



DEPARTMENT OF DEVELOPMENT SERVICES
BOARD OF ZONING APPEALS

Project Name: CANOPY UPGRADES

Project Address/Location: 1101 W MAIN ST.

Existing use of property: CONVENIENCE STORE / GAS STATION

Area (in acres): 0.9 Current Zoning: _____

Request Type

Appeal of Administrative Decision

Variance of Development Standards to Section(s) _____ of the Plainfield Zoning Ordinance.

Variance of Use in a _____ Zone (Section _____ of the Plainfield Zoning Ordinance) to allow HELIOS SIGNAGE.

Special Exception in a _____ Zone (Section _____ of the Plainfield Zoning Ordinance) to allow _____.

(Note: Each type of request has its own specific Findings of Fact.)

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: [Signature] Date: 1/21/2022

Printed Name & Title: Justin A. Schramm, Attorney for Applicant

State of: Indiana)

County of: Pulaski) SS:

Subscribed and sworn to before me this 21st day of January, 2022.

[Signature], Andrea Sanson
Notary Public Signature Printed Name

Residing in Pulaski County My Commission expires 9-17-2027

DEPARTMENT OF DEVELOPMENT SERVICES, PLANNING DIVISION
206 WEST MAIN STREET PLAINFIELD, INDIANA 46168



**FINDINGS OF FACTS
FOR VARIANCE OF USE
BY THE PLAINFIELD BOARD OF ZONING APPEALS**

Applicant: Good Oil Company, Inc.
Address: 1101 W. Main St., Plainfield, IN

1. The variance of use will not be injurious to the public health, safety, morals, and general welfare of the community because:

The building is located in the originally constructed area. There had been no modifications to the structure itself therefore causing no injuries to the public health, safety, moral, 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 because:

There are no outside structural changes to the building that will affect the use and value of the adjacent property.

3. The need for a variance of use arises from the following condition peculiar to the property involved because:

The owner is changing from Phillips 66 products to BP products therefore the branding of the building will change colors from red to green and yellow.

4. The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because:

The rebranding of the signage will not cause any unnecessary hardship.

5. The approval does not interfere substantially with the Plainfield Comprehensive Plan because:

The buildings and structures are in the original location since construction.

DULY ENTERED
FOR TAXATION

JUN 20 2013

Cinda Kattan
AUDITOR, HENDRICKS COUNTY

201316580 DEED \$20.00
06/20/2013 01:10:02P 3 PGS
Theresa Lynch
Hendricks County Recorder IN
Recorded as Presented



CORPORATE WARRANTY DEED

21-1-33-51E 200-0244-025

THIS INDENTURE WITNESSETH that **Denny Oil Inc.** (Grantor), a corporation organized and existing under the laws of the State of Ohio, conveys and warrants to **Plainfield Oil Inc.** (Grantee), a corporation organized and existing under the laws of the State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Hendricks County, Indiana:

LEGAL DESCRIPTION ON ATTACHED EXHIBIT A.

Subject to all legal highways, rights-of-way, easements and restrictions of record.
Subject to all taxes now a lien and to become a lien thereon.

State Parcel Nos.: 32-10-33-200-024.000-012 and 32-10-33-200-025.000-012

NOTICE: This instrument has been prepared solely from information and on instructions by our client. No title opinion or other title evidence has been furnished by the attorney in connection with its preparation. Grantee herein has instructed the attorney preparing this instrument that he does not desire a title opinion even though said attorney encouraged grantee to acquire one.

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 executed this Deed this 19th day of June, 2013.

Denny Oil Inc.

By: *Harjinder Kaur Badesha*
Harjinder Kaur Badesha, as President, Treasurer

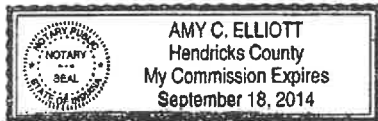
(Notary acknowledgement on separate attached page.)

3
20

STATE OF INDIANA)
) SS:
COUNTY OF HENDRICKS)

Before me, a Notary Public in and for said County and State, personally appeared Harjinder Kaur Badesha, the President, Treasurer of Denny Oil Inc., who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 19th day of June, 2013.



Amy C Elliott
Notary Public - Signature

Notary Public - Printed Name

My Commission Expires: _____

Resident of _____ County

Send Tax Bills To: 1237 American Avenue, Plainfield IN 46168
Grantee's Street Address: same

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Amy Comer Elliott.

This instrument was prepared by Amy Comer Elliott, Attorney-at-Law, 71 West Marion Street, P.O. Box 207, Danville, IN 46122, telephone: (317) 745-4300.

EXHIBIT A

TRACT A:

A part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 15 North, Range 1 East, Hendricks County, Indiana, described as follows:

Beginning at a point in the South line of the said quarter quarter section and 140.4 feet West of the Southeast corner thereof; thence West on and along the South line a distance of 459.4 feet to a point on the South right of way line of U.S. Highway #40 thence North on and along said right of way line a distance of 449.3 feet; thence Southeasterly a distance of 179.0 feet to the point of beginning. Containing 0.90 acre, more or less. Subject to all highways, rights of way and easements.

TRACT B:

Part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 15 North, Range 1 East, Hendricks County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of the aforesaid quarter quarter section; run thence North on and along the East line thereof a distance of 193.6 feet; thence South 66 degrees 21 minutes West a distance of 19.5 feet; thence North 65 degrees 49 minutes West on and along the South right of way line of U.S. Highway #40 a distance of 75 feet; thence South 66 degrees 21 minutes West on and along said right of way a distance of 112.5 feet; thence Southeasterly a distance of 184.3 feet to a point on the South line of the aforementioned quarter quarter section, said point being 140.4 feet West of the Southeast corner of the said quarter quarter section; thence East on and along said South line a distance of 140.4 feet to the point of beginning. Containing 0.84 acre, more or less. Subject to all highways, rights of way and easements.

EXCEPT:

That part conveyed to the Town of Plainfield by a certain Warranty Deed recorded February 17, 2004 as Instrument Number 200400004823 in Book 495, page 635, more particularly described as follows:

A part of the Northeast Quarter of Section 33, Township 15 North, Range 1 East, Hendricks County, Indiana, and being a part of the land of or formerly owned by the Christopher Sercer and Lorraine A. Mongan Sercer (Deed Record 18, pages 612-614, office of the Recorder) more particularly described as follows:

Beginning at the Southeast corner of said quarter section; thence North 89 degrees 05 minutes 02 seconds West (assumed bearing) 60.81 feet along the South line of said quarter section; thence North 0 degrees 16 minutes 01 seconds West 176.06 feet; thence North 66 degrees 57 minutes 32 seconds West 68.21 feet to the Southeastern boundary of U.S. 40; thence North 69 degrees 18 minutes 33 seconds East 48.45 feet along said boundary of U.S. 40 to the Southwestern boundary of the intersection of said U.S. 40 and County Road 600 East; thence South 62 degrees 51 minutes 27 seconds East 75.00 feet along said boundary of U.S. 40 to the point where the Southwestern boundary of U.S. 40 meets the West boundary of said County Road; thence North 69 degrees 18 minutes 33 seconds East 19.47 feet to the East line of said section; thence South 1 degree 44 minutes seconds West 193.60 feet along said East line to the point of beginning. Containing 0.323 acre, more or less. The portion of the above described real estate which is not already embraced within public rights of way contains 0.244 acre, more or less.

Harjinder Badesha
Plainfield Oil Inc.
1101 W. Main St.
Plainfield, IN 46168

December 15, 2021

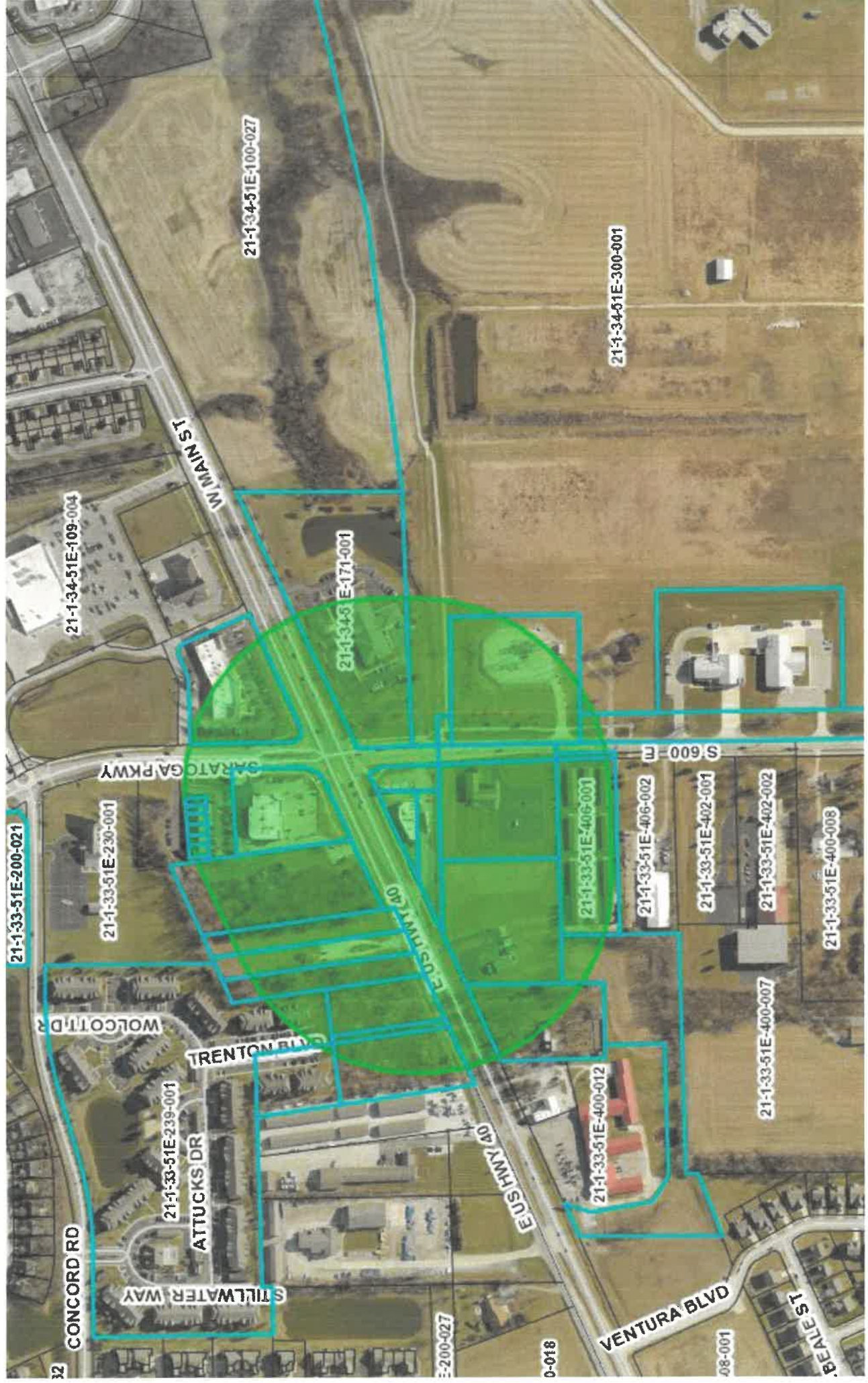
Landlord Permission Document

To Whom it Concerns,

This letter is to inform you that I give permission to Good Oil Company, 1201 N US Hwy 35, Winamac, Indiana and their attorney, Schramm Law Group, 101 W. Main St., Winamac, IN to secure variance and permits for BP signage on our behalf for the BP location at 1101 W Main St., Plainfield IN 46168. Installation to be performed by Westlund Concepts, 806 N. Woodward St., Lapel, IN 46051.

Sincerely,

Harjinder Badesha
Harjinder Badesha
Owner



21-1-33-51E-200-021

21-1-34-51E-109-004

21-1-33-51E-230-001

21-1-33-51E-239-001

21-1-34-51E-100-027

21-1-34-51E-171-001

21-1-33-51E-406-001

21-1-33-51E-406-002

21-1-33-51E-402-001

21-1-33-51E-402-002

21-1-33-51E-400-008

21-1-33-51E-400-007

21-1-33-51E-400-012

21-1-34-51E-300-001

CONCORD RD

ATTUCKS DR

STILLWATER WAY

TRENTON BLVD

WOLCOTT DR

SARATOGA PKWY

E US HWY 40

E US HWY 40

VENTURA BLVD

BEALE ST

32

E-200-027

0-018

08-001

	OWNER	STREET ADDRESS	CITY	STATE	ZIP CODE	PARCEL NUMBER
1	Saratoga Associates LLC	320 N. Meridian St., Suite 700	Indianapolis	IN	46204	32-10-33-200-028.000-012
2	Saratoga Associates LLC	320 N. Meridian St., Suite 700	Indianapolis	IN	46204	32-10-33-200-006.000-011
3	Saratoga Crossing Apartments Onwer LLC	535 Madison Ave., 19th Floor	New York	NY	10002	32-10-33-200-037.000-012
4	Saratoga Crossing Apartments Onwer LLC	535 Madison Ave., 19th Floor	New York	NY	10002	32-10-33-239-001.000-012
5	Saratoga Associates LLC	320 N. Meridian St., Suite 700	Indianapolis	IN	46204	32-10-33-200-033.000-012
6	Saratoga Associates LLC	320 N. Meridian St., Suite 700	Indianapolis	IN	46204	32-10-33-200-009.000-012
7	Reed, Walter G. & Robin D. & Reed, Sr. Monte L. & Judy A. Revocable Trust	115 LN 275B Turkey Lake	Hudson	IN	46747	32-10-33-200-010.000-012
8	Reed, Walter G. & Robin D. & Reed, Sr. Monte L. & Judy A. Revocable Trust	115 LN 275B Turkey Lake	Hudson	IN	46747	32-10-33-200-034.000-012
9	SCP 2007-C27-042 LLC	1 CVS DR # 5067-01	Woonsocket	RI	02895	32-10-33-248-001.000-012
10	CLF Properties LLC	4310 Saratoga Pkwy	Plainfield	IN	46168	32-10-33-524-006.000-012 32-10-33-524-005.000-012 32-10-33-524-004.000-012 32-10-33-524-003.000-012 32-10-33-524-002.000-012 32-10-33-524-001.000-012
11	Saratoga Shops LLC c/o Matthew Ferguson Migr.	701 E. Summit View Pl.	Bloomington	IN	47401	32-10-34-108-001.000-012
12	Town of Plainfield	206 W. Main St.	Plainfield	IN	46168	32-10-34-171-001.000-012
13	State of Indiana INDOT - Real Estate Div	100 N. Senate Ave. Room N642	Indianapolis	IN	46204	32-10-34-300-001.000-012
14	Town of Plainfield	206 W. Main St.	Plainfield	IN	46168	32-10-34-300-003.000-012
15	Duke Energy Indiana, Inc. c/o Duke Energy	550 Tyrone St.	Charlotte	NC	28022	32-10-34-300-002.000-012
16	Town of Plainfield	206 W. Main St.	Plainfield	IN	46168	32-10-33-400-020.000-012
17	Plainfield Congregation of Jehovah's Witnesses Trustees Glenn Savage, David Booth & Norman Stevenson	4566 S. County Road 600 E	Plainfield	IN	46168	32-10-33-400-011.000-012
18	Sullivan, Shirley L.	5175 E. County Road 350 S.	Plainfield	IN	46168	32-10-33-404-001.000-012
19	Gilley, Kathleen R.	PO Box 813	Plainfield	IN	46168	32-10-33-400-006.000-012
20	JK Legacy Properties LLC	3519 W. County Road 950 N.	Lizton	IN	46149	32-10-33-400-014.000-012
21	Attic Selfstor LLC	719 S. County Road 100 E	Greencastle	IN	46135	32-10-33-406-001.000-012



DEPARTMENT OF DEVELOPMENT SERVICES

Project Contact Listing

APPLICANT

Name: GOOD OIL Co.

Street Address: 1201 N. US HWY 35

City/Town: WINAMAC

State, ZIP: IN 46796

Phone Number: 574.946-4863

E-Mail:

OWNER

Name: HARJINDER BADESHA

Street Address: 1101 W MAIN ST

City/Town: PLAINFIELD

State, ZIP: IN 46168

Phone Number:

E-Mail:

ENGINEER

Name:

Street Address:

City/Town:

State, ZIP:

Phone Number:

E-Mail:

ARCHITECT

Name:

Street Address:

City/Town:

State, ZIP:

Phone Number:

E-Mail:

ATTORNEY

Name: JUSTIN A. SCHRAMM

Street Address: 118 N. MONTICELLO ST

City/Town: WINAMAC

State, ZIP: IN 46796

Phone Number: 574.946-6870

E-Mail: jschramm@schramm

OTHER

Name:

Street Address:

City/Town:

State, ZIP:

Phone Number:

E-Mail:

Of the persons above, is there a designated contact person?

Applicant

Engineer

Attorney

Owner

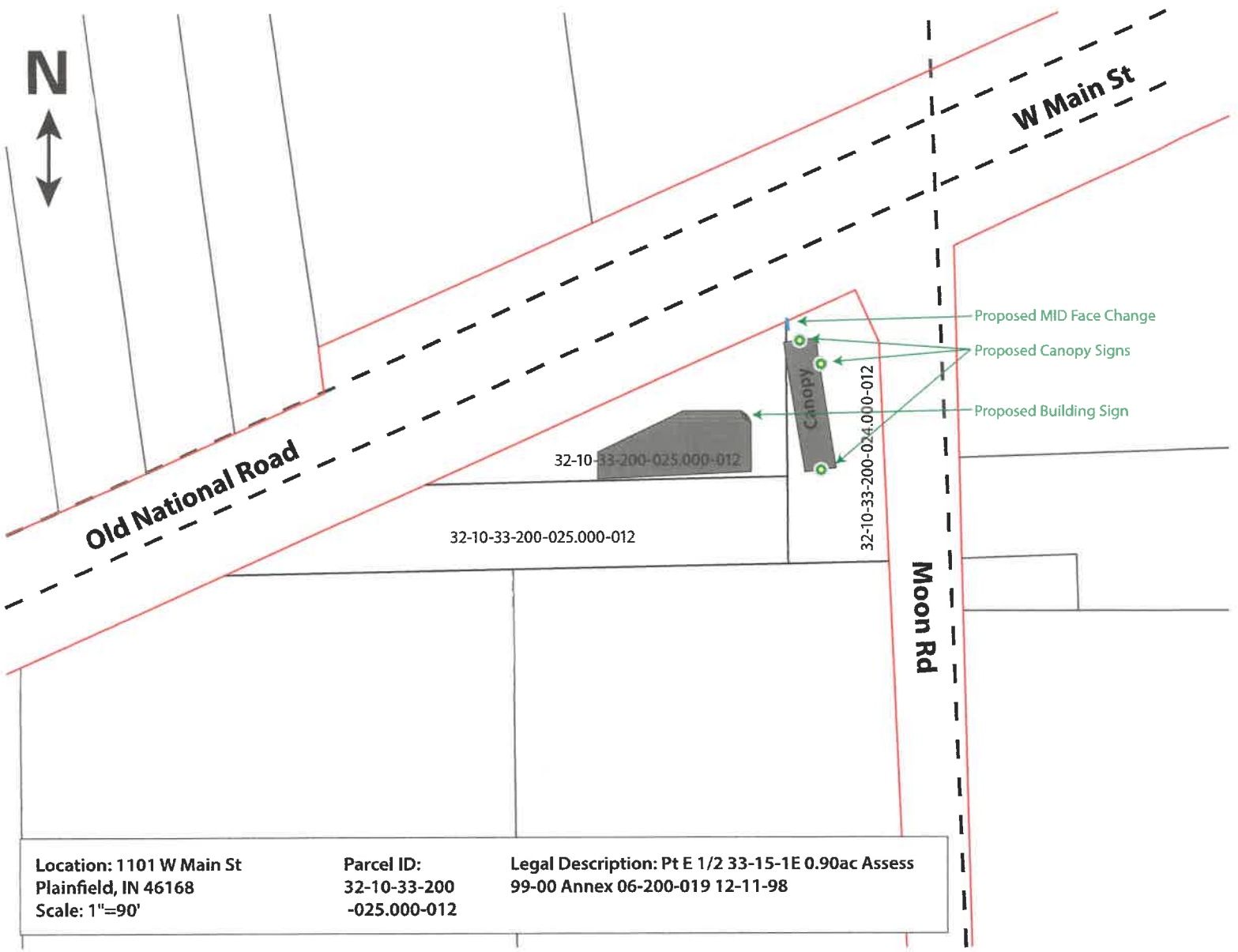
Architect

Other

Narrative
1101 W. Main Street
Plainfield, Indiana

Plainfield Oil, Inc., by its Representative, Good Oil Company, Inc., is proposing the rebranding of the Phillips 66 gas station/convenience store located at 1101 W. Main Street to a BP station. The existing sit is located at the intersection of Old National Road/W. Man Street and Moon Road. The rebranding would consist of the existing Phillips 66 Helios lights being replaced with BP Helios lights.

Access, parking and utilities will not be affected with the rebranding.



W Main St

Old National Road

Moon Rd

32-10-33-200-025.000-012

32-10-33-200-025.000-012

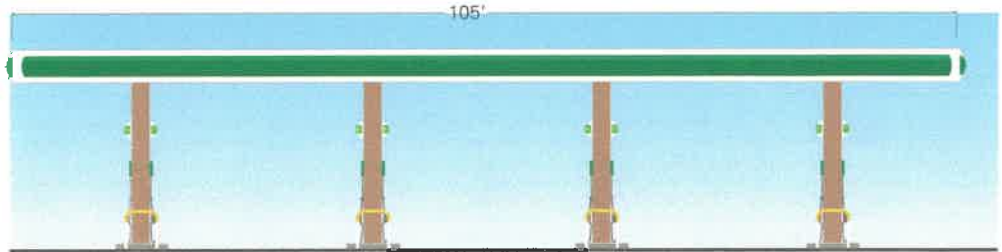
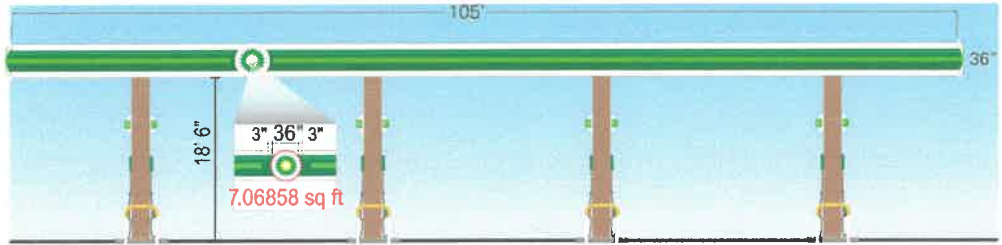
32-10-33-200-024.010-012

- Proposed MID Face Change
- Proposed Canopy Signs
- Proposed Building Sign

Location: 1101 W Main St
Plainfield, IN 46168
Scale: 1"=90'

Parcel ID:
32-10-33-200
-025.000-012

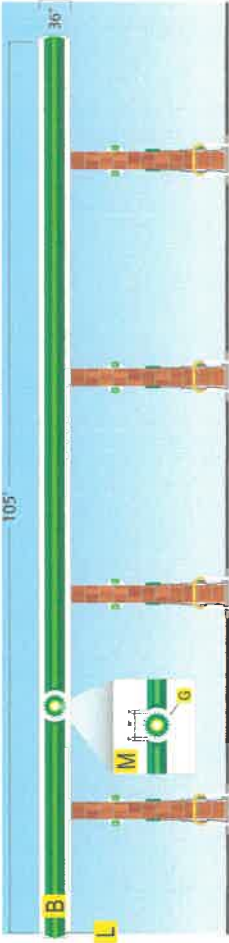
Legal Description: Pt E 1/2 33-15-1E 0.90ac Assess
99-00 Annex 06-200-019 12-11-98



Location: 1101 W Main St
 Plainfield, IN 46168
 Scale: 1/16"=1'-0"



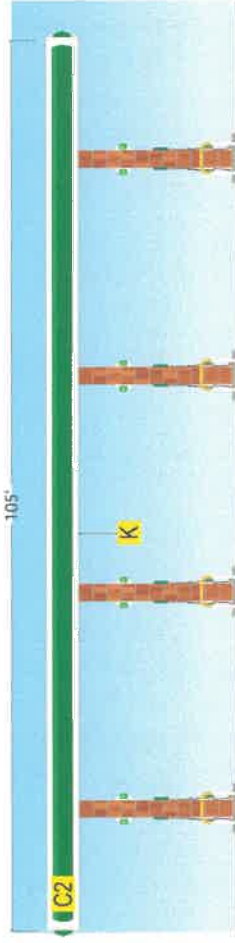
Front Elevation



Left Elevation



Back Elevation



Right Elevation



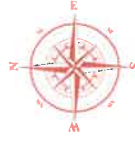
See Site Notes page for specific paint codes and contact info.
REMOVE ALL EXISTING SIGNAGE

- B** Install Dimensional Bullnose Fascia With Light Bar
- C1** Install Dimensional Bullnose Fascia With No Light Bar
- C2** Install BGB Flat ACM With Decal Applied With No Light Bar
- D** Install New White ACM
- Jobber Supplied
- Federal Health Supplied
- E** Paint Existing Flat ACM White
- Leave White
- F** Install Bullnose Decal
- Leave White
- Install Helios With Arc Kit
- 30" Helios (restricted P&Z only)
- 39" Helios (restricted P&Z only)
- 44" Helios (restricted P&Z only)
- 36" Helios (restricted P&Z only)
- G** Install Helios Without Arc Kit
- 39" Helios (restricted P&Z only)
- 30" Helios (restricted P&Z only)
- 44" Helios (restricted P&Z only)
- 36" Helios (restricted P&Z only)
- H1** Paint Canopy Columns White/BP Green, & Install Column Decal (Per Standards Shown on Note Page)
- H2** Image As Shown in Concepts
- I** Install Flag Signs 10'6" From The Ground
- J** Apply BP Light Green Stripe 10'0" From The Ground
- K** Canopy Deck To Be BP White
- L** Canopy Corners: Arc 90° Arc NOT 90°
- M** Canopy Detail (Full Canopy Detail Page After Elevation)

NOTES:

For a two tier fascia, please remove all layers of fascia and take it back to the deck. Then build the fascia height to 36".

MAP:



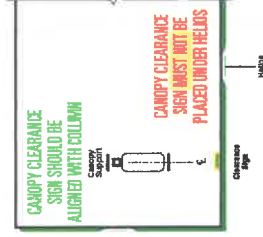
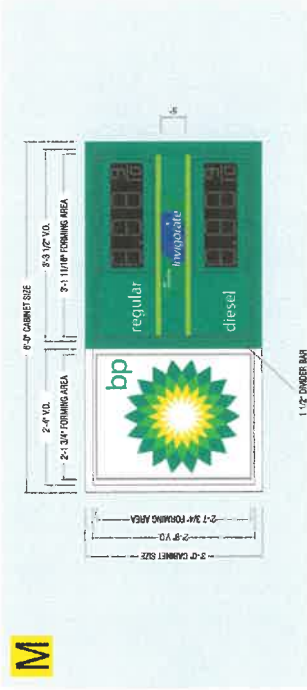
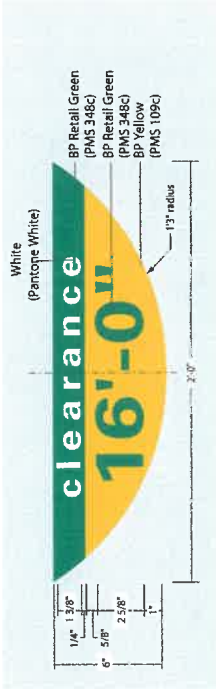
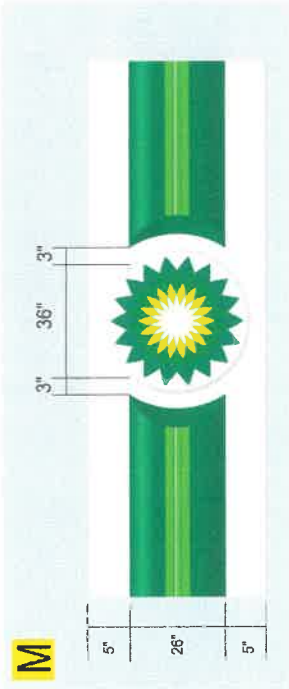
Signoff indicates that the above product has been permitted with any municipalities involved. By signing this document, the product will be manufactured to these specifications.

Approved By: _____

Date: _____



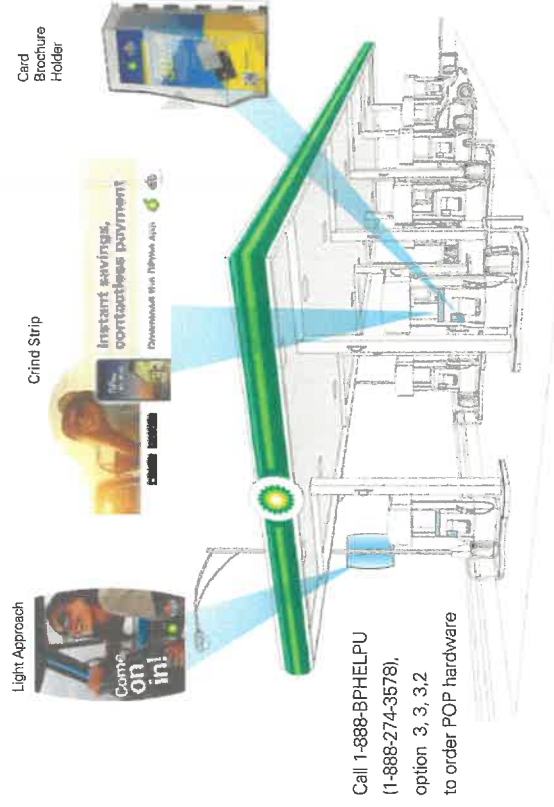
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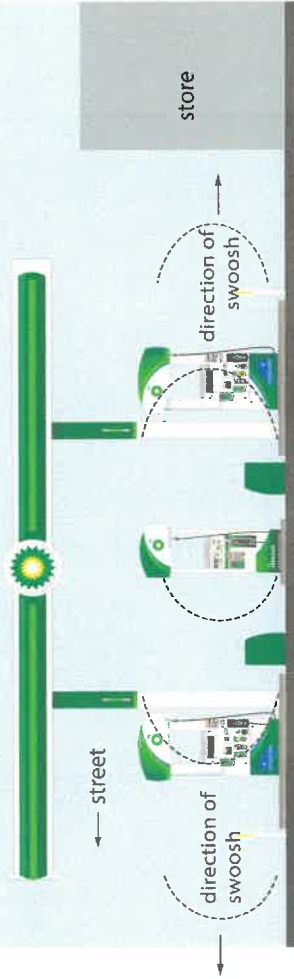
C. plan view - site location - Option 1



D. plan view - site location - Option 2



Dispenser graphics should bow out in the direction of the perimeter of the canopy.











Approved By _____
Date _____









Signoff indicates that the above information is correct and that any modifications required by the project team are noted in these specifications.



BIG RED ROOSTER FLOW
3 Woodfield Plaza, Ste 211, Woodfield, IL 60092

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EXTERIOR PAINT SPECIFICATIONS	
	<p>01 BP Pearl</p> <ul style="list-style-type: none"> - Glidden Professional, Order #A0083, Spec #38YY 72/117, "Indian Legend" - Sherwin Williams, SW6119, "Antique White" - Benjamin Moore, OC-8, "Elephant Tusk" - P28 DTM (Gallon) - Anchor Paint, BP Pearl - CC3065 (Acrylic), CC3112 (Oil)
	<p>02 BP Warm Gray</p> <ul style="list-style-type: none"> - Glidden Professional, Order #A1860, Spec #40YY 25/074, "Grey Mountain" - Sherwin Williams, SW7053, "Adaptive Shade" - Benjamin Moore, 2137-40, "Desert Twilight" - P28 DTM (Gallon) - Anchor Paint, BP Warm Gray - CC3068 (Acrylic), CC3115 (Oil)
	<p>03 BP Yellow (Paint)</p> <ul style="list-style-type: none"> - Glidden Professional, Order #A0775, Spec #37YY 61/867, "Omega Yellow" - Sherwin Williams, SW6903, "Cheerful" - Benjamin Moore, 2022-10, "Yellow" - P28 DTM (Gallon) - Anchor Paint, BP Yellow - CC3066 (Acrylic), CC3113 (Oil) <p>BP Yellow (ACM) - Reynobond, "Program Yellow"</p>
	<p>04 White (Canopy Deck, Canopy Columns)</p> <ul style="list-style-type: none"> - Glidden Professional, Order #A0128, Spec #50GY 83/010, "White Wing" - Sherwin Williams, SW7006, "Extra White" - Benjamin Moore, OC-67, "Ice Mist" - P28 DTM (Gallon) - Anchor Paint, BP White - 4900 (Acrylic), 900 (Oil)
	<p>05 BP Dark Pearl</p> <ul style="list-style-type: none"> - Glidden Professional, Order #A0767, Spec #30YY 52/207, "Desert Valley" - Sherwin Williams, SW6121, "Whole Wheat" - Benjamin Moore, HC-24, "Pittsfield Buff" - P28 DTM (Gallon)
	<p>06 BP Bright Green (to go fascia paint)</p> <ul style="list-style-type: none"> - Benjamin Moore, 2030-10, "Lizard Green" - Anchor Paint, BP White - CC3107 (Acrylic), CC3116 (Oil) - BP Bright Green (to go ACM) - Duragloss 3000, CMR# 071013-D, 497G11281 H/G SR Green
	<p>09 BP Retail Green</p> <ul style="list-style-type: none"> - Glidden Professional, Custom Color "BP Retail Green" - Sherwin Williams, Hydrogloss B66GW180, Custom Color - Benjamin Moore, BP Retail Green - PMS 348c, Custom Color - Anchor Paint, BP Retail Green - CC3067 (Acrylic), CC3114 (Oil)
	<p>10 ADA/Handicap Blue-</p> <ul style="list-style-type: none"> - Glidden Professional, "Handicap Blue", 26524 traffic paint - Sherwin Williams, TM2133, "Selfest Blue", Setfast marking latex - Benjamin Moore, P58-30, "Handicap Blue", Safety/Zone marking latex <p><small>-Handicap Blue paint is used for pavement striping and marking on areas required.</small></p>

BP EXTERIOR SIGNAGE	
	BP Yellow - PMS 109
	BP Super Bright Green (to go) - PMS 382
	BP Extra Light Green (to go) - PMS 376
	BP Light Green - PMS 368
	BP Bright Green (to go) - PMS 361
	BP Green - PMS 355
	BP Retail Green - PMS 348
	BP Dark Green (to go) - PMS 356

For all paint inquiries, contact:

Benjamin Moore 855-724-6802 www.benjaminmoore.com	Glidden Professional 888-615-8169 www.gliddenprofessional.com
Sherwin Williams 800-474-3794 www.sherwin-williams.com	Anchor Paint 405-831-9446 www.anchorpaint.com

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