

MCCORDSVILLE BOARD OF ZONING APPEALS
VARIANCE APPLICATION

Zoning Ordinance Section 10.03

Applicant Information

Name: ADVANCED SKN

Current Address: 3939 E. MCGALLIARD RD.
(Number) (Street)

MUNCIE, IN
(City) (State)

47303
(Zip)

Phone No.: 765-744-9934 E-mail Address: CARY@ADVANCEDSIGNS.COM

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

Name: SPEEDWAY

Current Address: 500 SPEEDWAY DR.
(Number) (Street)

ENON
(City)

OH
(State)

(Zip)

Phone No.: 800-643-1948 E-mail Address: _____

Property Information

Current Address: 6025 W. BROADWAY MCCORDSVILLE, IN
(Number) (Street)

Subdivision Name (if applicable): _____

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

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Present Use of Property: GAS STATION CONVENIENCE STORE

Size of the Lot/Parcel in Question: _____

Are there any restrictions, laws, covenants, variances, special exceptions, or appeals filed in connection with this property that would relate or affect its use for the specific purpose of this application? If yes, please list date and docket number, decision rendered and pertinent explanation:

Variance Information

Describe the variance requested: REPLACE EXISTING MANUAL PRICE SIGN WITH NEW DIGITAL TYPE. ALL THAT CAN CHANGE IS THE PRICE NO COPY

Development Standards Variance Requested:

- | | |
|--|--|
| <input type="checkbox"/> Building Height | <input type="checkbox"/> Entrance / Drive |
| <input type="checkbox"/> Building Setback | <input type="checkbox"/> Sight Visibility |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Fence and Wall |
| <input type="checkbox"/> Lot Width | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Buffering and Screening |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Loading | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Other (please specify): _____ | |

Describe reasons supporting the variance requested: CURRENT SIGN IS OLD AND DIRTY. AN EMPLOYEE MUST MANUALLY CHANGE PRICE AT THE SIGN WHICH CAN AT TIMES BE DANGEROUS IF THE NUMBER FALLS FROM THE SUCTION CUP AND HITS THEM. THE VILLAGE PANTRY ACROSS THE STREET HAS ONE AND IT LOOKS VERY NICE.

Development Standards Variance Criteria

The McCordsville Zoning Ordinance establishes specific design criteria that must be met in order for a variance to be approved. Please answer each question below and if the response is "NO", please describe why the variance requested does not meet the required criteria.

Will the variance provide safe conditions that will not be injurious to the public health, safety, morals, and general welfare of the community?

☒ YES

☐ NO, Please Explain (attach additional pages as necessary): _____

Will the use and value of the area adjacent to the property included in the variance not be affected in a substantially adverse manner?

☒ YES

☐ NO, Please Explain (attach additional pages as necessary): _____

Will the strict application of the terms of this Ordinance result in a practical difficulty 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.

☒ YES

☐ NO, Please Explain (attach additional pages as necessary): _____

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)

6-5-19
(Date)

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

I authorize the filing of this application and will allow the Town 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.

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)



Speedway LLC

500 Speedway Drive
Enon, Ohio 45323
Telephone 937-863-7977

June 6, 2019

Advanced Sign
3939 E. McGalliard Rd
Muncie, IN 47303
Phone# 765-744-9934

Store No. 8067
6025 W Broadway
McCordsville, IN 46055

Dear Sir or Ma'am:

This letter services as authorization that Speedway, LLC owns the above mentioned property.

Thank you for your time and kind attention.

Regards,

SPEEDWAY LLC

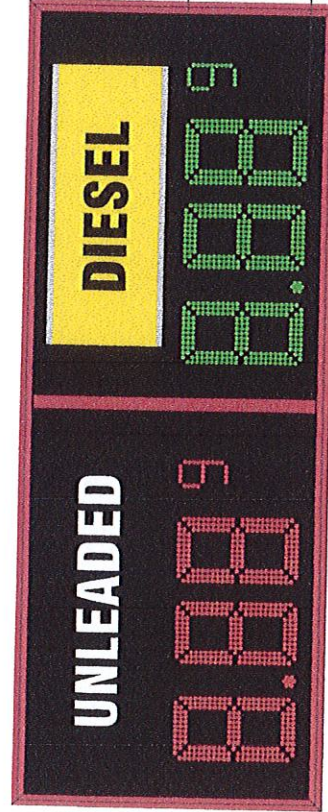
Ashley Vair Project Manager - Speedway

c.c. A. Vair
K.Lewis



• Unleaded to be street-justified on both sides of sign •

118" Frame



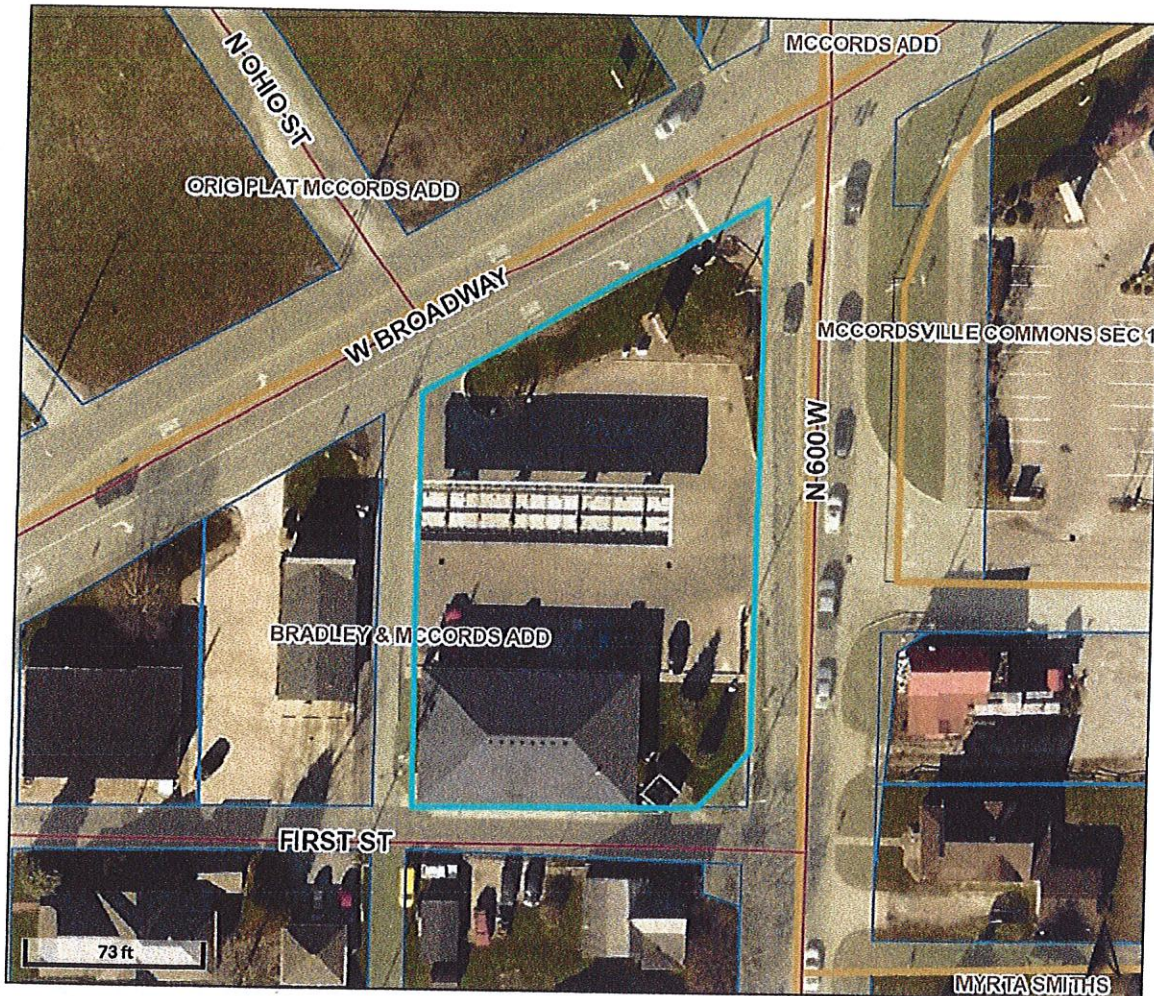
46.25" Frame

18" digits

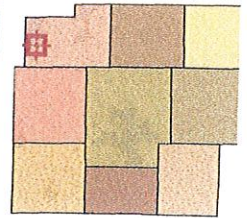
46.25" x 118" Double-Faced
2P 18RG LED Pricer Retrofit

- Frame painted Speedway Red

		DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.	
Customer: SPEEDWAY LLC		Description: 46.25" x 118" Double-Faced 2P 18RG LED Pricer Retrofit	
Project No: 392284-2		Scale: N/A	
Date: 01/23/19		Drawn By: T. Heesen	
Location & Site No: 6025 W BROADWAY, MCCORDSVILLE, IN 46055		Revised:	
SPDY8067-5		Revised:	
CUSTOMER SIGNATURE		DATE	
LANDLORD SIGNATURE		DATE	



Overview



Legend

Roads

— <all other values>

, PRIVATE

, PRIVATE

— I, PUBLIC

— S, PUBLIC

— U, PUBLIC

□ Subdivisions

□ Rights of Way

□ Parcel Search

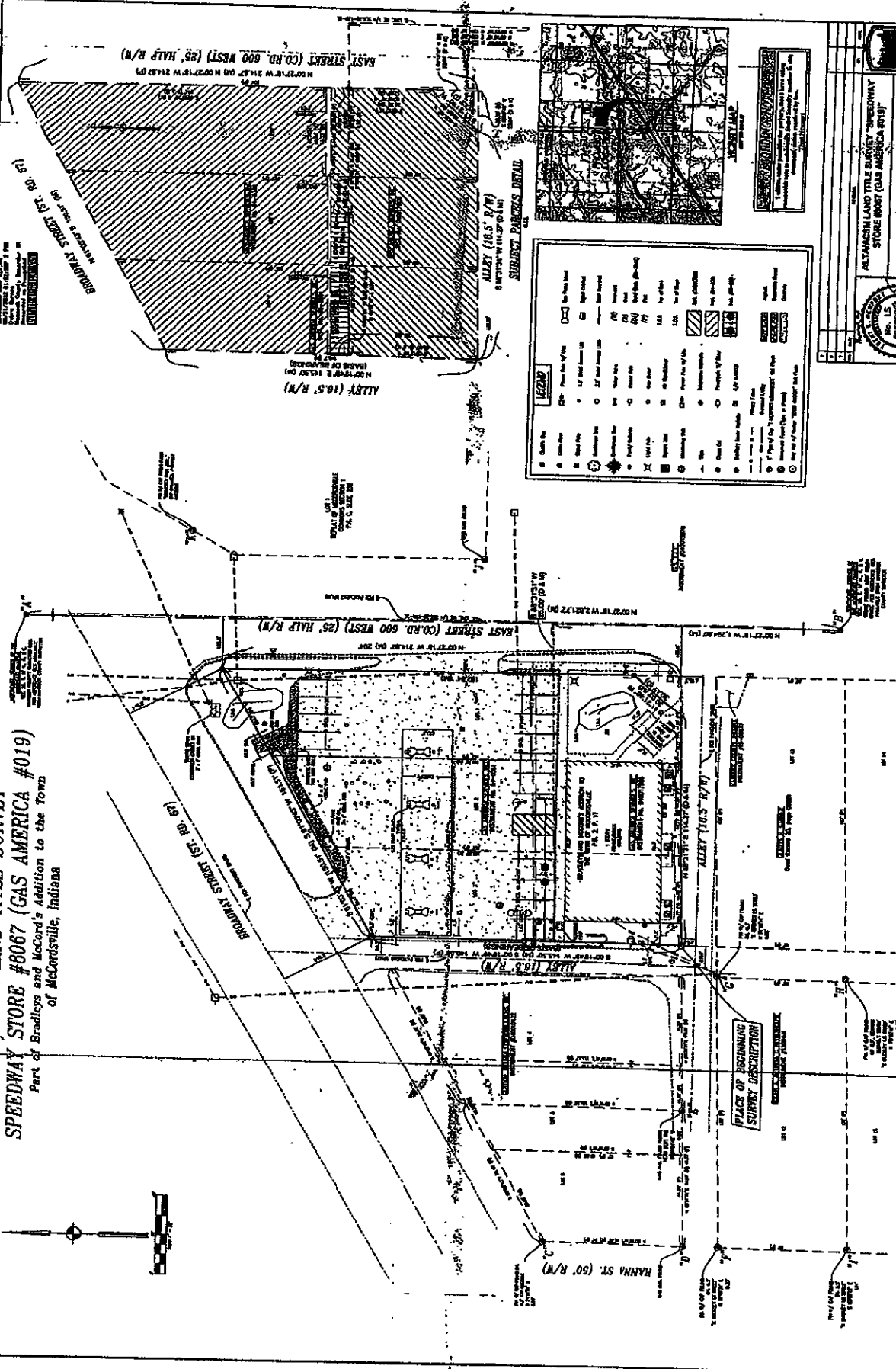
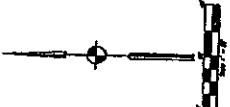
Parcel ID	30-01-26-102-001.000-018	Alternate ID	30-01-26-102-001.000-018	Owner Address	Speedyway, LLC
Sec/Twp/Rng	n/a	Class	n/a		PROPERTY TAX DEPARTMENT
Property Address	6025 W Broadway	Acreage	n/a		539 S Main St
	McCordsville				Findlay, OH 45840
District	MCCORDSVILLE TOWN				
Brief Tax Description	BRAD MC CORD L12 & 3				
	(Note: Not to be used on legal documents)				

Date created: 7/7/2019

Last Data Uploaded: 7/6/2019 4:08:32 AM

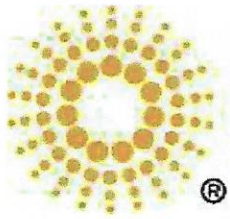
Developed by  **Schneider**
GEOSPATIAL

ALTA/ACSM LAND TITLE SURVEY SPEEDWAY STORE #8067 (GAS AMERICA #019) Part of Bradleys and McCord's Addition to the Town of McCordsville, Indiana



LEGEND

1. Section line	2. Road line	3. 1/2" road line	4. 1/4" road line	5. 1/8" road line	6. 1/16" road line	7. 1/32" road line	8. 1/64" road line	9. 1/128" road line	10. 1/256" road line	11. 1/512" road line	12. 1/1024" road line	13. 1/2048" road line	14. 1/4096" road line	15. 1/8192" road line	16. 1/16384" road line	17. 1/32768" road line	18. 1/65536" road line	19. 1/131072" road line	20. 1/262144" road line	21. 1/524288" road line	22. 1/1048576" road line	23. 1/2097152" road line	24. 1/4194304" road line	25. 1/8388608" road line	26. 1/16777216" road line	27. 1/33554432" road line	28. 1/67108864" road line	29. 1/134217728" road line	30. 1/268435456" road line	31. 1/536870912" road line	32. 1/1073741824" road line	33. 1/2147483648" road line	34. 1/4294967296" road line	35. 1/8589934592" road line	36. 1/17179869184" road line	37. 1/34359738368" road line	38. 1/68719476736" road line	39. 1/137438953472" road line	40. 1/274877906944" road line	41. 1/549755813888" road line	42. 1/1099511627776" road line	43. 1/2199023255552" road line	44. 1/4398046511104" road line	45. 1/8796093022208" road line	46. 1/17592186044416" road line	47. 1/35184372088832" road line	48. 1/70368744177664" road line	49. 1/140737488355328" road line	50. 1/281474976710656" road line	51. 1/562949953421312" road line	52. 1/1125899906842624" road line	53. 1/2251799813685248" road line	54. 1/4503599627370496" road line	55. 1/9007199254740992" road line	56. 1/18014398509481984" road line	57. 1/36028797018963968" road line	58. 1/72057594037927936" road line	59. 1/144115188075855872" road line	60. 1/288230376151711744" road line	61. 1/576460752303423488" road line	62. 1/1152921504606846976" road line	63. 1/2305843009213693952" road line	64. 1/4611686018427387904" road line	65. 1/9223372036854775808" road line	66. 1/18446744073709551616" road line	67. 1/36893488147419103232" road line	68. 1/73786976294838206464" road line	69. 1/147573952589676412928" road line	70. 1/295147905179352825856" road line	71. 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line	225. 1/1347997333423174098897200342130169131210634496059073423496795308032" road line	226. 1/2695994666846348197794400684260338262421268992118146846993590616064" road line	227. 1/5391989333692696395588801368520676524842537984236293693967181232128" road line	228. 1/10783978667385392791177602737041353049685075968472587387934362464256" road line	229. 1/21567957334770785582355205474082706099370151936945174775868724928512" road line	230. 1/43135914669541571164710410948165412198740303873890349551737449857024" road line	231. 1/86271829339083142329420821896330824397480607747780699103474899714048" road line	232. 1/172543658678166284658841643792661687988961215495561398206949799428096" road line	233. 1/345087317356332569317683287585323375977922430991122796413899598856192" road line	234. 1/690174634712665138635366575170646751955844861982245592827799197712384" road line	235. 1/1380349269425330277270733150341293503911697339764491185655598395424768" road line	236. 1/276069853885066055454146630068258700782339467952898
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Everbrite

Date: December 20th, 2017

Re: LumiDigit II Sign Illumination

To Whom It May Concern:

Everbrite, LLC produces LED signs ranging from gas price signs to message centers. We design our products to meet and exceed our customer's expectations whether it's in its appearance, performance or specifications. Our dedicated Technical Center works constantly with municipalities to ensure our products adhere to the requirements set forth to ensure proper appearance along with public safety.

One of the areas of compliance interest is the illumination of our LumiDigit II gas price sign. This stems from the concern caused by companies producing LED signs that maintain the same brightness throughout the day and night. This not only wastes energy but also makes the sign difficult and dangerous to read at low light conditions such as during the evening hours.

Everbrite incorporates into its products, sensors that constantly evaluate the ambient light levels and automatically adjust accordingly based on the parameters assigned during the sign setup. With these sensors mounted on both sides of the sign, we can monitor and adjust the brightness levels on each side independently. The brighter the ambient light, the brighter the LED's must be to compensate for this higher light level otherwise the sign would be very dim or may even be perceived as being turned off during the day. Along the same lines, when the LED's are in a too-low brightness level during the day, the required time it takes to interpret the price increases and may cause drivers to dwell on the sign longer than necessary.

In the 10 years of producing LED price signs and working with local jurisdictions, Everbrite has determined that the ideal safe nit level that's easy to read and interpret are those that are between 3000 and 4000 nits during the daytime and between 500 and 1000 nits during nighttime hours when used around ambient lighting such as street or parking lights. Our signs have a maximum intensity of 3000 – 4000 nits (cd/m^2) during the day and a minimum intensity of 300 – 400 nits at night when the intensity levels are set at the maximum and minimum levels respectively. To explain this further, our smallest digit emits only 300 nits (cd/m^2) and our largest digit emits 400 nits at night when no ambient light is present. The factory settings are defaulted at the lowest nighttime setting to ensure we are adequately below requirements and can be password protected to prevent end-user manipulation.

Please feel free to contact me with any questions or comments.

Sincerely,

Mark Erickson
Product Development Manager

2567

19 -
6025 W. Broadway
McCordsville, IN

CORPORATE WARRANTY DEED

THIS INSTRUMENT WITNESSETH, That White Petroleum Co., Inc. ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to Gas America Services, Inc., an Indiana corporation, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hancock County, in the State of Indiana:

Legal Description attached hereto as Exhibit "A"

Grantor certifies that no Indiana Gross Income Tax is due or payable as a result of this conveyance.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 12th day of January, 1984.

WHITE PETROLEUM CO., INC.

(SEAL) ATTORNEY:

BY James H. Davis
James H. Davis, Atty. Sec.
Printed Name, and Office

BY Richard White
RICHARD WHITE PRES.
Printed Name, and Office

STATE OF INDIANA)
COUNTY OF Albion) SS:

Before me, a Notary Public in and for said County and State, personally appeared Richard White and James H. Davis, the President and Atty. Sec., respectively of White Petroleum Co. Inc., who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 12th day of January, 1984.

My Commission Expires

12/2/84

Signature

Printed Mark A. Center, Notary PublicResiding in Albion County, Indiana

This instrument was prepared by Mark A. Center, Attorney at Law.

84-0361

GA #019 Speedway #8067
6025 W. Broadway McCordsville Indiana

Lots 2 and 3 and a portion of Lot 1 in Bradley and McCord's Addition to the Town of McCordsville, the plat of which is recorded in Plat Book 2, page 17 in the Office of the Recorder of Hancock County, Indiana, being more particularly described as follows: Beginning at a MAG nail with washer stamped "Trent Newport LS 9600021" marking the southwest corner of said Lot 3; thence North 88 degrees 31 minutes 31 seconds East a distance of 114.27 feet, along the south line of Lots 3 through 1, to a MAG nail with washer stamped "Trent Newport LS 9600021" marking the southeast corner of a tract of land conveyed to GasAmerica Services, Inc. as recorded in Instrument Number 040017906 in said Recorder's Office; thence North 41 degrees 21 minutes 40 seconds East a distance of 30.05 feet, along the southeast line of said tract, to the east line of Lot 1 in said addition; thence North 00 degrees 27 minutes 18 seconds West a distance of 192.83, along the east line of said Lot 1, to a 1" pipe with cap stamped "T. Newport LS9600021" marking the northeast corner of said Lot 1; thence South 61 degrees 03 minutes 43 seconds West a distance of 150.51 feet, along the north line of Lots 1 through 3 in said addition, to a MAG Nail with washer stamped "Trent Newport LS9600021" marking the northwest corner of said Lot 3; thence South 00 degrees 19 minutes 49 seconds West a distance of 145.50 feet, along the west line of said Lot 3, to the point of beginning and containing 0.545 acres, more or less.