

Docket No: 89-68 - BZA

Date filed: 10-16-89

Tax Code: 11-24-1-2.3

Meeting date: 11-16-89

BOARD OF ZONING APPEALS OF THE
AREA PLAN COMMISSION OF EVANSVILLE AND
VANDERBURGH COUNTY

VERIFIED APPLICATION FOR VARIATION FROM THE
REQUIREMENTS OF THE ZONING ORDINANCE

STATE OF INDIANA, COUNTY OF VANDERBURGH, SS:

APPLICANT UPON HIS OATH DOES SAY:

APPLICANT MARATHON Petroleum Co ADDRESS Floodlay Ohio PHONE 419 4222

OWNER _____ ADDRESS _____ PHONE _____

PREMISES AFFECTED 3115 Covert Ave on the South side of the street
(Street and Number) (N.E.S.W)

BETWEEN _____ Street and _____ Street

NAME OF SUBDIVISION, BLOCK #, & LOT # PL PT L3 Beckman

ZONE C-1 LOT SIZE 51 X 127

NATURE AND SIZE OF PRINCIPAL BUILDING ON LOT MARATHON Gas & Service Station

NATURE AND SIZE OF EXISTING ACCESSORY BUILDING _____

YEAR OF ERECTION OF EXISTING BUILDINGS _____ YEAR OF PURCHASE _____

OCCUPANCY: NUMBER OF FAMILIES (if any part is in use for dwelling) _____

NUMBER OF PERSONS EMPLOYED: (if any part is industrial or commercial) _____

Application is hereby made for variation for:

erection
reconstruction
alteration
conversion
maintenance
addition
other (please explain)

Removal of old Signs
for new Signs with
Additional Sq. Feet
of _____
(kind of building and use,
in accordance with the plans filed

STATEMENT OF VARIANCE APPLIED FOR
WITH PRINCIPAL POINTS ON WHICH APPLICATION IS BASED

on 2 frontage ^{lot} ~~per street frontage~~ Relax # of signs allowed from 4 to 24? and sign coverage allowance from 300' to 366'

(IF MORE SPACE IS NEEDED FOR THIS STATEMENT, ATTACH ADDITIONAL SHEET TO THIS APPLICATION.)

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

Sworn to before me, this 16th day of October, 1989

The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the above described real estate.

W. C. Johnson

Owner or attorney for owner (signature)

M. Irene Masterson

Notary

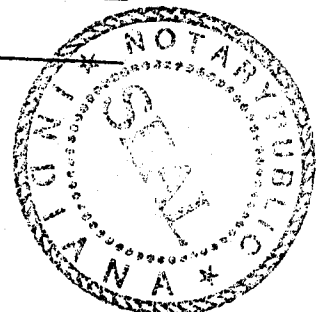
My Commission expires Dec. 29, 1989

My County of residence Vanderburgh

RECEIVED

OCT 16 1989

AREA PLAN
COMMISSION



NOTICE OF DISPOSITION OF ZONING CASE

BOARD OF ZONING APPEALS OF THE AREA PLAN COMMISSION
Room 312, Civic Center Complex
Evansville, Indiana
Telephone 426-5226

December 21, 1989

Wade Flake, Sr.
Hank's Sign Company
1919 N. Grand Avenue
Evansville, Indiana 47711

TO WHOM IT MAY CONCERN:


You are hereby advised that on December 21, 1989, the Board of Zoning Appeals

~~granted~~ your Variance Docket No: 89-68-BZA
granted with conditions
~~denied~~
continued
continued because of no action
withdrawn

Premises affected: 3115 Covert Avenue

The resolution of the Board is subject to your inspection at the office of the Area Plan Commission.

Respectfully yours,


Barbara L. Cunningham
Executive Director

Amend to six signs and 366 square feet.

APC
AREA PLAN COMMISSION
EVANSVILLE - VANDERBURGH COUNTY
Room 312 Civic Center Complex
Evansville, Indiana 47708
Phone (812) 426-5226

COPY

December 27, 1989

Marathon Petroleum Company
attn: Brad Slagby
539 S. Main Street
Findlay, OH 45840

Dear Sirs:

On December 21, 1989, the Board of Zoning Appeals heard applications for variance for seven (7) Marathon service stations in the City of Evansville. We applaud your desire to upgrade your existing signage to improve and standardize the appearance of your stations. To that end, we have listed the total signage limitations for each of your Evansville locations:

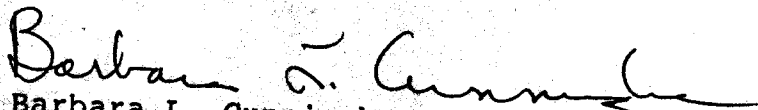
1. 3115 Covert Avenue - zoned C-1 - Board of Zoning Appeals granted a relaxation of code requirements to allow a total of six (6) signs at this location; these six signs may total up to 366 square feet. (PREVIOUSLY: 4 signs totalling 300 sq. ft.)
2. 4701 First Avenue - zoned C-1 - Board of Zoning Appeals granted a relaxation of code requirements to allow a total of six (6) signs at this location; these six signs may total up to 300 square feet. (PREVIOUSLY: 4 signs totalling 300 sq. ft.)
3. 1600 S. Green River Road - zoned C-4 - allowed total of six (6) signs; these six signs may total up to 500 square feet.
4. 501 N. Main Street - zoned C-4 - allowed a total of six (6) signs; these six signs may total up to 500 square feet.
5. 2119 E. Morgan Avenue - zoned C-4 - allowed a total of nine (9) signs; these nine signs may total up to 500 square feet.
6. 3900 Oak Hill Road - zoned C-4 - allowed a total of six (6) signs; these six signs may total up to 500 square feet.

7. 1223 E. Riverside Drive - zoned C-1 - Board of Zoning Appeals granted a relaxation of code requirements to allow a total of six (6) signs at this location; these six signs may total up to 376 square feet. (PREVIOUSLY: 4 signs totalling 300 sq. ft.)

As owner of these properties, you are responsible for assuring compliance with these zoning code requirements. To assist you, we are enclosing a copy of the City sign ordinance.

We understand that this may take time to come to a decision on which signs you intend to remove or replace. Therefore, we anticipate reviewing your site plans for these seven locations detailing the signs which you have chosen to retain and their locations on the properties. If thirty days is inadequate time to finalize your plans, please advise this office in writing of your progress.

Sincerely,


Barbara L. Cunningham, Executive Director
Area Plan Commission

cc: 7 dealerships
Hank's Sign Company
file

Submitted 10-5-89
 Called Wade Flake, Jr
 10-5-89 - cannot issue - do not meet code - sent copy 10-5-89
 AREA Planning Copy
 HANK'S NEON & PLASTIC SERVICE INC.
 Mr. Sid Flake
 1919 N. Grand Ave.
 Evansville, IN 47711
 812-423-7447

Advertising
 Sign Order

Code

Location

Quantity/Sign

204

300¢

4 signs

Turpins Marathon
 William Steven Turpin
 1223 Riverside Drive 3.3'x6'
 Evansville, IN 47714
 812-473-5858

Have at least 10 at 269¢

8-Pump Topper Sign info 1.5¢
 2-Window Signs inside
 2-Perimeter Pole Signs 20¢ = 40¢
 1-Wall Sign 4¢
 4-Island Signs 8.5¢ea = 34¢
 7 signs at 78¢

205

500¢

6 signs

Randall L. Drake
 3900 Oak & Hill Rd.
 Evansville, IN 47711
 812-477-9721

at least 15 signs at 221¢

total 13 signs at 124.5¢

3-WindMaster Signs 8.5x3 = 25.5¢
 9-Pump Topper Signs info
 1-Window Sign inside
 2-Perimeter Pole Signs 20¢ = 40¢
 2-Wall Signs 4¢ea = 8¢
 6-Island Signs 8.5¢ea = 51¢

207

500¢

9 signs

Morgan Ave. Marathon
 Robert A. McCullough
 2119 E. Morgan Ave.
 Evansville, IN 47711
 812-473-1486

total 9 signs at 79¢ + poles, etc.

1-WindMaster Sign 8.5¢
 3-Pump Topper Signs info
 1-Window Sign inside
 1-Perimeter Pole Sign 20¢
 2-Wall Signs 4¢ea = 8¢
 5-Island Signs 8.5¢ea = 42.5¢

208

300¢

4 signs

Wallace R. Phipps
 3115 Covert Ave.
 Evansville, IN 47714
 812-473-0839
 at least 11 signs ?
 + pole ?

total 9 signs at 95¢

1-WindMaster Sign 8.5¢
 4-Pump Topper Signs info
 2-Window Signs inside
 2-Perimeter Pole Signs 20¢ea = 40¢
 2-Wall Signs 4¢ea = 8¢
 4-Island Signs 8.5¢ea = 34¢

209

500¢

6 signs

Harry E. Wallace
 1600 S. Green River Rd.
 Evansville, IN 47715
 812-479-9712

total 9 signs at 90.5¢

2-WindMaster Signs 8.5¢ea = 17¢
 6-Pump Topper Signs info
 1-Window Sign inside
 2-Perimeter Pole Signs 20¢ea = 40¢
 2-Wall Signs 4¢ea = 8¢
 3-Island Signs 8.5¢ea = 25.5¢

210

300¢

4 signs

North Park Marathon
 Robert K. Egnew
 4701 First Ave.
 Evansville, IN 47710
 812-464-2126

total 9 signs at 90.5¢

+ poles etc

Advertising
Sign Order

Code
Maximum

Location

Quantity/Sign

Pg. 21
211

500¢
6 signs

Richard C. Rust
501 North Main Street
Evansville, IN 47711
812-424-2493

1-WindMaster Sign 8.5¢
~~8-Pump Tepper Signs~~ info
~~1-Window Sign~~ inside
1-Perimeter Pole Sign 20¢
1-Wall Sign 4¢
3-Island Signs 8.5¢ ea = 25.5¢
4 total Signs at 50¢
+ poles, canopies?

Permit for big signs

**BOARD OF ZONING APPEALS
VARIANCE STAFF FIELD REPORT**

Date November 8, 1989

DOCKET NO 89-68-NZA CITY _____

APPLICANT Marathon Petroleum Company

OWNER Marathon Petroleum Company

PROPERTY LOCATION 3115 Covert Avenue

ZONED C-1

VARIANCE APPLIED FOR Relaxation of maximum number of permitted signs on two frontages from 4 to 24, and relaxation of sign coverage allowance from 300 square feet to 366 square feet.

CODE REQUIREMENTS MCE 153.112

EXISTING CONDITIONS Service Station on double frontage lot.

ANY ADDITIONAL CIRCUMSTANCES PERTINENT TO THE REQUEST From submitted information, staff is unable to determine number and size of existing signs or number and size of signs to be removed. No sign permits on file.

In the opinion of the Planning Office the following conditions exist:

1. The grant will/will not be injurious to the public health, safety, morals, and general welfare of the community;
 - a.
 - b.
2. The use or value of the area adjacent to the property located in the variance will/will not be adversely affected;
 - a.
 - b.
3. The need for the variance arises from some condition peculiar to the property involved and does/does not exist in similar property in the same zone.
 - a.
 - b.
4. The strict application of the terms of the ordinance will/will not constitute an unusual and unnecessary hardship as applied to the property for which a variance is sought.
 - a.
 - b.

In view of the above conditions the Board of Zoning Appeals recommends approval/denial.

REQUEST ON PETITION:

Wallace R. Phipps
3115 Covert Ave.
Evansville, IN 47714
812-473-0839

PROPOSED SIGNS

- (11-Pump Topper Signs **INFO**)
(2-Window Signs - **INSIDE**)
2-Perimeter Pole Signs
1-Wall Sign
6-Island Signs

(C-1)

Six Different Advertising Sign Frames Available



PERIMETER POLE SIGN

3.3' x 6' 20¢

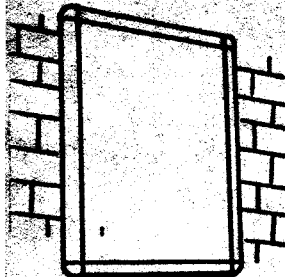
This double-face sign mounts to a perimeter light pole and is designed to hold 40" x 72" advertising posters. This sign will replace the temporary vinyl pole signs and help improve the appearance of the promotional advertising message and your station. It features aluminum end caps to give the sign a finished appearance.



ISLAND SIGN

2.33' x 3.66' = 8.5¢

This double-face sign mounts to the canopy columns and island light poles. It is designed to hold 28" x 44" advertising posters. It comes with reversible "Full Serve" and "Self Serve" panels for island designation. The end caps carry the mandatory State and Federal disclosures.



WALL SIGN

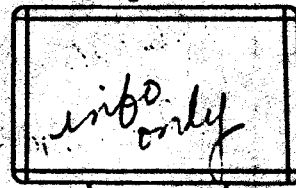
This frame mounts to any exterior surface (hardware not included). It is designed to hold a 20" x 28" advertising poster.

1.66' x 2.33' = 4¢



WINDMASTER CURB SIGN

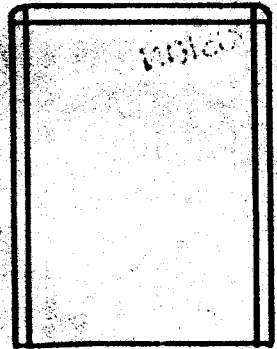
The WindMaster is a versatile curb sign that holds 28" x 44" advertising posters while withstanding winds in excess of 75 MPH. Sign features epoxy coated steel components for a rust-free life. 2.33' x 3.66' = 8.5¢



PUMP TOPPER SIGN

1.5¢ info only

This 20" x 12" all aluminum frame mounts securely to the top of all dispensers with adhesive tape. Two plastic advertising posters slide easily into the frame from the top edge. A permanent backing piece is included. This sign will replace the current pump topper signs.



WINDOW SIGN

This window frame mounts securely to the *not counted* inside of a window with double-sided adhesive tape. Decorative aluminum trim pieces mount to the exterior of the window to provide a clean finished appearance. Two 20" x 28" advertising posters are inserted from the inside and are readable from inside and outside of the station.

SIGN PLACEMENT DIAGRAMS

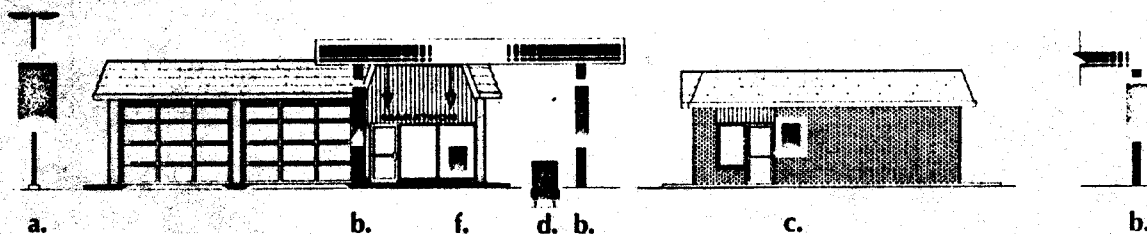
A strong service station image demands consistency in the placement of the sign frames at each location to ensure good brand identity.

Consistency in sign frame placement strengthens the advertising messages seen by your customers. Illustrated below are the sign placement diagrams for three Marathon service station designs.

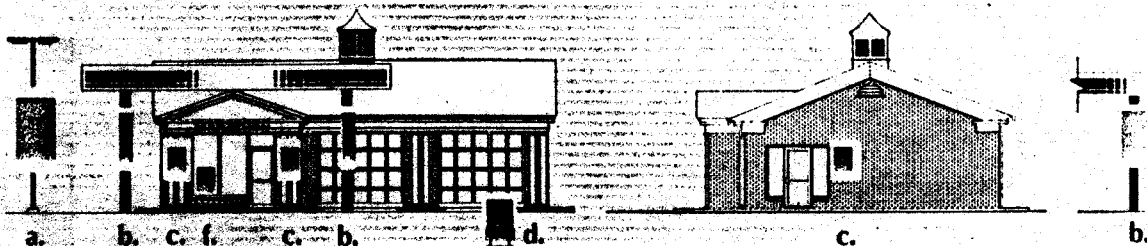
SIGNAGE KEY

- a. Perimeter Pole Sign
- b. Island Sign
- c. Wall Sign
- d. WindMaster Curb Sign
- e. Pump Topper Sign
- f. Window Sign

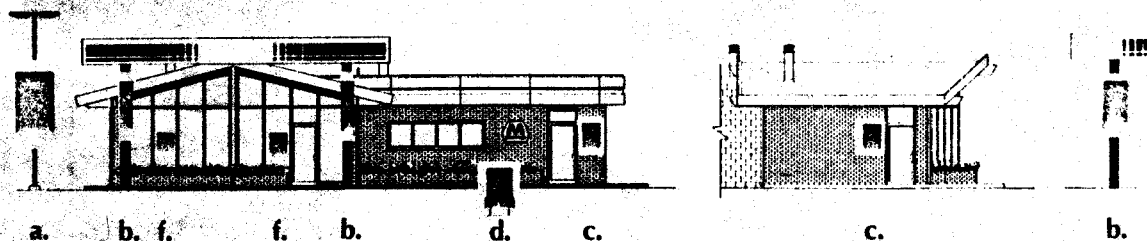
MANSARD DESIGN



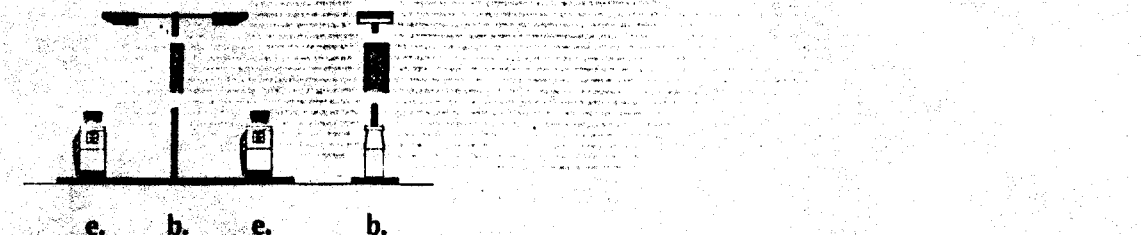
COLONIAL DESIGN



KETTERING DESIGN



GASOLINE ISLAND WITHOUT CANOPY



For additional assistance on sign placement, contact your Marketing Representative or Supplier.

● **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery
(Extra charge)

3. Article Addressed to:		4. Article Number 441 729 943	
Mildred Davis 1755 Beckman Evansville, In., 47711		Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
5. Signature — Address X <i>Mildred Davis</i>		8. Addressee's Address (ONLY if requested and fee paid) Always obtain signature of addressee or agent and DATE DELIVERED.	
6. Signature — Agent X			
7. Date of Delivery			

PS Form 3811, Mar. 1988 * U.S.G.P.O. 1988-212-865 DOMESTIC RETURN RECEIPT

3 and 4. **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery
(Extra charge)

3. Article Addressed to:		4. Article Number 441 729 942	
George Belcher 1615 S. Varn Evansville, In., 47711		Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
5. Signature — Address <i>George Belcher</i>		8. Addressee's Address (ONLY if requested and fee paid) Always obtain signature of addressee or agent and DATE DELIVERED.	
6. Signature — Agent <i>George Belcher</i>			
7. Date of Delivery 12-1-87			

Form 3811, Mar. 1988 * U.S.G.P.O. 1988-212-865 DOMESTIC RETURN RECEIPT

● **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery
(Extra charge)

3. Article Addressed to:		4. Article Number 441 729 951	
Amoco Oil Co. c/o Ms Pat Brage P.O. Box 22278 9202 N. Meridian Indianapolis, In., 46222		Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
5. Signature — Address X		8. Addressee's Address (ONLY if requested and fee paid) Always obtain signature of addressee or agent and DATE DELIVERED.	
6. Signature — Agent <i>Pat Brage</i>			
7. Date of Delivery 12-4-89			

PS Form 3811, Mar. 1988 * U.S.G.P.O. 1988-212-865 DOMESTIC RETURN RECEIPT

VARIANCE NOTIFICATION LETTER

NOTICE

November 30, 1989

Re: Marathon Petroleum Co.

Dear

Evansville-Vanderburgh Area Board of Zoning Appeals, notice of public hearing for a variance. Hearing will be held at 4:00 p.m., Thursday, December 21, 1989, in the City Council Chambers (Room 301), City-County Building, Civic Center Campus, Evansville, Indiana.

This letter will serve notice to you that Marathon Petroleum has applied for a variance with the Board of Zoning Appeals of Evansville for relaxation of the Zoning Ordinance which requires specified square footage. The application is for removal of old signs for new signs on the property located at

Yours truly,

Ludwig Hahn

Marathon Petroleum Company/Hanksville Oil & Gas Service, Inc.

11-14-89

29 Signs
24 plus 2 banners
+ 3 TPS's

MARATHON 3115 COVERT

2 Canopies: ① "Marathon best in long run" ^{2x40} N+S sides

② No Adv.

① BFascia letters: "Marathon" 8" x 10'

② 2 fascia logos ± 2.5 x 2.5

① 2nd Pole projecting sign: Marathon (4x4) + (2x4) price mod

2 tire racks w/ 8" x 4' tags

② 3 banners on roof (only 1 Lottery)

③ TPS's - footed "Marlboro" 2x4

"AMERICAN Co. Serv You" 2x4

Hoosier Lottery 1 1/2 x 2

④ Disc, MC, VISA (1x2) : 3 on canopy poles
(1 on light pole)
↓

① Light pole sign: (1 1/2 x 3) price sign
"Triple A Emerg. Serv." (1x1)

① Light pole sign: (1x2) "Discov, MC, VISA"
(1x1) "AAA Emerg. Serv"

Pump toppers: ② on COVERT "Mar-Am. Co. Serv. You" etc.
⑧ on Vann - adv: "Starfire High Perf"
"Marathon-Acs. y"
etc.

③ 4-sided island signs - 2 sides have state reg.
2 sides have list of services

NOTICE OF DISPOSITION OF ZONING CASE

BOARD OF ZONING APPEALS OF THE AREA PLAN COMMISSION

Room 312, Civic Center Complex
Evansville, Indiana

Telephone 426-5226

November 16, 1989

Wade Flake, Sr.
Hank's Sign Company
1919 N. Grand Avenue
Evansville, Indiana 47711

TO WHOM IT MAY CONCERN:

You are hereby advised that on November 16, 1989, the Board of Zoning Appeals granted with conditions denied

continued
continued because of no action
withdrawn

Premises affected: 3115 Covert Avenue

The resolution of the Board is subject to your inspection at the office of the Area Plan Commission.

Respectfully yours,

Barbara L. Cunningham
Executive Director