

**BOARD OF ZONING APPEALS DIVISION III**

**September 16, 2025**

**Case Number:** 2025-MO3-001  
**Address:** 8455 US 31 (approximate address)  
**Location:** Perry Township, Council District #23  
**Zoning:** C-5  
**Petitioner:** Rohrman Family Realty LP., by Ed Williams  
**Request:** Modification of the grant of 2014-DV3-017, to update compliance of the filed elevation to one file-dated August 1, 2025.

**Current Land Use:** Retail Automobile Sales Center

**Staff Recommendation:** Staff recommends approval of this petition.

**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

This is the first hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends **approval** of this petition.

**PETITION OVERVIEW**

**HISTORY**

- ◇ On June 17, 2014, petition 2014-DV3-017, was granted approval for a Variance of Development Standards of the Sign Regulations to provide for a 30-foot tall, 1900-square foot freestanding sign. Approval was subject to the sign elevation file dated May 7, 2014.

**MODIFICATION REQUEST**

- ◇ The petitioner requests to modify the previous approved sign elevation of sign variance (2014-DV3-017). The proposed sign elevation primarily changes the color orientation for the existing sign, from white and blue, to blue and white, and adds an aluminum pedestal base covered in aluminum, as seen in the included sign elevations.
- ◇ As these changes are minimal, and appear have no effect on surrounding property owners, or the original variance, Staff does recommend approval of the request.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-5	
<b>Existing Land Use</b>	Commercial Automotive Sales Center	
<b>Comprehensive Plan</b>	Heavy Commercial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b>Surrounding Context</b>
	North: C-5	Commercial Automotive Sales Center
	South: D-3	Commercial Retail Center
	East: D-5	Single-family dwellings
	West: C-5	Commercial Automotive Sales Center
<b>Thoroughfare Plan</b>		
	US 31 South	Primary Arterial 141-foot existing and proposed right-of-way
<b>Context Area</b>	Metro Area	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	N/A	
<b>Wellfield Protection Area</b>	N/A	
<b>Site Plan</b>	August 1, 2025	
<b>Plan of Operation</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	August 1, 2025	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- The Comprehensive Plan recommends Heavy Commercial uses for the site.

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book recommends the Heavy Commercial typology which provides for consumer oriented general commercial, and office uses that tend to exhibit characteristics that are not compatible with less intensive land uses. They are often dominated by exterior operations, sales, and display of goods. Examples include vehicle sales and commercial lumber yards.

### Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

### Neighborhood / Area Specific Plan

- Not Applicable to the Site.

### Infill Housing Guidelines

- Not Applicable to the Site.

#### Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

### ZONING HISTORY

**2014-DV3-017, 8455 US 31 South (subject site);** Requesting a Variance of Development Standards of the Sign Regulations to provide for a 30-foot tall, 100-square foot freestanding sign, being approximately 200 feet from a freestanding sign to the north and being the fifth sign within an integrated center, along the approximately 1,300-foot frontage of US 31 South, and to legally establish an approximately five-foot tall, 11-square foot directional sign, interior to the site, facing US 31 South, **granted.**

**2013-ZON-032, 8545 US 31 South (south of site);** Requesting a Rezoning of 0.469 acre from the C-1 District to the C-3 classification to provide for retail uses, approved.

**2010-DV1-017, 8420 US 31 South (north of site);** Requesting a Variance of Development Standards of the Sign Regulations to provide for a freestanding sign without the required separation of signs, **denied.**

**2008-DV1-051, 8215 US 31 South (north of site);** Requesting a Variance of Development Standards of the Sign Regulations to provide for a freestanding sign with a reduced front setback from US 31 South, **granted.**

**2000-ZON-125, 8251 US 31 South (north of site);** Requesting Rezoning of 5.3 acres from the C-4 District to the C-5 classification for commercial development, approved.

**2000-ZON-105; 8251 US Highway 31 (north of site);** Requesting Rezoning of 5.3 acres, being in the C-3 District, to the C-5 classification, **granted.**

**2000-ZON-096, 8545 US 31 South (south of site);** Requesting a Rezoning of 0.469 acre from the D-3 District to the C-1 classification to provide for offices uses, approved.

**2000-ZON-062, 8605 and 8617 US 31 South (south of site);** Requesting Rezoning of 0.9 care from the D-3 District to the C-1 classification to provide for office uses, **approved.**

**93-Z-73 / 93-CV-9, 8055 South U.S. 31 (north of site);** Requesting a Rezoning of 3.1 acres from the C-4 District to the C-5 classification, **granted.**

**89-Z-35, 8320 South U.S. 31 (north of site),** Requesting a Rezoning of 2.29 acres from the A-2 (FP) District to the C-5 classification for commercial development, **approved.**

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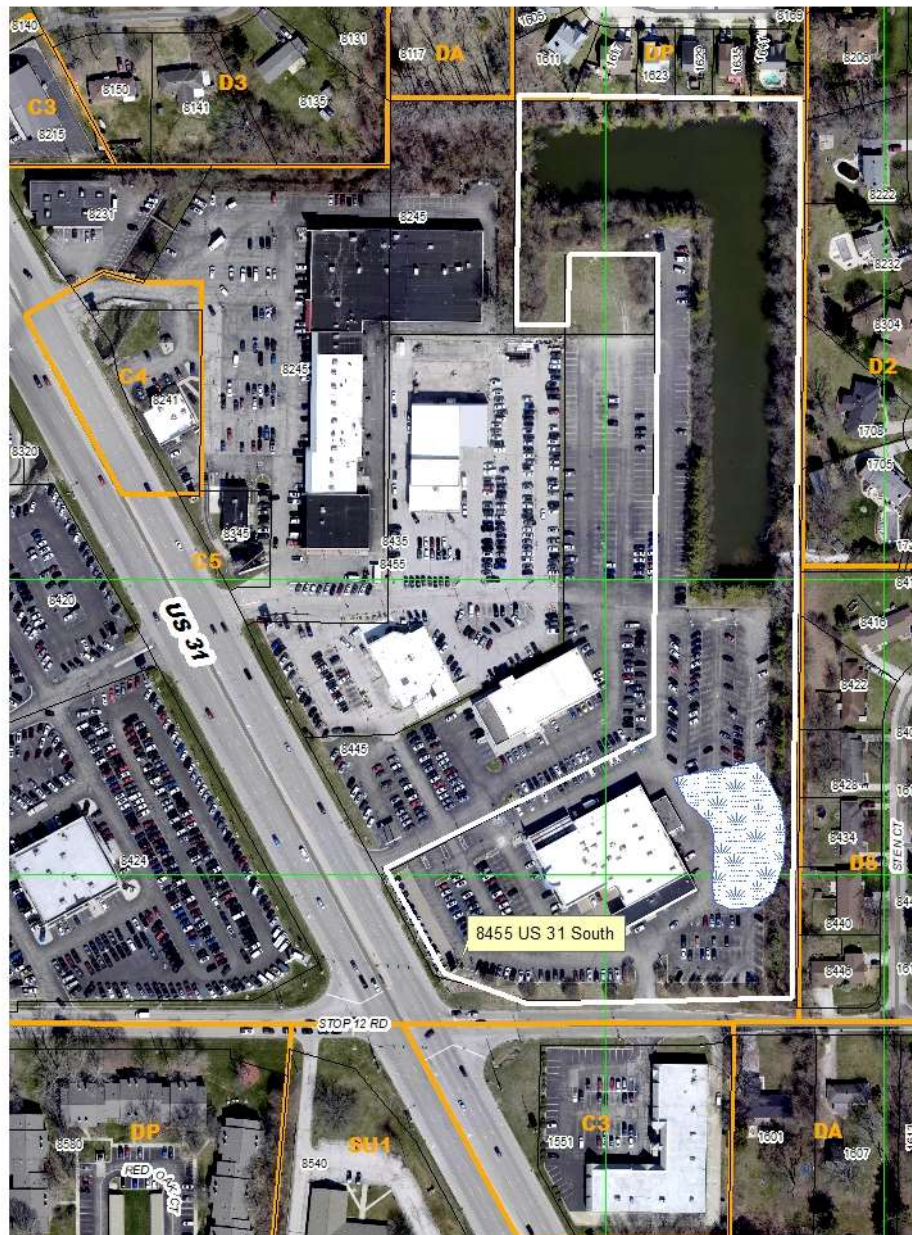
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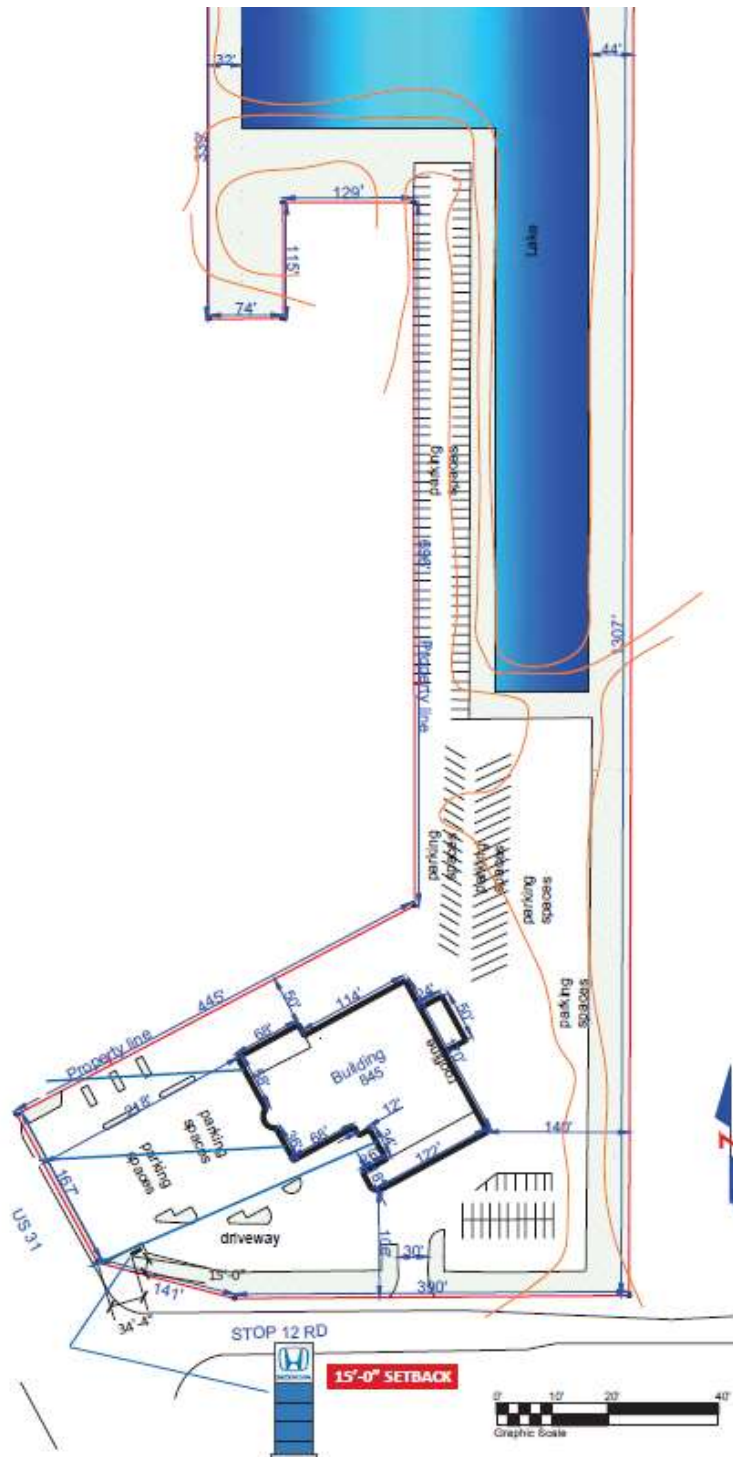
**Department of Metropolitan Development  
Division of Planning  
Current Planning**

## EXHIBITS

### Location Map Subject Site

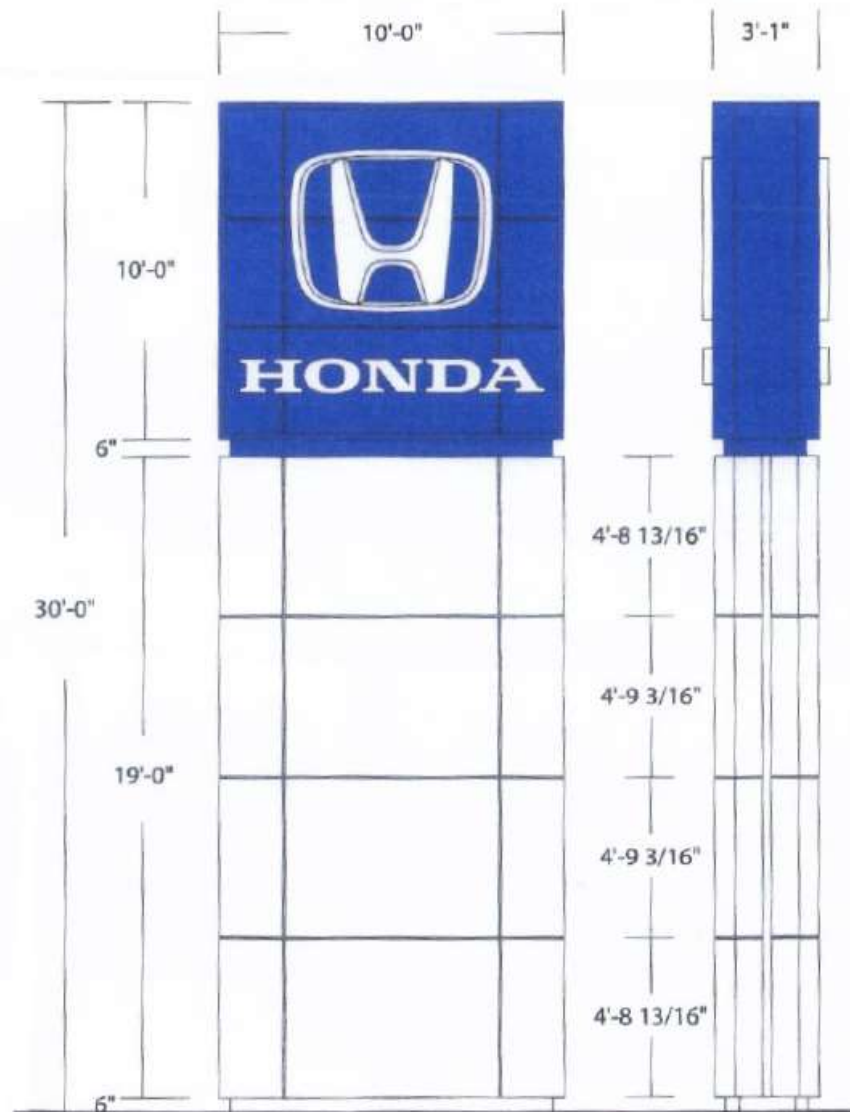






Sign Elevation Approved with 2014-DV3-017

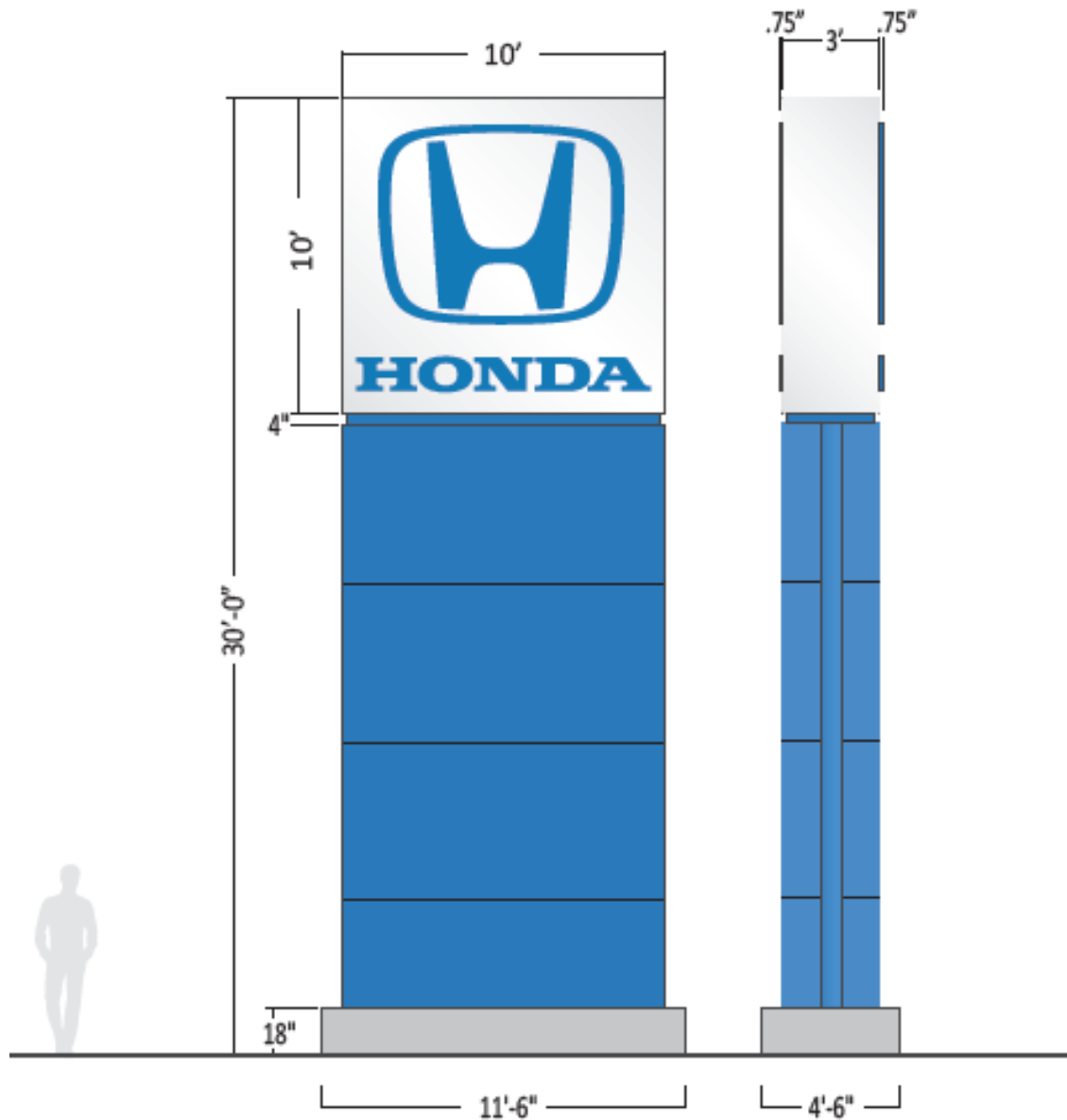
**Previously Approved Elevation 2014-DV3-017**



### Proposed Sign Elevation Changes

**Proposed Modifications:**

- Colors of sign elements reversed
- 18" aluminum pedestal covering existing base
- Decreased spacing between sign face and pole cover







**Findings of Fact 2025-MO2-001**

Petition Number \_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The size and location of the proposed signs will be consistent with the sign previously approved by the Board and has therefore already been determined to present no threats to the public health, safety, morals and general welfare of the community.

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

The Board has already determined that the use and value of adjacent properties are not adversely affected by the sign. The proposed sign retains the integrity of the previously approved sign. It maintains the same location, height, and sign area as previously approved with only minor design modifications.

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3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The Board has already determined that the strict application of the ordinance results in practical difficulties in the use of the property.

Since the proposed sign contains only minor design modifications while maintaining the same location, height, and sign area, those practical difficulties still apply.

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**Photographs**



Subject site, looking east.



Subject site, existing sign looking south.



Subject site, existing sign looking north.



Adjacent commercial to the north





Adjacent commercial to the west, looking northwest.



Adjacent commercial to the south.