

CITY OF BLOOMINGTON



October 26, 2022 @ 2:00 p.m.
Kelly Conference Room #155 and Zoom

Virtual Link:

<https://bloomington.zoom.us/j/84599465715?pwd=OWIYNXd2SVlVSIBlU0x6eithMjdMQT09>

Meeting ID: 845 9946 5715
Passcode: 888895

**CITY OF BLOOMINGTON
HEARING OFFICER (Hybrid Meeting)
October 26, 2022 at 2:00 p.m.**

**City Hall, 401 N. Morton Street
Kelly Conference Room #155**

❖Virtual Link:

<https://bloomington.zoom.us/j/84599465715?pwd=OWIYNXd2SVIVSIBIU0x6eithMjdMQT09>

Meeting ID: 845 9946 5715

Passcode: 888895

PETITION MAP: <https://arcq.is/0mLyS1>

PETITIONS:

CU-44-22

Bryan Rental, Inc.

212 S. Indiana Ave.

Request: Conditional use approval to allow a standardized business in the Mixed-Use Downtown zoning district within the University Village Downtown Character Overlay (MD-UV).

Case Manager: Gabriel Holbrow

****Next Meeting: November 9, 2022**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or E-mail human.rights@bloomington.in.gov.

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 212 South Indiana Avenue**

**CASE #: CU-44-22
DATE: October 26, 2022**

PETITIONER: Bryan Rental, Inc
1440 South Liberty Drive
Bloomington, IN

Ariel Delao, JP Architects, Ltd (Toppers Pizza)
7250 West College Drive, Suite 2NE
Palos Heights, IL

REQUEST: Conditional use approval to allow a standardized business in the Mixed-Use Downtown zoning district within the University Village downtown character overlay (MD-UV).

REPORT: The property is located on the west side of South Indiana Avenue in the University Village downtown character overlay of the Mixed-Use Downtown zoning district (MD-UV). Properties to the north, west, and south are also zoned MD-UV and contain surface parking lot, office, vehicle fuel station, and restaurant uses. Properties to the east, across Indiana Avenue, are zoned Mixed-Use Institutional (MI) and contain part of the Indiana University campus, specifically the Maurer School of Law. The existing building on the property is currently vacant but recently contained a restaurant use.

The petitioner is proposing to use the existing building as a Toppers Pizza location. The proposal involves an interior remodel and exterior modifications including new signage. The proposed use meets the UDO definition of a standardized business, which is allowed by conditional use approval and is subject to specific standards.

The proposed exterior includes colors and signage identifying the Toppers Pizza brand, while also incorporating elements that reflect the surroundings and existing visual character of the building. The proposal retains the existing red wood fascia banding on the top portion of the facade, repainting it in a Toppers brand color of red. The petitioner has stated that the exterior colors are chosen for consistency with both the Toppers brand and the IU colors crimson and cream. The proposed signage is compliant with the sign standards in the UDO for an individual noncommercial use in the MD zoning district.

The existing site contains some lawful nonconforming site features, including a facade facing Indiana Avenue with less than the minimum area of display windows. New construction in this district would be required to provide a facade with at least 50 percent transparent glass. Window areas on the existing facade facing Indiana Avenue are less than this 50 percent standard, but are allowed to continue as a pre-existing lawful nonconforming site feature. However, the amount of transparent glass on the Indiana Avenue frontage cannot be reduced. The submitted building elevations show white frosted window film in the three windows on the right (north), which is not allowed per the UDO. Staff recommends a condition requiring that all window areas remain transparent glass, except for allowed window signage affixed to the transparent glass.

STANDARDIZED BUSINESS STANDARDS: UDO 20.03.010(e)(2) lists the following use specific standards for standardized businesses.

In the MD-CS and MD-UV character areas a standardized business shall require conditional use permit review in accordance with Section 20.06.050(b) (Conditional Use Permit), and shall comply with the following standards:

- (A) *The proposed standardized business shall be designed and constructed in a style that visually complements its surroundings, especially the existing buildings on both sides of the same block the business is to be located, as well as the character of the particular overlay district. Visual complementation shall include, but may not be limited to:*
 - i. *Architecture;*
 - ii. *Scale;*
 - iii. *Facade; and*
 - iv. *Signage.*
- (B) *If the use is proposed for a site that contains an existing building of special historical, cultural, or architectural significance, with or without official historic designation, the proposed use shall seek to preserve and reuse as much of the existing building as possible, particularly the building's facade.*
- (C) *Visual complementation may also include interior décor. Elements of interior décor such as displays of public art, photos or memorabilia of Bloomington or Indiana University, may be considered.*

PROPOSED FINDING: This petition meets the criteria for a standardized business. The exterior facade and signage incorporates existing materials and colors that visual complement similar restaurant uses on South Indiana Avenue. The existing building is not of special historic, cultural, or architectural significance. The proposal does not include any elements of interior décor.

CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT

20.06.040(d)(6) Approval Criteria

(B) General Compliance Criteria: All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these criteria.

- i. *Compliance with this UDO*
- ii. *Compliance with other applicable regulations*
- iii. *Compliance with Utility, Service, and Improvement Standards*
- iv. *Compliance with prior approvals*

PROPOSED FINDING: The petition complies with the UDO, other applicable regulations, and utility, service, and improvement standards as required by the general compliance criteria, subject to the conditions listed below. The petitioner will comply with CBU and Health Department regulations for this use.

(C) Additional Criteria Applicable to Conditional Uses

- i. *Consistency with Comprehensive Plan and Other Applicable Plans*
The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other applicable adopted plans and policies.

PROPOSED FINDING: This proposal is in line with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as “Downtown.” The Downtown district is meant to be a commercial hub that offers a variety of businesses and uses. The proposed restaurant is located near other restaurant uses, in a building that has historically contained a restaurant. The MD-CS district and standardized business criteria ensures that businesses in this district will maintain the character of the district while still allowing for new growth and development.

- ii. *Provides Adequate Public Services and Facilities*
Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

PROPOSED FINDING: This use requires a grease interceptor. The petitioner will work with City of Bloomington Utilities regarding grease interceptors and utility capacity. Otherwise, adequate public service capacity exists.

- iii. *Minimizes or Mitigate Adverse Impacts*
- 1. The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
 - 2. The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.*
 - 3. The hours of operation, outside lighting, and trash and waste collection shall not pose a hazard, hardship, or nuisance to the neighborhood.*
 - 4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.*

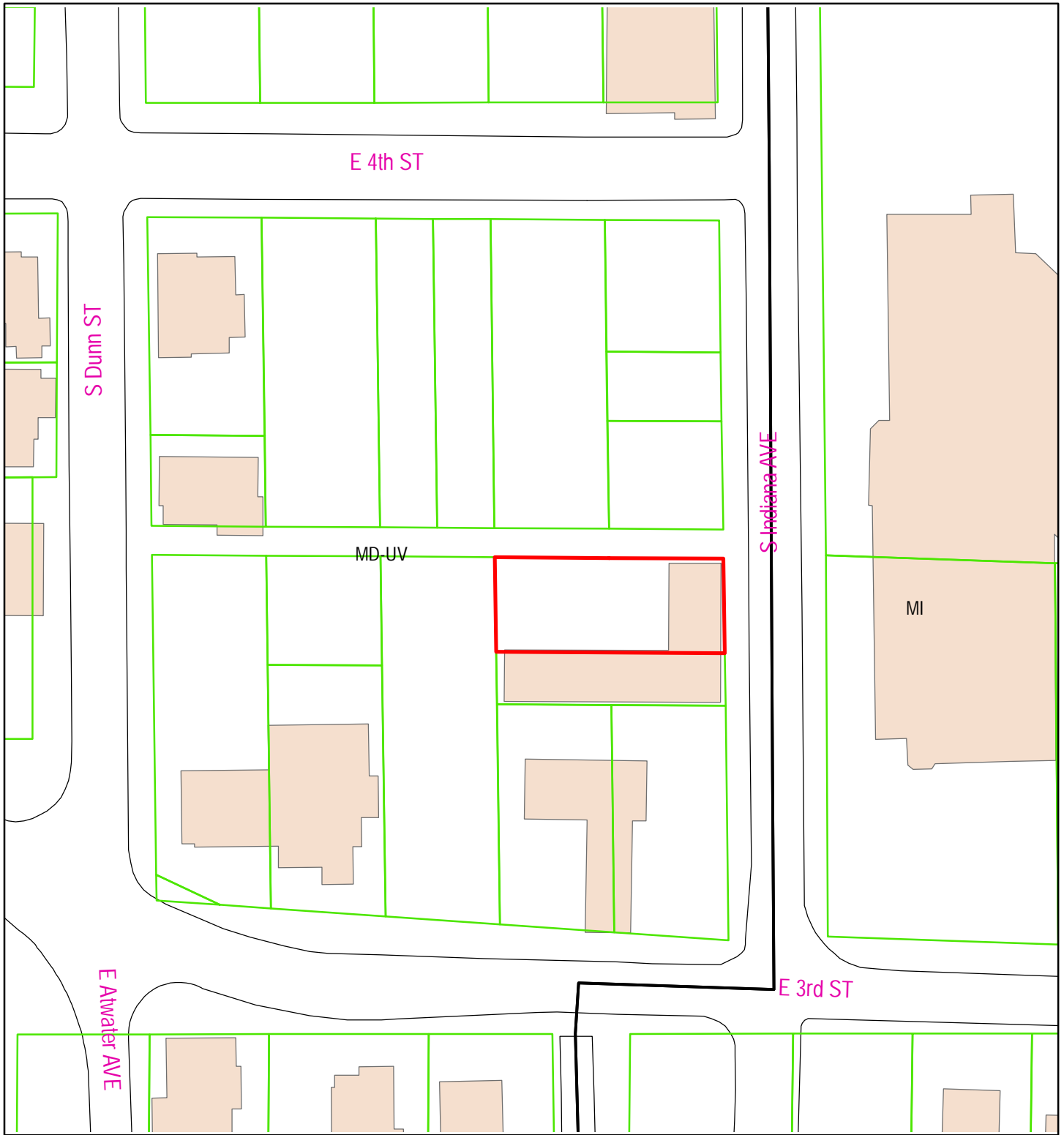
PROPOSED FINDING: Minor exterior changes are being proposed with this conditional use. The proposed lighting is compliant with UDO standards and is typical of a restaurant use. No nuisance regarding noise, smoke, odors, vibrations, lighting, or hours of operation is found. The proposed signage will be required to meet lighting requirements and sign regulations. No pre-submittal neighborhood meeting is required.

- iv. *Rational Phasing Plan*
If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project’s cumulative development to date and shall not depend upon subsequent phases for those improvements.

PROPOSED FINDING: There is no phasing plan for this proposal.

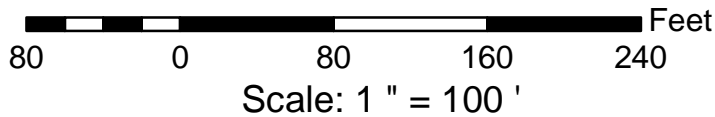
RECOMMENDATION: Based upon the report and written findings of fact above, the Department recommends that the Hearing Officer adopt the proposed findings and approve CU-44-22 with the following conditions:

1. This conditional use is limited to the proposed use; no other use is approved.
2. The petitioner must meet all City of Bloomington Utilities standards, including installation of a grease interceptor.
3. A sign permit is required, and the design of all exterior signage shall conform to the designs shown in this approval.
4. All existing window areas on the facade facing Indiana Avenue shall remain transparent glass, except for allowed window signage affixed to the transparent glass.



CU-44-22, 212 South Indiana Ave.

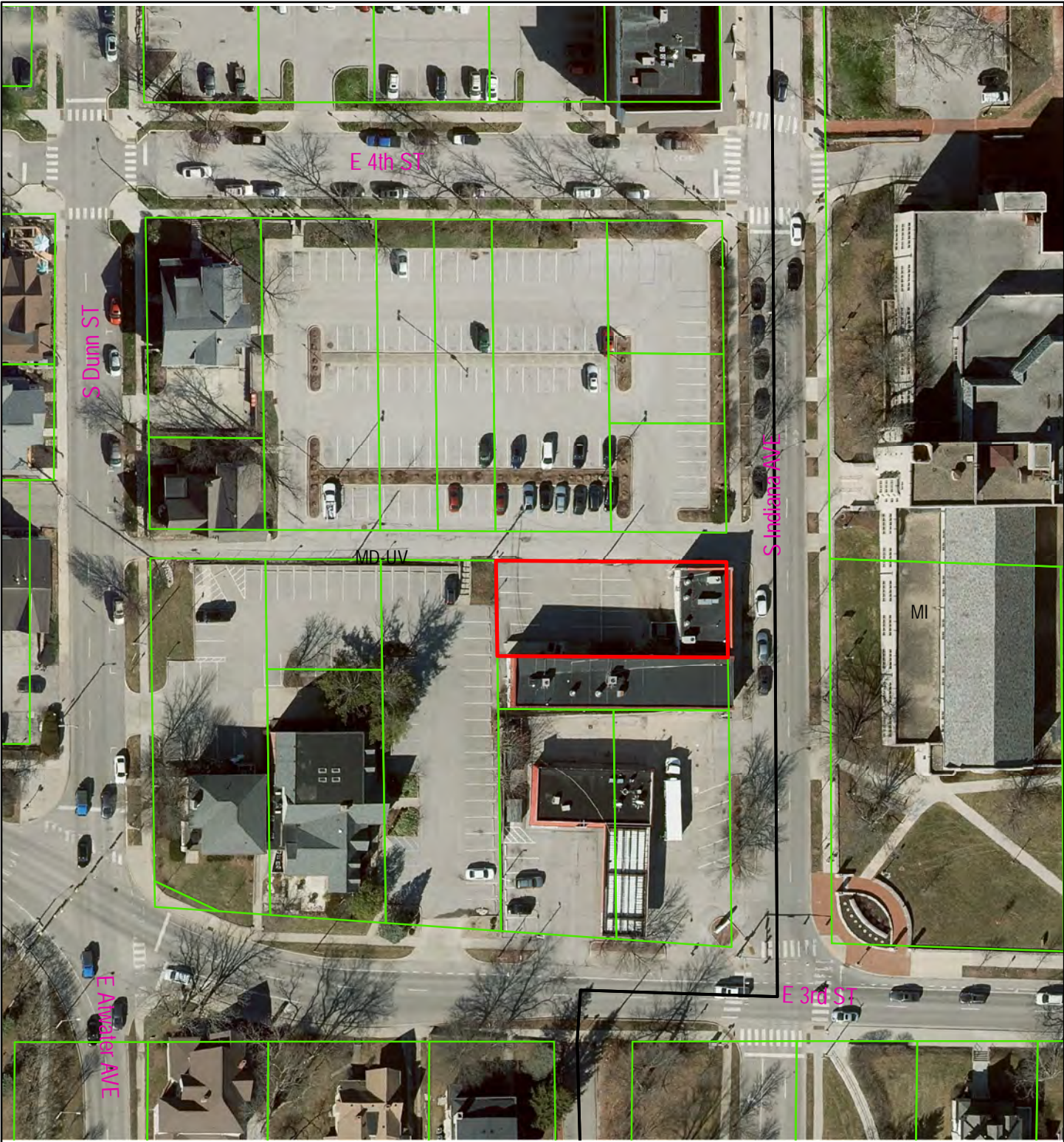
City of Bloomington
Planning & Transportation



By: Gabriel Holbrow
10/20/2022

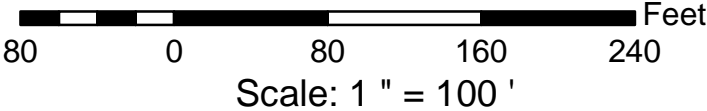
For reference only. Map information NOT warranted.





CU-44-22, 212 South Indiana Ave.

City of Bloomington
Planning & Transportation



By: Gabriel Holbrow
10/20/2022

For reference only. Map information NOT warranted.



RENTAL, INC.

Residential Housing, and Commercial Leasing

1440 S. LIBERTY DRIVE
BLOOMINGTON, INDIANA 47403
PHONE (812) 322.5243
EMAIL david@kksales.com

City of Bloomington
401 N. Morton Street
Bloomington, IN 47404

9/21/22

RE: Conditional Use Approval for Standardized Business @ 212 S. Indiana Ave. (Toppers Pizza)

To whom it may concern,

Bryan Rental Inc. is the recorded owner of 212 S. Indiana Ave., and JP Architects, Ltd. has our permission to move forward with the conditional use permit on the property's behalf.

Sincerely,

A handwritten signature in blue ink that reads "David H. Kamen".

David H. Kamen, President

Bryan Rental Inc.



Petitioner's Statement

9/21/22

RE: Toppers Pizza – 212 S. Indiana Ave, Bloomington, IN 60614

Dear Board of Zoning Appeals,

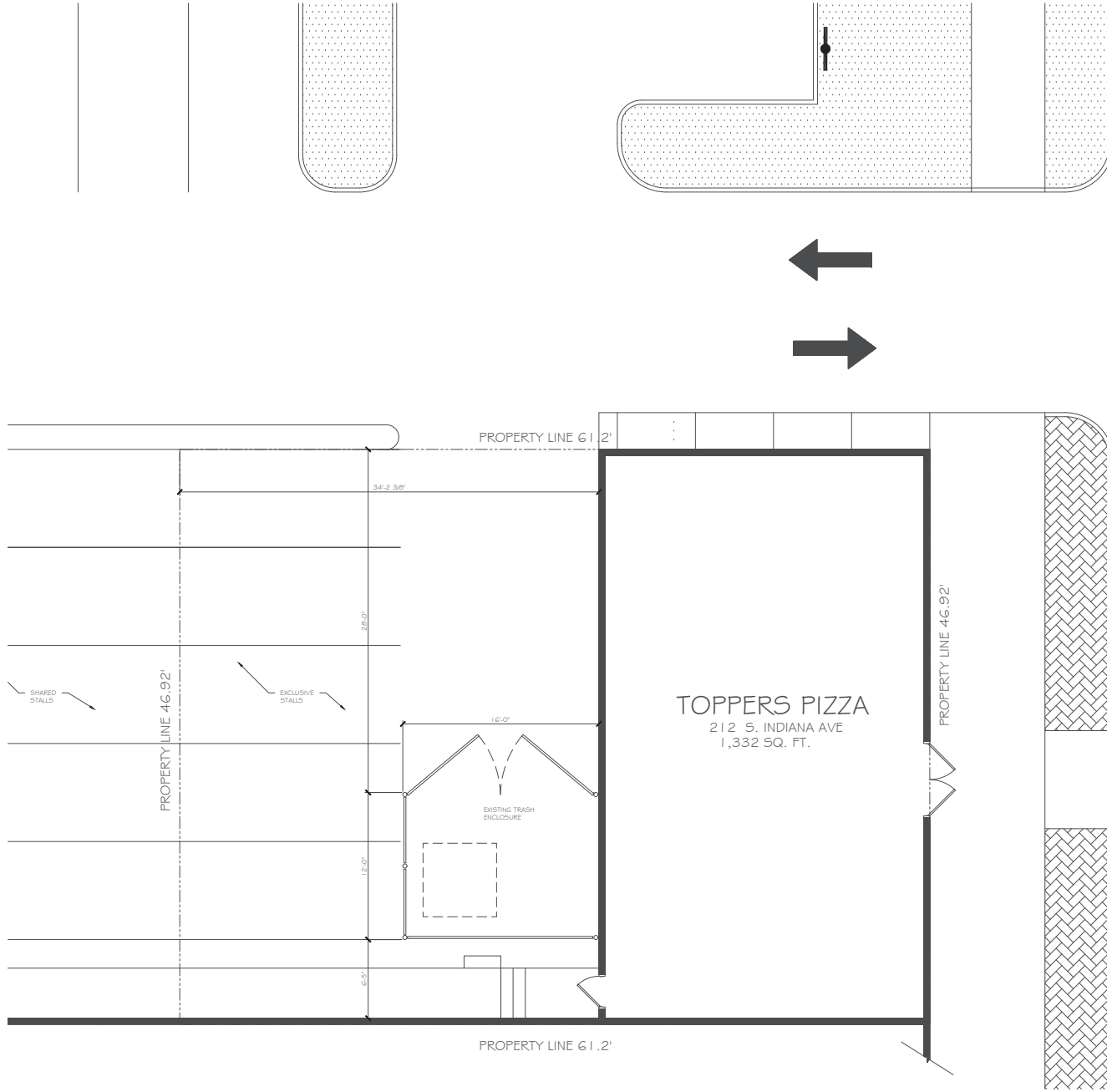
On behalf of Toppers Pizza Corporation, we are submitting this petition statement for their upcoming location at the address mentioned above. The existing space is approx. 1,332 sqft and is located across the street from Indiana University Mauer School of Law. The space has rear access to customer parking and for deliveries.

Our client is proposing to do a complete interior remodel of the existing restaurant space with new kitchen, ADA restroom and customer pick-up counter area. The existing exterior façade is constructed of precast concrete wall with wood façade banding which wraps around the top portion of the building. The wood fascia will be painted in Toppers Brand color Red and the existing rear CMU wall will be painted in their beige color. We feel that both proposed exterior paint specs meet the Standardized Business Criteria of complementing the surrounding university neighborhood with similar tones of the university colors, Crimson and Cream.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ariel Delao', is written over a light blue horizontal line.

Ariel Delao
Principal
JP Architects, Ltd.



SITE CRITERIA
 ZONING DISTRICT: MD-LV (MIXED-USE DOWNTOWN/DOWNTOWN)
ZONING CRITERIA: (EXISTING - NO MODIFICATION)
 OVERALL LOT AREA: 2,872 SQFT
 EXISTING BUILDING COVERAGE: 1,332 SQFT 46.4%

S. INDIANA AVENUE

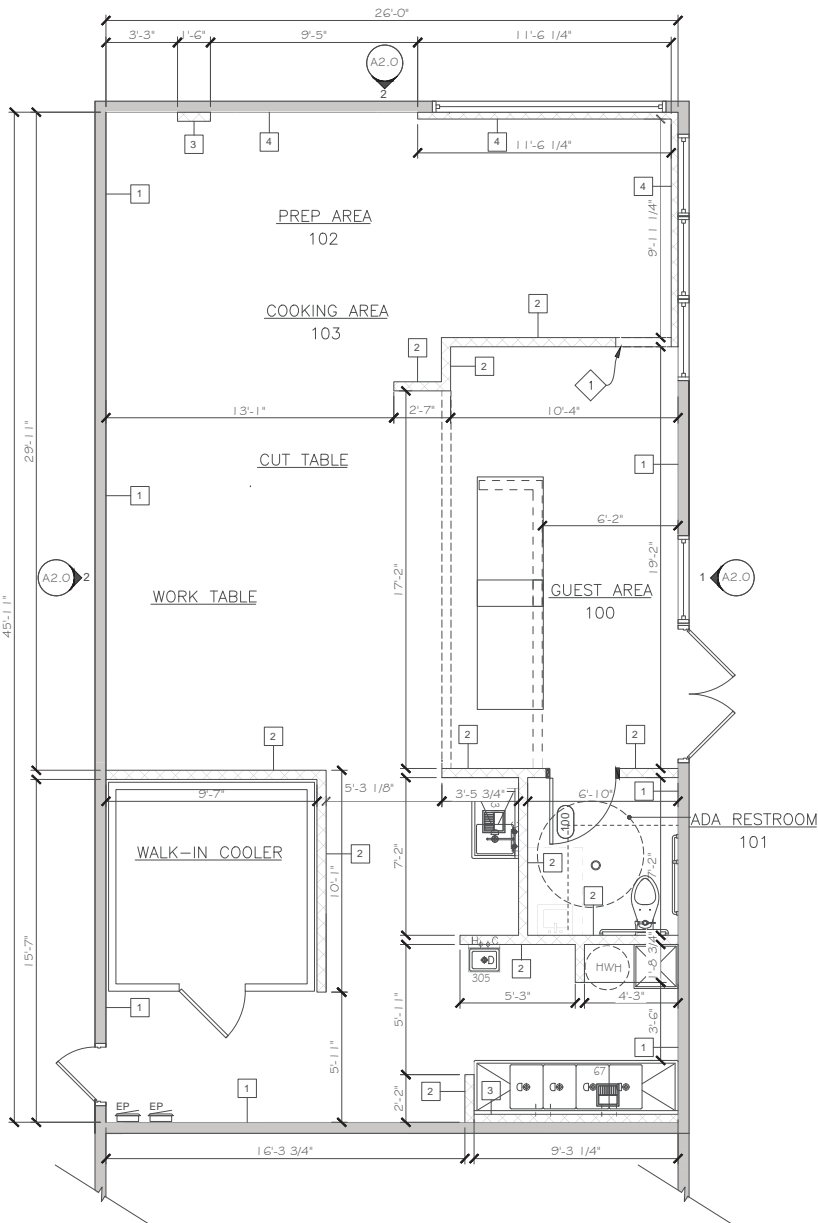
JP Architects, Ltd.
 Indiana, New Jersey, Live, Work, and Learn
 7250 W. College Drive
 Suite 201E
 Palos Heights, IL 60463
 PH: 708.907.3651

TOPPERS PIZZA
 212 S. INDIANA AVENUE
 BLOOMINGTON, IN 60614

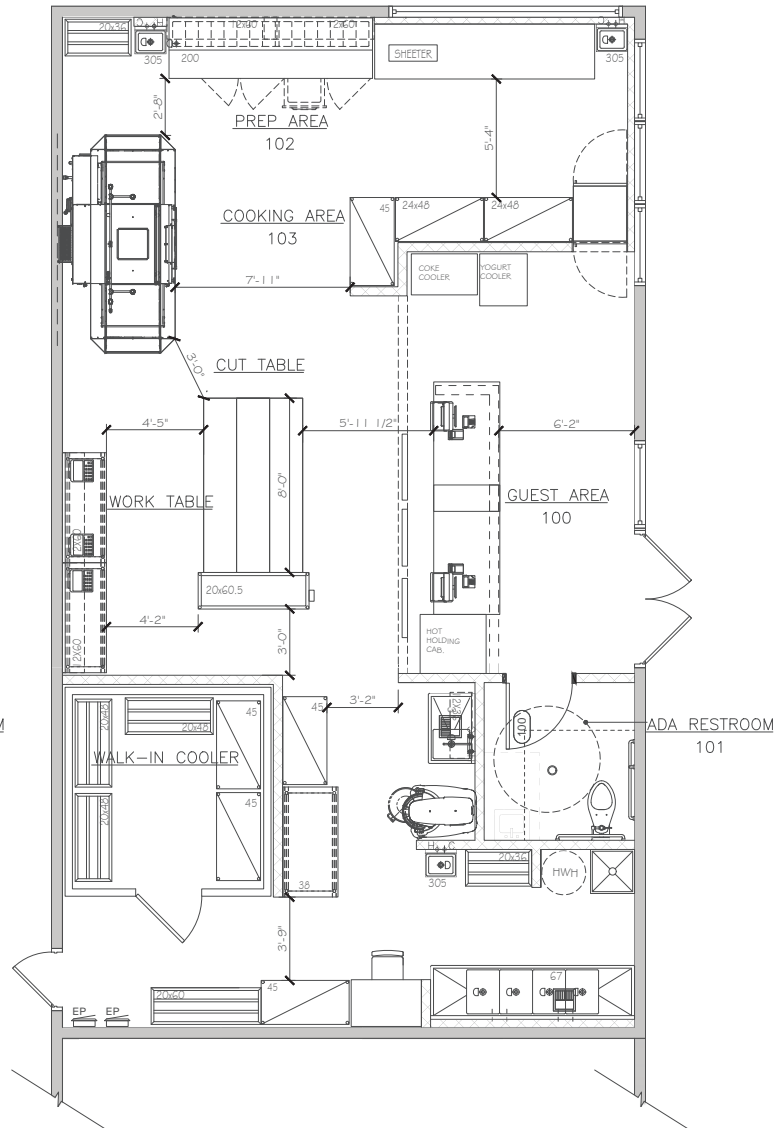
ISSUE DATE	
BZA SUBMITTAL	9/22/22

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE, CITY OF BLOOMINGTON, IN CODES.

A0.1



PROPOSED FLOOR PLAN
3/8" = 1'-0"



PROPOSED FLOOR PLAN
3/8" = 1'-0"
EQUIPMENT LAYOUT

GENERAL DIMENSION PLAN NOTES

1. FINISH FLOOR ELEVATION = 0'-0"
2. ALL WORK IN SET IS CONTRACTORS RESPONSIBILITY, UNLESS NOTED AS BELOW:
N.C. - NOT IN CONTRACT
B.O. - BY OWNER, INSTALLED BY CONTRACTOR
3. DIMENSIONS ARE TO CENTERLINE OF COLUMN LINES, FACE OF INTERIOR STUDS, FACE OF EXTERIOR WALL SHEATHING AND FACE OF MASONRY, UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR WALLS TO BE INSULATED.
5. FULL HEIGHT WALLS MAY SERVE AS DRAFT STOPS.
6. MECHANICAL ROOM WALLS AND CEILING TO BE TAPPED AND SANDED FINISH, FOR LEVEL 3 FINISH.
7. REFER TO INTERIOR ELEVATIONS FOR FINISHES AND WALL SECTION DETAIL REFERENCES
8. REFER TO SHEET A2.2 FOR ANY CONCRETE CURB LOCATIONS.
9. ALL WALLS FACING WET AREAS INCLUDING: WAREWASH, COOKLINE, FOOD BAR PREP, STORAGE & RESTROOMS TO UTILIZE MOISTURE RESISTANT GYPSUM BOARD.
10. USE FIRE RATED PLYWOOD FOR BLOCKING SUBSTRATE.
11. OPENINGS AROUND SERVICE AND UTILITY LINES SHOULD BE CLOSED AS FAR AS POSSIBLE WITH COLLARS, GRIMMETS AND FLEXIBLE FORM GASKETS. SEALANTS MAY NOT BE USED TO SEAL SERVICE AND UTILITY LINES TO WALLS OR ADJACENT PIECES OF EQUIPMENT.
12. ALL OPENINGS IN CONSTRUCTION WILL BE SEALED TO WITH 1/32 OF AN INCH.
13. PROVIDE CONTINUOUS SILICONE SEALANT AT ALL WALL / CEILING, WALL / FLOOR, WALL BASE THE AND COOLER / CEILING JUNCTURES. INCLUDE ALL CONSTRUCTION JOINTS THROUGHOUT PREMISES.
14. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
15. DOOR JAMES ARE TO NEAREST PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
16. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS.
17. NON-FIXED FURNITURE AND EQUIPMENT IS SHOWN FOR REFERENCE ONLY. NO NON-FIXED FURNITURE, FURNISHINGS OR EQUIPMENT ARE A PART OF THE CONSTRUCTION CONTRACT UNLESS NOTED OTHERWISE.

WALL TYPE LEGEND

- 1 EXISTING WALL CONSTRUCTION TO REMAIN
- 2 NEW WALL CONSTRUCTION

NEW WALL CONSTRUCTION

- 2 1/2 INCH METAL STUD FRAMING SPACED AT 12" O.C.
- 3 5/8 INCH METAL STUD FRAMING SPACED AT 12" O.C.
- 4 2 1/2 INCH METAL STUD FRAMING SPACED AT 12" O.C.

KEY NOTES

- ◇ G.C. TO COORDINATE WALL OPENING SIZES WITH KITCHEN EQUIPMENT SPECS.

FLOOR PLAN LEGEND

- X WALL TYPE
- 101 DOOR TYPE

JP Architects, Ltd.
Incorporating people, place, time, work and team
7250 W. College Drive
Suite 2NF
Palos Heights, IL 60463
PH: 708.907.3651

TOPPERS PIZZA
212 S. INDIANA AVENUE
BLOOMINGTON, IN 60614

ISSUE DATE

BZA SUBMITTAL 9/22/22

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CITY OF BLOOMINGTON, IN CODES.

PROPOSED FLOOR PLANS
EQUIPMENT FLOOR PLANS

A1.1



FRONT ELEVATION
3/8" = 1'-0"

EXTERIOR PAINT LEGEND

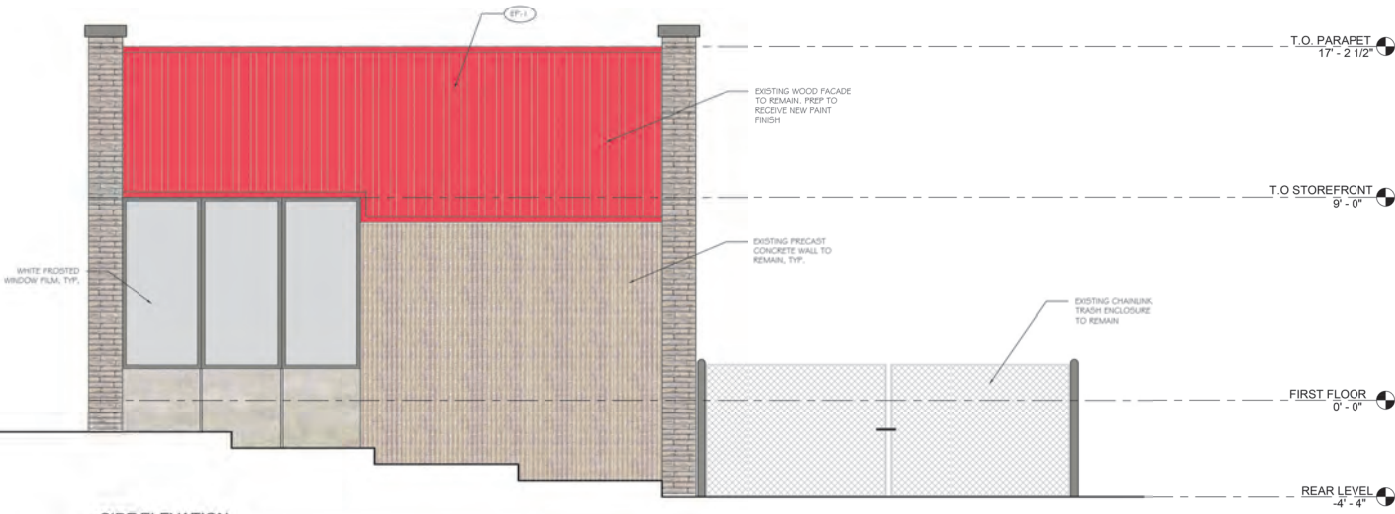
EP-1 BENJAMIN MOORE
LADYBUG RED
1322

Architects, Ltd.
7250 W. College Drive
Suite 21E
Falls Heights, IL 60463
Ph: 708.907.3651

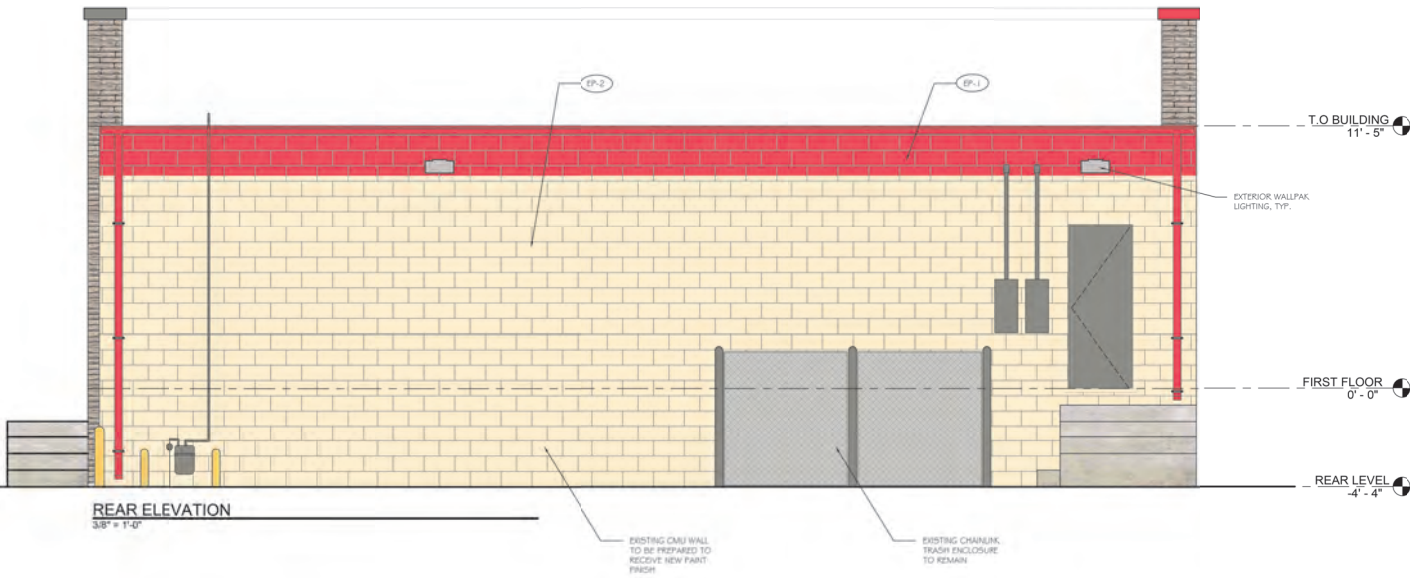
TOPPERS PIZZA
212 S. INDIANA AVENUE
BLOOMINGTON, IN 60614

ISSUE DATE	
BZA SUBMITTAL	9/22/22

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CITY OF BLOOMINGTON, IN CODES.



SIDE ELEVATION
3/8" = 1'-0"



**EXTERIOR
PAINT LEGEND**

- EP-1 BENJAMIN MOORE
LADYBUG RED
1322
- EP-2 BENJAMIN MOORE
FRENCH MANICURE
1056

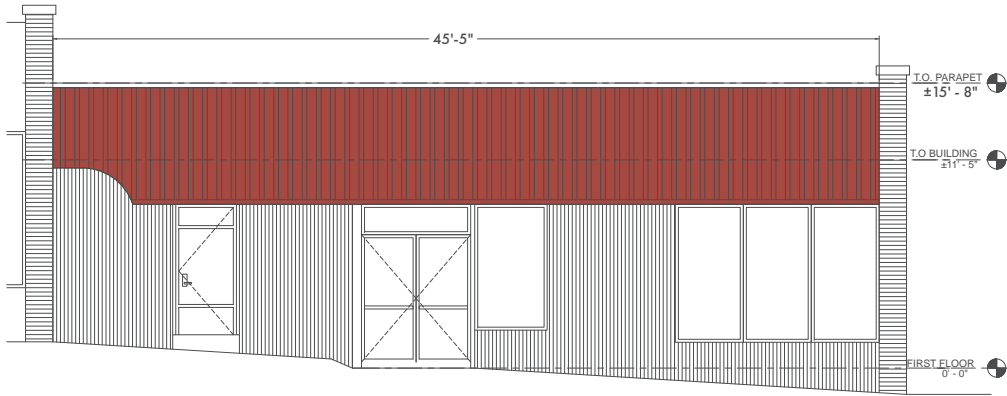
Architects, Ltd.
 7250 W. College Drive
 Suite 2NE
 Palos Heights, IL 60463
 PH: 708.907.3651

TOPPERS PIZZA
 212 S. INDIANA AVENUE
 BLOOMINGTON, IN 60614

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I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CITY OF BLOOMINGTON, IN CODES.

SITE PLAN



CHANNEL LETTERS A

LOCATION : To be installed on the East side of the building.

CHANNEL LETTERS B

LOCATION : To be installed on the East side of the building.

CHANNEL LETTERS C

LOCATION : To be installed on the East side of the building.

CHANNEL LETTERS D

LOCATION : To be installed on the East side of the building.



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CLIENT :
Topper's Pizza

JOB LOCATION :
Bloomington, IN

SALESMAN :
Kevin Cook

DESIGNER :
Scott B

REVISION HISTORY :
Initial Drawing Release

	DATE	REQUESTED BY	UPDATED BY
A	9-20-22	KC	SB

General Revision

B	DATE	REQUESTED BY	UPDATED BY

PRODUCTION APPROVAL :

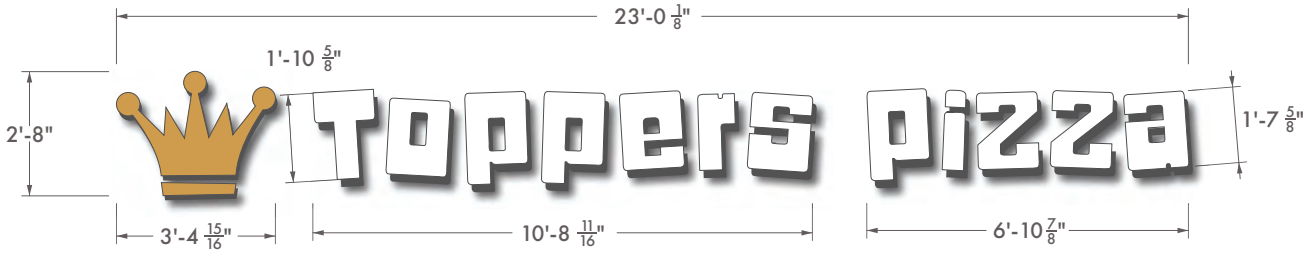
INITIAL	DATE

CLIENT SIGNATURE :

	DATE

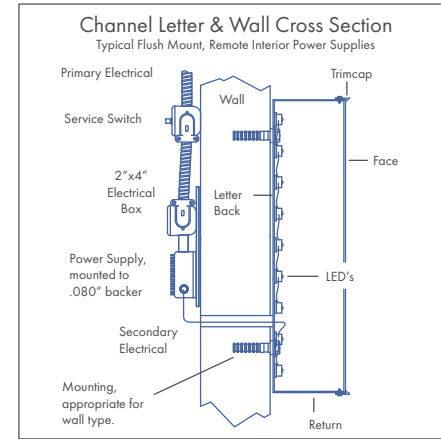
Site Plan
Revision 00
9-20-22

CHANNEL LETTERS SPECIFICATIONS — ~61.18ft²



SECTION A

Drawing Scale: 3/8" = 1'
As shown on a 17" x 11" Tabloid



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CLIENT :
Toppers Pizza
JOB LOCATION :
Bloomington, IN

SALESMAN :
Kevin Cook

DESIGNER :
Scott B

REVISION HISTORY :
Initial Drawing Release

A	DATE	REQUESTED BY	UPDATED BY
	9-19-22	KC	SB

General Revision			
B	DATE	REQUESTED BY	UPDATED BY

General Revision			
C	DATE	REQUESTED BY	UPDATED BY

General Revision			
D	DATE	REQUESTED BY	UPDATED BY

PRODUCTION APPROVAL :
INITIAL _____ DATE _____

CLIENT SIGNATURE :
DATE _____

09516-01a
Revision 00
9-19-22

DESCRIPTION

A

LETTERS : Returns - .040" x 5" tall returns, "Flanged & Crimped" construction, seams sealed, drain holes
Faces - 3/16" translucent "White" acrylic, finished with 1" Black trimcap
Backs - .063" aluminum backs

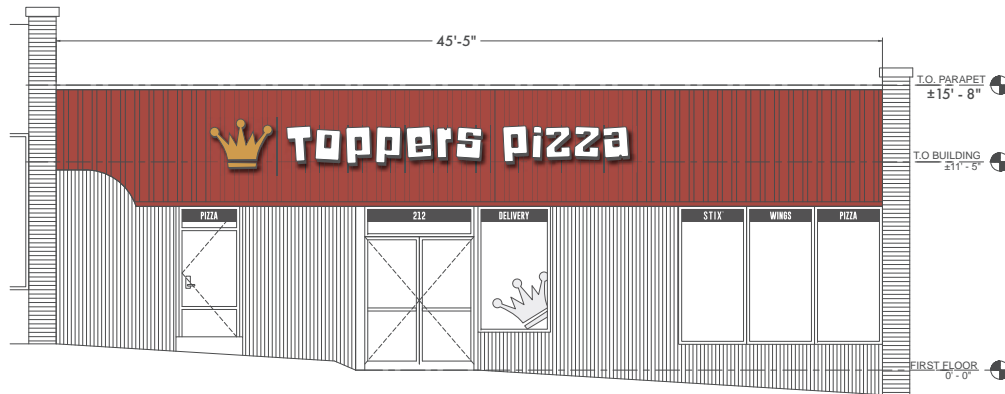
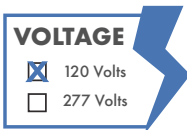
GRAPHICS : Crown to have 3M "Gold Metallic" (3630-131) translucent vinyl, applied first surface

FINISHES : Interiors prefinished "White" enamel, exteriors prefinished Wrisco Black

LIGHTING : Letters lit internally using Hanley PF2080 White LED light modules

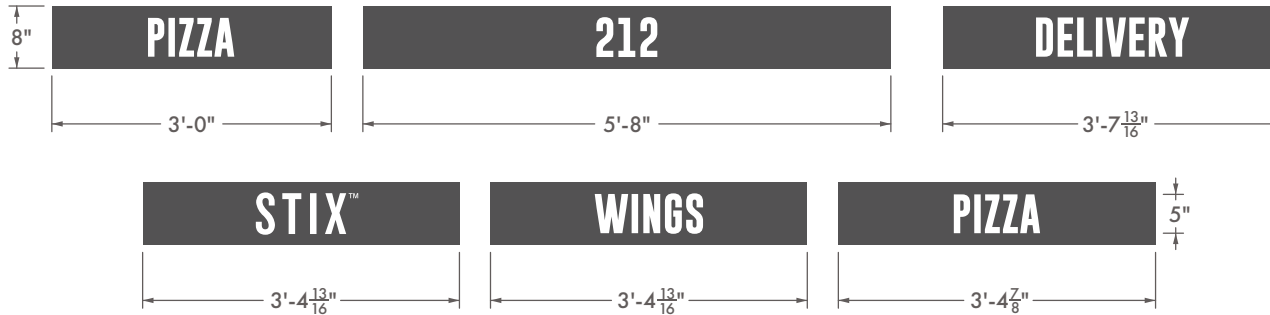
ELECTRICAL : 120 Volt, UL Listed & Labeled, 12 Volt Hanley power supplies remotely mounted inside building.

 3M "Gold Metallic" (3630-131)



Front Elevation— Install sign centered up and down, over entrance doors as shown in sign band

VINYL GRAPHICS SPECIFICATIONS

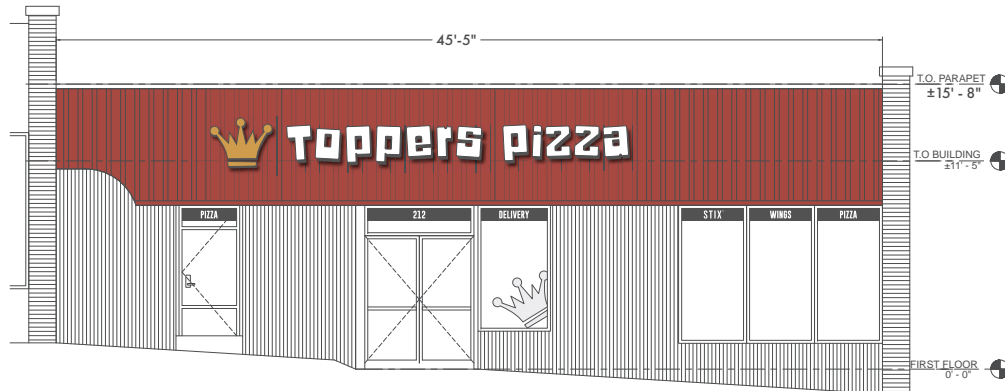


SECTION A
 Drawing Scale: 3/4" = 1'
 As shown on a 17" x 11" Tabloid

DESCRIPTION B

GRAPHICS : 3M "Black" (7725-12) opaque vinyl cut to be applied second surface with copy weeded out and second layer of "White" (7725-10) opaque vinyl applied. Address numbers to be applied first surface

INSTALLATION : Install each graphic in designated area, black background to be applied first with bleed trimmed back 1/8" from window gasket then second layer of "White" copy to be applied. Address numbers to be applied first surface, background to be applied second surface



Front Elevation— Install vinyl at top of windows as shown

Survey Needed
 Detailed survey of existing location required prior to beginning manufacturing.

VOLTAGE
 120 Volts
 277 Volts



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CLIENT :
 Topper's Pizza

JOB LOCATION :
 Bloomington, IN

SALESMAN :
 Kevin Cook

DESIGNER :
 Scott B

REVISION HISTORY :

Initial Drawing Release			
A	DATE	REQUESTED BY	UPDATED BY
	9-19/22	KC	SB
General Revision			
B	DATE	REQUESTED BY	UPDATED BY
General Revision			
C	DATE	REQUESTED BY	UPDATED BY
General Revision			
D	DATE	REQUESTED BY	UPDATED BY

PRODUCTION APPROVAL :

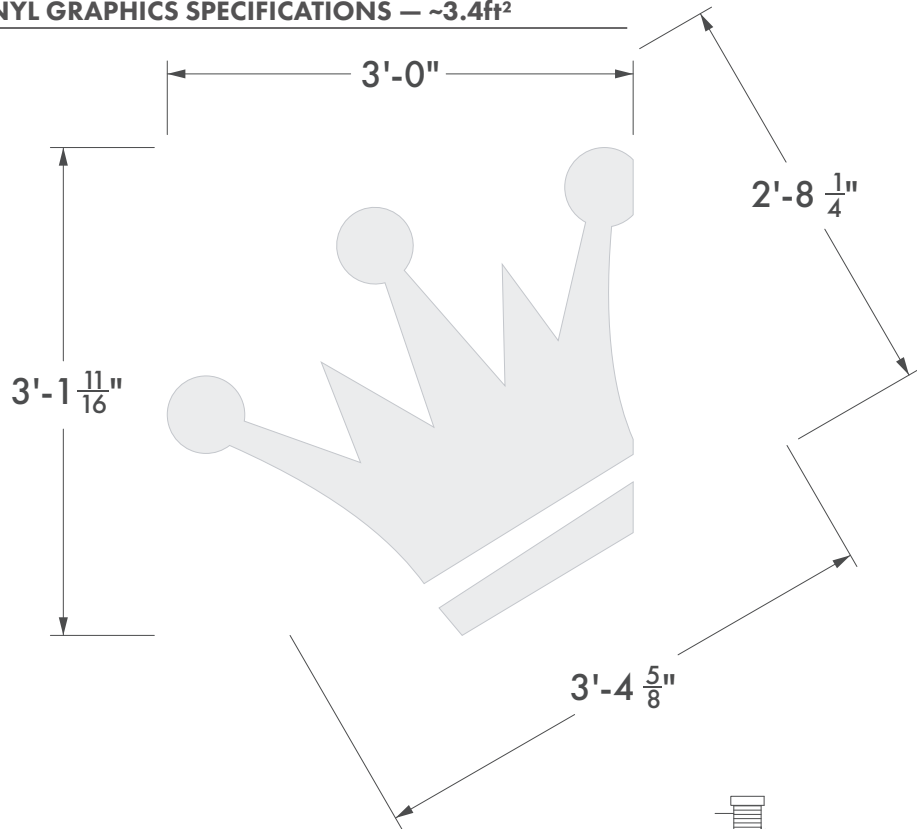
INITIAL	DATE

CLIENT SIGNATURE :

DATE

09516-02a
 Revision 00
 9-19/22

VINYL GRAPHICS SPECIFICATIONS — ~3.4ft²



Survey Needed
 Detailed survey of existing location required prior to beginning manufacturing.

VOLTAGE
 120 Volts
 277 Volts



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	9-20/22	KC	SB

General Revision			
B	DATE	REQUESTED BY	UPDATED BY

General Revision			
C	DATE	REQUESTED BY	UPDATED BY

General Revision			
D	DATE	REQUESTED BY	UPDATED BY

PRODUCTION APPROVAL :	
INITIAL	DATE

CLIENT SIGNATURE :	
	DATE

09516-03a
 Revision 00
 9-20/22

SECTION A

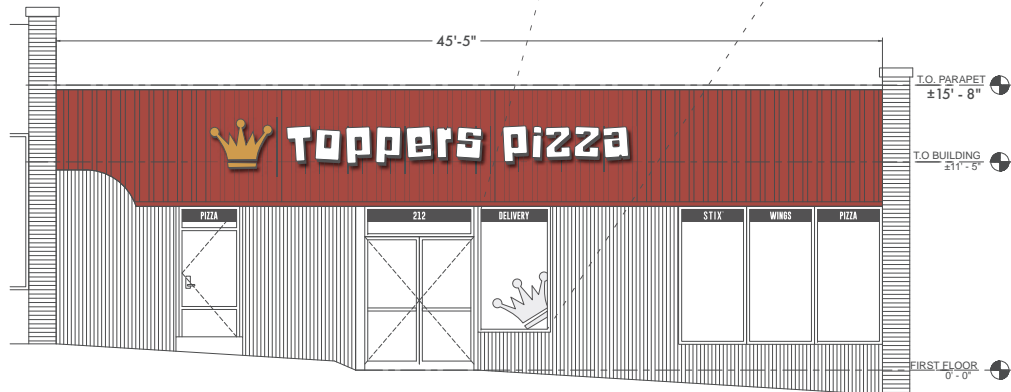
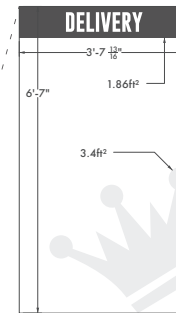
Avery Dennison Frosted Sparkle SC900-862-W

Drawing Scale: 1.25" = 1'
 As shown on a 17" x 11" Tabloid

DESCRIPTION

C

GRAPHICS : Die cut Avery Dennison "Frosted Sparkle" (SC900-862-W), applied second surface



Front Elevation — Install vinyl in bottom right corner of window as shown

VINYL GRAPHICS SPECIFICATIONS — ~3.94ft²



SECTION A

Drawing Scale: 2" = 1'
As shown on a 17" x 11" Tabloid

DESCRIPTION D

GRAPHICS : (1st surface vinyl application) Gerber "Cardinal Red" (220-53), "Met. Gold" (220-151), "White" (220-10)

INSTALLATION : Install "Gold" first, then overlay "White" and "Red" using Gold as a guide. White vinyl will overlap Gold approx. 1/8"

- Gerber Cardinal Red 220-53
- Gerber Metallic Gold 220-151
- Gerber White 220-10

Survey Needed
Detailed survey of existing location required prior to beginning manufacturing.



VOLTAGE

- 120 Volts
- 277 Volts



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CLIENT :
Toppers Pizza

JOB LOCATION :
Bloomington, IN

SALESMAN :
Kevin Cook

DESIGNER :
Scott

REVISION HISTORY :

Initial Drawing Release

A	DATE	REQUESTED BY	UPDATED BY
	9-20-22	KC	SB
General Revision			
B	DATE	REQUESTED BY	UPDATED BY

PRODUCTION APPROVAL :

INITIAL	DATE

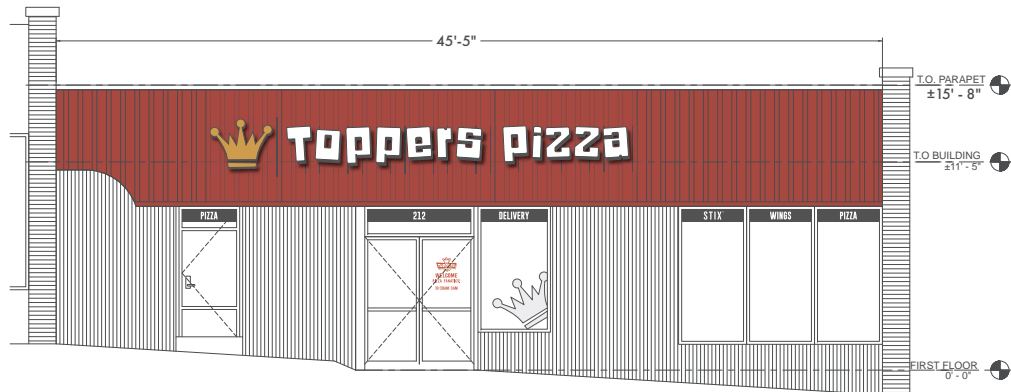
CLIENT SIGNATURE :

	DATE

09516-04a

Revision 00

9-20-22



Front Elevation — Install vinyl above bar handle, centered vertically



Gabriel Holbrow <gabriel.holbrow@bloomington.in.gov>

Comments on CU-44-22, conditional use at 212 South Indiana Avenue

Banach, Jason R <jbanach@indiana.edu>
To: Gabriel Holbrow <gabriel.holbrow@bloomington.in.gov>

Thu, Oct 20, 2022 at 4:08 PM

Gabriel:

Thanks, and sorry I missed your phone call. IU respectfully requests that the petitioner consider using clear rather than frosted glass for the project.

Kind regards,

Jason Banach
University Director of Real Estate

From: Gabriel Holbrow <gabriel.holbrow@bloomington.in.gov>
Sent: Thursday, October 20, 2022 1:44 PM
To: Banach, Jason R <jbanach@indiana.edu>
Subject: [External] Comments on CU-44-22, conditional use at [212 South Indiana Avenue](#)

This message was sent from a non-IU address. Please exercise caution when clicking links or opening attachments from external sources.

Dear Jason Banach,

I received your call this morning about providing comments on conditional use petition CU-44-22 for a standardized business at [212 South Indiana Avenue](#), scheduled for a public hearing before the Hearing Officer next Wednesday, October 26.

If you would like to provide written comments to the Hearing Officer and can get them to me (email is fine) by the end of today, we can include them in the packet that goes out ahead of the public hearing next week. If today is too soon, you or someone else can attend the hearing, either in person or by Zoom, to provide written or verbal comments to the Hearing Officer.

Gabriel Holbrow

