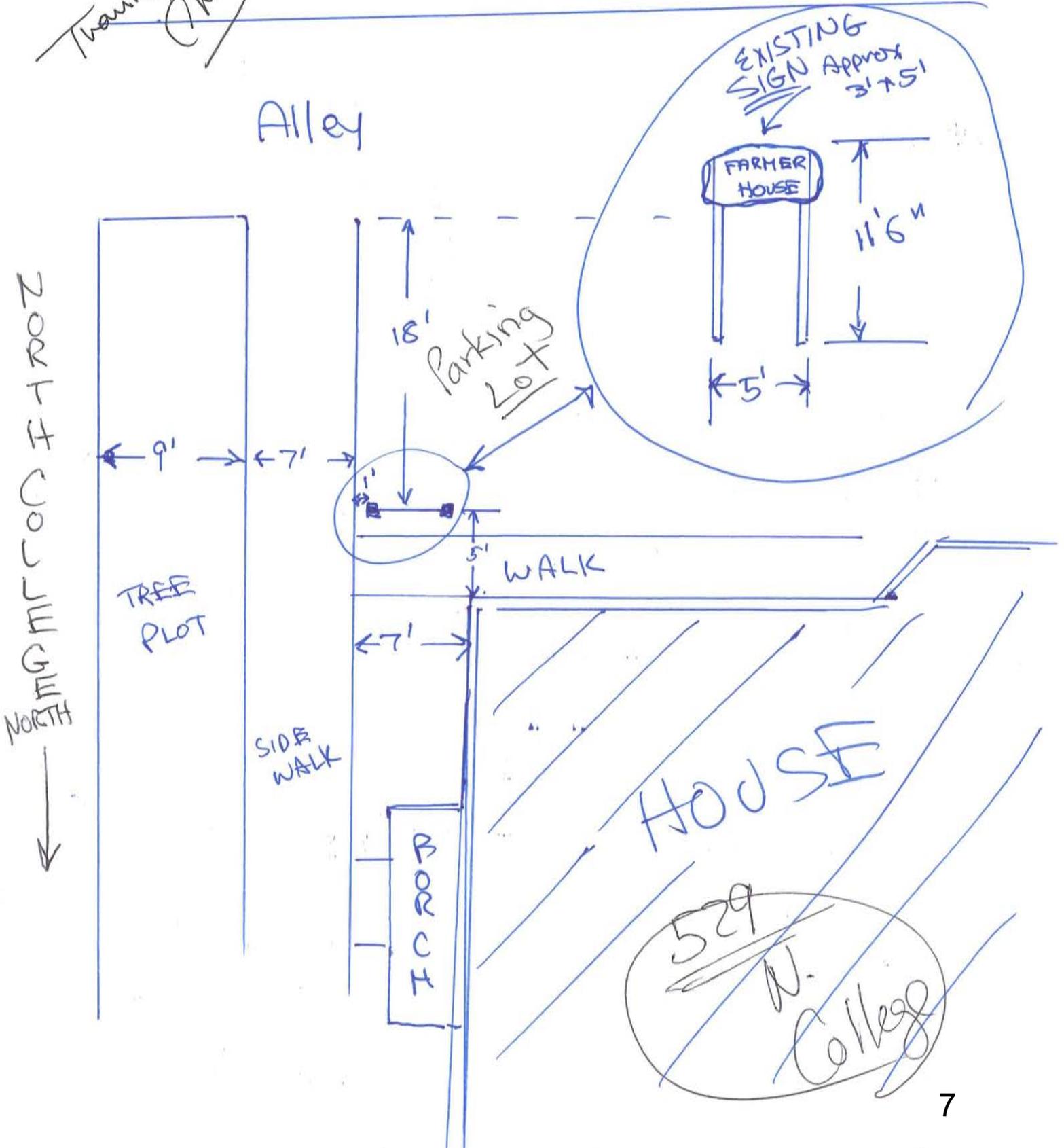
Chris Sturbaum / Board President of the Farmer House Museum

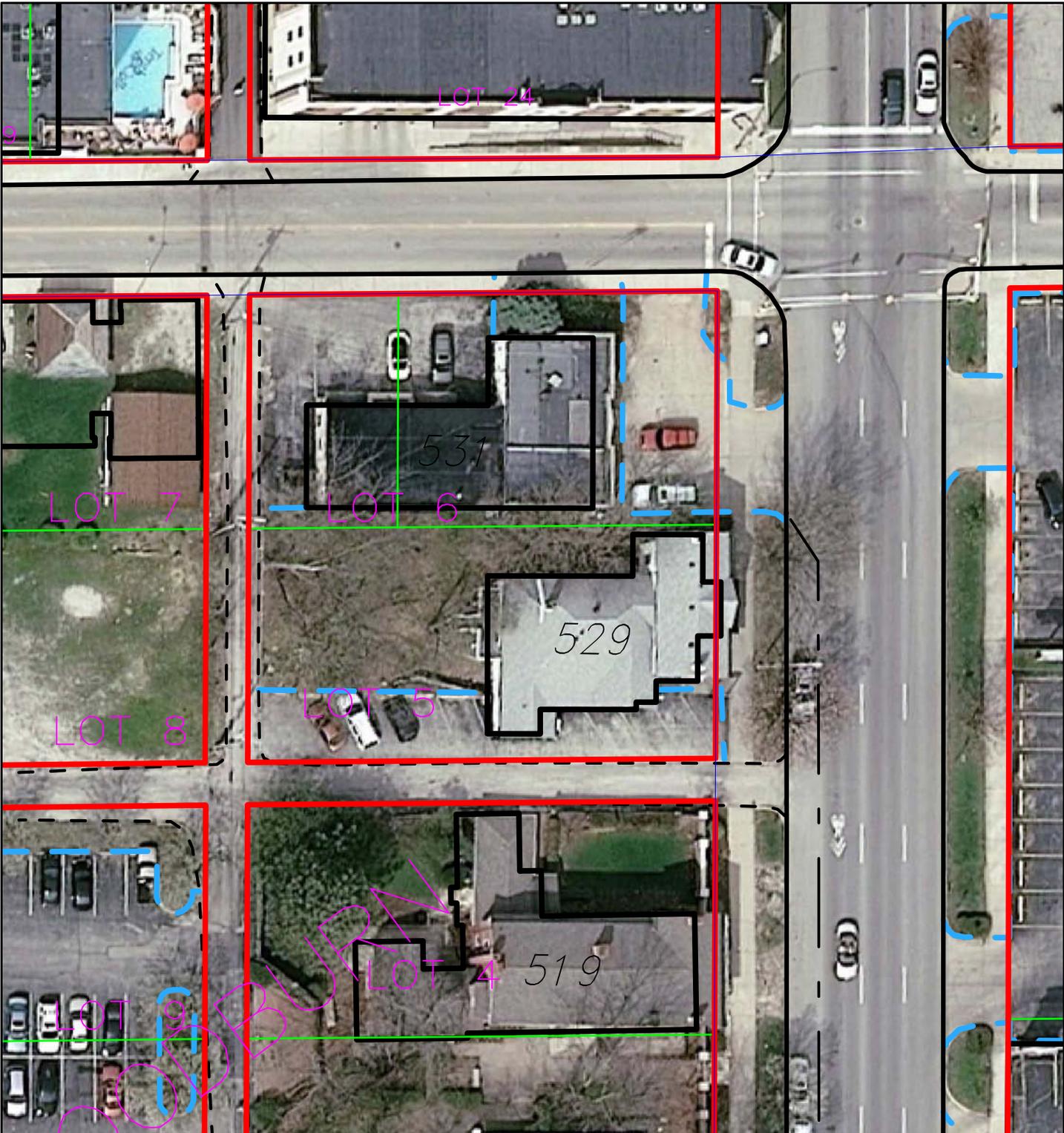


Note: Lynne
Please see photos in
today's Email
Thanks! *(Signature)*

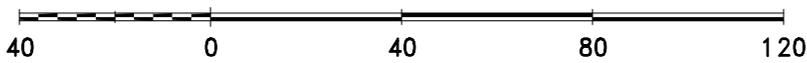
7/9/11

FARMER HOUSE MUSEUM
C/O CHRIS STURBAUM / BOARD PRESIDENT
334 SOUTH JACKSON BLOOMINGTON IN 47403
PHONE/FAX: 812-336-9171





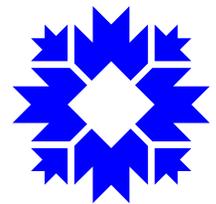
By: roachja
21 Jul 11



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Scale: 1" = 40'