

COA # <b>2011-COA-019 (IRV)</b> <b>2011-VHP-018</b>	<b>INDIANAPOLIS</b> <b>HISTORIC PRESERVATION COMMISSION</b> <b>STAFF REPORT</b>	<b>Hearing Date</b> <b>OCT. 5, 2011</b>
<b>5731 E. Washington Street</b> <b>IRVINGTON</b>		Continued from:  9/7/11 8/3/11 7/6/11 6/1/11
<b>Applicant:</b> <b>KEVIN EDWARDS FOR SNIPS</b> <b>mailing address:</b> 5731 E. Washington Street Indianapolis, IN 46219	<b>Owner:</b> <b>Wally Gerhardt and Gina Bernardi</b> <b>mailing address:</b> 9503 Gulfstream Road Frankfort, IL 60423	Warren Township Council District: 21 Benjamin Hunter
<b>COMBINED CASE</b>		
<b>IHPC COA:</b> <b>2011-COA-019 (IRV)</b>	<ul style="list-style-type: none"> <li>• Modify pole sign</li> <li>• Variance</li> </ul>	
<b>Variance :</b> <b>2011-VHP-18</b>	<ul style="list-style-type: none"> <li>• Variance of Development Standards of the C-4 zoning ordinance to allow the placement of an identification sign within the required 15 foot setback.</li> </ul>	
<b>STAFF RECOMMENDATION: Approval</b>		

<b>STAFF COMMENTS</b>
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**Background of the Property**

The building that currently exists on the property was built c.1969 as a Burger Chef and is called out as non-contributing in the Irvington Historic District Plan. Prior to the commercial structure being erected the property had two separate parcels each with a two-story single family house being used as commercial space. The current zoning for the property is C-4.

**Background of the Case**

Snips, the tenant in the building, approached our office in May 2010 to discuss a number of items related to the relocation of the business to the property at 5731 E. Washington Street. One item mentioned was the reuse of the existing pole sign. A sign permit was issued to Burger Chef in 1974 for a pole sign, but permit research suggests that the existing pole sign was not built as per the permitted plans and no variances were granted for its location. Any new sign face or modification to the existing sign structure would be required to be reviewed as if it were a new sign. The applicant has explored several different designs for a new free standing sign most of which needed some sort of variance based on the limitations of the site.

**Applicant's Request**

The applicant has already removed the internally illuminated box and just a sign frame and pole exist. The applicant is now requesting to modify the existing pole sign structure in such a way as to incorporate a non-illuminated sign suspended from the existing pole. The new sign face would be moved slightly forward on the pole as to project out toward the street. The sign will not contain any lighting.

**Variance of Development Standards**

The Sign Ordinance allows free standing pole signs in a C-4 commercial district. However, it must be at least 15 feet setback from the right-of-way line and cannot be illuminated due to its proximity to a protected district. The applicant will not be illuminating the sign, but has applied to retain the sign at its existing location, which is within the required 15 ft. setback.

**Irvington Preservation Plan**

The Irvington Preservation Plan specifically recommends against ‘freestanding ground-mounted or poles signs’.

**Justification for a Certificate of Authorization**

The State statute states: “... the commission shall issue a certificate of authorization... [if it] finds an application to be inappropriate, but that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, or that its effect upon the historic area would be insubstantial.”

1. Granting a certificate of authorization will not have a substantial effect on the surrounding area because:
  - a. The pole already exists and has been there for over 40 years.
  - b. The modification of this pole sign will remove an inappropriate internally illuminated box sign and replace it with a more appropriate pedestrian-oriented design.
2. Denying the request would result in a substantial hardship because:
  - a. The building is set back significantly from the property line and significantly further back than other buildings in the vicinity. Any sign attached to the building would be very difficult for a client to see until they had almost passed the property.
  - b. Any relocation of the pole sign further back on the property would potentially interfere with vehicular access across the site and will not be effective.

**STAFF RECOMMENDED MOTION**

**Case #2011-COA-019 (IRV):**

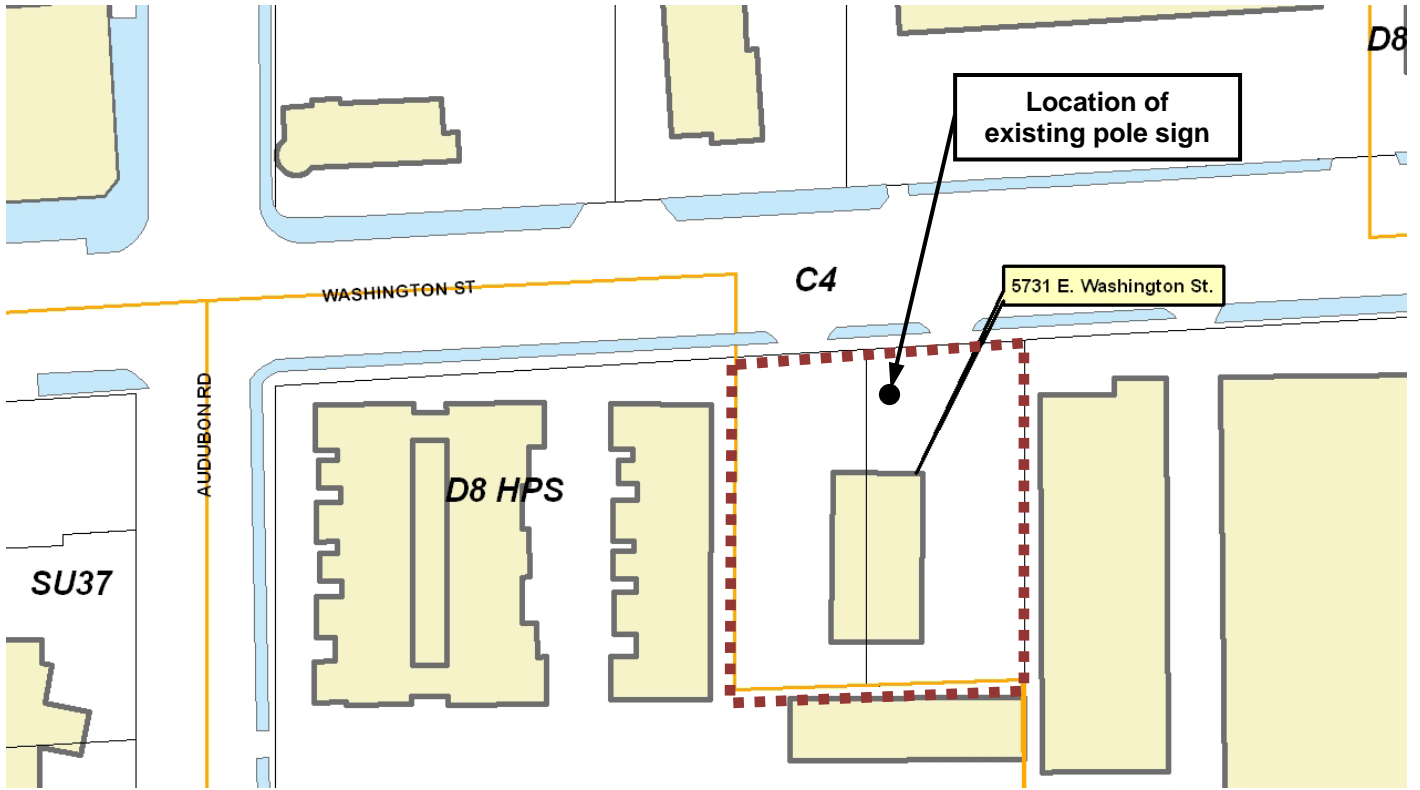
**To approve a Certificate of Authorization to modify the pole sign per submitted documentation and subject to the following stipulations:**

1. Sign shall hang no less than 8-feet above grade and extend no more than 48-inches from the pole.
2. Identifying text shall read “Snips In Historic Irvington Est. 2001”.
3. Any changes to the design, placement, hardware system, lighting or other aspects of the sign may require IHPC staff approval and may require a new Certificate of Appropriateness.
4. All signage shall comply with the Marion County Sign Ordinance including, but not limited to: size, number, height and location.

**VARIANCE PETITION #2011-VHP-018:**

**To approve a Variance of Development Standards to allow the subject pole sign within the required 15 foot front setback in a C-4 Zoning District.**

**Staff Reviewer: Meg Purnsley**



Map of subject property showing relationship to Washington St and adjacent buildings





**Aerial photo of property showing relationship of existing pole sign relative to street**

**Below is an image of the sign frame today without the face. The right-of-way line is approximately where the dashed line is located.**

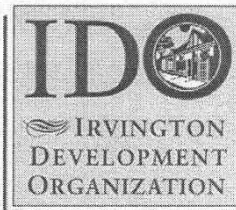




**Proposed pole sign---The proposed changes to the existing sign will include cutting the pole down to 10 feet from grade and mounting a blade sign to the front of the pole.**

**Below: Photo of the existing structure on the site.**





**2010-11 IDO Board**  
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Lesley Meier-Shore  
*Irvington Guild of Artists*

May 25, 2011

Ann Steadham  
Indianapolis Historic Preservation Commission  
City County Building  
200 E. Washington Street  
Suite 1801  
Indianapolis, IN 46204

RE: **2011-COA-019 (IRV) 5731 E. Washington Street**

Dear Ann:

The Irvington Development Organization (IDO) supports Petition – 2011-COA-019. The petitioner (Kevin Edwards - Snips) requests modification of current pole sign.

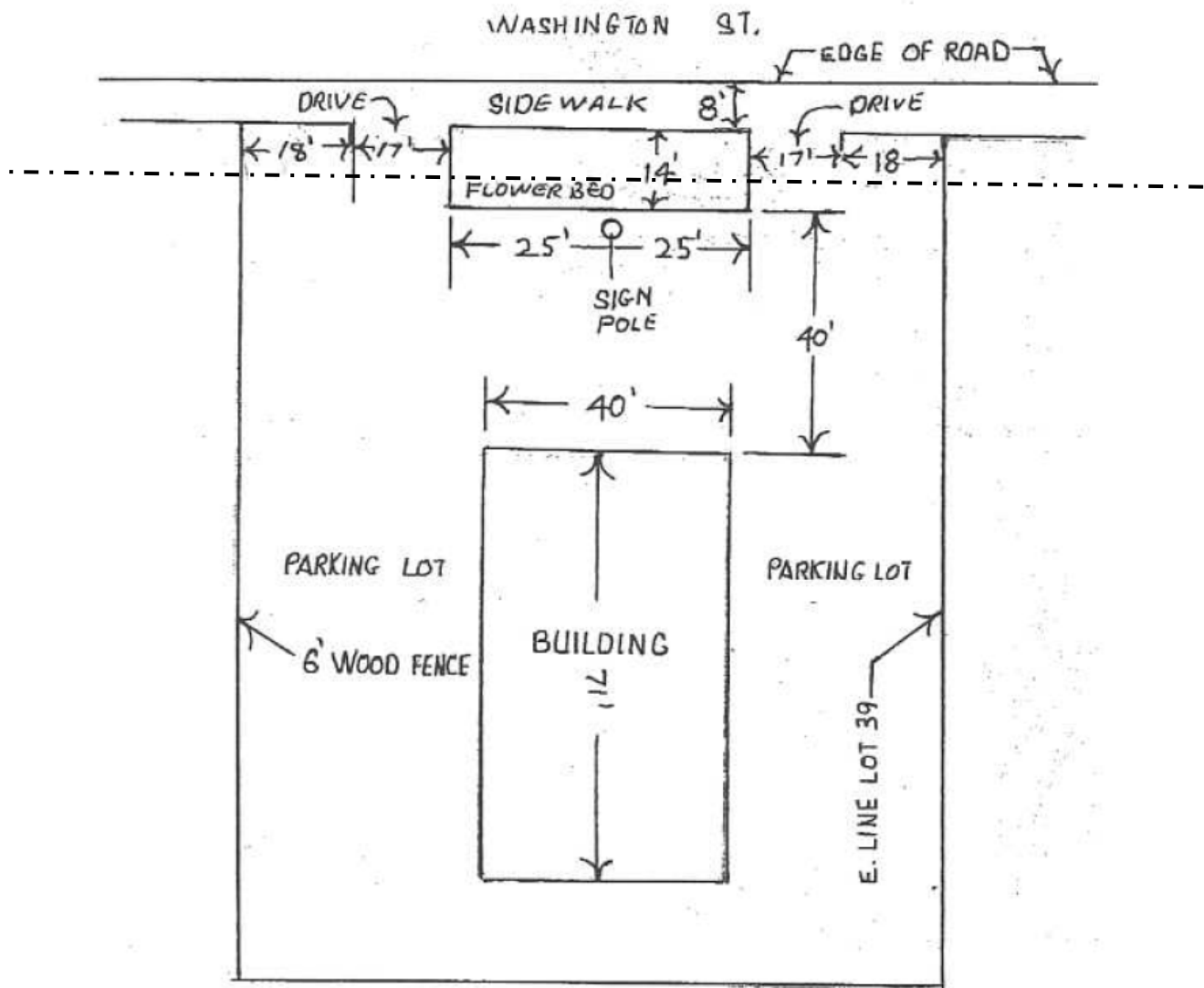
Snips is a contributing business to the Irvington community. We believe allowing the current pole sign to be active once again compliments the Washington Streetscape proposed for construction in the fall of 2011.

If you have any questions, you can reach me at 317-260-0669.

Sincerely,

*Amandula Henry*  
Amandula Henry  
Executive Director

**RECEIVED**  
MAY 26 2011  
INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION



SNIPS 5731 E. WASHINGTON ST. 46219  
 SCALE 1" = 20'



RECEIVED

AUG 31 2011

INDIANAPOLIS HISTORIC  
 PRESERVATION COMMISSION

**DASHED LINE REPRESENTS APPROXIMATE LOCATION OF  
 RIGHT OF WAY LINE**

Petition Number 2011-VAP-018

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division IHP  
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 sign is consistent with other identification signs in the area and will not encroach into the right of way as to cause a hazard

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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 because:  
The sign is appropriate for the area and will not detract for other adjacent properties

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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 surrounding and or adjacent properties were developed prior to the current ordinance and placement under current regulations would result in the sign not being seen or substantially reduced in visibility

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DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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**RECEIVED**

AUG 31 2011

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION