

BOARD OF ZONING APPEALS DIVISION II

September 10, 2024

Case Number: 2024-DV2-032
Property Address: 9240 North Meridian Street (approximate address)
Location: Washington Township, Council District #2
Petitioner: IN-9240 MERIDIAN LLC, by Joseph D. Calderon
Current Zoning: C-1
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for installation of three skyline signs on the elevation facing Meridian Street (one skyline sign per elevation permitted).
Current Land Use: Commercial
Staff Recommendations: Staff recommends denial of this petition
Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- This is the first public hearing for this petition.

STAFF RECOMMENDATION

- Staff recommends denial of this petition

PETITION OVERVIEW

- This petition would provide for installation of three skyline signs on the elevation facing Meridian Street (one skyline sign per elevation permitted).
- The proposal calls for replacing one of the three existing skyline signs that face North Meridian Street at this property with a new skyline sign for a future business. The provision limiting the number of skyline signs on a building elevation to one was a recent change to the Ordinance, making the three existing skyline signs on the same elevation as legally non-conforming. Any future changes to these signs would need to conform with the modern Sign Regulations. Therefore, with the petitioner proposing to remove one of the three signs, the proposal for the new signage would be required to conform with the present-day standards.
- The standard in question was put in place to maintain aesthetics and characteristics of the façade, and to promote orderly development and visual quality. Staff believes that the elevation in question would allow for alternate signage options that are below the 26-foot mark that classifies a wall sign

as a skyline sign. The building elevation contains useable space below the 26-foot mark that, if utilized instead of the proposed location, would not require the requested variance. Staff, therefore, does not find there to be practical difficulty for not being able to meet the standard. Finally, Staff believes that future signage should adhere to the current Sign Regulations set forth by the Ordinance. For these reasons, Staff does recommend denial of the request.

GENERAL INFORMATION

Existing Zoning	C-1	
Existing Land Use	Commercial	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Surrounding Context
	North: C-1	North: Commercial
	South: C-1	South: Commercial
	East: C-1	East: Commercial
	West: D-2	West: Single-family residential
Thoroughfare Plan		
North Meridian Street	Primary Arterial	154 feet of right-of-way existing and 124 feet proposed
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	8/15/24	
Site Plan (Amended)	N/A	
Elevations	8/15/24	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	8/15/24	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Marion County Land Use Plan pattern Book recommends the Village Mixed-Use typology for this site.



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

ZONING HISTORY – SITE

84-UV1-8, variance of use of the Commercial Zoning Ordinance to provide for the continued operation of a copy and duplication service in an existing office building, **granted, subject to conditions.**

ZONING HISTORY – VICINITY

2015DV3050; 9202 N Meridian Street (south of site), Variance of development standards of the Commercial Zoning Ordinance to provide for the construction of a medical office building, under one of the following four options: a) a two-story, 49,204-square foot medical office building, with 168 parking spaces and deficient interior landscaping (246 parking spaces, with interior landscaping required), b) a three-story, 72,370-square foot medical office building, with 168 parking spaces and deficient interior landscaping (362 parking spaces, with interior landscaping required), c) a two-story, 49,204-square foot medical office building, with 208 parking spaces and deficient interior landscaping (246 parking spaces, with interior landscaping required), and d) a three-story, 72,370-square foot medical office building, with 208 parking spaces and deficient interior landscaping (362 parking spaces, with interior landscaping required), **approved.**

83-UV1-84; 9292 N Meridian Street (south of site), variance of use to establish a retail printing shop in an office building complex, **withdrawn.**

83-V1-65; 9292 N Meridian Street (north of site), variance of the height restriction to allow for the construction of a 100-foot pole to aid in the transmission of signals to Boone County, **approved.**

95-V3-9, 9245 N Meridian Street (east of site), variance of development standards of the Sign Regulations to provide for the placement of three business signs located on the North, South, and West facades on an existing building (the Ordinance for 72-Z-177 included a statement that permitted wall signs on the front or west, building façade only), **granted.**

98-UV2-98; 9245 N Meridian Street (east of site), variance of use of development standards of the Wireless Communications Zoning Ordinance to allow for a 30-foot height extension (not permitted) of a legally establish monopole antenna, **denied.**

2005DV1018; 9201 and 9245 N Meridian Street (east of site), variance of development standards of the Commercial Zoning Ordinance to provide for a 39.5-square foot wall sign on the south façade of an existing office building (petition 72-Z-177 included a statement that permitted wall signs on the front or west, building façade only), **granted, subject to conditions.**

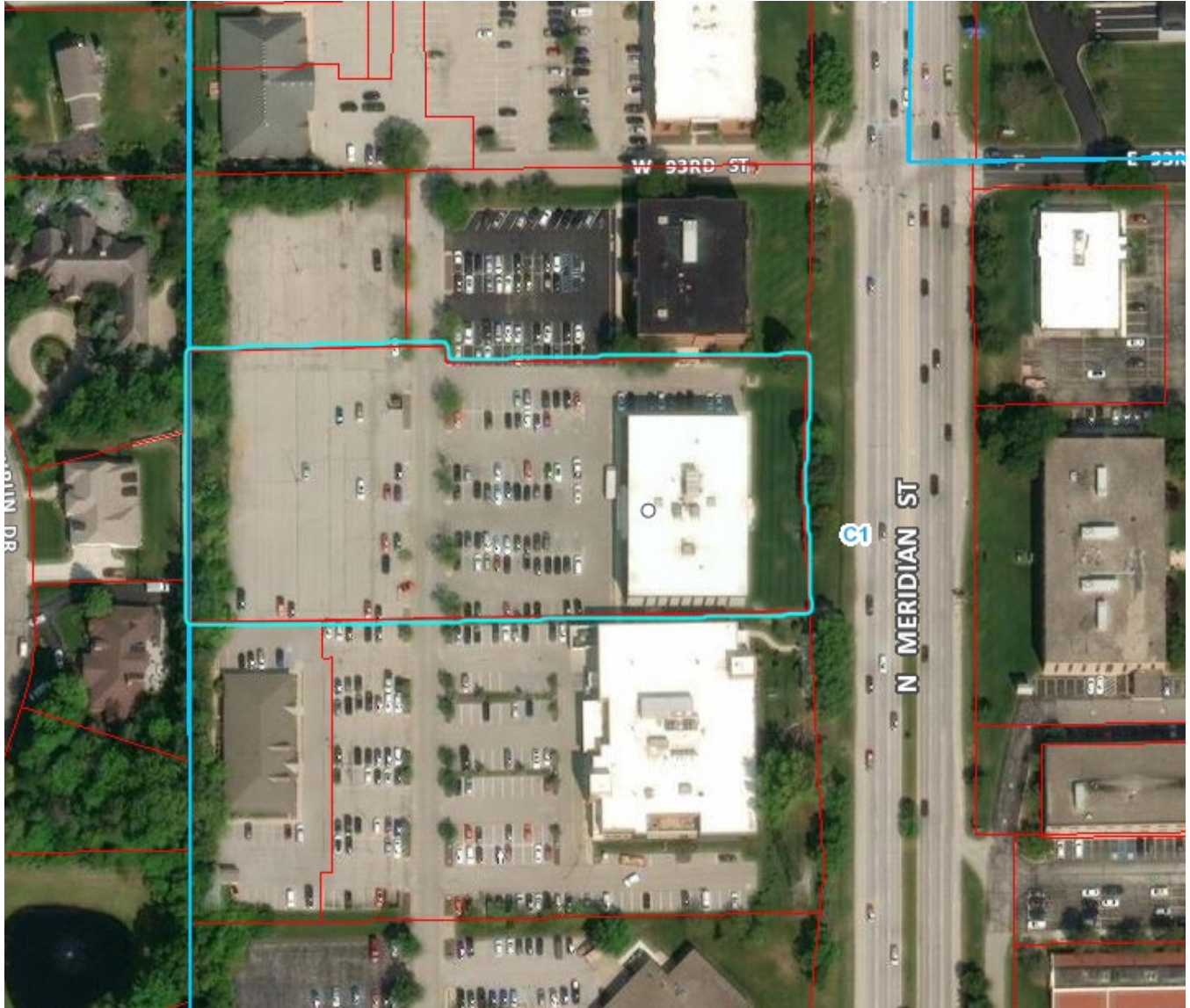
2005UV1002; 9135 N Meridian Street (southeast of site), variance of use of the Commercial Zoning Ordinance to provide for a personal physical training center in a 4012 square foot tenant space of an existing office building (not permitted), **approved.**



Department of Metropolitan Development
Division of Planning
Current Planning

2010DV2034; 9102 N Meridian Street (south of site), variance of development standards of the Sign Regulations to provide for a 16-foot tall, 163 square foot illuminated pylon sign within 550 feet of a protected district (illuminated pylon signs not permitted within 600 feet of a protected district), **granted**.

EXHIBITS



Prepared For:
 Centre Properties
 9333 N. Meridian
 Indianapolis, IN 46260



9240 N. MERIDIAN ST.
 Indianapolis, Indiana



CERTIFIED BY
 M.J. Smith

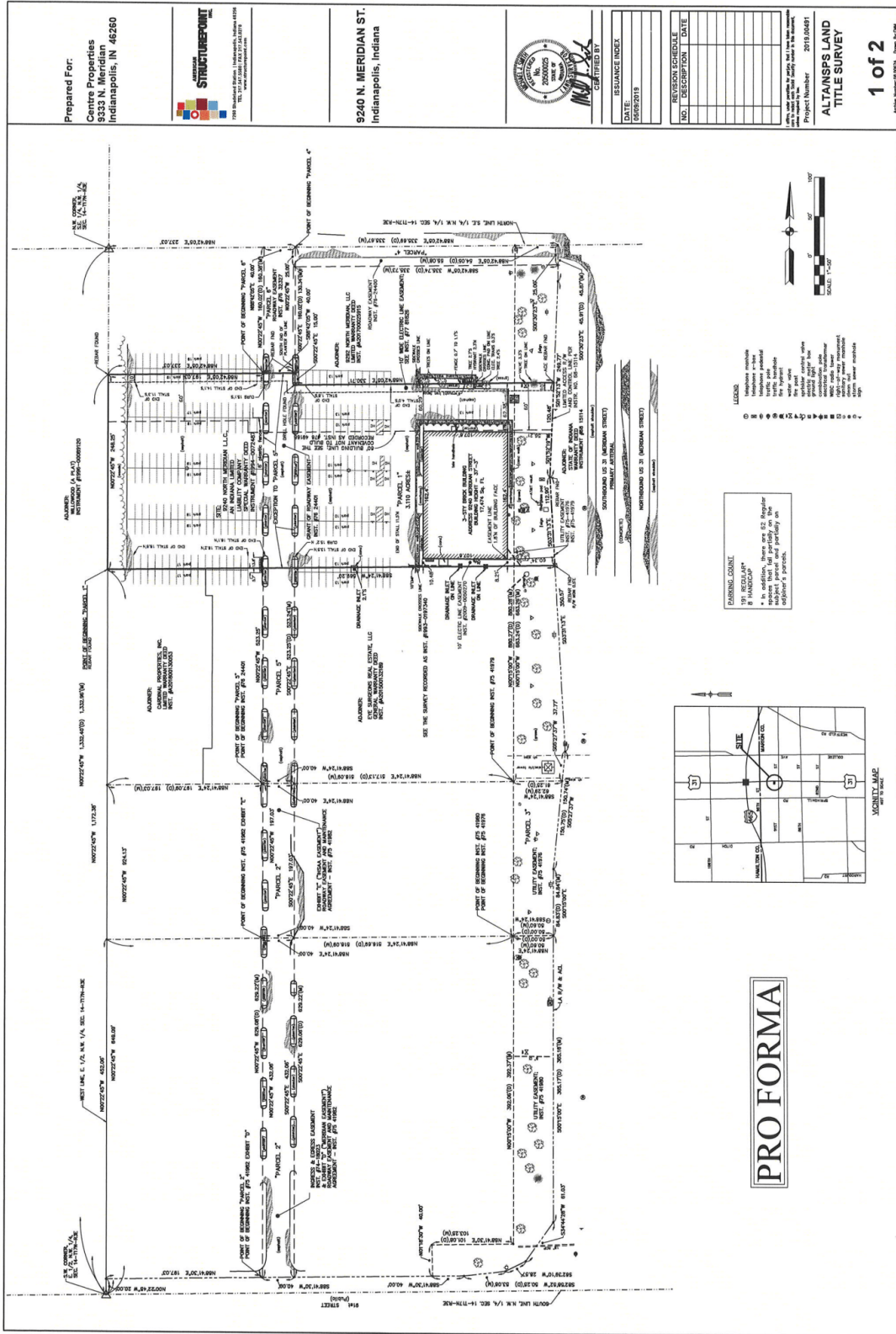
ISSUANCE INDEX	
DATE	05/09/2013

NO.	REVISIONS	DATE

Project Number: 2013-00451

ALTAIRSPS LAND TITLE SURVEY

1 of 2



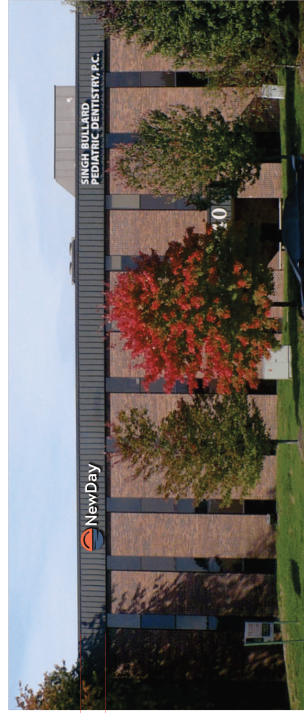
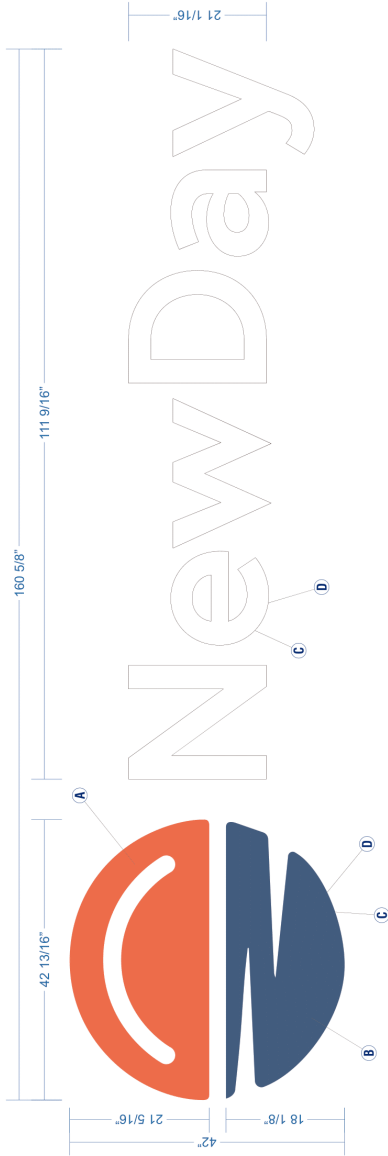
EASING CONVEY
 IF APPLICABLE
 • In addition, there are 0.25 acre of adjacent property owned by the same owner as the subject parcel and hereby do hereby convey to the adjacent owner's interest.



PRO FORMA

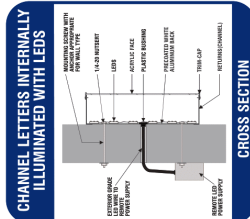
RENDERING #: 1023-0136

NEW DAY CENTER • 9240 N MERIDIAN, INDIANAPOLIS, IN 46260



- 46.85 SQ FT**
FABRICATE AND INSTALL QTY 1 SET OF INTERNALLY ILLUMINATED FRONT LIT CHANNEL LETTERS
- LOGO**
FACES - 3/16" 2447 WHITE ACRYLIC
TRIM CAPS - 1" TO MATCH SPECS
RETURNS - 3" TO MATCH SPECS
BACKS - 3MM DIBOND
LEDS - WHITE
- "NEW DAY"**
FACES - 3/16" 7328 WHITE ACRYLIC
TRIM CAPS - 1" TO MATCH SPECS
RETURNS - 3" TO MATCH SPECS
BACKS - 3MM DIBOND
LEDS - WHITE

INSTALLATION - MOUNTED FLUSH TO FASCIA



<p>NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.</p> <p>IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p>		<p>DESIGNER: PB</p> <p>SCF REP: MB</p> <p>DATE: 10/24/2023</p>	<p>PERMIT INFORMATION: N/A</p> <p>REVISION DATE:</p>	<p>SHEET #: 1/1</p>
<p>COLOR SPECIFICATIONS:</p> <p>A DUG PRINT/TAN PAST PASTIC SALMON (FBI LST)</p> <p>B DUG PRINT/TAN PASTIC BLUE (FBI LST)</p> <p>C BLACK TRIM CAPS</p> <p>D BLACK RETURNS</p> <p>E BLACK RETURNS</p>		<p>W-1 ASSOCIATES</p> <p>SGIA</p> <p>ZSSZ</p>		



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 signs will not interfere with any traffic on Meridian Street, and the variance merely allows three (3) signs on an elevation that faces the main traveled way, which has been the case for many years.

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 proposed signs face Meridian Street, away from residential to the west, and will not interfere with the ability of any other adjoiner building to display signs.

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

the "skyline" provision may work in the urban core where pedestrian/vehicular traffic patters are different, but to limit signs above 26 feet to one per elevation at the Subject Property renders the concept of such signs almost meaningless, since no other elevation faces a main traveled way.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____



