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				
6.	Proof of Publication (U 27 125)				
7.	Notice to Adjacent Property Owners				
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 155.10 (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.]

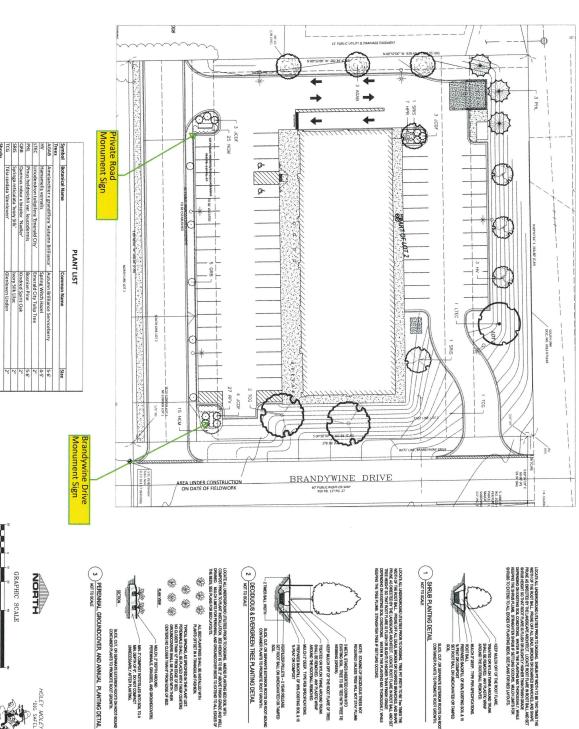
10.20.25	· / //
Date	Signature of Petitioner
I RECEIVED THE INST	RUCTIONS FOR FILING A BZA PETITION
Muayad Musleh	10.20.25
Printed Name	Date
///	
1/2/	7954 E 108th Ave Suite B Winfield, IN 46
Signed Name	Address

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



Lake County Surveyor's Office Web Map

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



TIMES BALL WIDTH

-FERTILIZER PELLETS - 2 YEAR RELEASE
- SET ROOT BALL ON UNEXCAVATED OR TAMPED SOLL

REP MALCH OFF OF THE ROOT FLARE OF TREE.

"TREATED OR NYOUN TYME JACOUND TRUNK
SHALL BE REBLONED JAMP JACTIC WRAP

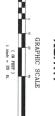
ANOUND THE ROOTBALL REBLONED.

MALCHY DEEP, TYME REB SPECIFICATIONS.

"FRENCED BACKFLLOF BAY EDISTING SOL 14 15

"A FEAT OR COMPOSE"

3 METAL STAKES INSERTED DOWN INTO EXISTING SOIL. TREE TO BE TIED WITH TREE TIE WEBBING (GREEN). NOTE: STAKING OF DECIDIOUS TREES NOT REQUIRED UNLESS TREE WILL NOT STAY PLUMB



Hydrangea paniculata 'Rensun' Juniperus chinensis 'Daubs Frosted'





11/76/74	LDK/ SAS	77	LOWELL, II	ANYTIME FIT
_			<b></b>	53

Landscaping Corp. 210 East 113th Avenue Crown Point, Indiana Phone: 219-662-9911 www.hubingers.com

SECTION

SLICE, CUT, OR SEPARATE EXTERIOR ROOTS ON ROOT-BOUND CONTAINER PLANTS TO PROMOTE ROOT GROWTH.

- MAN, 3\* COMPOST ROTOTILLED INTO SOIL TO A MIN. DEPTH OF 6". DO NOT COMPACT UNNECESSABLY AFTER PLANTING.

MULCH, 2" DEPTH AROUND
PERENHALS, GRASSES, AND GROUNDCOVERS

TYPICAL SANCING, AS SPECIFED IN THE PLANT LIST. PERBUNALS SHALL BE PLACED WITH THEIR CENTENS NO CLOSER THAN 12" FROM EDOG OF BED. GROUNCOCKERS SHALL BE PLACED WITH THEIR CENTENS NO CLOSER THAN 8" FROM EDOG OF BED. ALL BED PLANTINGS SHALL BE INSTALLED WITH PLANTS OFFSET IN A TRIANGULAR FASHION.

Revisions:	SITE CHANGES	
Date	4-29-25	

Revisions:	SITE CHANGES	
Date	4-29-25	

Revisions:	SITE CHANGES	Mary Mary Mary Mary Mary Mary Mary Mary
Date	4-29-25	

Starter fertilizer to be applied at installation and post fertilizer application applied 30-45 days later with a minimum of 1# of Nitrogen per 1000 SF and 50% being slow release.

MULCH Y DEEP. THPE PER SPECIFICATIONS.

PROTEKL
PREPARED BACKPIL OF 88% ENSTING SOIL & 15

SPENT OR COMPOST

SET ROOT BALL ON UNEXCHANTED OR TAMPED
SOIL.

SLICE, CUT, OR SEPARATE EXTERIOR ROOTS ON ROOT-BOUND CONTAINER PLANTS TO PROMOTE ROOT GROWTH.

- KEEP MULCH OFF OF THE ROOT FLAKE.
- TREATED OR NYLON TWINE AROUND TRUNK.
SHALL BE REMOVED. ANY PLASTIC WRAP.
AROUND THE ROOTEALL REMOVED.

All disturbed lawn areas to be restored w/ 4" of topsoil, Seed w/ HLC Sunny Mix or approved equal w/ DS-75 Erosion Control Blanket.

Stand alone trees and Landscape Areas to have Shredded Hardwood Bark Mulch 3" Deep w/ Pre-energent herbicide and have spade dug edge. This Drawing and Design is the Property of Hubinger Landscaping Corp. and is not to be reproduced or used without the permission of Hubinger Landscaping Corp. GINA PIMENTEL RECORDER

2025-014452

### ten 119 mm 03

#### DEDICATION STATEMENTS

15 Manager

Muayad Musich

STATE OF INDIANA COUNTY OF LAKE

BEFORE ME, THE UNDERSIGNED MOTARY PURICE, IN MID P PERSONALLY APPEARED MATERY PINISES.

AND EXECUTION OF THE FORECOING INSTRUMENT AS HIS/HER THE EUROPOSES HERRIFI EXPRESSED, WITNESS MY HAND AN DAY OF CTAY

202

SENTUR R. MOSEN

PRINTED NAME: SANDRA L. MASH
NOTARY PUBLIC
RESIDENT OF LAKE COUNTY
COMMISSION EXPIRES: 1/3/20

SEAL SAMBRA R. MASON SAMBRA R. MASON SAMBRADER PROPERTY SAMBRADER R. 2019

STATE OF INDIANA )
KS
COUNTY OF LAKE 1

THE STORY OF MOUSELL

(PRINTED WAY)

TOWN COUNCIL CERTIFICATE:

STATE OF INDIANA )
JSS
COUNTY OF LAKE 1

SUBMITTED TO, APPROVED AND ACCEPTED BY THE TOWN OF LOWELL BY ITS TOWN DATED YHIS 27 DAY OF May

Mike Gruszka

Todd Angerman

MEMBER TO Shane TUCKER

John Alegia

ATTEST ALL NUMBER
HUMBERTREASURER
LOCK TOUS AUGO
OPRINTED WAME)

## LOWELL PLAZA SUBDIVISION AN ADDITION TO THE TOWN OF LOWELL, LAKE COUNTY, INDIANA

LUT 2

DMK PARCEL ~ LONGL MAJOR SURPLINSON
PLAT BOOK 117 PAGE 27 TOWN OF LOWELL >30' EASEMENT ACREEMENT DOC. NO. 2013-071418 REC. SEPT. 26, 2013



S. LINE OF DOC. NO. 2013-071418 PER PLAT OF DMK PARCEL — LOWELL MAJOR SUBDIVISION (PLAT BOOK 117. PAGE 27)

PARCEL INFORMATION: TAK ID. NO. 45-20-19-377-LQWELL PLAZA, LLC SPECIAL WARRANTY DEED DOC. NO. 2024-501417 REC. JANUARY 16, 2024

75,318 SQUARE FEET± 1.75 ACRES±

ORY ENTERED FOR TALAHON SUBJECT FINAL ACCEPTANCE FOR TRANSFER

AUM 2 9 2025 FEBOY HOLINGA KATOKA JAKE CORMET MENTOR

ZH E 20' UTILITY EASEMENT, E D-DAK PARCET BOOK 117 PAGE 27 RUAD SETBACK (PLAT BOOK 117. LOT 1 75,318 S.F.± 1.73 Ac.± 80 - 17980 BRANDY 1017 1 100K PARCEL - LOWELL MAJOR SUBDI PUBLIC INCRESS/EGRESS EASEMENT DRANAGE & UTLITY EASEMENT SELYE GORNER TOL 1 POINT OF BEGINNING SW CORNER LOT 2 5/8" IRF C.7" ABOVE GRADE BRANDYWINE DRIVE OF PLANT (PLAY BOX 100, PAGE 33) LONELL PROFESSIONAL CENTER STATE ROAD 2 / E. 181st AVENUE SOUTH LINE, SH 1/4, SEC. 19-33-8

LEGEND INFO UNE - 5/8-INCH REBRA SET WITH BLUE CAP STAME
"TOVE TEAM INC. FIRM MO.D.120".

DOC. NO. DOCUMENT NUMBER
REC. - RECORDED
RULDO E - PUBLIC UTULITY AND DRAINAGE EASEMENT
S.F.- SCALARE FEET AC - ACRES



DAR 5/12/25 19-33-8 LAKE, IN PROJECT NO. 23-0062.01



#### LOWELL PLAZA SUBDIVISION

17980-17990 BRANDYWINE DRIVE LOWELL, IN 46356 FINAL PLAT









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

Property Site Address:

17980-17990 Brandywine Drive

PIN:

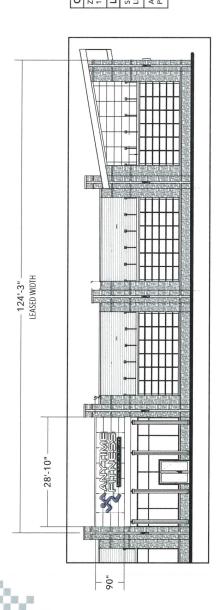
45-20-19-377-.008.000-008

**Existing Zoning District:** 

B-1

## **DEVELOPMENT VARIANCES**

- Permanent Sign Standards Section 155.104 (A) (1)
  - One square foot of signage shall be allowed for everyone 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 <u>WILL NOT</u> 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 <u>WILL NOT</u> 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 <u>WILL</u> result in practical difficulties in the use of the property due to the size and orientation of the lot.

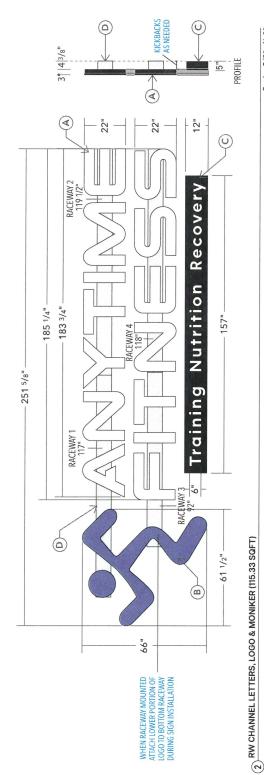


ZONE: PD 1 SF PER FT OF LEASED BUILDING FRONTAGE SUBMIT FOR APPROVAL LEASED WIDTH: 124.25 FT LANDLORD CRITERIA ALLOWED: 124.25 SQFT PROPOSED: 115.33 SQFT CITY CRITERIA

(1) ELEVATION | NORTH

ALL DIMENSIONS AND ELECTRICAL ACCESS POINTS MUST BE FIELD VERIFIED PRIOR TO FABRICATION Scale: 1/16"=1'-0"





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

# ANYTIME FITNESS

LOWELL, IN

## DESCRIPTION

A CHANNEL LETTERS

B CHANNEL LOGO

3" BLACK ALUMINUM RETURNS (STOCK)
3/16" WHITE ACRYLIC FACES (7328) (CNC)
1" BLACK TRIM CAPS (STOCK)
PRE-FINISHED WHITE ALUMINUM BACKS (CNC)

3" BLACK ALUMINIUM RETURNS (STOCK)
3/16" WHITE ACRYLIC FACES (7328) (CNC)
ANYTIME FITHESS TRANSLUCENT CUSTOM PURPLE
VINYL (3630-8972-48). APPLIED FIRST SURFACE
1" BLACK TRIM CAPS (STOCK)
PRE-FINISHED WHITE ALUMINUM BACKS (CNC)

# C CHANNEL MONIKER

5° RETURNS FOR RACEWAY MOUNTED SIGN 3116° 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 LED, MODULES - 183 ILNEAI, FEFT TOTAL (2) HF 96W 24V POWER SUPPLY (P-0H096-24-HE) 110-277 NAC - 60 HZ 0.98 @ 100VAC, 0.42 @ 277 VAC

## FINAL ELECTRICAL CONNECTION BY OTHERS TIMER CONTROLLER BY OTHERS

INSTALL

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

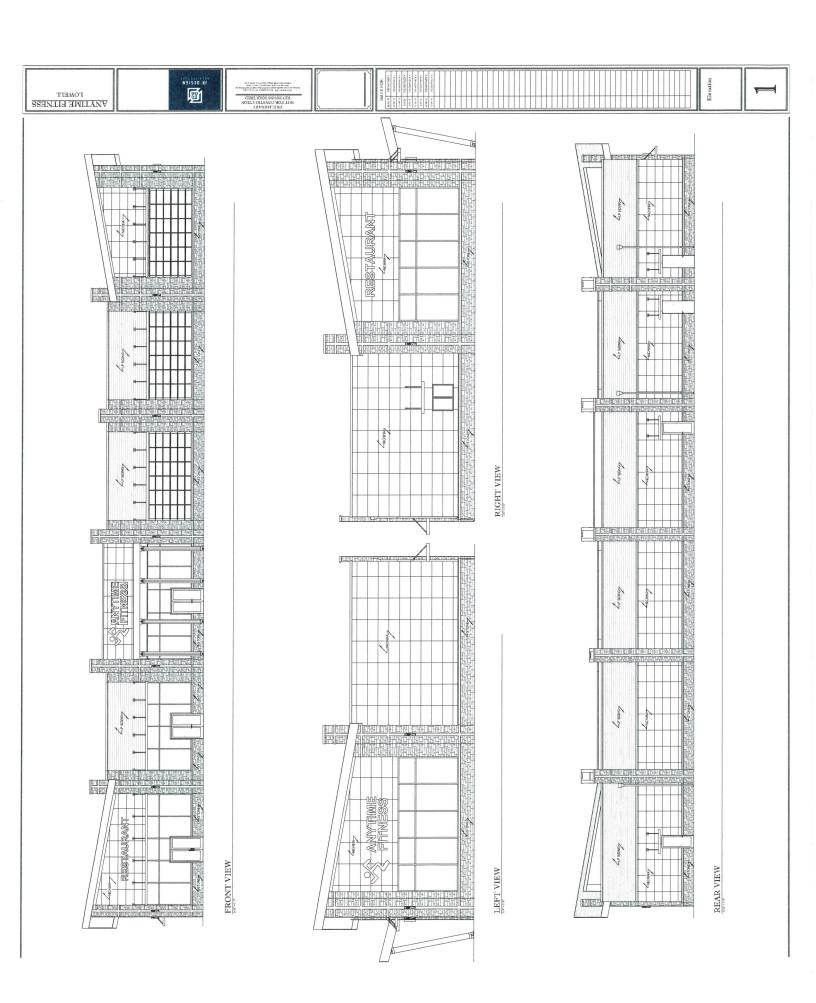
FIELD SURVEY REQUIRED PRIOR TO FABRICATION

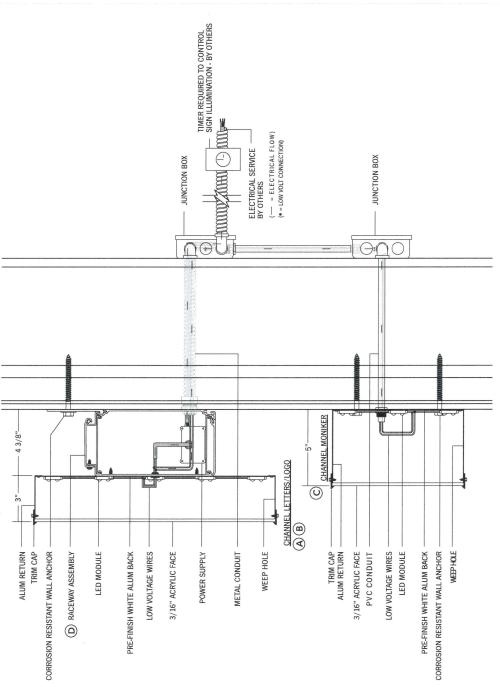
## Archetype

Jenny Kruse | 952 641 9602 WHERE VISIONS ARE VISIBLE

jennyk@archetypesign.com

designer: JB date: 11.27.24





(3) RACEWAY MOUNT DETAIL DIAGRAM ACTUAL INSTALL/WIRING MAY VARY DEPENDING UPON LOCATION CONDITIONS

Archetype

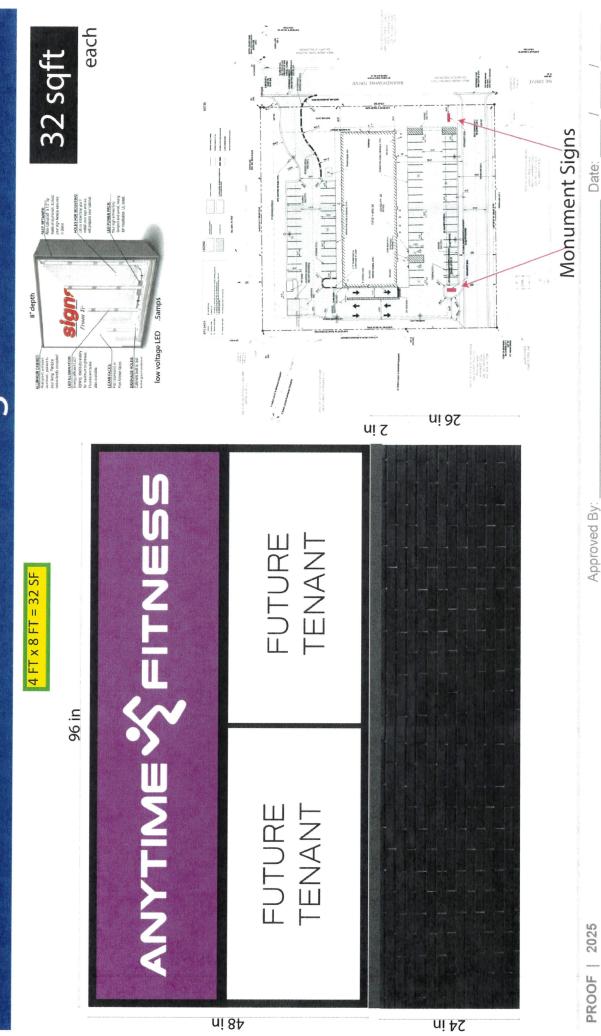
Jenny Kruse | 952 641 9602 jennyk@archetypesign.com

date: 11.27.24

designer: JB

Scale: NTS

# **Monument Signs**



Economy Signs

546 Conkey Street, Hammond, IN 46324 | 219.932.1233 www.economysignsinc.com | info@economysignsinc.com

PROOF

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