

B2A
25-012

TOWN OF LOWELL BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE FROM DEVELOPMENT STANDARDS

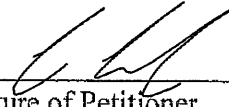
1. Completed Application Included
2. Proof of Ownership Deed Included
3. Application Fee \$150
4. Plat of Survey or Site Plan (To Scale) Final Plat Attached
5. Certified List of Adjacent Property Owners N/A
6. Proof of Publication 10/27/25
7. Notice to Adjacent Property Owners 10/21/25
8. Petitioner's Name Lowell Plaza LLC Phone _____
Address (Mailing) 7954 E 108th Avenue, Crown Point, IN 46307
9. Owners Name (if different) N/A
10. Property location 17980-90 Brandywine Drive
11. Corner Lot: yes X no _____
12. Present Zone: B-1
13. Present Use: Anytime Fitness & Retail
14. Legal Description: Lowell Plaza Subdivision - Lot 1
15. Request for variance from the provision of Permanent Sign Standards - Section 155.104
(Section, paragraph of zoning ordinance)
16. State specific change proposed and reason(s) such changes are necessary:
See attached findings of fact

17. A board of zoning appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A variance may be approved under this section only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community;
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
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. However, the zoning ordinance may establish a stricter standard than the "practical difficulties" standard prescribed by this subdivision. [IC 36-7-4-918.5, as added by P.L. 357-1983, 14.]

10.20.25

Date



Signature of Petitioner

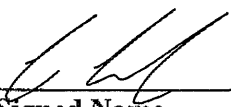
I RECEIVED THE INSTRUCTIONS FOR FILING A BZA PETITION

Muayad Musleh

Printed Name

10.20.25

Date



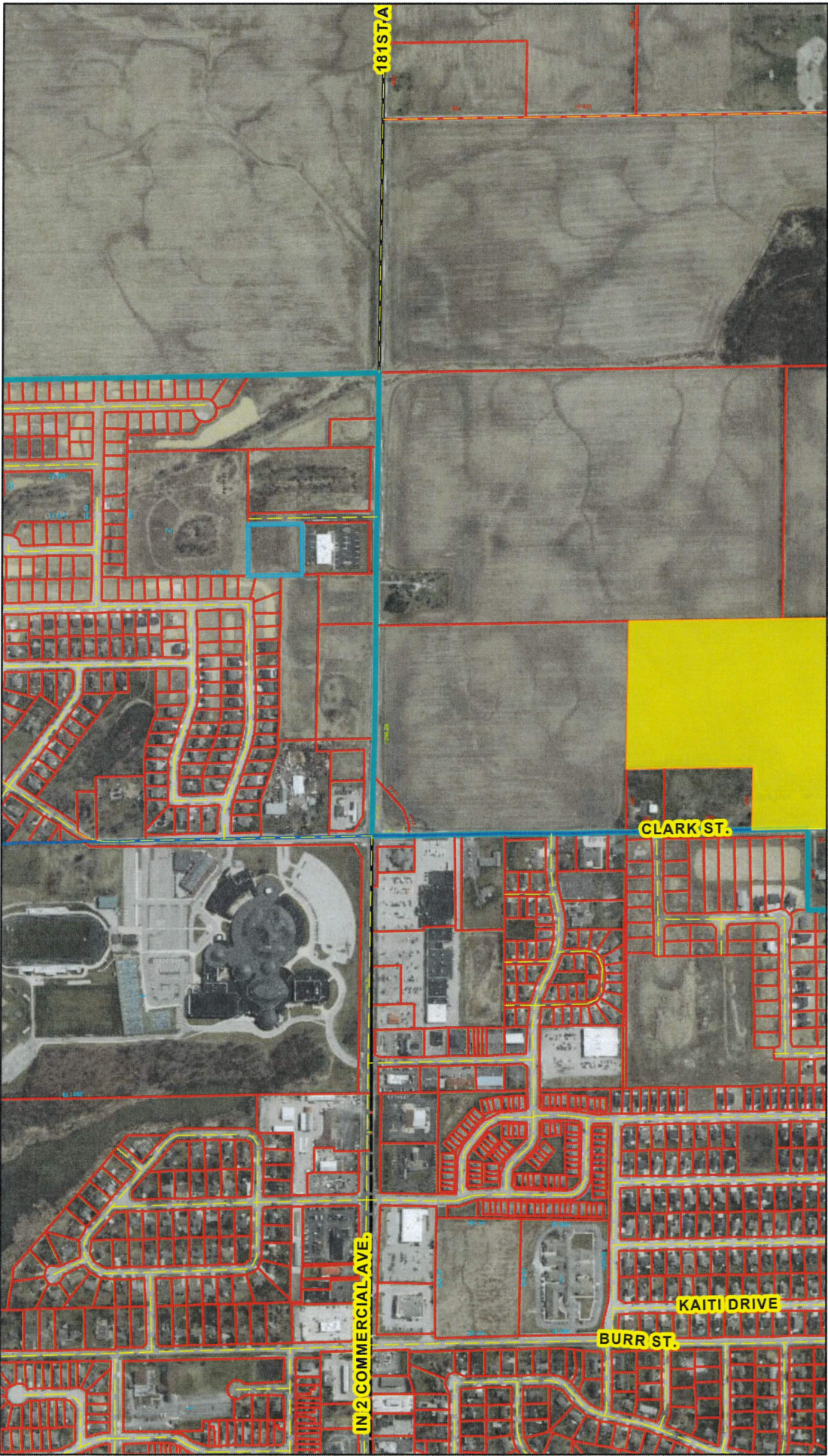
Signed Name

7954 E 108th Ave Suite B Winfield, IN 46307

Address

Updated 4/5/17 added signature line for receipt of instructions

Lake County Surveyor's Office Web Map



10/9/2025, 6:33:30 PM



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable

Drawn By: LK/ SAS	L1.0
Date: 11/25/24	
Score: 1:20	



DVG

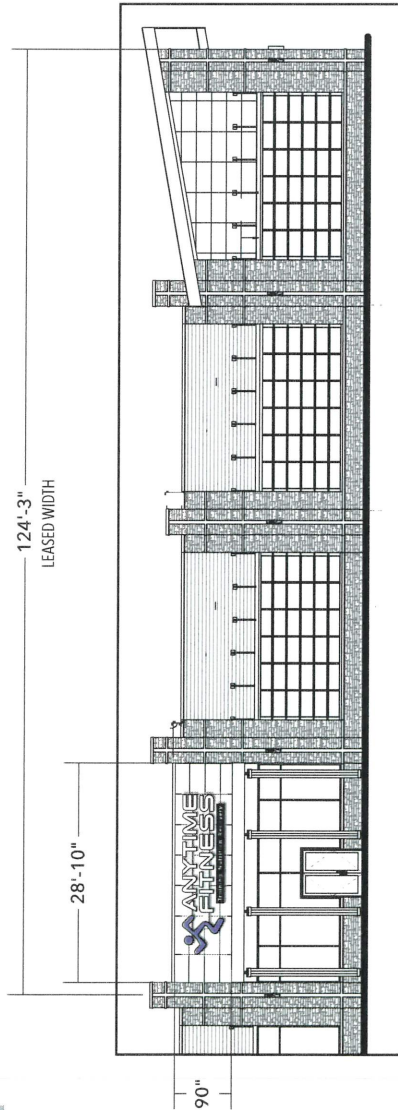


**Board of Zoning Appeals
Town of Lowell, IN
Variance from Development Standards**

Property Site Address: 17980-17990 Brandywine Drive
PIN: 45-20-19-377-.008.000-008
Existing Zoning District: B-1

DEVELOPMENT VARIANCES

- **Permanent Sign Standards – Section 155.104 (A) (1)**
 - One square foot of signage shall be allowed for every one foot of the front façade of the building that is occupied by that use. In no instance shall the amount of signage permitted per use exceed 150 square feet...any combination of wall signs, awning signs, free-standing signs, ground signs, changeable copy signs, time and temperature signs, and multi-tenant joint entrance signs may be used.
 - The petitioner requests to install a signage plan which could, in total, equal 300 square feet, a 150 square foot increase over the allowed amount.
 - Brandywine Drive is presently a dead end street and the lot does not have provisions to place signage on SR2, which carries considerably more traffic each day.
 - The petitioner has constructed, at the request of the Town, an access roadway across their property which will link into adjacent (to the west) private development in the future. That development is considerably larger, and the petitioner has a need to advertise to Brandywine Drive *and* the private roadway through the use of two monument signs
 - The monument signs proposed and illustrated are only 32 square feet, which are similar in size to those allowed even in neighboring municipality's restricted/overlay districts.
 - The remaining 86 square feet of allowable signage is lesser than desired by the anchor tenant (Anytime Fitness), and also leaves no allowable signage for the building's other tenant(s).
 - The petitioner requests to be allowed two 32 square foot monument signs, a 116 square foot Anytime Fitness Sign, and a maximum of 60 square feet wall signage for one or two more tenants.
 - The petitioner commits that if a single tenant occupies the remainder of the building, that single business will still only be allowed 60 square feet, not 120 square feet.
 - Approval **WILL NOT** be injurious to public health, safety, morals, comfort, or general welfare of the community. Development conforms to character and uses of adjacent properties within this commercial area.
 - The use and value of the area adjacent to the property included in the variance **WILL NOT** be affected in a substantially adverse manner. Development conforms to character and uses of adjacent properties within this commercial area.
 - That strict application of the terms of the zoning ordinance **WILL** result in practical difficulties in the use of the property due to the size and orientation of the lot.



28'-10"

CITY CRITERIA
ZONE: PD
1 SF PER FT OF LEASED BUILDING FRONTAGE
LANDLORD CRITERIA
SUBMIT FOR APPROVAL
LEASED WIDTH: 124.25 FT
ALLOWED: 124.25 SQFT
PROPOSED: 115.33 SQFT

ANYTIME FITNESS
LOWELL, IN

DESCRIPTION

- A CHANNEL LETTERS**
 - 3" BLACK ALUMINUM RETURNS (STOCK)
 - 3/16" WHITE ACRYLIC FACES (7328) (CNC)
 - 1" BLACK TRIM CAPS (STOCK)
 - PRE-FINISHED WHITE ALUMINUM BACKS (CNC)
- B CHANNEL LOGO**
 - 3" BLACK ALUMINUM RETURNS (STOCK)
 - 3/16" WHITE ACRYLIC FACES (7328) (CNC)
 - ANYTIME FITNESS TRANSLUCENT CUSTOM PURPLE VINYL (3630-8912-48) - APPLIED FIRST SURFACE
 - 1" BLACK TRIM CAPS (STOCK)
 - PRE-FINISHED WHITE ALUMINUM BACKS (CNC)
- C CHANNEL MONIKER**
 - 5" RETURNS FOR MOUNTED SIGN
 - 3/16" WHITE ACRYLIC FACE (7328) (CNC) - OVERLAPPING SEAMS AS NEEDED
 - REVERSE CUT MATTE BLACK VINYL COPY (220-22) - APPLIED FIRST SURFACE
 - 1" BLACK TRIM CAPS (STOCK)
 - PRE-FINISHED WHITE ALUMINUM BACKS (CNC)
- D RACEWAY**
 - SIGNCOMP - 2 PIECE 8" CHANNEL LETTER RACEWAY (FRONT 1981/BACK 1982) (OR FABRICATED EQUIVALENT)
 - PAINTED TO MATCH MOUNTING SURFACE (TBD)

ILLUMINATION

PRISM SYNERGY MINI 6500K WHITE LED UNITS
329 L.E.D. MODULES - 183 LINEAL FEET TOTAL
(2) HE 96W 24V POWER SUPPLY (P-OH096-24-HE)
110-277 VAC - 60 HZ 0.98 @ 100VAC, 0.42
@ 277 VAC

TIMER CONTROLLER BY OTHERS

FINAL ELECTRICAL CONNECTION BY OTHERS

INSTALL

MOUNT TO WALL USING WALL ANCHORS - TYPE & SIZE TBD BY WALL CONDITIONS
BREAK-FORMED ALUMINUM KICKBACKS ON LOGO AS NEEDED

FIELD SURVEY REQUIRED PRIOR TO FABRICATION



Jenny Kruse | 952 641 9602
jennyk@archetypesign.com

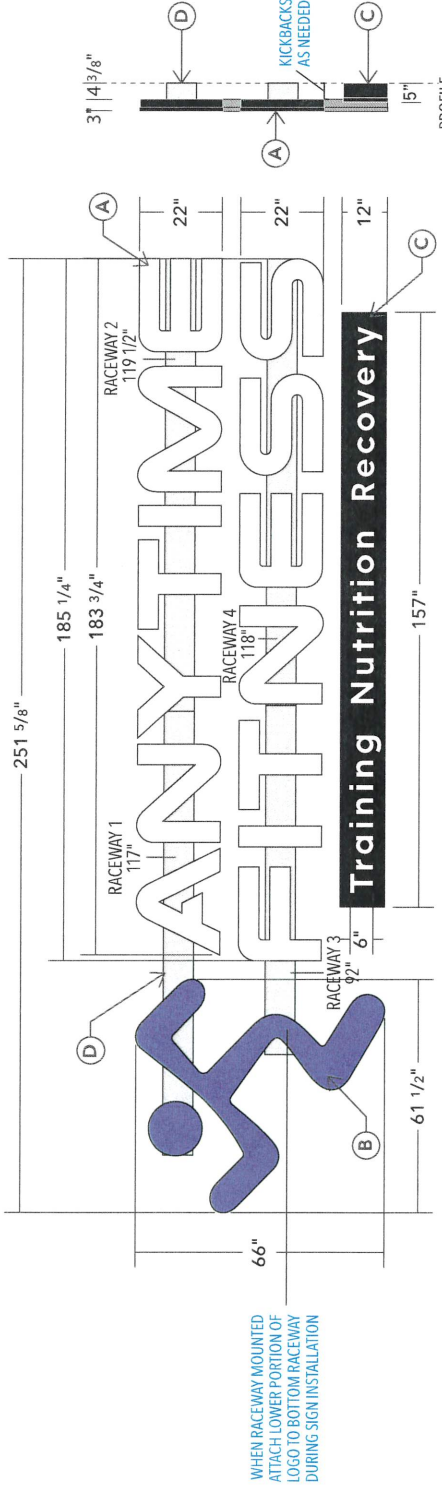
date: 11.27.24 designer: JB

This print is meant as a representation of a sign shown in consideration of being manufactured by Archetype. Materials may influence final result. Samples available upon request. Designs contained herein are not meant to be replicated to others outside of involved parties and employees. Designs received from Archetype may contain trademarks and/or copyrighted material. Designs may contain elements creation of these designs or any resemblance. Drawings may contain elements considered artistic intellectual property of Steve Carpenter, owner of Archetype approval

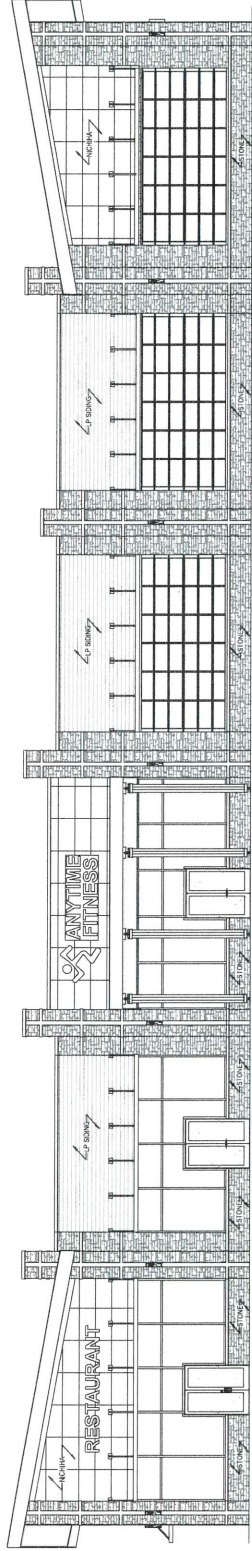
Scale: 3/8"=1'-0"

2 RW CHANNEL LETTERS, LOGO & MONIKER (115.33 SQFT)

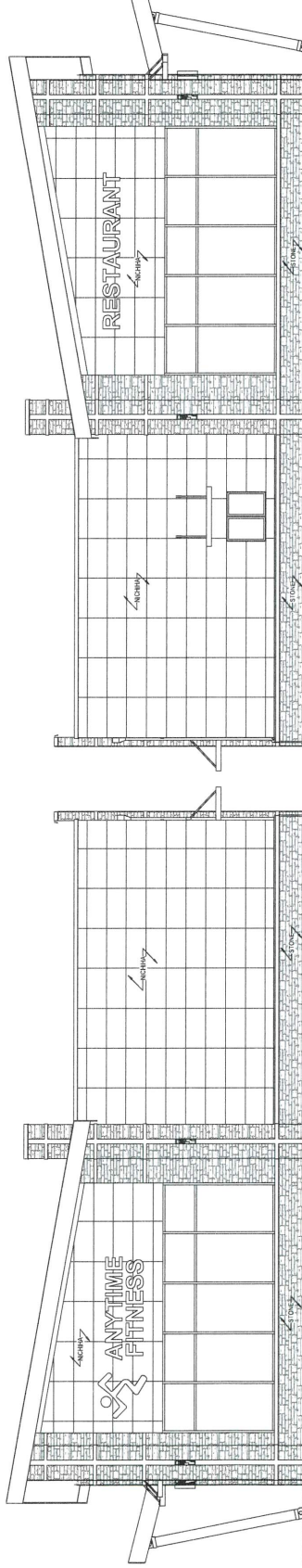
1.1



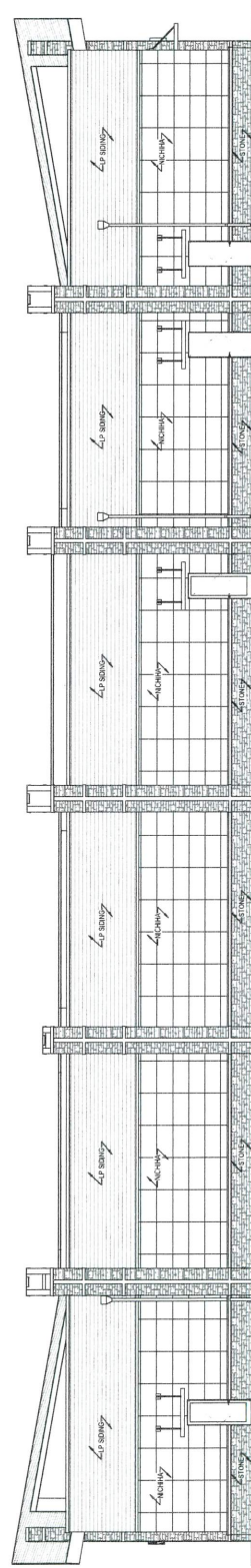
WHEN RACEWAY MOUNTED
ATTACH LOWER PORTION OF
LOGO TO BOTTOM RACEWAY
DURING SIGN INSTALLATION



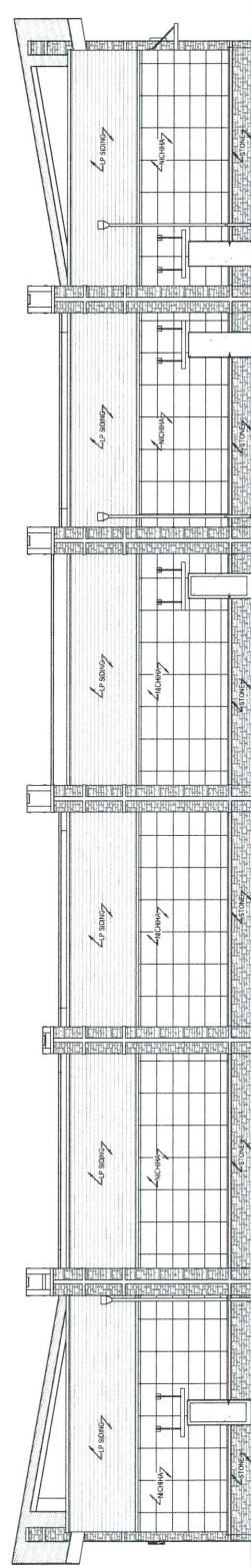
FRONT VIEW

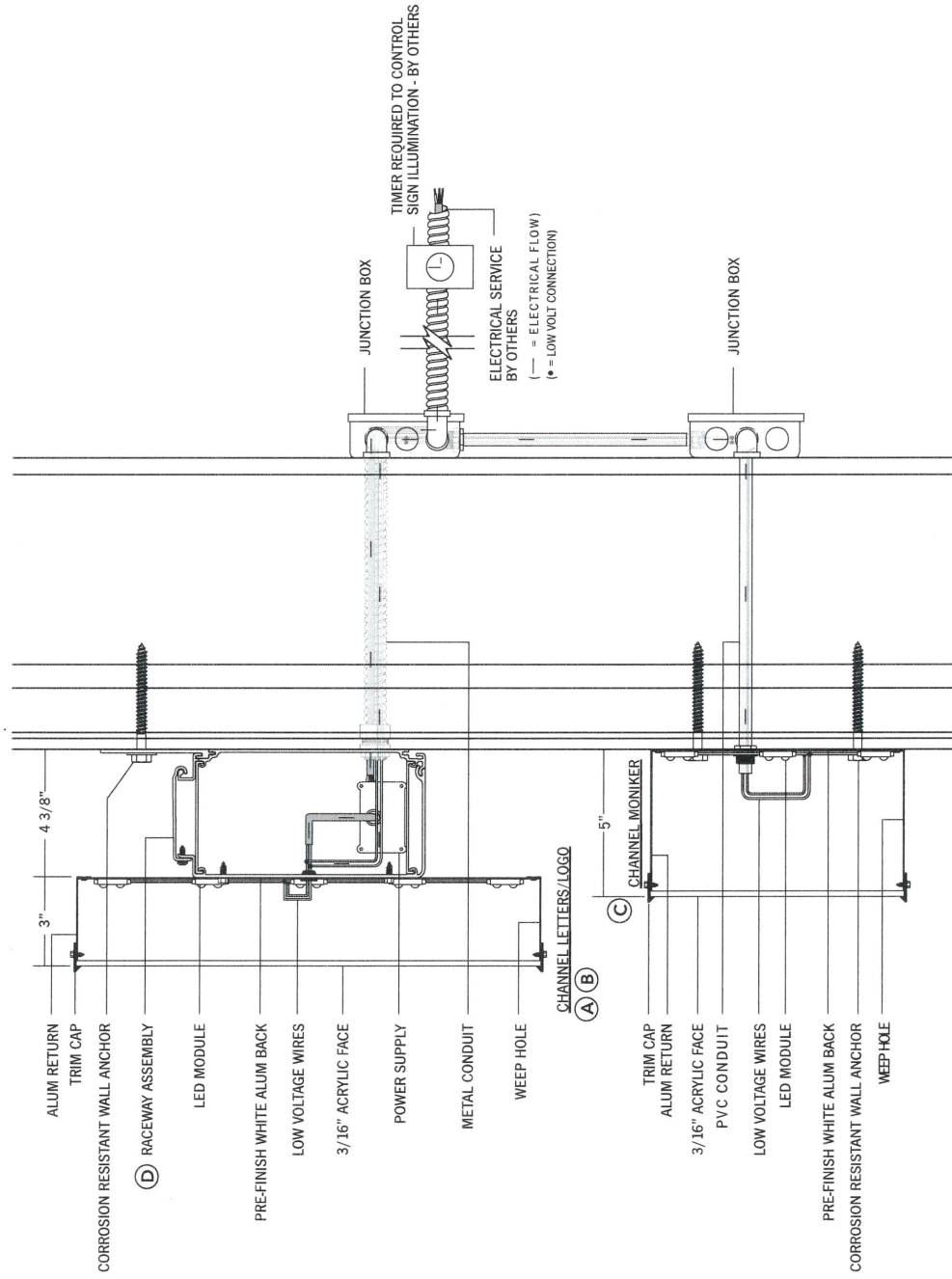


LEFT VIEW



REAR VIEW

RIGHT VIEW
1/8" = 1'-0"



③ RACEWAY MOUNT DETAIL DIAGRAM

ACTUAL INSTALL/WIRING MAY VARY DEPENDING UPON LOCATION CONDITIONS

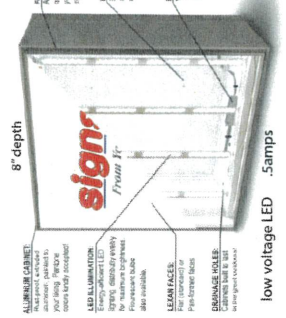
Scale: NTS

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Monument Signs

4 FT x 8 FT = 32 SF

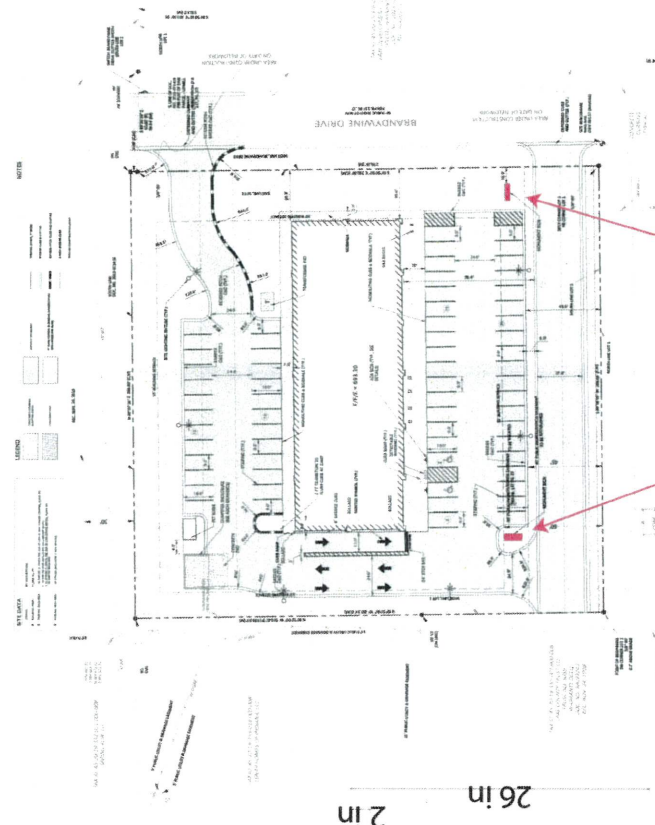
96 in



32 sqft each

48 in

24 in



Monument Signs

Approved By: _____

Date: ____/____/____

PROOF | 2025

It is the customer's responsibility to ensure that the proof is correct in all areas. Please be sure to double-check spelling, grammar, layout, and design before approving artwork. If a proof containing errors is approved by the customer, the customer is responsible for payment of all original costs of printing, including corrections and reprints. The customer is 100% responsible for approvals of Copyright, Trademark, and Licensing Agreements of artwork. All artwork is copyrighted and cannot be reproduced without Economy Signs' permission. It is illegal to duplicate or reproduce copyrighted artwork without prior written consent. All artwork must be approved by the customer before a job can be entered into production. Customer's approval is contractually binding for payment of all services rendered. All signage produced is property of Economy Signs until they are paid in full.