

CITY OF BLOOMINGTON



March 21, 2016 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
March 21, 2018 at 2:00 p.m.

*Kelly Conference Room #155

PETITIONS:

V-07-18

Goods for Cooks

115 N. College Ave.

Request: Variance from sign size and location standards in the Commercial
Downtown (CD) zoning district.

Case Manager: Amelia Lewis

BLOOMINGTON HEARING OFFICER
LOCATION: 115 N College Ave

CASE #: V-07-18
DATE: March 21, 2018

PETITIONER: Goods for Cooks
 115 N College Ave, Bloomington

REQUEST: The petitioners are requesting a variance from sign size and location standards in the CD (Commercial Downtown) zoning district.

REPORT: The site is just south of the southwest corner of N. College Avenue and W. 6th Street. The site, adjacent to the Monroe County Courthouse, has been developed with a two story mixed-use building. The site is zoned Commercial Downtown (CD) with the Courthouse Square Overlay (CSO). The petitioner is proposing an approximate 43 square foot wall sign along the exterior façade of the building.

The petitioner is requesting a variance from sign size and location standards. The need for a variance arises from the interior layout of the building. The stairs leading up to the second story are located immediately behind the window, with a portion of the tenant's space located behind the stairs.

The allotment of wall signage as permitted in the Unified Development Ordinance (UDO) is determined by the use's facade width (BMC 20.05.083(a)(1)(B)(ii)). Due to the interior layout of the building, the petitioner's full tenant space does not occupy the facade. This limits the maximum allowable sign area permitted to a portion of the total lease space width. Despite the petitioner's lease space being a cumulative 36 linear feet wide in the first floor of the building, the portion of the store that occupies the facade is approximately 12 feet. For a tenant with a façade with of 12 the maximum sign area allowed is 18. With the variance, considering the width of both interior spaces at 36 feet the maximum allowable sign area is 54 square feet.

Wall signs for individual tenants within a multi-tenant center shall be located on the tenant's lease space (BMC 20.05.083(a)(2)). Due to the interior layout of the building as well as historic building markers existing on the façade, the portion of the façade on which the tenant would be allowed to place the sign is limited. The petitioner is proposing to place the sign centered on the wall that extends across the building façade.

The Bloomington Historic Preservation Commission issued a Certificate of Appropriateness (COA) on February 16, 2018 as a requirement of the location in a historic district.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

Sign Standards

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.*

PROPOSED FINDING: The Department finds no injury to the public health, safety, morals, and general welfare of the community with the proposed signage.

- 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.*

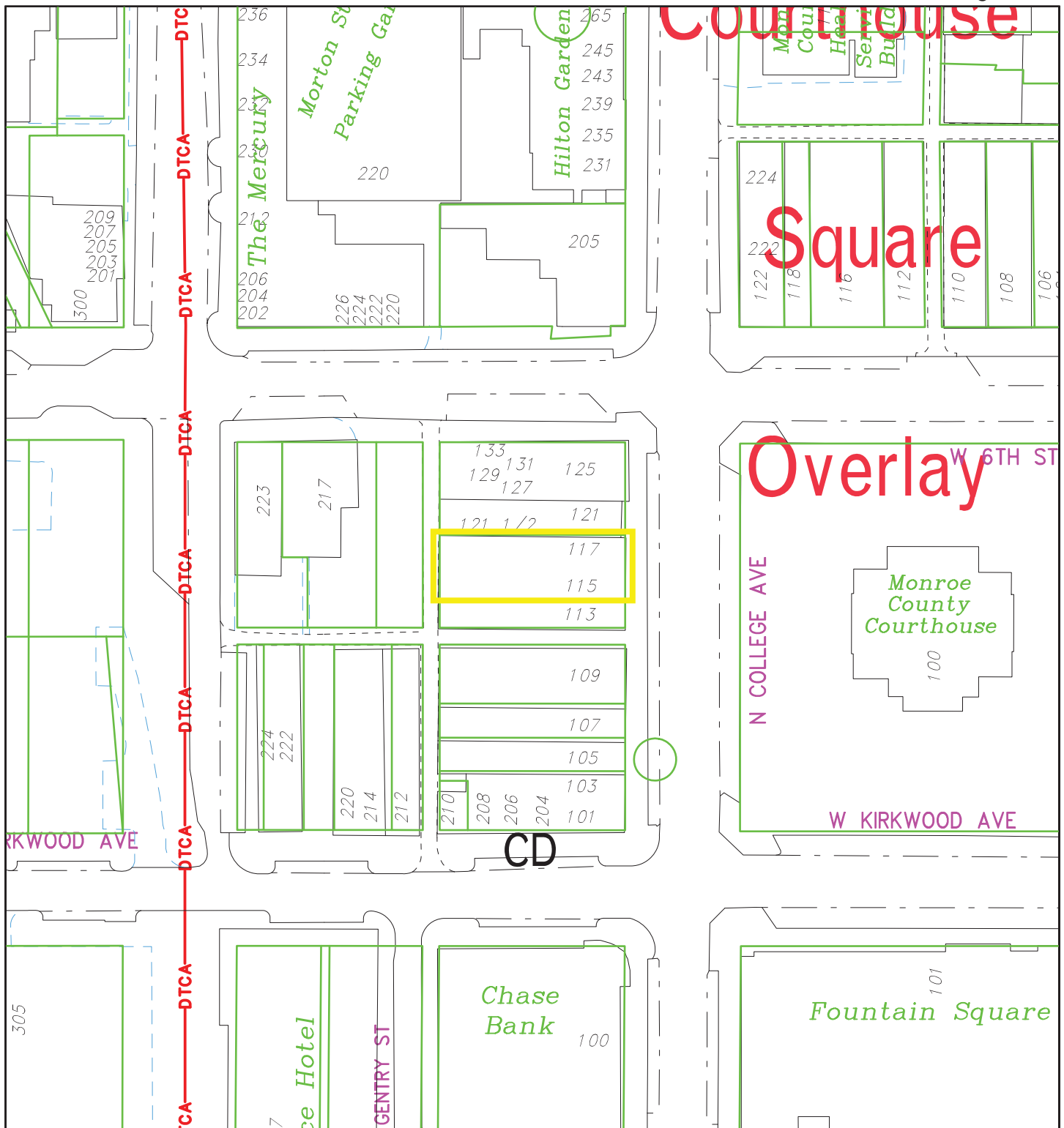
PROPOSED FINDING: The Department finds no negative effects from this proposal on the areas adjacent to the property. The sign is similar to the others along the Courthouse Square and has received a COA from the HPC. The proposed signage does not exceed the maximum allowable square footage.

- 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.*

PROPOSED FINDING: The Department finds practical difficulty in the interior layout of the building. Despite the tenant occupying a majority of the first floor, the stairs leading up to the second story are located at the window, adjacent to the facade, with the tenant's space behind, reducing the area of frontage that is available for tenant space. The code was written to give signage that is proportional to a tenant's lease space. In this case, the practical difficulty of the interior layout does not allow for tenant signage that is proportional to their tenant width. A similar issue arises when considering the optimal location for the placement of the sign. Following the code, it would be limited to the approximate 20 feet on the right side of the sign board, despite a portion of the tenant space being located behind the stairs. As the stairs are common space, as opposed to the tenant space, the code prohibits the placement of the petitioner's signage on the common space. The approval of the variance allows signage for a tenant relative to its actual lease space width, as the UDO intends.

RECOMMENDATION: Based upon the written findings above, the Department recommends approval of V-07-18 with the following conditions:

1. The petitioners must obtain a sign permit.
2. This variance applies only to this sign. Any additional signage or replacement signage will require additional approvals.
3. The signage included in this petition uses the allotted amount for both portions of the interior tenant space. If at any time the two interior spaces become separately leased or occupied by two different businesses, no additional signage will be approved without a reduction in the proposed petitioner's signage.



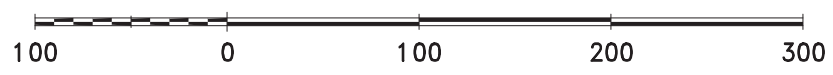
Courthouse

Square

Overlay

CD

By: lewisa
16 Mar 18

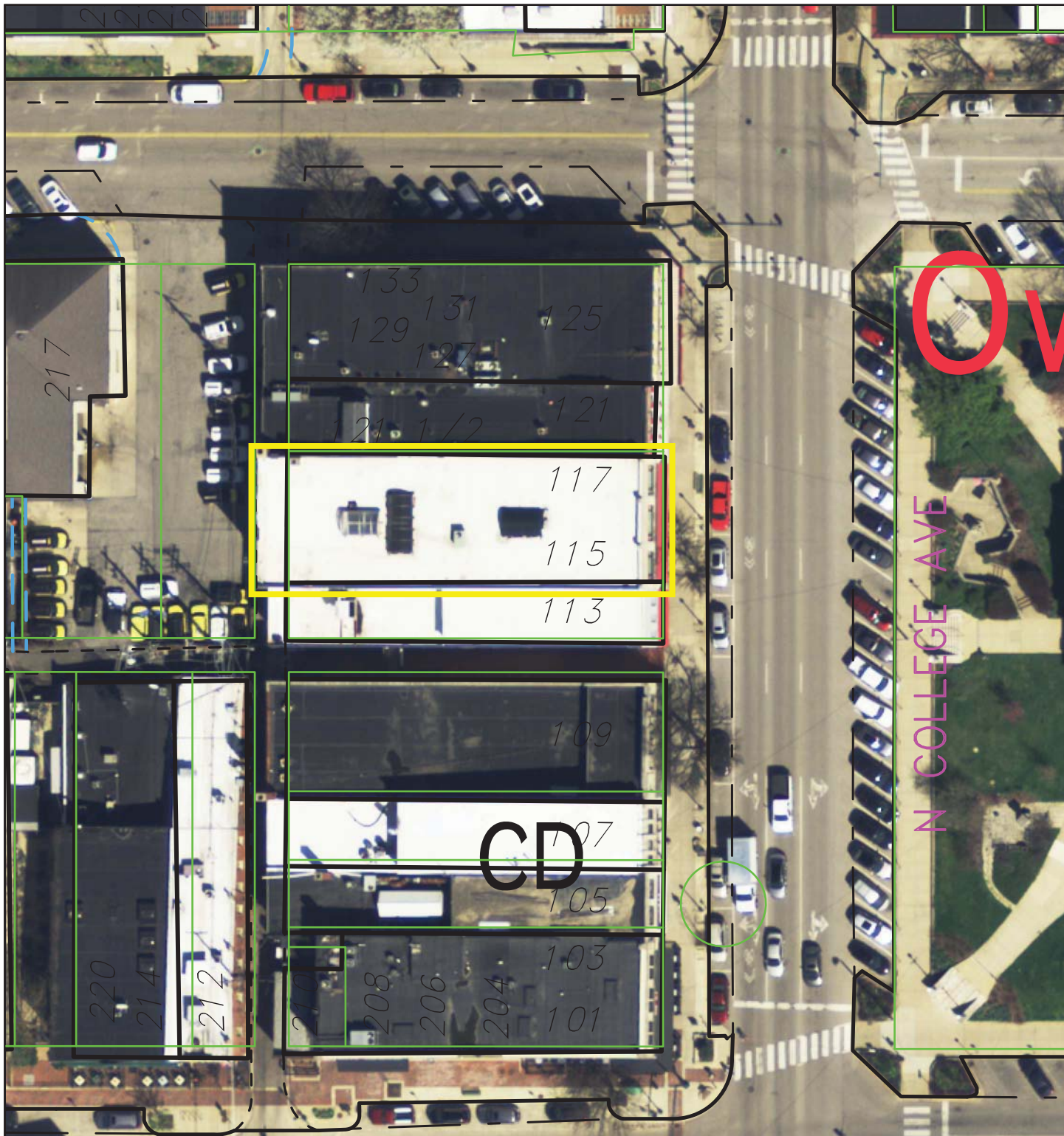


City of Bloomington
Planning & Transportation

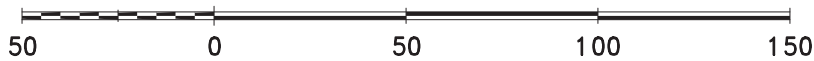
N

Scale: 1" = 100'

For reference only; map information NOT warranted.



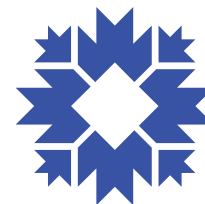
By: lewisa
16 Mar 18



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 50'



February 26th, 2018

Amelia Lewis
 City of Bloomington
 401 N. Morton Street, Suite 130
 Bloomington, Indiana 47404

Re: Request for Variance for Goods for Cooks Exterior Sign

Dear Ms. Lewis,

We are writing in hope of acquiring a signage permit and variance for exterior signage for our retail location at 115 N College Ave. The Uptown Plaza was constructed in 1929 and is included in the Bloomington Courthouse Historic District. Due to the age of the building and concerns about preserving its integrity, we are facing challenges meeting today's signage code requirements.

Although our retail space stretches the entire length of the sidewalk frontage of the building, due to common space access constraints (a stairwell in the front corner window) and sharing our establishment access with the rest of the building, we do not meet the technical requirements of the code.

Furthermore, due to building owner and Monroe County Historical Society requests, we must not cover the already established Uptown Plaza window insets located on either side of the signage area. Working with these challenges, we are limited to the length of our front window minus the length of the historic window panel.

Ultimately, we believe a sign for our establishment would preserve the look and integrity of the building if we were allowed to center it on the available space as approved by CFC. Please note that both CFC and the Monroe County Historical Society have approved of the look and design of our proposed signage.

We respectfully request the variances required to complete what we believe will be an enhancement to the downtown square, the Uptown Plaza building itself, as well as our retail establishment.

With respect,

Samantha Eibling

Samantha Eibling, co-owner
 George Huntington, co-owner

George Huntington



CORPORATE OFFICE
320 WEST 8TH STREET, SUITE 200
BLOOMINGTON, IN 47404
P.O. BOX 729, BLOOMINGTON, IN 47402
P: 812.332.0053 | F: 812.333.4680
WWW.CFCPROPERTIES.COM

February 27, 2018

Amelia Lewis
City of Bloomington
401 N. Morton Street, Suite 130
Bloomington, Indiana 47404

Re: Support of Variance Request for Goods for Cooks Exterior Sign

Dear Ms. Lewis,

We are writing to provide our support for the signage permit and variance for an exterior sign at 115 N. College Avenue.

CFC Properties is the owner of the building and we are in favor of the exterior signage installation. The property was constructed in 1929 and is part of the Bloomington Courthouse Historic District. Like many historic properties, the property has certain challenges that newer, built-to-suit properties may not have. We recognize these challenges and are working closely with Goods for Cooks to make their space a viable retail location in downtown Bloomington.

We believe this variance request is appropriate for the downtown square and for 115 N. College Avenue.

Thank you,

A handwritten signature in blue ink, appearing to read 'Ron Walker', written over a white background.

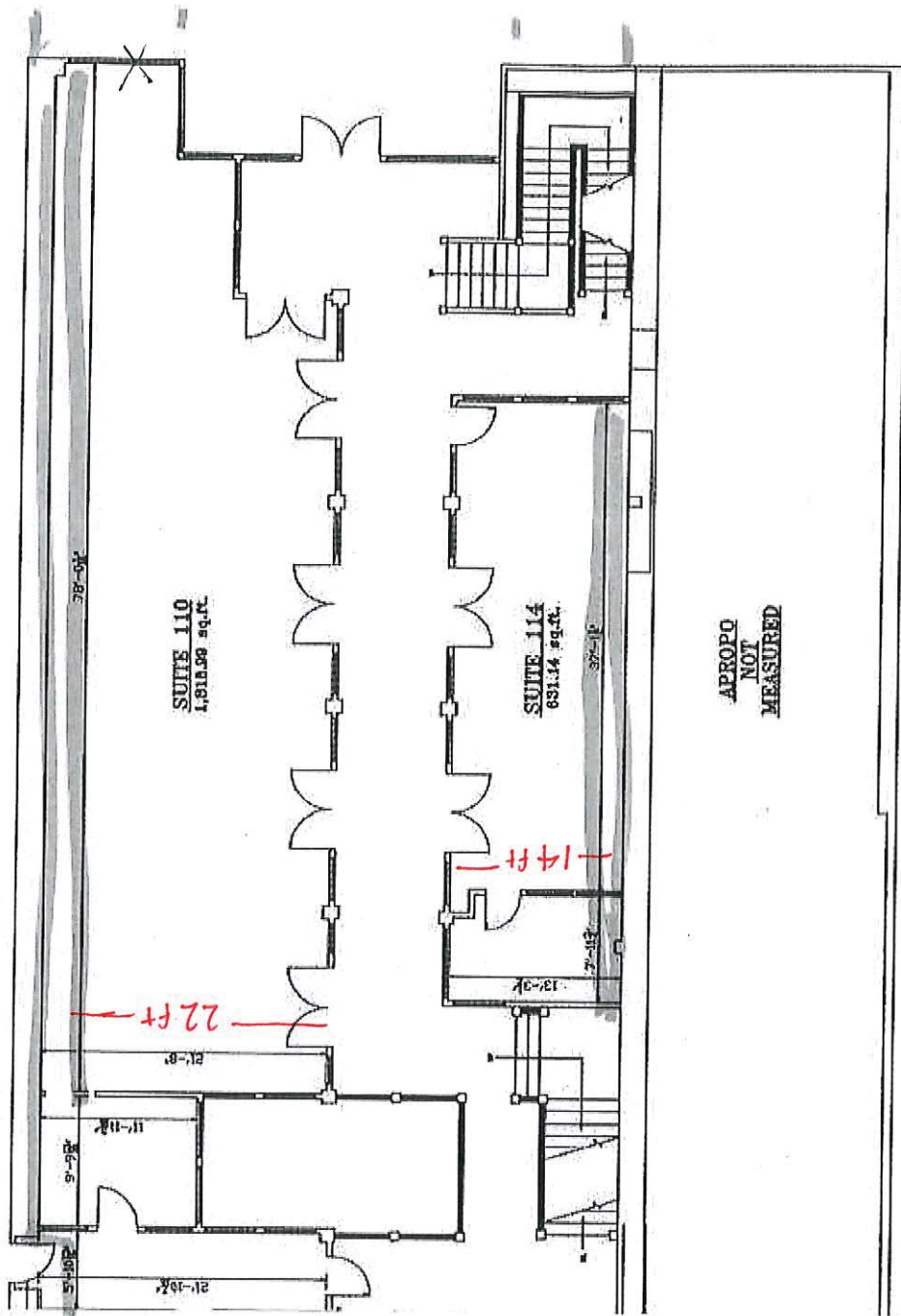
Ron Walker
Vice President, Real Estate



Proposed Signage: 22”h x 279”w (42.78 square feet)



Proposed signage would be ½” thick acrylic painted cream in color to compliment the stone building. Dimensional letters to be attached to the black wall surface using adhesive only – no holes drilled. Current Uptown Plaza signs on left and right sides would not be disturbed during the installation process.



$(22 \times 14)(1.5) = 54 \text{ sf max}$

CERTIFICATE OF APPROPRIATENESS

Issued by the
Bloomington Historic Preservation Commission

ADDRESS 115 N. College Avenue Bloomington, IN 47404

For the Following Work:

Installation of a 22" h x 279" w storefront sign with 1/2" thick cream colored letters and graphics adhered to the existing black wall surface with no new holes needing to be drilled into the historic fabric of the building.

A copy of the complete approved plans may be obtained from the City of Bloomington, 401 N. Morton, Department of Housing and Neighborhood Development under case number COA 18-09 . This Certificate is effective for two years following the date of issue. Exterior work outside of the scope of this approval is not permitted and subject to fines outlined in Municipal Code, Title 8, Chapter 8.16.020.



Rachel Ellenson, Staff
Bloomington Historic Preservation Commission

Approved: February 16, 2018