



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(May 24, 2016 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/DS-16-12 (Ricker's Gas Station)
Staff: Melissa Begley
Applicant: Ricker's Gas Station
Property Size: 1.45 Acres
Current Zoning: CC (Commercial: Community)
Location: 1711 and 1725 25th Street, in the City of Columbus

Background Summary:

The applicants are proposing to fully redevelop the subject property for a Ricker's Gas Station with 7 fuel pumps and a 5,000 square foot convenience store. The applicant is requesting the following development standards variances:

1. From Zoning Ordinance Section 6.1(C)(2) to allow a dumpster to be located in the front yard,
2. From Zoning Ordinance Section 7.3(C)(3)(c)(iii) to allow an entrance to a non-residential use on a local street (24th St.) to be 86 feet, 14 feet less than the required 100 feet from the centerline of another street.

In addition, the applicants are requesting to refurbish an existing freestanding sign located on the property. The sign is a non-conforming sign and does not meet the current sign standards. The applicants are requesting the following development standards variances for the sign:

1. From Zoning Ordinance Section 10 (Table 10.1) to allow a freestanding sign to be 29 feet in height, 9 feet taller than the 20 foot maximum height,
2. From Zoning Ordinance Section 10 (Table 10.1) to allow a freestanding sign to be 154.89 square feet in size, 54.89 square feet larger than the maximum 100 square foot size,
3. From Zoning Ordinance Section 10 (Table 10.1) to allow the elements of a freestanding sign to be physically separated by 1 foot, 6 inches more than the maximum allowed.

Preliminary Staff Recommendation:

Variance #1 – Dumpster – Approval, all criteria have been met.

Variance #2 – Driveway Separation – Denial, criteria 3 has not been met.

Variance #3 – Sign Height – Denial, criteria 3 has not been met. If approved, the following condition should be included: No more than 2 freestanding signs shall be permitted on this property.

Variance #4 – Sign Area - Denial, criteria 3 has not been met. If approved, the following condition should be included: No more than 2 freestanding signs shall be permitted on this property.

Variance #5 – Sign Element Separation – Denial, criteria 3 has not been met. If approved, the following condition should be included: No more than 2 freestanding signs shall be permitted on this property.

Zoning Ordinance Considerations:

District Intent: The intent of the CR (Commercial: Regional Center) zoning district is as follows: to establish appropriate locations for a variety of businesses that either (1) serve a regional market or (2) require convenient access to high volume transportation routes. This district should be limited to locations with

access and infrastructure which is compatible with the needs of regional-serving businesses and facilities. This district should be focused at key intersections, rather than extended along corridors.

Development Standards:

1. Section 6.1(C)(2) Trash & Recycling Containers: No such dumpster or other similar container shall be located in any front yard.
2. Section 7.3(C)(3)(c)(iii) Access to Multi-Family and Non-Residential Uses: No two entrances from a public street or road to a property shall be permitted within 100 feet along a Local Street.
3. Section 10 (Table 10.1) Sign Area: For CC (Commercial: Community) zoning districts, the maximum Sign Area is 100 square feet.
4. Section 10 (Table 10.1) Sign Height: For CC (Commercial: Community) zoning districts, the maximum Sign Height is 20 feet.
5. Section 10(G)(2)(b) Separate Signs: Each portion of a sign display that is both physically and visually separated from other portions shall be considered a separate sign. Spaces between lines of type, letter, logo elements, etc. are not to be construed as physical separations in instances where these elements form a single composition intended to be viewed as a whole. To be considered as a single sign the various elements and/or components of freestanding signs shall not be separated from any other element or component by more than 6 inches, either horizontally or vertically, regardless of the number of poles or other supports used.

Current Property Information:	
Land Use:	Former Alamo/National Rental Car, A multi-tenant building (Arts Cleaners, Sabor De La Vida Restaurant, The Hair Bazaar, Columbus Automotive Transmission Specialists)
Site Features:	A commercial multi-tenant building, A vacant commercial building, associated parking lots
Flood Hazards:	No flood hazards exist on this property.
Vehicle Access:	25 th Street (Minor Arterial, Commercial, Urban) 24 th Street (Local, Commercial, Urban) Cottage Avenue (Local, Commercial, Urban) Cherry Street (Local, Commercial, Urban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CC (Commercial: Community)	Commercial Strip Center
South:	CC (Commercial: Community)	Auto Repair, Single Family Residential

East:	CC (Commercial: Community)	Commercial (Columbus Optical, The Big Cheese, vacant Real Estate Office) Multi-family Residential
West:	RS4 (Residential: Single Family 4)	Single Family Residential

Interdepartmental Review:	
City Engineering:	No comments were received.
Code Enforcement:	No comments were received.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicants are proposing to fully redevelop the subject property for a Ricker's Gas Station with 7 fuel pumps and a 5,000 square foot convenience store. Zoning Ordinance Section 11.4(B)(2) requires sites to come into full compliance with the Zoning Ordinance when a property with non-conforming site features is redeveloped (the primary structure is removed or replaced).
2. The site is comprised of two properties that encompass an entire block. The property is bounded by 25th Street to the north, 24th Street to the south, Cottage Avenue to the east and Cherry Street to the west. The surrounding area is primarily commercial in nature with other commercial properties located to the north, east and south of the subject property. There are residential properties to the west of the subject property.
3. 24th Street is identified on the Thoroughfare Plan as a Local Street. Per Zoning Ordinance Section 7.1(Part 1)(C)(3)(c)(iii), no two entrances from a public street to a property shall be permitted within 100 feet on a local street. The southern drive entrance on 24th Street is proposed to be 86 feet from Cherry Street. The applicants are also proposing drive entrances off of Cherry Street and Cottage Avenue for a total of 3 entrances to the property. The Cherry Street entrance and the Cottage Avenue entrances both meet the separation requirements.
4. The applicants have indicated the drive on 24th is to allow access for the trash truck, deliveries and customer traffic. The applicant further indicated the drive onto 24th Street could be moved to the west to meet the separation distance however this would require the relocation of the parking spaces adjacent to the building to the other side of the drive. This layout would be less than ideal for 2 reasons, the first being that it would orient the parked cars toward the residential homes to the west and would shine headlights into the homes at night. The second reason is to eliminate the need for customers to cross the driveway to enter the convenience store, which improves safety.
5. Zoning Ordinance Section 6.1(C)(2) prohibits dumpsters from being located in a front yard. The applicants are proposing to locate the dumpster on the southwest corner of the property, which falls within the Cherry Street front yard and partially within the 24th Street front yard. Because the site is bounded by 4 streets, this site is considered to have 4 front yards.
6. The applicants are proposing to construct a dumpster screen that will be made with brick and stone to match the materials of the gas station building. The gates to the dumpster will be oriented towards the gas station and away from the adjoining properties. They have also included a row of evergreen shrubs to further buffer the back of the dumpster screen from the adjoining properties.
7. The applicants have indicated they would like to refurbish and reuse an existing freestanding sign on the property. The sign is located on 25th Street and the base of the sign sits approximately 15 feet south of the northern property line and 20 feet from the back of the curb. The existing sign is 29 feet in height and the three sign elements of the sign total 154.89 square feet in area. Zoning Ordinance Section 10 (Table 10.1) allows for freestanding signs in the CC (Commercial: Community) zoning

district to be 20 feet in height and 100 square feet in area. The existing sign is 9 feet taller and 54 square feet larger in area than permitted by the zoning ordinance.

8. Section 10(G)(2)(b) of the Zoning Ordinance states that in order to be considered as a single sign the various elements and/or components of freestanding signs shall not be separated from any other element or component by more than 6 inches, either horizontally or vertically, regardless of the number of poles or other supports used. The existing freestanding sign has 3 elements that are separated by 12 inches each.
9. The Zoning Ordinance Section 10 (Table 10.1) allows 1 freestanding sign per street frontage. This site would be permitted 4 freestanding signs because it has 4 street frontages. The applicants are proposing to utilize the existing freestanding sign located on 25th Street and to install a second freestanding sign at the southern entrance off of 24th Street. The second freestanding sign is proposed to be 7.64 feet in height and 67.19 square feet in size.
10. As stated previously, when a property is redeveloped, all site features are required to come into compliance. If this property were only receiving a change of use, the applicant would be able to utilize the existing sign and simply change out the sign faces without approval from the Planning Department.
11. This project represents infill development. Infill development is beneficial to the community because it makes use of vacant or underutilized lots within the center city, strengthens the real estate market and property values in the area, and utilizes existing infrastructure.

Provisional Findings of Fact/Decision Criteria (Variance #1 – Dumpster):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

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

Provisional Findings: The proposed dumpster is located outside of the public right-of-way and will be screened with both an opaque enclosure and landscaping. The dumpster will not be located in a sight visibility triangle or block vehicular visibility and therefore will not be injurious to the public health and safety of the public. *This criterion has been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The use and value of the area will not be affected in a substantially negative manner. The dumpster screen will be constructed of brick and stone to match the building and will have a row of evergreen shrubs to buffer the back of the dumpster. The gates to the dumpster are oriented to the gas station building and away from the neighboring residences. *This criterion has been met.*

3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: The strict application of the zoning ordinance will result in a practical difficulty in the use of the property. The property has 4 frontages and would therefore not otherwise be permitted to have a dumpster, which is necessary and common for commercial uses. *This criterion has been met.*

Provisional Findings of Fact/Decision Criteria (Variance #2 – Driveway Separation):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

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

Provisional Findings: The access point located on 24th Street is to allow access for the trash truck, deliveries and for customer traffic. 24th Street is a low volume road and the drive will not create a public safety issue with the closer proximity to Cherry Street. *This criterion has been met.*

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

Provisional Findings: The proposed location of the drive is preferred. If the driveway on 24th Street was moved farther to the west to meet the separation distance, the result would not be enough space to accommodate the parking spaces adjacent to the building. Moving the parking spaces to the other side of the drive would place parking spaces closer to the adjacent residential and the headlights of the parked cars would be facing the neighboring residential and would shine lights into the residences at night and would negatively impact the adjacent property. *This criterion has been met.*

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: While the drive on 24th Street is convenient and provides additional circulation to the property, the site is already served by 2 access points. The strict application does not result in a practical difficulty in the use of the property. *This criterion **has not** been met.*

Provisional Findings of Fact/Decision Criteria (Variance #3 – Sign Height):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

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

Provisional Findings: The existing sign is located 15 feet south of the northern property line and will not block vehicular movement or visibility as it is located outside of the public right-of-way and is out of any sight visibility triangles located on the property. *This criterion has been met.*

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

Provisional Findings: The applicants are permitted 4 freestanding signs on the subject property, each with a maximum height of 20 feet and 100 square feet in size. The applicants are only proposing to use the existing freestanding sign located on 25th Street and a second sign on 24th Street that is 7.34 feet in height and 67 square feet in area, all well below what they would be permitted. If a condition is included to restrict any additional freestanding signs, any competitive disadvantage due to the increased height to surrounding businesses would be mitigated and not

affect them in an adverse manner. *This criterion has been met.*

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: Although the existing freestanding sign on the site is unique and has been on the subject property for decades, it could be removed and replaced with a sign that complies with the zoning ordinance and therefore does not result in a practical difficulty. *This criterion has not been met.*

Provisional Findings of Fact/Decision Criteria (Variance #4 – Sign Area):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

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

Provisional Findings: The existing sign is located 15 feet south of the northern property line and will not block vehicular movement or visibility as it is located outside of the public right-of-way and is out of any sight visibility triangles located on the property. *This criterion has been met.*

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

Provisional Findings: The applicants are permitted 4 freestanding signs on the subject property, each with a maximum height of 20 feet and 100 square feet in size. The applicants are only proposing to use the existing freestanding sign located on 25th Street and a second sign on 24th Street that is 7.34 feet in height and 67 square feet in area, all well below what they would be permitted. If a condition is included to restrict any additional freestanding signs, any competitive disadvantage due to the increased sign area to surrounding businesses would be mitigated and not affect them in an adverse manner. *This criterion has been met.*

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: Although the existing freestanding sign on the site is unique and has been on the subject property for decades, it could be removed and replaced with a sign that complies with the zoning ordinance and therefore does not result in a practical difficulty. *This criterion has not been met.*

Provisional Findings of Fact/Decision Criteria (Variance #5 – Sign Elements Separation):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

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

Provisional Findings: The existing sign is located 15 feet south of the northern property line and will not block vehicular movement or visibility as it is located outside of the public right-of-way

and is out of any sight visibility triangles located on the property. *This criterion has been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The base of the existing sign is setback from the property line along 25th Street by approximately 15 feet and is setback 20 feet from the curb. This setback gives the appearance that the sign elements are closer together than in actuality and visually the sign appears as one single sign. The adjacent properties will not be affected in an adverse manner. *This criterion has been met.*

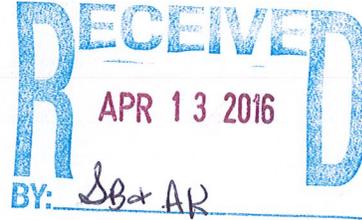
3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: Although the existing freestanding sign on the site is unique and has been on the subject property for decades, it could be removed and replaced with a sign that complies with the zoning ordinance and therefore does not result in a practical difficulty. *This criterion **has not** been met.*

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Columbus – Bartholomew County Planning Department
Development Standards Variance Application



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Zoning: CC
Docket No.: 4/15-16-12

Hearing Procedure: Board of Zoning Appeals Hearing Officer

Development Standards Variance Application:

Note: It is recommended that all variance applications are reviewed in a meeting with a Planning Department staff member prior to being filed. Please contact the Planning Department at 812.376.2550 to schedule that review meeting.

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: Travis Smith
Address: 30 West 11th Street, Anderson, IN 46016
(number) (street) (city) (state) (zip)
Phone No.: 765.643.3016 Fax No.: _____ E-mail Address: tsmith@rickers.net

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: Carl Ricketts Trust, First Financial Bank, Co-Trustee William A. Helmbrecht, V.P.
Address: 125 3rd Street, Columbus, IN 47201
(number) (street) (city) (state) (zip)
Phone No.: 812.376.1718 Fax No.: _____ E-mail Address: william.helmbrecht@bankatfirst.com

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: Brad Schoeff ~ Weihe Engineers
Address: 10505 North College Ave., Indianapolis, IN 46280
(number) (street) (city) (state) (zip)
Phone No.: 317.846.6611 Fax No.: _____ E-mail Address: schoeffb@weihe.net

How would you prefer to receive official documentation regarding this request (please check one)? If no or multiple selections are made e-mail will be used. E-mail Fax Mail

Property Information:

Address: 1725 25th Street, Columbus, IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Variance Requested:

6.1(c)(2)

I am requesting a variance from Section 6.1.2 of the Zoning Ordinance to allow the following:

To allow a dumpster enclosure on the Ricker's development.

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

- 1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**
 True. Dumpster enclosures are a common item for non residential operations to exist.
 Ricker's is surrounded by 4 street frontage's, which doesn't allow for the dumpster enclosure.

- 2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**
 True. The proposed dumpster enclosure has been placed so that it will
 open into the Ricker's site, be screened by landscaping, so the residential zoning to the west will not have to see the inside of the enclosure.

- 3. **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.**
 True. Ricker's operation will require an enclosure to hold all trash dumpsters.

Variance Requested:

I am requesting a variance from Section 7.3.3.c of the Zoning Ordinance to allow the following:

To allow the western access drive into Ricker's.

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

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

True.

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

True. The proposed drive provides for 1 sided parking with the dumpster enclosure on the west side. What would be the west parking bay is placed on the east side of Ricker's for safety concerns so that the customer does not have to walk across a drive to enter the convenience store. The site isn't wide enough to accomplish the 100' offset at the drive. The site was shifted due east to provide the largest offset the site constraints will allow for.

3. **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.**

True. Ricker's operation will require the drive to 24th Street to allow access for the trash truck, deliveries, and for customers.

Variance Requested:

I am requesting a variance from Section 10, Table 10.1 of the Zoning Ordinance to allow the following:
To allow Ricker's to maintain, reuse, and refurbish the existing sign located along 25th Street.
This variance pertains to the requirement to not exceed 100 sq.ft. in area. The existing sign
is greater than the 100 sq.ft. size.

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

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

True. The existing sign is located in the proposed grassy area between the canopy
and City sidewalk, outside of the visibility sight triangles along 25th Street.

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

True. The existing sign is located within the public right of way, outside of the pavement
of 25th Street, and along the south side of the pedestrian path to be placed along 25th
Street. This sign is located between the pathway and the northern curblineline of Ricker's
and outside of the visibility sight triangles along 25th Street, and does not block any
adjacent business signage.

- 3. **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.**

True. Ricker's operation will require signage as typically used for all businesses.

Variance Requested:

I am requesting a variance from Section 10, Table 10.1 of the Zoning Ordinance to allow the following:
To allow Ricker's to maintain, reuse, and refurbish the existing sign located along 25th Street.
This variance pertains to the requirement to not exceed 20' in height. The existing sign
is greater than the 20' in height.

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

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

True. The existing sign is located in the proposed grassy area between the canopy
and City sidewalk, outside of the visibility sight triangles along 25th Street.

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

True. The existing sign is located within the public right of way, outside of the pavement
of 25th Street, and along the south side of the pedestrian path to be placed along 25th
Street. This sign is located between the pathway and the northern curblin of Ricker's
and outside of the visibility sight triangles along 25th Street, and does not block any
adjacent business signage.

- 3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.**

True. Ricker's operation will require signage as typically used for all businesses.

Variance Requested:

I am requesting a variance from Section 10, (6)(2)(b) of the Zoning Ordinance to allow the following:
To allow Ricker's to maintain, reuse, and refurbish the existing sign located along 25th Street.

This variance pertains to the requirement to not exceed a 6" gap between sign panels.

The existing sign has gaps between panels that exceed 6" in height.

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

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

True. The existing sign is located in the proposed grassy area between the canopy and City sidewalk, outside of the visibility sight triangles along 25th Street.

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

True. The existing sign is located within the public right of way, outside of the pavement of 25th Street, and along the south side of the pedestrian path to be placed along 25th Street. This sign is located between the pathway and the northern curblineline of Ricker's and outside of the visibility sight triangles along 25th Street, and does not block any adjacent business signage.

3. **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.**

True. Ricker's operation will require signage as typically used for all businesses.

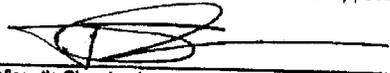
Application Fee Refund Information:

The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name: Travis Smith
Address: 30 West 11th Street, Anderson, IN 46016
(number) (street) (city) (state) (zip)

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.



(Applicant's Signature) 4-11-16
(Date)

Property Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Will A. Gehlbach, v.p.

(Owner's Signature) First Financial Bank, Trustee 4-11-2016
(Date)

(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

Columbus – Bartholomew County Planning Department

Sign Worksheet

(Attach a separate sign worksheet for each sign to the ZCC or Sign Application)

Use of the Sign (check only one):

X Permanent [] Temporary: from _____ to _____
(start date) (end date)

Type of Sign (check only one):

[] Wall Sign [] Development Entry Sign [X] Freestanding Sign [] Interstate Oriented Sign
[] Awning Sign [] Projecting Sign [] Pedestrian Entry Sign [] Directional Sign
[] Directory Sign [] Window Sign [] Suspended Sign [] Flag Sign (commercial message)
[] Banner Sign [] Inflatable Sign [] Beacon Sign [] Other: _____

Sign Features (check all that apply):

[X] Multiple Use Sign – Number of Secondary Elements (ie. tenant signs): 2
[X] Changeable Copy: _____ square feet
[] Time & Temperature: _____ square feet

Sign Area:

Sign Area (total): 149 square feet (28 feet tall X 12.5 feet wide)

Freestanding Sign Information (complete as applicable):

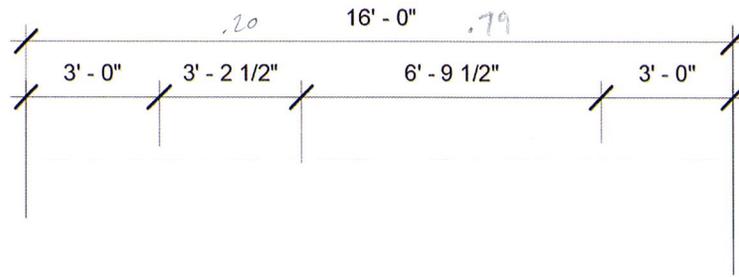
Sign Height (from ground level): 29 feet
Sign Area (primary element): 64 square feet (4 feet tall X 16 feet wide)
Sign Area (secondary element #1): 39 square feet (3 feet tall X 13 feet wide)
Sign Area (secondary element #2): 52 square feet (4 feet tall X 13 feet wide)
Sign Area (secondary element #3): _____ square feet (_____ feet tall X _____ feet wide)

Wall Sign Information (complete as applicable):

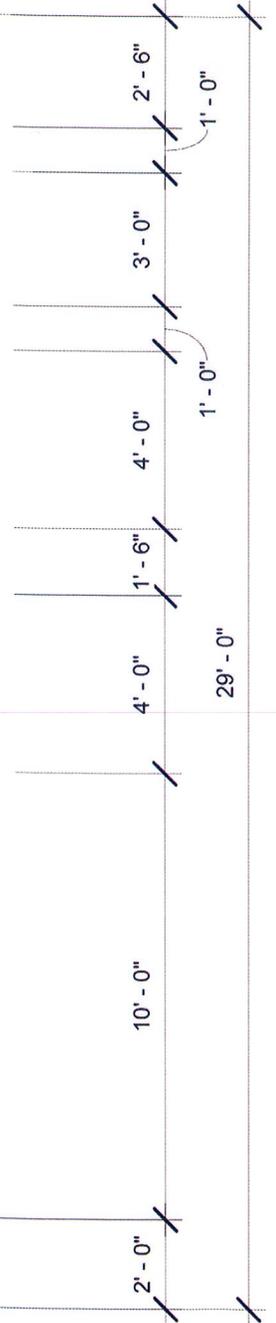
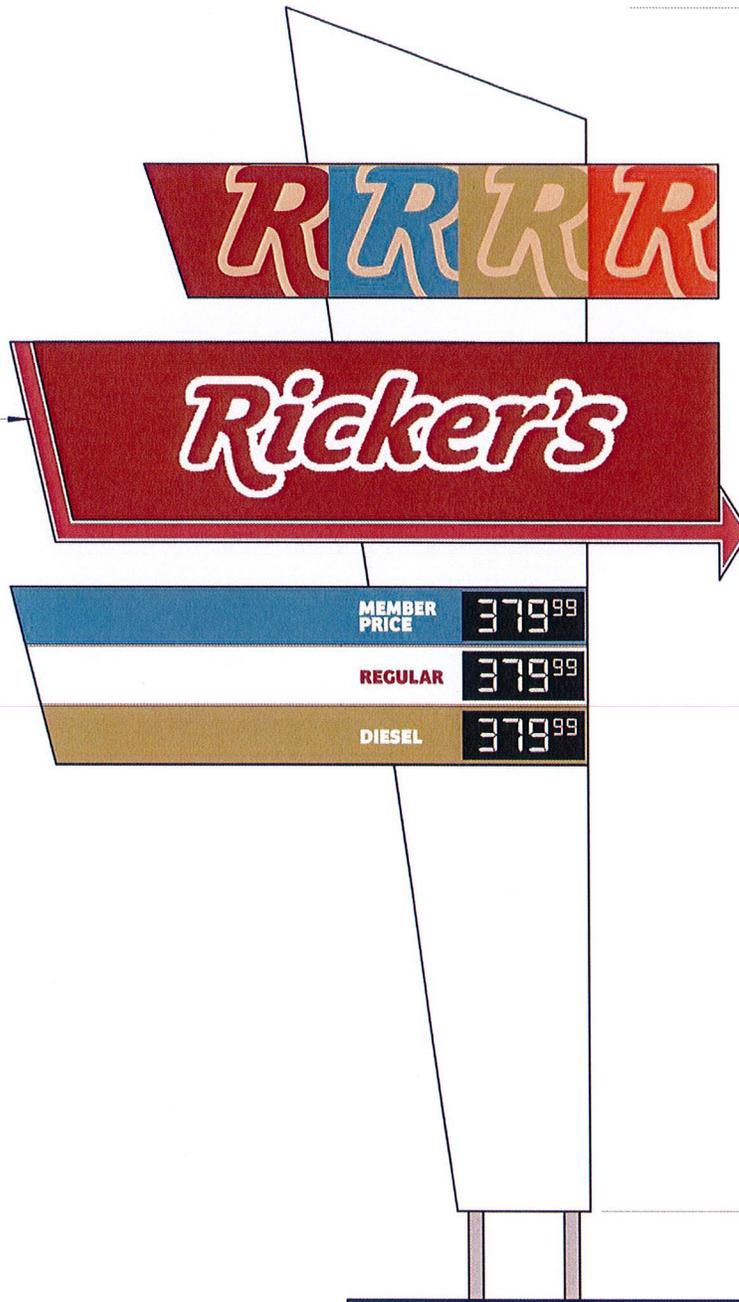
Area of Structure Front Walls: _____ square feet
Front Wall #1: _____ square feet (_____ feet tall X _____ feet wide)
Front Wall #2: _____ square feet (_____ feet tall X _____ feet wide)

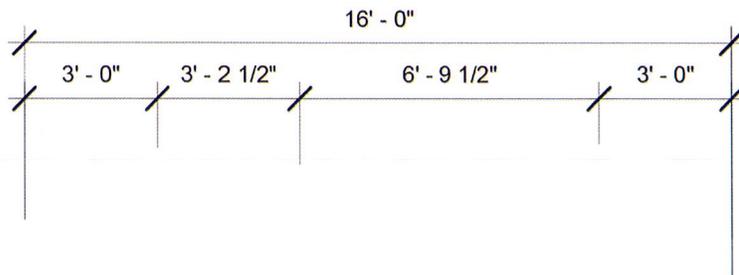
Window Sign Information (complete as applicable):

Area of Windows: _____ square feet
Windows on Wall #1: _____ square feet (_____ feet tall X _____ feet wide)
Windows on Wall #2: _____ square feet (_____ feet tall X _____ feet wide)

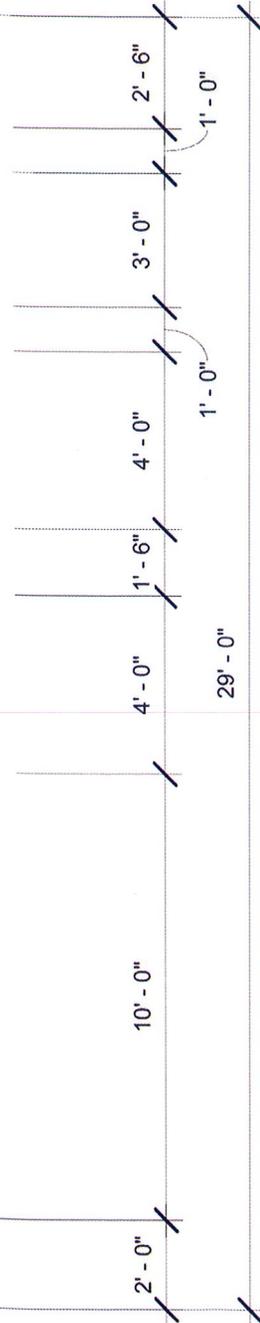
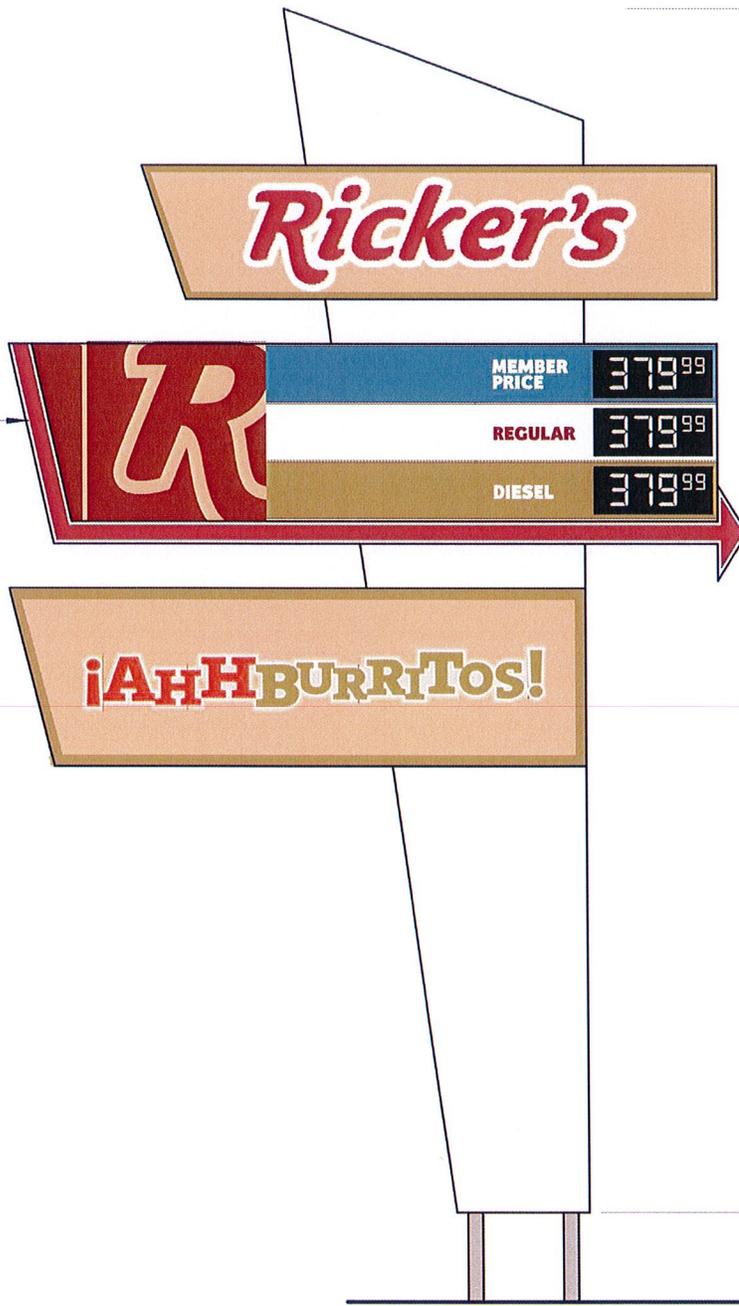


POWER AND UPDATED LIGHTING
TO ARROW





POWER AND UPDATED LIGHTING
TO ARROW

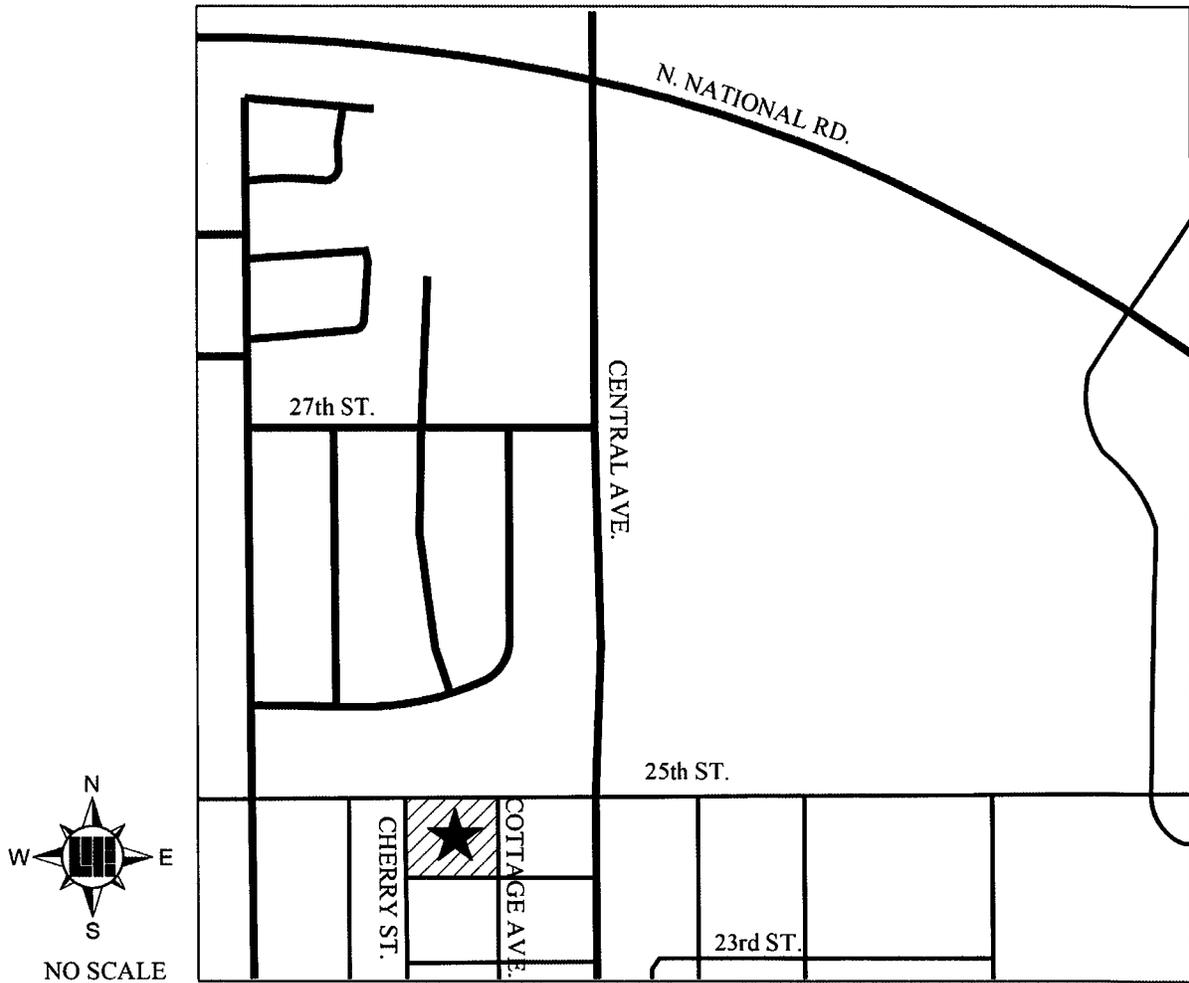


PROJECT NARRATIVE:

Ricker's is planning to redevelop the property located at 1711 25th Street to construct a new convenience store, fueling canopy, and dispensers. There are currently 2 buildings, pavement and misc. structures located at the site that will be removed before Ricker's can commence with construction. The fueling canopy runs parallel to 25th Street with the convenience store located south and parallel to the fueling canopy. The site access is planned off of Cottage Ave. and Cherry Streets along the sides, with a rear entrance from 24th for deliveries and an additional customer entrance. Ricker's will disconnect the existing drives currently located along 25th Street.

To facilitate the Ricker's development there are a few minor items that cannot comply in full from the City Ordinance that we are respectfully requesting approval for a variance to proceed. The variance items are listed in further detail in this document with supporting site plans to illustrate the site constraints and proposed solution for the Ricker's development.

PROJECT LOCATION MAP:



★ PROJECT LOCATION

LOCATION MAP

PROJECT LOCATION MAP:



EXHIBIT F – LEGAL DESCRIPTION:

(RECITED FROM MERIDIAN TITLE CORPORATION COMMITMENT FOR TITLE INSURANCE FILE NO. 16-4009 DATED JANUARY 19, 2016 AT 8:00 AM.)

LOTS NUMBERED 131, 132, 133, 134, 135 AND 136 IN WILLIAM M. GRAVES' THIRD ADDITION TO THE CITY OF COLUMBUS, INDIANA, AS RECORDED IN PLAT BOOK "C", PAGE 22, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

ALSO: RICKETTS' REPLAT OF WILLIAM GRAVES ADDITION LOTS 137 AND 142, AN ADDITION TO THE CITY OF COLUMBUS AS RECORDED IN PLAT BOOK "H", PAGE 98, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.