

WHITLEY COUNTY BOARD OF ZONING APPEALS

STAFF REPORT

22-W-VAR-26 DEVELOPMENT STANDARDS VARIANCE

MC Equipment, LLC/ DBA W.A. Jones  
1171 S. Williams Drive

OCTOBER 25, 2022

AGENDA ITEM: 5

**SUMMARY OF PROPOSAL**

Current zoning: IPM, Industrial Park/Manufacturing

Property area: 3.84± acres

The petitioner is requesting a development standards variance for the number of signs and total square footage to allow for the installation of two freestanding signs. The signs would be located on their property at 1171 S. Williams Drive.

The petitioner is proposing two two-sided signs to replace their existing identification signs. One will be a ground sign located near the entrance off Williams Drive on the west side of the property. The other will be a pole sign located on the east side of the property, on the Highway 30 frontage. The square footage of the pole sign is proposed to be 324 sq. ft., which is 24 sq. ft. larger than the maximum the code would allow for a single sign.

Note that it is not certain when the existing signs were erected, but it appears from aerial photography that at least the US 30 sign was extant in 1979, which likely makes it legal nonconforming. The proposed changes to the height and areas of the signs negate legal nonconformities.

The existing and proposed sign specifications, required code standards, and necessary variances are:

	Existing	Proposed	Code	Variance
<b>Maximum height</b>	5.5' ground sign; 15.5' pole sign	6' ground sign; 20' pole sign	6' ground sign; 30' pole sign	-
<b>Max. sign face area</b>	42 sq. ft. ground sign; 320 sq. ft. pole sign	42 sq. ft. ground sign 324 sq. ft. pole sign	300 sq. ft.	Yes
EMC sign area	-	-	-	-
Static sign area	-	-	-	-
<b>Setback from R/W</b>	3' ground sign; 5' pole sign	3' ground sign; 5' pole sign	1'	-
<b>Max. number of signs per lot</b>	2 signs	2 signs	1	Yes

**REVIEW CRITERIA**

Indiana Code §36-7-4-918.5 and Section 10.10 of the Zoning Code state the criteria listed below upon which the Board must base its review. Staff's comments/proposed findings of fact under each criterion.

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

The requested variance will not likely be injurious to the public health or morals, as non-obscene signs generally have negligible effect on those factors. The new signs would be in the same locations as the existing signs have been for years, without apparent injury to the public safety. The increased heights are code compliant, while the increase in sign face area over the existing is minimal, being 2 sq. ft. per side. Finally, the dual frontage mitigates the visual impact of more than one sign per lot.

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; and**

The proposed sign variances may not substantially nor adversely affect the use and value of the area adjacent to the property since the proposed signs do not significantly change an existing legal nonconforming situation.

3. **The strict application of the terms of the 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 or restriction of economic gain.**

The strict application would not necessarily result in practical difficulties. However, the variance is minimal on the square footage and having two signs is supported by the property having two frontages.

Date report prepared: 10/04/2022

### BOARD OF ZONING APPEALS ACTION

#### Findings of Fact Criteria

	<b>Vote: Denihan</b>		<b>Lopez</b>		<b>Wilkinson</b>		<b>Wolf</b>		<b>Wright</b>	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
Criterion 1										
Criterion 2										
Criterion 3										

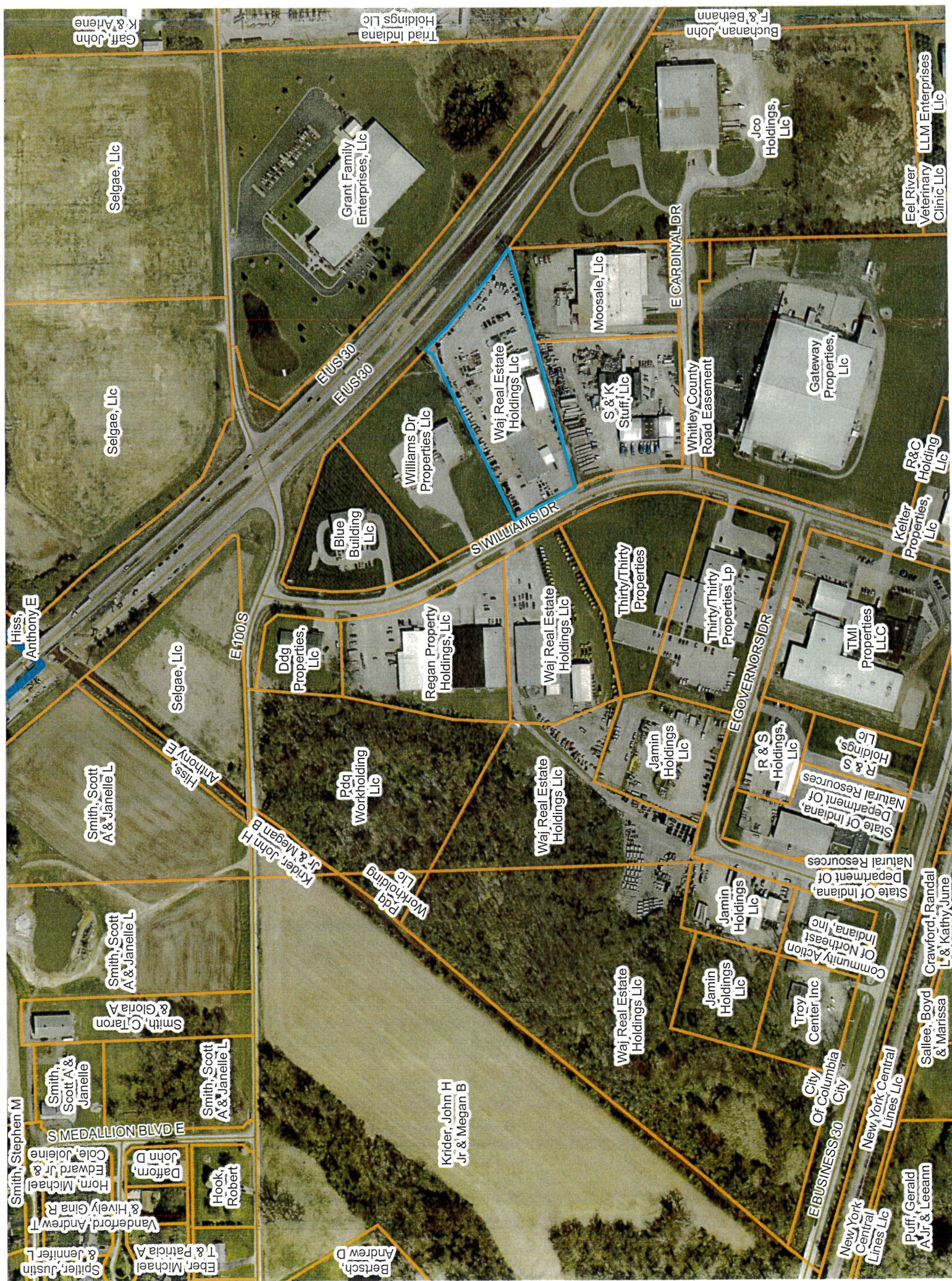
Motion: ☐ Grant  
☐ Grant w/conditions  
☐ Deny

By: \_\_\_\_\_

Second by: \_\_\_\_\_

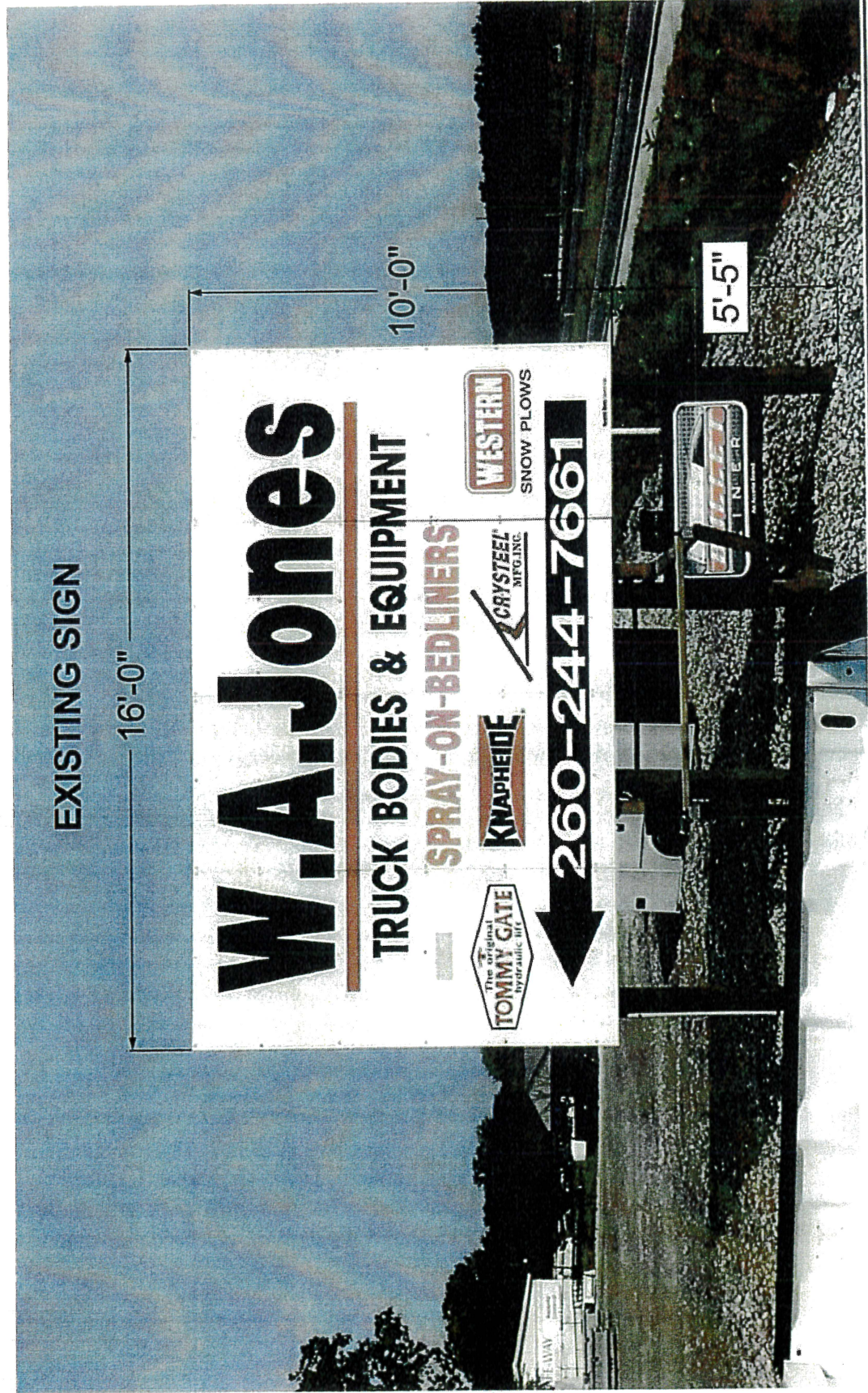
<b>Vote:</b>	<b>Denihan</b>	<b>Lopez</b>	<b>Wilkinson</b>	<b>Wolf</b>	<b>Wright</b>
Yes					
No					
Abstain					







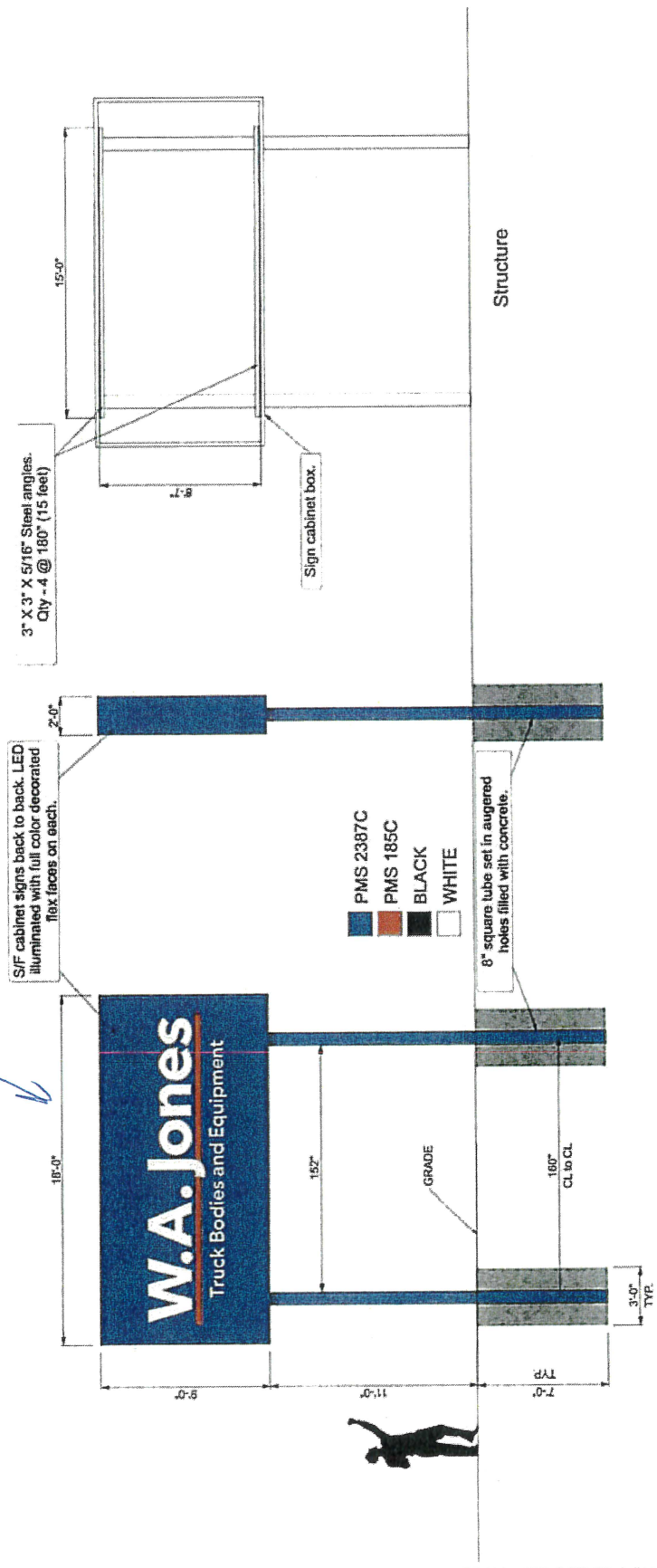
**W.A. Jones EXISTING SIGN**  
1171 S Williams Dr, Columbia City, Indiana 46725





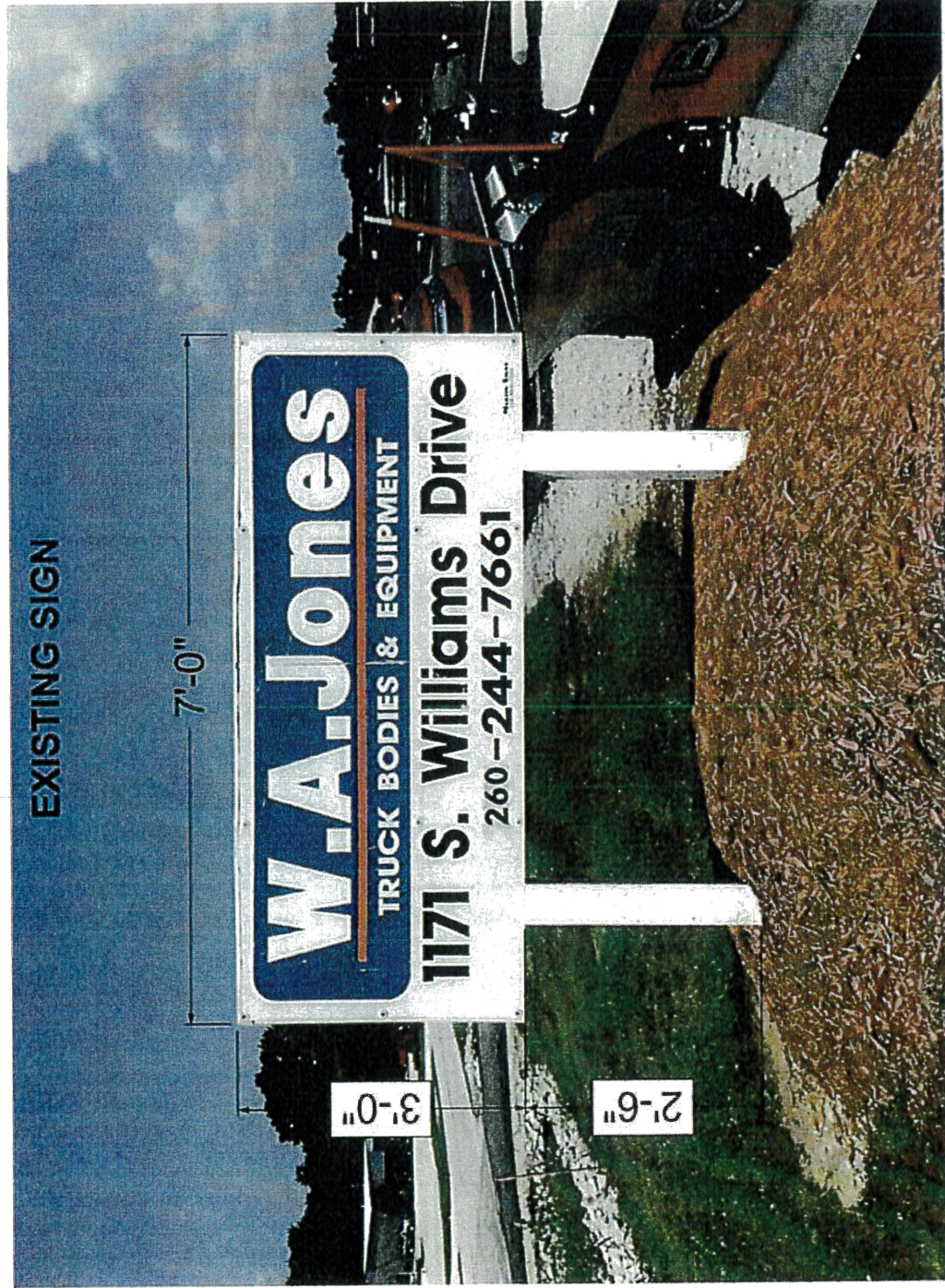
W.A. Jones Equipment  
 1711 S Williams Dr  
 Columbia City, IN 46725  
 Tall sign Layout 1 rev  
 9-19-22

162 sq ft  
 X 24 sq ft





**W.A. Jones EXISTING ENTRANCE SIGN**  
1171 S Williams Dr, Columbia City, Indiana 46725





W.A.Jones  
1171 S. Williams Dr.  
Columbia City, IN 46725  
Small sign Layout 1 rev  
9-19-22

OK  
2/16/22  
G R A Y C R A F T  
S/JG all rights reserved 2022 ©

36" x 84" LED Illuminated D/F  
Sign Cabinet

84"

18"

**W.A. Jones**  
Truck Bodies and Equipment  
1171 S. Williams Drive

36"

36"

36"

36"

10"

PMS 2728C

4" square steel post.

Direct Buried in Concrete  
Augered Hole

