

B2A  
25001

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

- 1. Completed Application 1/7/25
- 2. Proof of Ownership OK
- 3. Application Fee \_\_\_\_\_
- 4. Plat of Survey or Site Plan (To Scale) N/A
- 5. Certified List of Adjacent Property Owners \_\_\_\_\_
- 6. Proof of Publication ✓
- 7. Notice to Adjacent Property Owners ✓

Petitioner  
start  
here.

8. Petitioner's Name Edward A. Long Phone 217-877-2345  
Address (Mailing) 1506 E. McBride Ave., Decatur, IL 62526

9. Owners Name (if different) D:ya Sandwich Lowell LLC. Rahul Bhatia

10. Property location 1681 East Commercial Ave., Lowell, IL

11. Corner Lot: yes \_\_\_\_\_ no X

12. Present Zone: B-2

13. Present Use: Empty

14. Legal Description: Jimmy John's Commercial Sub.  
Lot 1

15. Request for variance from the provision of 155.104. A.1-3  
(Section, paragraph of zoning ordinance)

16. State specific change proposed and reason(s) such changes are necessary:  
We are looking to increase the number and size of wall signs on property.  
We are also looking to have a monument "ground" sign. In addition to that  
we are wanting directional signs and window signage. All of the  
signage is to help w/ brand recognition and increase traffic. Directional  
access w/ flow of traffic at the property. Our rollout w/ signage  
is also to increase the appeal of the building and surrounding areas.

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.]

1-14-25  
Date

Edid a [Signature]  
Signature of Petitioner

**I RECEIVED THE INSTRUCTIONS FOR FILING A BZA PETITION**

Edward A. Long  
Printed Name

1-14-25  
Date

Edid a [Signature]  
Signed Name

1-14-25  
Address

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