



City of La Porte Board of Zoning Appeals Meeting Agenda	
Tuesday, March 14, 2023 at or after 6:00 PM Immediately upon conclusion of Plan Commission	
City Hall Council Chambers, 801 Michigan Ave.	
www.cityoflaporte.com	(219) 362-8260

MEETING NOTES:

Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the City of La Porte Office of Community Development & Planning at (219) 362-8260 by 10:00 am, Friday, preceding the meeting to make any necessary arrangements.

Regular Meeting Agenda Items

Members of the public should understand the Board of Zoning Appeals members may be unable to thoroughly review and consider materials delivered by the day of the public hearing. The order of business shall be:

- A. Staff Report Presentation B. Applicant Presentation C. Public Comment
D. Applicant Response E. Board Discussion/Action

ITEM 1. Call Meeting to Order

ITEM 2. Roll Call & Determination of Quorum

ITEM 3. Approval of Minutes: February 14, 2023 Meeting Minutes

ITEM 4. **VARIANCE OF DEVELOPMENT STANDARDS #23-02 PETITION: TO ALLOW A 381.6 SQUARE FOOT ELECTRONIC CHANGEABLE MESSAGE (EMC) SIGN ILLUMINATED BY LIGHT EMITTING DIODE (LED) ON THE SUBJECT PROPERTY ADJACENT TO A RESIDENTIAL ZONING DISTRICT**

Applicant: Lamar Advertising Companies

Property Owner: TLC Properties

Location: Approximately located 0.25 mile northeast
of Boston Street & East Lincolnway intersection

Staff Report: David Heinold

ITEM 5. **SPECIAL EXCEPTION USE #23-03 PETITION: TO ALLOW TATTOO ESTABLISHMENT**

Applicant: Jacob M. Ferrell

Property Owner: County Wide Properties Complex Llc

Location: 119 Pine Lake Avenue

Staff Report: David Heinold

ITEM 6. **VARIANCE OF DEVELOPMENT STANDARDS #23-04 PETITION: TO REDUCE THE MINIMUM REAR YARD SETBACK FROM 25 FEET TO 5 FEET**

Applicant: Hutton by Vester & Associates, INC

Property Owner: CBTL Maple Lane LLC

Location: Approximately located 350 feet west
of Andrew Avenue & West State Road 2 intersection

Staff Report: David Heinold

ITEM 7. **USE VARIANCE #22-10 PETITION: TO ALLOW CONVENIENCE STORE WITH GASOLINE SALES**

Applicant: Mandeep Singh (David Ambers)

Property Owner: Great Development, LLC (Greg Engstrom)

Location: 2437 Monroe Street

Staff Report: David Heinold

ITEM 8. Old Business

ITEM 9. New Business

ITEM 10. Other Business

A. Public Comments on Non-Agenda Items

ITEM 11. Adjournment

BOARD OF ZONING APPEALS

The Board of Zoning Appeals of the City of La Porte held a meeting on February 14th, 2023, at 6:00 p.m. with Chairperson Pete Saunders presiding and the following in attendance:

Brian Kajer

Vickie Gushrowski

Mark Danielson

Drew Buchanan

Approval of Minutes

Chairperson Saunders asked the board if they had reviewed the minutes from the Jan. 10th, 2023, meeting and if there were corrections or additions. Drew Buchanan made the motion to approve minutes and Mark Danielson 2nd the motion. Motion passed four to zero.

Agenda Rearranged

Mr. Saunders asked the board if it was ok to rearrange the agenda for the night, everyone agreed.

Item 5. USE VARIANCE #22-10 PETITION: TO ALLOW CONVENIENCE STORE WITH GASOLINE SALES

David Ambers approached and requested to defer till next months meeting.

Drew Buchanan made a motion to defer till the next meeting and Vickie Gushrowski 2nd the motion. Motion passed 5 to 0.

Item 4 SPECIAL EXCEPTION USE #23-01 PETITION: TO ALLOW INDOOR SELF STORAGE UNIT FACILITIES

David started with the staff report to explain how the land would be used between parking and storage units. Mark Danielson then asked for clarification on the building to the south side and what will happen with that. David informed him that it is an existing storage building that will be tied into the development of the north property and updated to have the same look. Brian Kajer asked about the 40 foot setback and if it would all match what it looks like on the south building. David responded yes.

Bill Neilson then approached for the petitioner and had Will Lockhart on zoom attending and he is the project manager.

Bill then proceeded to talk about Hearthfire storage and the history and presents in Laporte as of today. Bill then handed out the renderings of the project. At this moment out attorney asked about and clarified on special use exceptions. Ashton Fritz the project engineer, owner of Fritz engineering, explained the project. Vickie Gushrowski asked about the setback for the building and David clarified with Ashton that because its being used as a storage location they have to use the 40 foot setback guidelines on this project. Pete Saunders asked if the storage units are for the public and Ashton confirmed they would be.

Saunders then opened for public comment, there was no public comment.

Brian Kajer made a motion to grant the special exception with staff recommended conditions and Drew Buchanan 2nd the motion. Motions passed 5 to 0.

(1) the minimum building and parking setback shall be 40 feet from any public street right-of-way line, landscaping is required within the 40 foot front yard setback at a rate of one deciduous trees per 40 feet of road frontage along Fail Road,

(2) the subject property shall be limited to storage within completely enclosed buildings,

(3) all lighting shall be directed downward onto the subject property, lighting must adhere to the requirements provided in Table 17.04 Required Site Illumination of the 2017 City of La Porte Revised Joint Ordinance,

(4) there shall be no storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, within the self-storage buildings or upon the premises at any time, and

(5) the subject property shall not be used for operating any other commercial business or repairing of any vehicles.

Old Business

Chairperson Saunders asked if there was any old business. There was not any old business.

New Business

Chairperson Saunders asked if there was any new business. There was not any new business.

Other Business

Chairperson Saunders asked if there was any other business. There was not any other business.

Adjournment

Vickie Gushrowski made a motion to adjourn the meeting Brian Kajer 2nd the motion. Motion passed 5 to 0. The meeting was adjourned at 6:42 pm.

Respectfully Submitted,
Pete Saunders, Chairperson

Nickolas Owens, Secretary



ITEM 4. Variance of Development Standards # 23-02 Petition to Allow a 381.6 square foot Electronic Changeable Message (EMC) Sign illuminated by Light Emitting Diode (LED) on the Subject Property Adjacent to a Residential Zoning District
Type of Request: Variance of Development Standards
Staff Report: David Heinold

APPLICANT

Name – Lamar Advertising Companies

PROPERTY OWNER

Name – TLC Properties

PREMISES AFFECTED

Parcel Number - 46-06-36-205-004.000-043				
Actual/approximate address or location from major streets – 0.25 mile northeast of Boston Street & East Lincolnway intersection				
Total Acreage – 0.06 acre		Flood Zone on Site? - No		
Zoning of Subject Property – B2		Use of Subject Property – Commercial		
Zoning of Adjacent Properties	North: R1C	South: M2	East: B2	West: M2
Land Use of Adjacent Properties	North: Residential	South: Industrial	East: Restaurant/Bar	West: Railroad/Vacant Lot

SUMMARY: The petitioner proposes to allow conversion of the existing side-by-side static billboard sign to a 10’6” tall x 36’ wide electronic changeable message (EMC) sign illuminated by Light-Emitting Diode (LED) adjacent to a residential zoning district.

HISTORY OF SITE: Per the site aerial image, the existing billboard sign is located on a parcel less than 0.06 acre and is currently zoned B2 (General Commercial District). Historically, the property has been used as a side-by-side static billboard sign and driveway entrance for the adjacent restaurant and bar. The existing side-by-side billboard sign measures about 10.5 feet by

46 feet wide. The subject property requires a variance of development standards petition to allow a 10'6" tall by 36' wide EMC sign illuminated by LED adjacent to a residential zoning district.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:

The petitioner is requesting a variance of development standards to allow the conversion of the existing side-by-side static billboard sign to a 10'6" tall by 36' wide EMC sign illuminated by LED adjacent to a residential zoning district.

STATEMENT OF COMPLIANCE: Article 19 shall be met for the proposed EMC sign. Section 19.04 (3) sets requirements for billboards and illumination standards. In addition, Section 19.06 (d) sets general requirements for illumination of signs and Electronic Changeable Message Signs illuminated by Light-Emitting Diode (LED) or other similar method.

SITE REVIEW FINDINGS: Site review was not required for the proposed use due to the nature of the proposed variance of development standards petition on the subject property.

DECISION CRITERIA:

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The approval of the requested variance of development standards to allow an EMC sign illuminated by LED will not be injurious to the public health, safety, morals, and general welfare of the community. The proposed conversion of the existing side-by-side static billboard sign to an EMC sign illuminated by LED adjacent to a residential zoning district will not negatively impact surrounding properties in the R1C Single Family Residential, B2 General Commercial, or M2 Heavy Industrial Zoning District.

The petitioner is requesting to convert an existing nonconforming side-by-side static billboard to a 10'6" tall by 36' wide EMC sign illuminated by LED adjacent to a residential zoning district. The existing billboard sign is less than one hundred (100) feet away from East Lincolnway, or East State Road 2. The close proximity of the billboard to the street and total sign area maximizes visibility for the adjacent public right-of-way and businesses. The proposed EMC sign will allow multiple sign messages to be shown a minimum of every 20 seconds.

The petitioner's requested total sign area, 378 square feet, will detract from the City's ability to maintain and enhance the physical appearance of the community by encouraging signs of consistent size which are compatible with and complementary to related buildings and uses, and harmonious with their surroundings. The intent of this objective is accomplished by establishing the minimum amount of regulations concerning the size, placement, construction, illumination, and other aspects of signs within the City of La Porte.

Staff suggests limiting the total EMC sign area 288 square feet in order to uphold the intent of the zoning ordinance to regulate signs and to minimize outdoor advertising in order to protect

public health, safety, and the general welfare of the community. The proposed EMC billboard sign illuminated by LED will be the first of its kind within the City of La Porte. The suggested EMC sign limitation is consistent with related existing billboard signs in the community. Staff has provided two diagrams with each showing a 200 foot and 1,000 foot view respectively with the variation in sign sizes for reference included with the staff report packet for this petition.

(2) The use and value of the area adjacent to the property will not be affected in a substantially adverse manner; and

The use and value of the area adjacent to the property will not be affected in a substantially adverse manner with the proposed conversion of the existing side-by-side static billboard sign to a 10'6" tall by 36' wide EMC sign illuminated by LED adjacent to a residential zoning district. The proposed EMC sign illuminated by LED will face away from adjacent residential zoning districts and not affect the use and value of the area adjacent to the billboard sign in a substantially adverse manner. The proposed EMC sign shall not contain any moving, blinking, flashing, scrolling, or animated parts nor have the appearance of having any movement or animation. The EMC sign may only display a static image a minimum of twenty (20) seconds and shall not take longer than one (1) second to change.

(3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

The strict application of the terms of the zoning ordinance with the proposed conversion of the existing side-by-side static billboard sign to a 10'6" tall by 36' wide EMC sign illuminated by LED adjacent to a residential zoning district will not result in practical difficulties in the use of the existing billboard sign. The EMC sign will be able to display multiple sign messages every twenty (20) seconds with the approval of the conversion from the existing side-by-side static billboard that currently has two (2) sign messages. The staff suggestion to limit the total EMC sign area 288 square feet will maintain and enhance the physical appearance of the community by encouraging a sign size consistent with and complementary to surrounding residential and commercial uses in the immediate vicinity.

STAFF RECOMMENDATION:

Staff finds that the requested variance of development standards petition meets the standards set forth in the 2017 City of La Porte Revised Joint Zoning Ordinance. Although, staff suggests a reduction in the total size of the proposed EMC sign illuminated by LED to a maximum of 288 square feet to maintain and enhance the physical appearance of the community by encouraging signs of consistent size which are compatible with and complementary to related buildings and uses, and harmonious with their surroundings. Staff recommends **approval** of the petitioner's request to allow the conversion of the existing side-by-side static billboard sign to an EMC sign illuminated by LED adjacent to a residential zoning district with the following conditions:

- 1.) That a maximum of one (1) Electronic Message Center (EMC) Sign illuminated by Light-Emitting Diode (LED) shall be permitted on the subject property adjacent to a residential zoning district.
- 2.) The maximum total sign area for the EMC Sign shall be 288 square feet.
- 3.) The message on the EMC shall remain static a minimum of twenty (20) seconds and not take longer than one (1) second to change the message.
- 4.) The EMC sign shall be equipped with a sensor or other device that automatically determines the ambient light conditions to adjust the brightness of the sign to a maximum luminescence level is not more than three-tenths (0.3) footcandles measured at a distance of 170 feet away from the sign.
- 5.) The EMC sign shall comply with all applicable requirements, conditions, and permit approval process from the Indiana Department of Transportation.

Submitted to the Board of Zoning Appeals March 9th, 2023.

PETITION #23-02



City of La Porte Board of Zoning Appeals Location Map

-  Subject Property
-  City Limits



Date Created: February 28, 2023 Created By: David Heinoold
Document Path: M:\City Plans\GIS\Map Requests\Board of Zoning Appeals\2023\Map_23-02
Map Disclaimer: This product is for informational purposes only. It is not intended for use for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Untitled Map

Write a description for your map.

Legend



Google Earth

© 2022 Google

6.95 ft

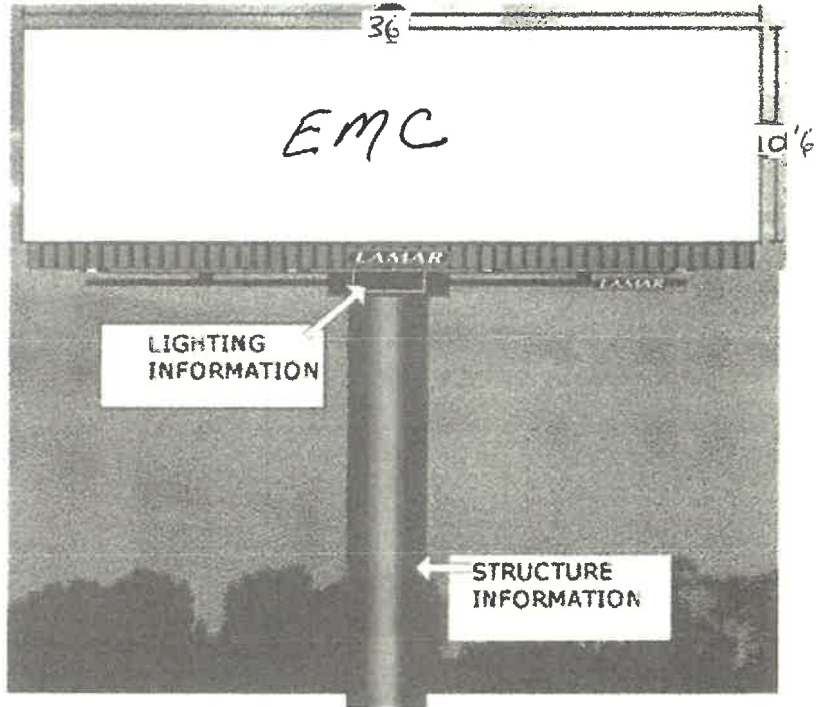




This depiction is for illustrative purposes only and the final structure and placement may vary.



LAMAR
OUTDOOR ADVERTISING

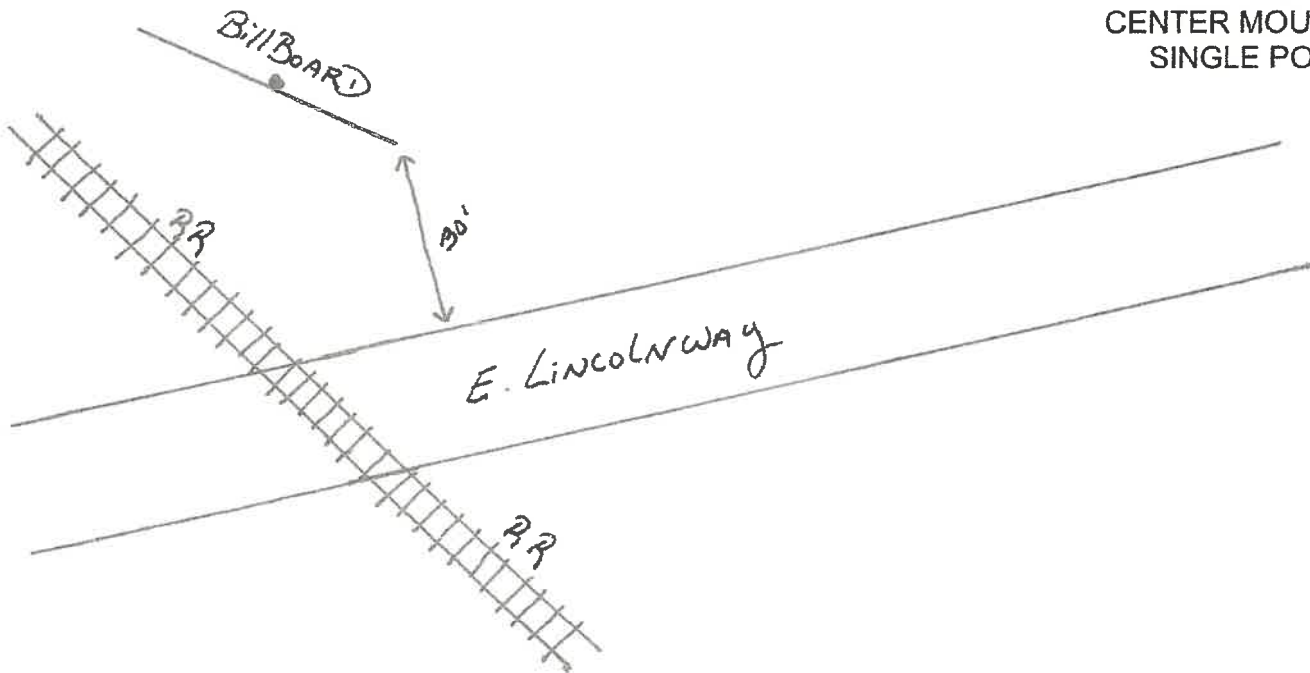


HAGL 24'

OVERALL HEIGHT 34'

ADDITIONAL COMMENTS:

BULLETIN
CENTER MOUNT
SINGLE POLE





Overview



Legend

-  Road Centerlines
-  Geographic Townships
-  Parcels

Parcel ID	460636205004000043	Alternate ID	46-06-36-205-004.000-043	Owner Address	BNG Enterprises LLC
Sec/Twp/Rng	36-37N-03W	Class	COMMERCIAL VACANT LAND		PO Box 1495
Property Address	ELINGOLNWAY LA PORTE	Acreage	n/a		Tualatin, OR 97062

District Laporte Center
Brief Tax Description 05-06-36-205-004 LAND CO LT 16 1/2.
 (Note: Not to be used on legal documents)

Date created: 2/27/2023
 Last Data Uploaded: 2/27/2023 5:57:33 AM

Developed by  Schneider
 GEOSPATIAL

Attachment D: Standards for Evaluating a Variance

Use the following form or attach a separate sheet (s) to explain the Variance request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request. Attach additional sheets if necessary.

Project Name: *LAMAR LINCOLNWAY AOB*

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.)

THE PROPERTY IS A PARKING LOT, THE ADJACENT BUILDING IS A BAR/RESTAURANT.

Standards for Evaluation

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

THIS IS AN EXISTING SIGN, WE WILL BE MAKING THE FACE SMALLER WHICH MAKES THE SIGN CONFORMING BY ORDINANCE.

2. The use or value of the area to the property included in the variance will not be affected in a substantially adverse manner because.....

THE PROPERTY WILL REMAIN THE SAME, NO NEW CONSTRUCTION THIS IS ONLY A FACE CHANGE TO EMC.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance is sought because...

THE VARIANCE IS DUE TO THE ADJACENT PROPERTY BEING ZONED RESIDENTIAL. THE FACE CONVERSION BRINGS THE SIGN INTO COMPLIANCE



LA PORTE
INDIANA

BUILDING PERMIT APPLICATION

Engineering & Building Services Department
801 Michigan Ave. LaPorte, In 46350

Phone: 219-362-2327 Fax: 219-362-1325

PROJECT LOCATION

PROJECT STREET ADDRESS <i>E. LINCOLNWAY COMMERCIAL -</i>		BLOCK		SUBDIVISION	
CITY/ZIP CODE <i>LA PORTE, IN</i>		SECTION		TOWNSHIP <i>CENTER</i>	
RANGE					
OWNERSHIP			CONTRACTOR		
OWNER'S NAME <i>TLC PROPERTIES</i>		DAYTIME NUMBER <i>765-404-1848</i>		CONTRACTOR'S NAME	
ADDRESS <i>1335 MISHAWAKA AVE.</i>		EVENING NUMBER <i>765-404-1848</i>		ADDRESS	
CITY <i>SOUTH BEND</i>	STATE <i>IN</i>	ZIP <i>46605</i>	FAX NUMBER		
EMAIL ADDRESS <i>DHERMAN@LAMAR.COM</i>			EMAIL ADDRESS		
DESCRIBE THE PROJECT <i>CONVERT TO 10'6" X 36' EMC 381.6 SQ FT</i>					VALUATION <i>\$ 63,500.00</i>

FLOOD HAZARD AREA YES ___ NO ___

TYPE OF PROJECT (CHECK ONE)		TYPE OF STRUCTURE (CHECK ONE)	
<input type="checkbox"/> NEW STRUCTURE	<input type="checkbox"/> ONE FAMILY DWELLING	<input type="checkbox"/> INDUSTRIAL BUILDING	
<input type="checkbox"/> ADDITION TO	<input type="checkbox"/> TWO FAMILY DWELLING	<input type="checkbox"/> SERVICE STATION & REPAIR GARAGE	
<input type="checkbox"/> REMODEL	<input type="checkbox"/> THREE OR MORE FAMILY DWELLING	<input type="checkbox"/> DETACHED GARAGE	
<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> HOTEL OR MOTEL	<input type="checkbox"/> SCHOOL	
<input type="checkbox"/> REPAIR	<input type="checkbox"/> AMUSEMENT & RECREATION BUILDING	<input type="checkbox"/> STORE, CUSTOMER SERVICE	
<input checked="" type="checkbox"/> REPLACE	<input type="checkbox"/> CHURCH & OTHER RELIGIOUS BUILDING	<input type="checkbox"/> BARN, SHED, OUTBUILDING	
<input type="checkbox"/> DEMOLITION OF STRUCTURE	<input type="checkbox"/> OFFICE, BANK, & PROFESSIONAL BUILDING	<input type="checkbox"/> MOBILE/MANUFACTURED HOME	
<input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> GOVERNMENT BUILDING	<input checked="" type="checkbox"/> OTHER: <i>BILLBOARD</i>	

	EXISTING BUILDING	NEW CONSTRUCTION	EXISTING & NEW TOTAL	PROPOSED NEW BUILDING OR ADDITION		
HEIGHT OF STRUCTURE	FT.			STRUCTURE SIZE	FINISHED	UNFINISHED
# OF BEDROOMS				Basement	SQ. FT.	SQ. FT.
# OF BATHROOMS				1st Floor	SQ. FT.	SQ. FT.
PROPERTY SIZE:				2nd Floor	SQ. FT.	SQ. FT.
PROPOSED SETBACKS (Distance of Project to Property Line)				3rd Floor	SQ. FT.	SQ. FT.
FRONT	SIDE	SIDE	BACK	All Other Floors	SQ. FT.	SQ. FT.
				Garage	SQ. FT.	SQ. FT.

CERTIFICATION

I certify that the above information is correct and agree to construct this building in accordance with the plans provided (and if any changes in plans are made the Engineering & Building Services Department will be notified), and that all are in compliance with local Codes.

APPLICANT (PLEASE PRINT) *DAVID P. HERMAN*

APPLICANT SIGNATURE *David P. Herman*

DATE _____ TITLE _____

SUBMISSION CHECK LIST

<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> FOUNDATION PLAN	<input type="checkbox"/> MECHANICAL PLANS
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> ELECTRICAL PLANS
<input type="checkbox"/> FLOOR PLANS	<input type="checkbox"/> PLUMBING PLANS

PLEASE LIST ANY SUBCONTRACTORS ON BACK OF SHEET



Board of Zoning Appeals Application VARIANCE OF DEVELOPMENT STANDARDS

City Planner
David Heinold, AICP
dheinold@cityoflaportein.gov
www.cityoflaporte.com

City Hall
801 Michigan Ave.
La Porte, IN 46350
(219) 362-8260

For Office Use Only

Fee: 80⁰⁰ Receipt: 475

File Date: 2/9/23 File #: 2023-VAR-02

Site Review: -

Date of BZA mtg: 3/14/2023

Decision: _____

This application is being submitted for a Variance of Development Standards

Applicant

Name <u>LAMAR ADVERTISING</u>	
Street Address <u>1335 MISHAWAKA AVE</u>	
City, State, Zip <u>SOUTH BEND, IN 46615</u>	
Primary Contact regarding this petition	
Phone <u>574-229-9660</u>	Email <u>ROMILLER@LAMAR.COM</u>
Engineer Preparing Plans	Email
Others to be Notified	Email
Applicant is (check one): <input type="checkbox"/> Sole Owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other _____	

Property Owner (if different than above)

Name <u>TLC PROPERTIES</u>	
Street Address <u>1335 MISHAWAKA AVE</u>	Phone <u>574-229-9660</u>
City, State, Zip <u>SOUTH BEND, IN 46615</u>	Email <u>ROMILLER@LAMAR.COM</u>

Premises Affected

Parcel ID Number <u>46-06-36-205-004.000-043</u>				
Address or General Location <u>E. LINCOLNWAY</u>				
Total Acreage	Flood Zone?			
Zoning <u>M2</u>	Land Use			
Request				
Zoning of Adjacent Properties	North: <u>RIC</u>	South: <u>B2/M2</u>	East: <u>B2</u>	West: <u>B2</u>
Land Use of Adjacent Properties	North: <u>RES</u>	South: <u>WAREHOUSE</u>	East: <u>BUSINESS</u>	West: <u>INDUSTRY</u>

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant

Signature of Notary

DAVID P. HERMAN

Notary Public's Name (printed)

Subscribed and sworn to before me this 14 day of 2023

Attachment A: Consent of Property Owner

Property owner needs to sign and complete this form only if different from applicant

I (we) Lamar Advertising Companies
Name(s)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at:

E. Lincolnway LaPorte
(Address)

- That I/we have read and examined the Application, and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (TLC) is (is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)

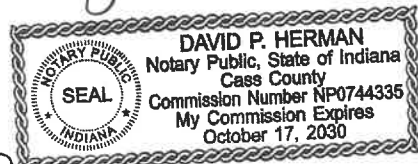
[Signature]

STATE OF INDIANA)

COUNTY OF CASS) SS:

Subscribed and sworn to before me this 20 day of JANUARY, 2023.

DAVID P. HERMAN, Notary Public



My Commission expires: 10.17.2030 County of Residence: CASS

ITEM 4

City Staff EMC Sign Size Analysis – 200 foot view



Existing Side by Side Billboard – 486 square feet



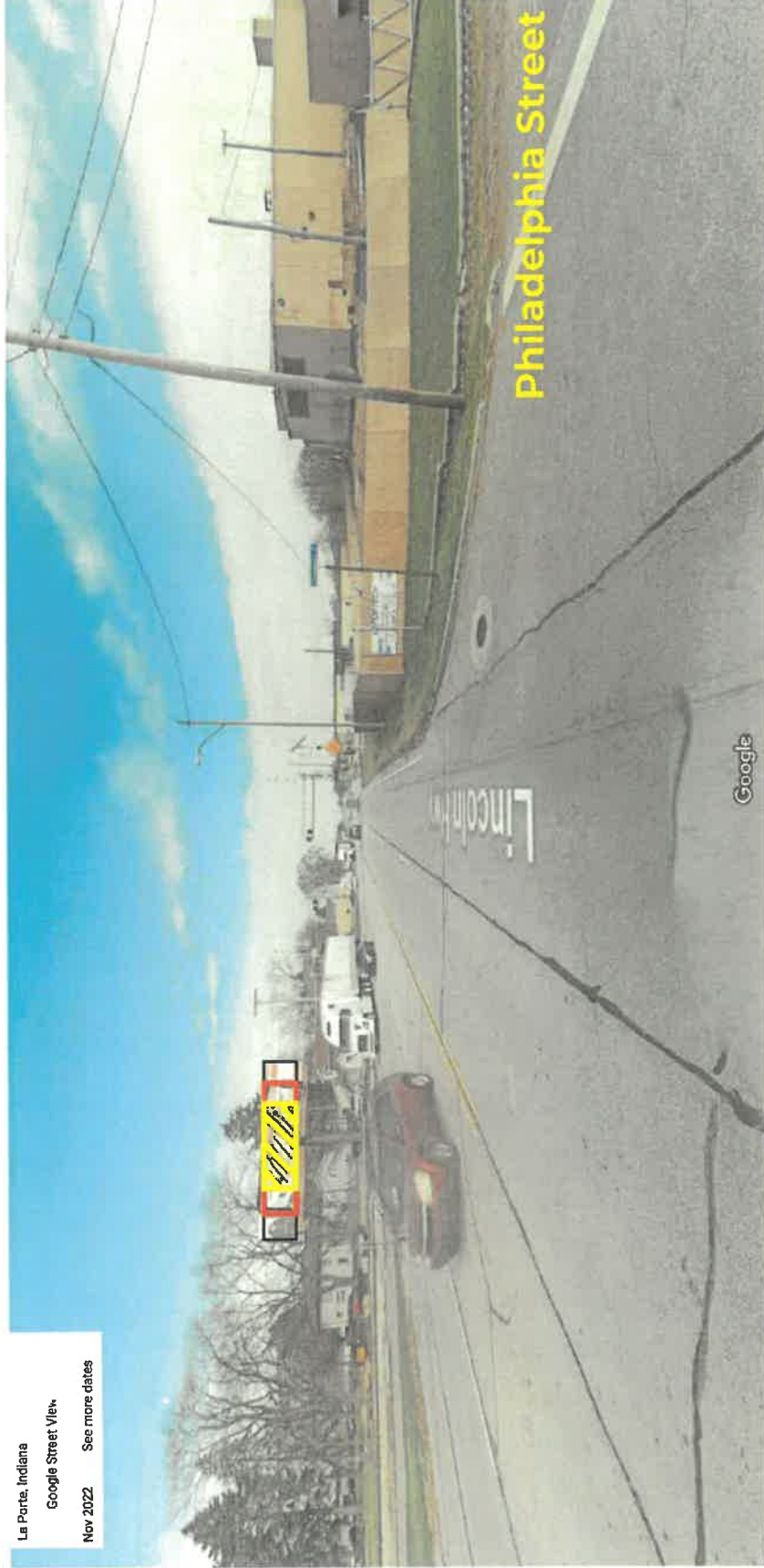
Petitioner EMC Sign Size Request - 381.6 square feet



City Staff EMC Sign Recommendation – 288 square feet



La Porte, Indiana
Google Street View
Nov 2022 See more dates



ITEM 4

City Staff EMC Sign Size Analysis – 1,000 foot view

White border is the Existing Side by Side Billboard – 486 square feet



Petitioner EMC Sign Size Request - 381.6 square feet



City Staff EMC Size Recommendation – 288 square feet





ITEM 5. Special Exception Use # 23-03 Petition to Allow Tattoo Establishment
Type of Request: Special Exception Use
Staff Report: David Heinold

APPLICANT

Name – Jacob M. Ferrell

PROPERTY OWNER

Name – County Wide Properties Complex Llc

PREMISES AFFECTED

Parcel Number - 46-06-35-178-007.000-043				
Actual/approximate address or location from major streets – 119 Pine Lake Avenue				
Total Acreage – 0.278 acre		Flood Zone on Site? - No		
Zoning of Subject Property – B2		Use of Subject Property – Retail/Commercial Building		
Zoning of Adjacent Properties	North: B2	South: B2	East: B2	West: B2
Land Use of Adjacent Properties	North: Commercial	South: Retail/Commercial Buildings	East: Coffee Shop w/ drive-thru	West: Coffee Shop w/ drive-thru

SUMMARY: The petitioner proposes to allow a tattoo establishment open by appointment.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.278 acre and is currently zoned B2 (General Commercial District). Historically, the property has been used as a commercial retail building. The petitioner proposes to open a private tattoo studio establishment within one of the units in the existing commercial retail building by appointment only.

DESCRIPTION OF PROPOSED SPECIAL EXCEPTION USE:

The petitioner is requesting a special exception use to allow a tattoo establishment.

STATEMENT OF COMPLIANCE: The proposed tattoo establishment shall comply with Section 12.02 NewPorte Landing South Overlay Zoning District of the 2017 City of La Porte Revised Joint Zoning Ordinance. Section 18.01 requires a minimum of one (1) parking space per 250 square feet gross floor area for service uses.

SITE REVIEW FINDINGS: Site review was not required for the proposed use due to the nature of the proposed special exception use petition on the subject property.

DECISION CRITERIA:

(1) General Welfare. The proposal will not be injurious to the public health, safety, and general welfare of the community.

The proposed tattoo establishment will not be injurious to the public health, safety, and general welfare of the community. The hours of operation for the tattoo business operation will vary by appointment only. The subject property is located along the main four-lane arterial road, Pine Lake Avenue, or United States Highway 35/Indiana State Road 39.

(2) Surrounding Property. The special exception use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish or impair property values within the neighborhood. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed special exception use to allow a tattoo establishment will not be injurious to the use of enjoyment of other commercial operations in the immediate vicinity. The existing businesses located in the same commercial retail building complex are real estate offices, an insurance agency, and a vape product retail shop. The subject property is located between two retail coffee shops with drive through facilities. The establishment of the special exception use for a tattoo business operation will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the B2 General Commercial District.

(3) Hazard. The special exception shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property.

The proposed special exception use to allow a tattoo establishment is directly adjacent to a vape product retail business. The proposed tattoo business operation will not be hazardous to the public health, safety, and general welfare of the community.

(4) Public Facilities and Services. The use will be served adequately by essential public facilities and services such as: highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed use will utilize the existing driveway and parking facilities on the subject property. The subject property is served by adequate police and fire protection, drainage structures, and utility connections for this type of commercial use to operate a tattoo business operation.

(5) Development Requirements. The development of the property will be consistent with the intent of the development requirements established by this ordinance for similar uses. The development will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity, based upon the County Comprehensive Land Development Plan.

The proposed use will be consistent with the intent of the 2017 City of La Porte Revised Joint Zoning Ordinance development requirements for commercial land uses. The approval of a special exception use petition to allow the tattoo establishment will be compatible with the existing neighborhood character.

The proposed tattoo establishment will need to include enough parking spaces to account for the parking requirement of 1 space per 250 square feet of gross floor area. The zoning ordinance requires a minimum of two (2) parking spaces for the approximately 500 square foot lease unit to be used as a tattoo establishment. The proposed use will have about four (4) parking spaces that are located directly adjacent to the lease unit within the existing commercial retail building. The zoning ordinance also allows the Board of Zoning Appeals to reduce the minimum parking requirements upon a finding that there will be lower demand based on a high proportion of multi-purpose visits expected during the days of the week.

(6) Ordinance Intent. Granting the special exception use will not be contrary to the general purposes served by this ordinance and will not permanently injure other property or uses in the same zoning district and vicinity.

The approval of the special exception use will not be contrary to the general purposes served by the zoning ordinance and will not permanently injure other property or uses in the same zoning district and vicinity. The surrounding properties are zoned B2 General Commercial District and within the NewPorte Landing South Overlay District.

(7) County Land Development Plan. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the County Land Development Plan.

The Countywide Comprehensive Land Development Plan encourages full use of land in established communities with the objective to eliminate unintended regulatory impediments to

residential and commercial infill development that is consistent with established neighborhood patterns and character. The proposed use to allow the tattoo establishment is consistent with the general character of the B2 General Commercial District and NewPorte Landing South Overlay District.

(8) Use Regulations. Where there are use-specific regulations contained in Article 14, the special exception use shall comply with all of the regulations applicable to the use.

Section 14.04 Services requires that tattoo establishments meet the following requirements:

- (1) The site shall not be within 100 feet of a residential district.
- (2) The site shall not be within 1,000 feet of an adult regulated use.
- (3) The use shall not operate after 10:00 PM.

The proposed use is not located within 100 feet of a residential district or within 1,000 feet of an adult regulated use. The petitioner plans to only be open by appointment only with varied hours of operation for the tattoo establishment.

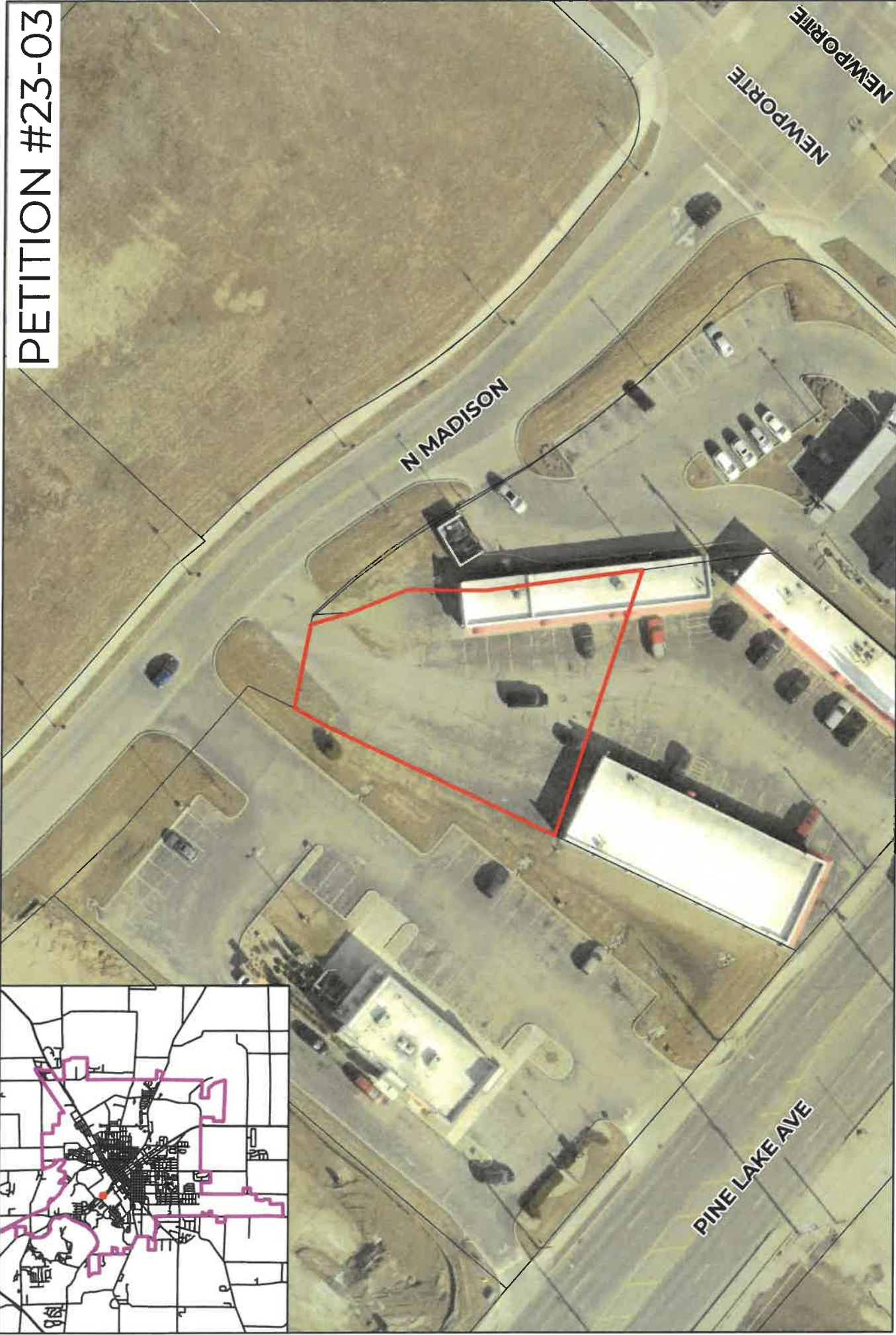
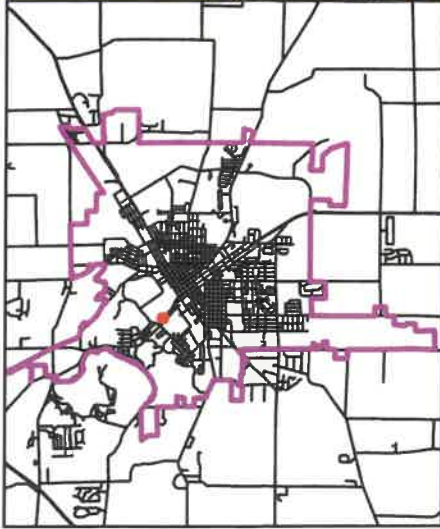
STAFF RECOMMENDATION:

Staff finds that approval of the special exception use petition to allow a tattoo establishment is consistent with the Countywide Comprehensive Land Development Plan. Staff recommends **approval** of Special Exception Use Petition #23-03 with the following conditions:

- 1.) The use shall allow a tattoo establishment.
- 2.) The use shall operate between the hours from 8:00 AM to 10:00 PM.

Submitted to the Board of Zoning Appeals March 9th, 2023.

PETITION #23-03



City of La Porte Board of Zoning Appeals Location Map

-  Subject Property
-  City Limits



Date Created: February 28, 2023
Created By: David Heinholt
Document Path: \\City Planner\GIS\Map Requests\Board of Zoning Appeals\2023\VAR_23-03
This map is for informational purposes only and may not have been prepared for, or be suitable for, legal, engineering, or other professional use. Please review or consult the primary data and information sources to ascertain the usability of the information.



60635176008000043

177004000043

LAPORTE
PINE LAKE AV

NEWPORTE BLVD
NEWPORTE BLVD

POWERED BY
esri

100 ft ▲

3049293.49, 2319322.34



County Wide Properties Complex Llc
117 PINE LAKE AVE



119

AMERIFIRST HOME MORTGAGE

Attachment D: Standards for Evaluating a Special Exception Use

Use the following form or attach a separate sheet(s) to explain the Special Exception Use request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.)

opening a private tattoo studio.
appointment based,
hours may vary.

Standards for Evaluation

1. The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, or general welfare.

No I would like to be a part of my Community

2. The special exception will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

Not at all I hope to bring people to the area
who will spend money at other local establishments.

3. The establishment of the special exception will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district.

No we should have a small footprint to operate.

4. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

the building has adequate access and parking.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public roadways.

There should be no changes to normal operations for
surrounding businesses or traffic.

6. The special exception will be located in a district where such use permitted and all other requirements set forth in the Zoning Ordinance that are applicable to such use will be met.

I will do any and all Required steps to comply with
City standards.



Board of Zoning Appeals Application SPECIAL EXCEPTION USE

City Planner
David Heinold, AICP
dheinold@cityoflaportein.gov
www.cityoflaporte.com

City Hall
801 Michigan Ave.
La Porte, IN 46350
(219) 362-8260

For Office Use Only	
Fee: 80 ⁰⁰	Receipt: 476
File Date: 2/14/2023	File #: 2023-VAR-03
Site Review:	
Date of BZA mtg: 3/14/2023	
Decision:	

This application is being submitted for a Special Exception Use

Applicant

Name <u>Jacob M Ferrell</u>	
Street Address <u>1201 w 10th st unit 216</u>	
City, State, Zip <u>LaPorte IN 46350</u>	
Primary Contact regarding this petition	
Phone <u>708-770-1910</u>	Email <u>Jake doestattoos@yahoo.com</u>
Engineer Preparing Plans	Email
Others to be Notified	Email
Applicant is (check one): <input type="checkbox"/> Sole Owner <input type="checkbox"/> Joint Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	

Property Owner (if different than above)

Name <u>Lisa M, Daniel - King (Countrywide properties complex LLC)</u> <u>Richard D. King / Betty M, Daniel lane</u>	
Street Address <u>121 Pine Lake ave</u>	Phone <u>219-608-1950</u>
City, State, Zip <u>LaPorte IN 46350</u>	Email <u>Lisadkcp@gmail.com</u>

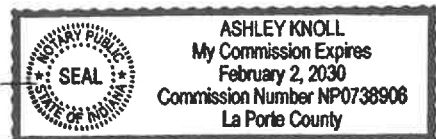
Premises Affected

Parcel ID Number <u>460635178007000043</u>				
Address or General Location <u>117 pine lake ave</u>				
Total Acreage <u>0.28</u>	Flood Zone? <u>NO</u>			
Zoning <u>B2</u>	Land Use <u>Commercial</u>			
Request <u>To allow a tattoo establishment</u>				
Zoning of Adjacent Properties	North: <u>B2</u>	South: <u>B2</u>	East: <u>B2</u>	West: <u>B2</u>
Land Use of Adjacent Properties	North: <u>Commercial</u>	South: <u>Commercial</u>	East: <u>Commercial</u>	West: <u>Commercial</u>

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant [Signature]

Signature of Notary Ashley Knoll
Notary Public's Name (printed) Ashley Knoll



Subscribed and sworn to before me this Feb 14 day of 20 23

Attachment A: Consent of Property Owner

Property owner needs to sign and complete this form only if different from applicant

I (we) County Wide Properties Complex, LLC
Name(s) Lisa M. Daniel-King, Lisa M. Daniel, Richard D. King, Richard King, Betty M. Daniel-Laine, Betty M. Daniel-Laine

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at:

119 Pine Lake Ave, LaPorte, IN 46350
(Address)

- That I/we have read and examined the Application, and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (Jacob Ferrell) is (is) (~~is not~~) a condition to the sale or lease of the above referenced property.

(AFFIANT)

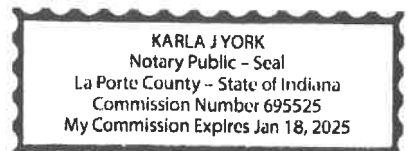
STATE OF INDIANA)

COUNTY OF LaPorte) SS:
)

Subscribed and sworn to before me this 13th day of February, 2023.

Karla J York, Notary Public

My Commission expires: 1-18-2025 County of Residence: LaPorte





ITEM 6. Variance of Development Standards # 23-04 Petition to Reduce the Minimum Rear Yard Setback From 25 Feet to 5 Feet
Type of Request: Special Exception Use
Staff Report: David Heinold

APPLICANT

Name – Hutton by Vester & Associates, INC

PROPERTY OWNER

Name – CBTL Maple Lane LLC

PREMISES AFFECTED

Parcel Number - 46-10-02-154-006.000-043				
Actual/approximate address or location from major streets – Approximately located 350 feet west of Andrew Avenue & West State Road 2 intersection				
Total Acreage – 1 acre		Flood Zone on Site? - No		
Zoning of Subject Property – B2		Use of Subject Property – Vacant/Grass Lot		
Zoning of Adjacent Properties	North: B2	South: B2	East: B2	West: B2
Land Use of Adjacent Properties	North: Commercial/ Retail	South: Commercial/ Multi-Unit Retail	East: Commercial/ Retail	West: Gas Station/ Convenience Retail

SUMMARY: The petitioner proposes to reduce the minimum rear yard setback from 25 feet to 5 feet to allow construction of an urgent care medical facility on the eastern portion of the site.

HISTORY OF SITE: Per the site aerial image, the parcel is 1 acre and is currently zoned B2 (General Commercial District). Historically, the property has been an undeveloped lot. Currently, the subject property is a vacant grass lot. The petitioner proposes to reduce the minimum rear yard setback from 25 feet to 5 feet for development of the site with the proposed urgent care medical facility.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:

The petitioner is requesting a variance of development standards to reduce the minimum rear yard setback from 25 feet to 5 feet.

STATEMENT OF COMPLIANCE: The 2017 City of La Porte Revised Joint Zoning Ordinance, Section 7.04 requires a minimum 25 foot rear yard setback for buildings. In addition, Section 7.04 (n) allows a minimum side yard building setback of zero (0) feet where the side lot line adjoins another lot that is zoned as a business district and the side wall is a fire rated wall with no windows. Section 7.04 (n) requires a minimum front yard building setback of 25 feet. Section 7.04 requires a maximum 40 foot building height in the B2 General Commercial District. Section 17.02 (b) (4) requires new commercial development sites to provide a minimum of one (1) deciduous tree for every 40 feet of street frontage. The required trees shall be planted within the front yard area, or where there is no front yard, planted as street trees along the frontage. In addition, Section 17.02 (d) (2) b. requires a minimum five (5)-foot deep greenbelt shall be provided between the parking lot and the road right-of-way. The greenbelt in front of the parking lot shall be landscaped with a hedge row planted with two (2) foot tall evergreen shrubs spaced two and half (2 ½) feet apart. As an alternative to the five (5)-foot greenbelt and hedge row, a three (3) foot tall brick wall may be provided between the parking lot and the road right-of-way.

SITE REVIEW FINDINGS: Site review was conducted on Wednesday, March 8, 2023. The meeting notes from the site review meeting are attached to this staff report.

DECISION CRITERIA:

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The approval of the requested variance of development standards to reduce the minimum rear yard setback will not be injurious to the public health, safety, morals, and general welfare of the community. The proposed reduced building setback from 25 feet to 5 feet will not negatively impact surrounding properties in the B2 General Commercial District.

(2) The use and value of the area adjacent to the property will not be affected in a substantially adverse manner; and

The use and value of the area adjacent to the property will not be affected in a substantially adverse manner with the proposed reduction in rear yard building setback to 5 feet to allow construction of a urgent care medical facility. The site plan shows the required number of parking spaces, driveway ingress and egress to the building, and overall site layout. The adjacent parking lot to the south will not be affected in a substantially adverse manner with the requested variance reduction in rear yard building setback to 5 feet for construction of the urgent care facility.

(3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

The strict application of the terms of the zoning ordinance with the 25-foot minimum rear yard building setback will result in practical difficulties in the use of the property. The 25 foot rear yard building setback would otherwise make development of the narrow parcel difficult to achieve with the additional site development requirements for landscaping, parking, impervious surface, and stormwater regulations.

STAFF RECOMMENDATION:

Staff finds that the requested variance of development standards petition is the minimum necessary to develop the subject property according to the 2017 City of La Porte Revised Joint Zoning Ordinance. Staff recommends **approval** of the petitioner's request to reduce the minimum rear yard setback from 25 feet to 5 feet.

Submitted to the Board of Zoning Appeals March 9th, 2023.



**City of La Porte
Site Review Meeting Minutes**

March 8, 2023 at 9:00 AM

City Hall Council Chambers, 801 Michigan Ave., La Porte, IN

The Site Review Committee (“SRC”) meeting was held in the City Hall Council Chambers, in the City of La Porte (“City”), Indiana on Wednesday, March 8th, 2023 at the hour of 9:00 am, (“local time”).

David Heinold, City of La Porte City Planner provided an introduction of the Site Review Committee for all of the attendees. Melissa Mischke, MS4 Coordinator; Nick Minich, Director of Engineering & Building Services; Floyd Mrozinske, Building Inspector; Jerry Jackson, Wastewater Director; Andy Snyder, Fire Chief; Tim Werner, Water Department; Bert Cook, Executive Director of LEAP all introduced themselves and what they consider with site review applications.

Presenters:

Jim White, Vester & Associates, INC

Autumn Francis, Hutton by Vester & Associates, INC

Explanation of Project:

Mr. White explained the proposed project to construct an urgent care facility with on-site stormwater retention adjacent to the building and parking lot. He explained the elements of the site, utility, grading, and drainage plan. He introduced Autumn Francis as the client for the proposed urgent care facility.

Comments from Staff:

David Heinold – Planning: David explained that the site plan meets all of the zoning ordinance requirements except for the rear yard building setback reduction to 5 feet from the property line that will be heard by the Board of Zoning Appeals on March 14th. David mentioned that there will need to be a 5 foot strip for landscaping along the front property line and information regarding the type of lighting used on the site. David provided comments to Mr. White ahead of time via email for his consideration. The maximum size for a monument or freestanding sign is 72 square feet and a maximum of 6 feet tall.

Nick Minich mentioned that the landscaping may be spread out along the road frontage with the length of the lot on State Road 2.

Tim Werner – Water: Tim mentioned that they have been working with Mr. White on the proposed water connections and sent tap information. He asked if there will be sprinklers in the building. A 2 inch tap will be appropriate for the intended use. There needs to be Copper K pipe with a backflow preventer installed as well.

Autumn Francis mentioned that the building will not have sprinklers inside, but there will be an irrigation system outside the building.

Andy Snyder – Fire: Andy asked if there will be a monitored alarm. Andy mentioned that there will need to be a Nox box installed outside the building with a secure entry key for fire department access.

Ms. Francis mentioned that there will be a monitored alarm with the building.

Jerry Jackson – Wastewater: Jerry explained that the proposed retention area looks appropriate for the proposed site development. Jerry questioned if the retention pond will be mowed. He explained that there will need to be sewer cleanout access every 100 feet and a tracer wire installed at the cleanout.

Mr. White explained that they plan to have a prairie grass filter instead of mowing the retention area when dry. Mr. White will work with Jerry to insure compliance with the Wastewater requirements for connections. He mentioned that they plan to sheet drain the parking lot to the retention area.

Nick Minich – Engineering: Nick explained that they will need to apply for a driveway and sign permit with INDOT. He mentioned that the plans need to be submitted to the state for State Design Release. Nick explained that they can do a foundation plan release to get started on the project, but will need to make sure that they have all contractors and subcontractors registered with the City before starting any foundation work.

Ms. Francis mentioned that they plan to submit plans for State Design Release near the end of this month. She explained that they have no future development plans or platting for the adjacent grass area, just using it for stormwater retention.

Mr. White asked about flexibility with the INDOT review and permitting procedure for the driveway.

Nick mentioned that he will consult with INDOT about utilizing the existing driveway approach to see if there is any flexibility for starting work before the new driveway can be approved by INDOT.

Ms. Francis mentioned that they plan to begin construction near the end of this June with closing on the property to occur after the BZA meeting sometime this spring.

Other comments: Mr. White asked about Enterprise Zone grants.

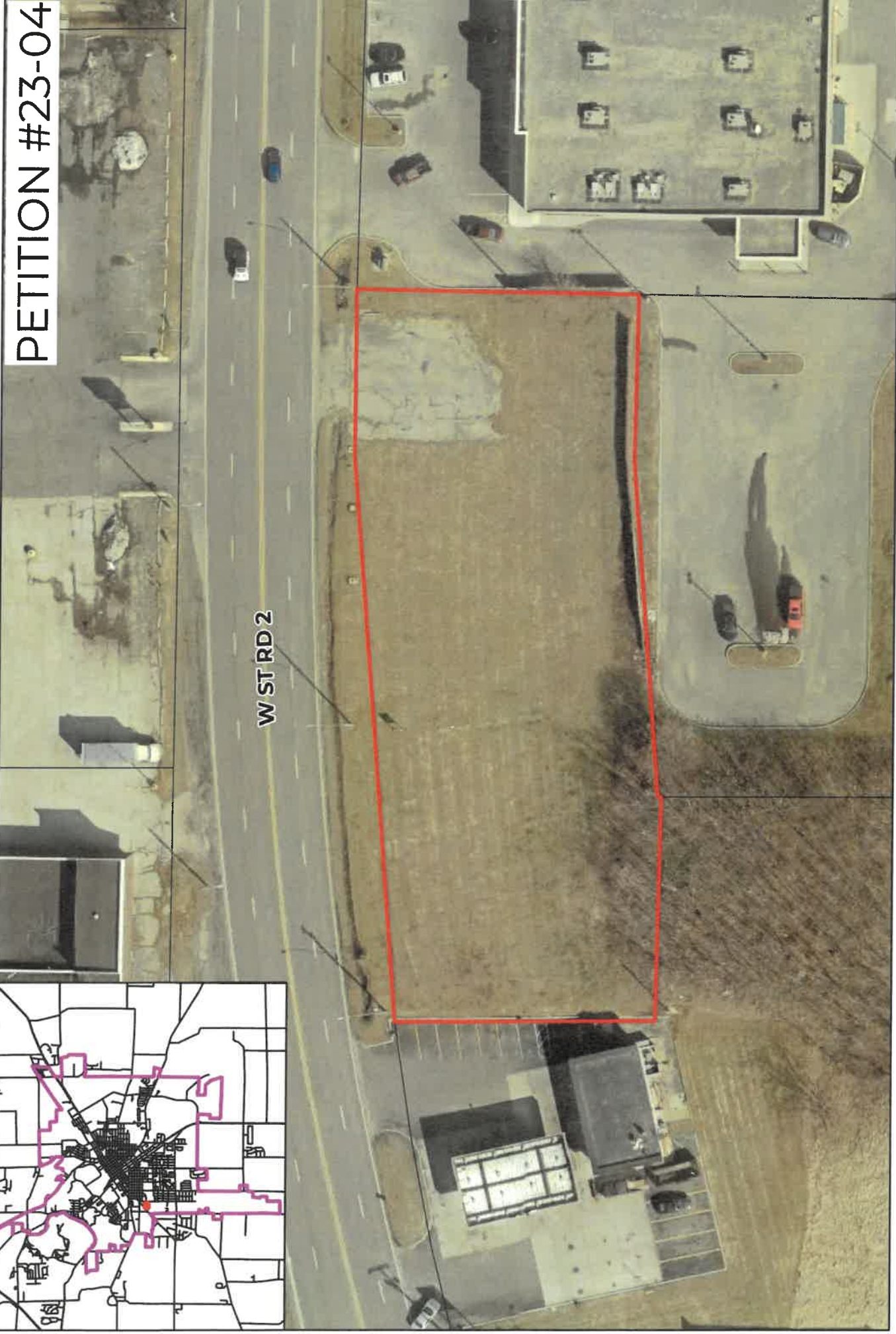
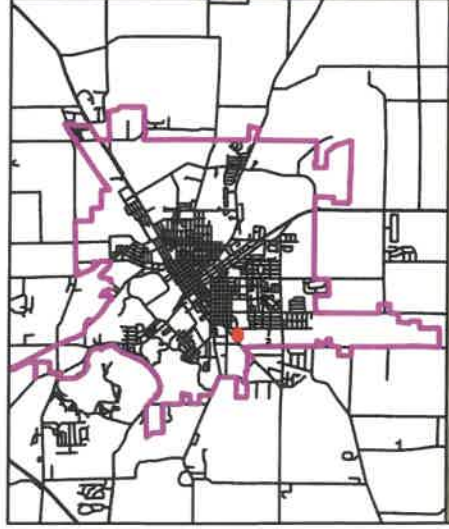
Bert Cook explained that there are grants available up to \$10,000 for exterior renovations and that signage has typically been part of the awarded grants in the past. Mr. Cook will reach out to Autumn Francis and Jim White with information on how to apply for Urban Enterprise Association grants.

Floyd Mrozinske, Building Inspector, mentioned that he will need to see the building plan set for building code review. The plans can be submitted to the City and State at the same time.

The Site Review Committee meeting ended at 9:52 am.

PETITION #23-04

W ST RD 2



City of La Porte
Board of Zoning Appeals
Location Map

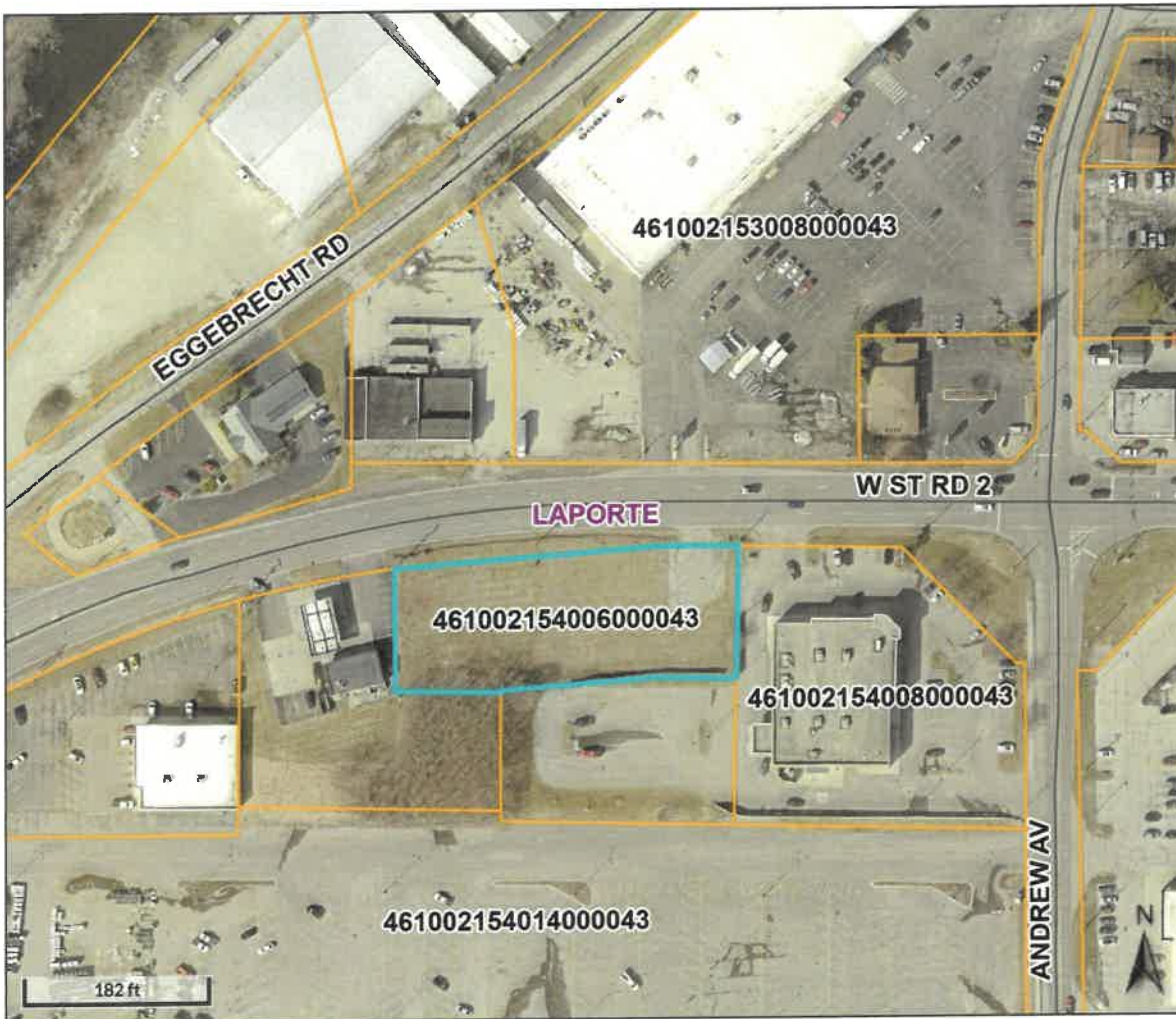
 Subject Property
 City Limits

0 25 50 100 Feet



Date Created: February 28, 2023
Created By: David Heindol
Document Path: M:\City Planner\CIS\Map Requests\Board of Zoning Appeals\023\VAR_23_04
Map Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

23018 - LA PORTE URGENT CARE
AERIAL MAP



Overview



Legend

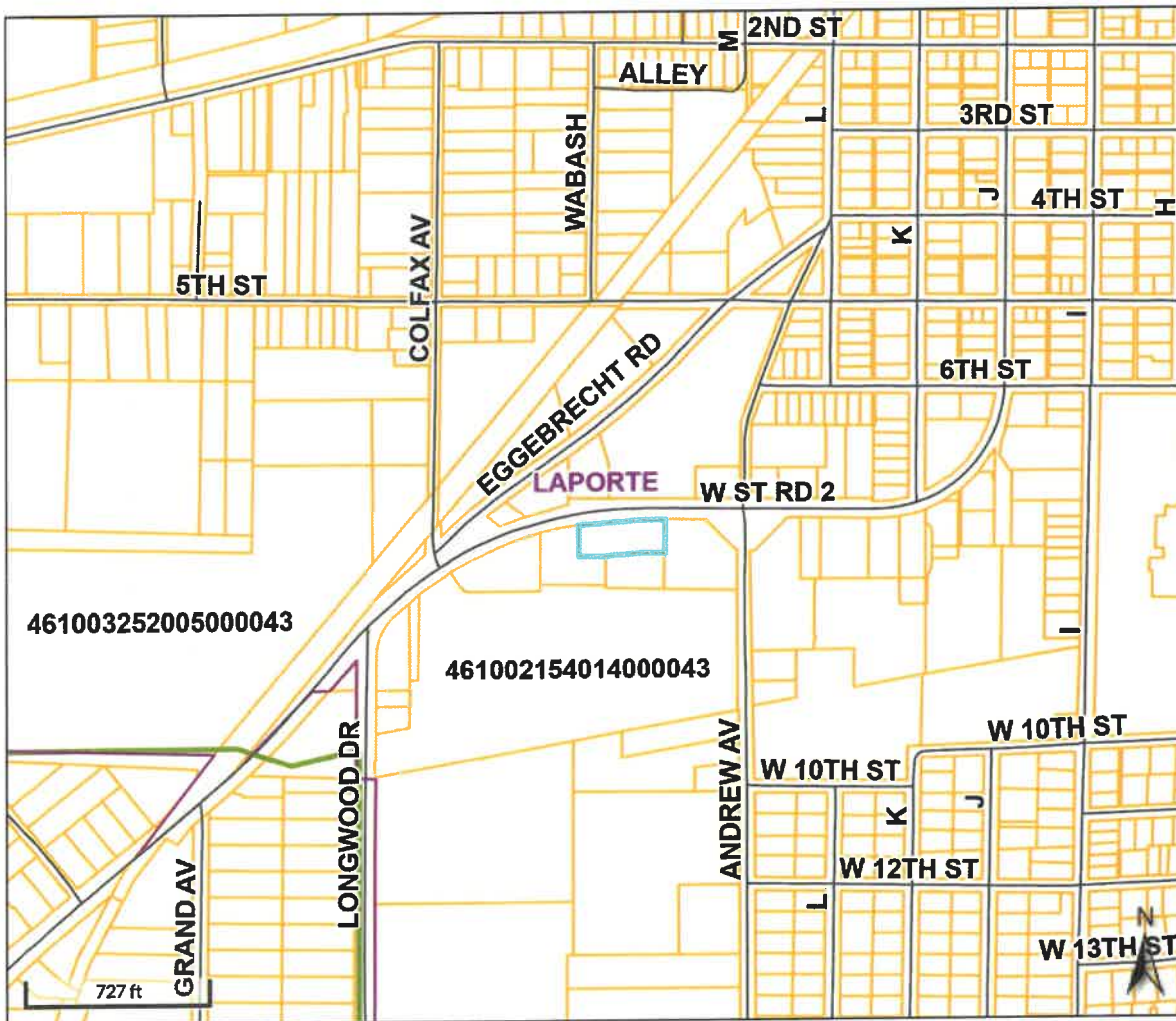
- Road Centerlines
- Geographic Townships
- Parcels

Parcel ID	461002154006000043	Alternate ID	46-10-02-154-006.000-043	Owner Address	CBTL Maple Lane LLC
Sec/Twp/Rng	0002-36N-03W	Class	COMMERCIAL VACANT LAND		404 Glendale Blvd 1A
Property Address	WSR 2	Acreege	1		Valparaiso, IN 46383
	LAPORTE				
District	Laporte Center				
Brief Tax Description	05-10-02-154-006 S PT W1/2 NW1/4 S2 T36 R3 1.0AC				
	(Note: Not to be used on legal documents)				

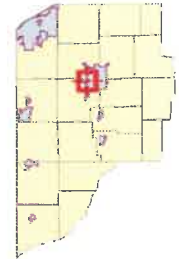
Date created: 2/20/2023
Last Data Uploaded: 2/20/2023 5:23:53 AM

Developed by Schneider GEOSPATIAL

23018 - LA PORTE URGENT CARE
VICINITY MAP



Overview



Legend

-  Road Centerlines
-  Geographic Townships
-  Parcels

Parcel ID	461002154006000043	Alternate ID	46-10-02-154-006.000-043	Owner Address	CBTL Maple Lane LLC
Sec/Twp/Rng	0002-36N-03W	Class	COMMERCIAL VACANT LAND		404 Glendale Blvd 1A
Property Address	WSR 2 LA PORTE	Acreage	1		Valparaiso, IN 46383
District	Laporte Center				
Brief Tax Description	05-10-02-154-006 S PT W1/2 NW1/4 S2 T36 R3 1.0AC <i>(Note: Not to be used on legal documents)</i>				

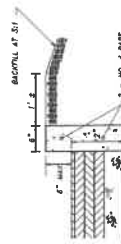
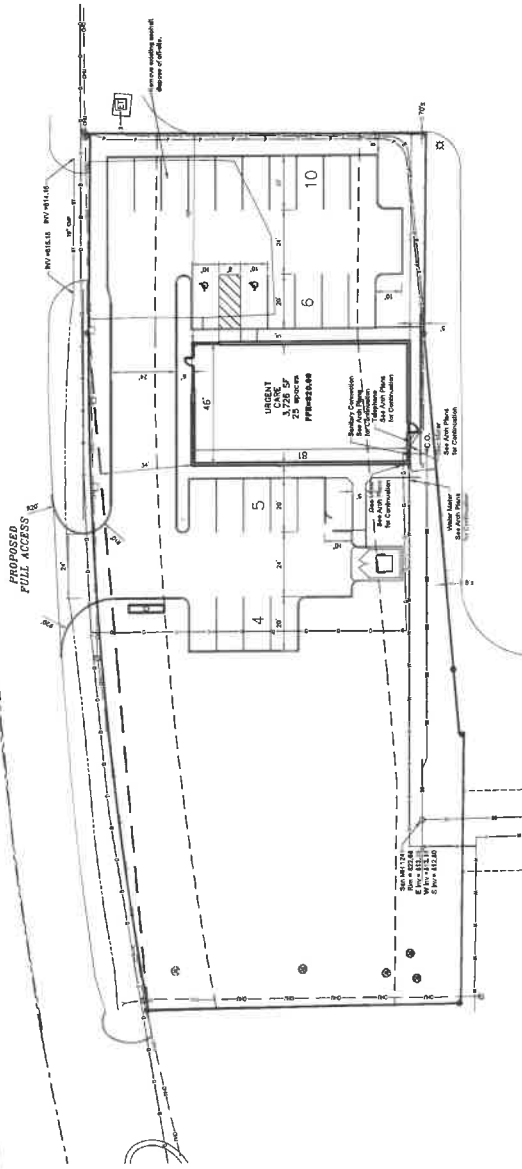
Date created: 2/20/2023
Last Data Uploaded: 2/20/2023 5:23:53 AM

Developed by  **Schneider**
GEOSPATIAL

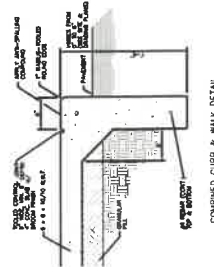
SITE & UTILITY PLAN

PT NW 1/4 SEC. 2-T36N-R3W, CENTER TWP.
LA PORTE COUNTY, INDIANA
PARCEL NO: 46-10-02-154-006.000-043

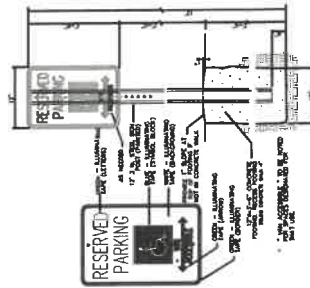
STATE ROAD 2/39



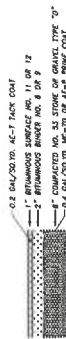
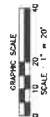
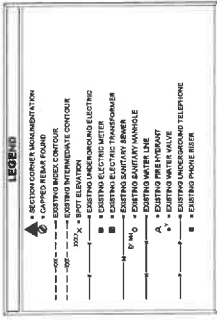
CURB SECTION AND BACKFILL DETAIL
N.T.S.



HANDICAP PARKING SYMBOL DETAIL
N.T.S.



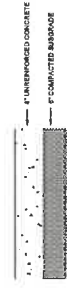
RESERVED PARKING SIGN DETAIL
N.T.S.



PRIVATE DRIVE PAVEMENT SECTION
N.T.S.



PUBLIC ROAD PAVEMENT SECTION (CONCRETE)
N.T.S.



PUBLIC ROAD PAVEMENT SECTION (CONCRETE)
N.T.S.

<p>DEVELOPMENT PLAN</p> <p>HUTTON 738 CHEERY STREET CHATTANOOGA TN 37402</p>		<p>OFFICE LOCATION: 2800 COLLETT STREET, SUITE 101 LA PORTE, INDIANA 46340 PHONE: 765-234-7777 WWW.VESTERANDASSOCIATES.COM</p>		<p>Vester and Associates Inc. LAND SURVEYING AND ENGINEERING</p>		<p>FIELD BOOK: 88-1111 CHECKED BY: JON DRAWN BY: JON DATE: 08/27/2013 PROJECT NO: 13-0002</p>		<p>NO. 23018 C100 OFFICE INFORMATION</p>	
<p>A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 10 WEST, CENTER TOWNSHIP, LA PORTE COUNTY, INDIANA</p>									



FAST PACE URGENT CARE FACILITY SUMMARY

The project is to be located at 1332 West SR 2 in Laporte, IN. The project consists of constructing an Urgent Care Facility with parking. The building will be approximately 3,726 square feet. It will provide 25 +/- parking spaces. The current drive at the NE property corner will be relocated to near mid property at the request of INDOT. The property appears to have water and sanitary sewer available.

Attachment D: Standards for Evaluating a Variance

Use the following form or attach a separate sheet (s) to explain the Variance request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request. Attach additional sheets if necessary.

Project Name: Fast Pace

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.)

This is an urgent care medical facility. The hours of operation will be 8AM to 8PM seven days a week. Access will be from SR-2. We will be building a new clinic. Number of employees will be 5-7.

Standards for Evaluation

1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because.....The area adjacent to the rear is a parking lot and wooded area.

2. The use or value of the area to the property included in the variance will not be affected in a substantially adverse manner because..... This use is consistent with the local area and not a high volume site.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance is sought because...
The shape of the parcel does not allow the proposed build with the required setback as now exist.



Board of Zoning Appeals Application

VARIANCE OF DEVELOPMENT STANDARDS

City Planner
 David Heinold, AICP
dheinold@cityoflaporte.in.gov
www.cityoflaporte.com

City Hall
 801 Michigan Ave.
 La Porte, IN 46350
 (219) 362-8260

<i>For Office Use Only</i>	
Fee: 80 ⁰⁰	Receipt: 477
File Date: 2/21/2023	File #: 2023-VAR-04
Site Review: 3/8/2023	
Date of BZA mtg: 3/14/2023	
Decision:	

This application is being submitted for a Variance of Development Standards

Applicant

Name Hutton <i>by Vester & Associates, Inc</i>	
Street Address 736 Cherry St	
City, State, Zip Chattanooga, TN 37402	
Primary Contact regarding this petition Autumn Francis	
Phone 423-883-5994	Email afrancis@hutton.build
Engineer Preparing Plans <i>Vester & Associates, Inc</i>	Email <i>jim@vester.com</i>
Others to be Notified	Email
Applicant Is (check one): <input type="checkbox"/> Sole Owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other <u>Future Owner</u>	

Property Owner (if different than above)

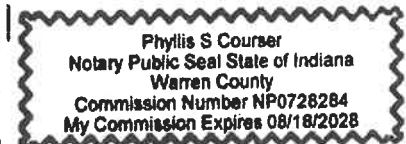
Name CBTL Maple Lane LLC	
Street Address <i>404 Glen Dale Blvd</i>	Phone
City, State, Zip <i>Valparaiso, IN 46383</i>	Email snicksic@bradleyco.com

Premises Affected

Parcel ID Number .46-10-02-154-006.000-043				
Address or General Location State Rd 2 LaPorte IN (41.60059, -86.73578)				
Total Acreage 1	Flood Zone? <input checked="" type="checkbox"/>			
Zoning B2	Land Use Vacant			
Request <i>SETBACK REDUCTION</i>				
Zoning of Adjacent Properties	North:	South: B2	East: B2	West: B2
Land Use of Adjacent Properties	North: Highway	South: Parking	East: Drug Store	West: Gas Station

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant *[Signature]*
 Signature of Notary *[Signature]*
 Notary Public's Name (printed) *Phyllis S. Courser*
 Subscribed and sworn to before me this *2/21* day of 20*23*



Attachment A: Consent of Property Owner

Property owner needs to sign and complete this form only if different from applicant

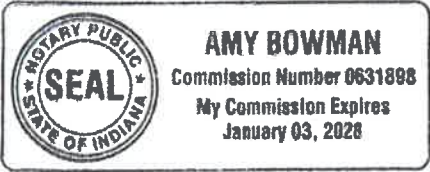
I (we) BFL Maple Lane LLC
Name(s)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at:
St Route 2 # 46-10-02-154-006.000-043
(Address)
- That I/we have read and examined the Application, and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (Hutton) (is) (is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)
[Signature]

STATE OF INDIANA)
COUNTY OF Porter) SS:)



Subscribed and sworn to before me this 21 day of February, 2023.

[Signature], Notary Public

My Commission expires: 1-3-2028 County of Residence: Porter

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov 10 2020

John Wink
LAPORTE COUNTY AUDITOR

TAX ID NUMBER(S)
461002154006000043, 461002154019000043

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Andrew LaPorte LLC, an Indiana limited liability company

CONVEY(S) AND WARRANT(S) TO

CBTL Maple Lane LLC, an Indiana limited liability company, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in La Porte County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this deed this 4 day of Nov, 2020

Andrew LaPorte LLC

Daniel Nagle
By: Daniel Nagle
Title: Member

State of Arizona, County of Maricopa ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Daniel Nangle, Member of Andrew LaPorte LLC who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 0th day of Nov, 2020

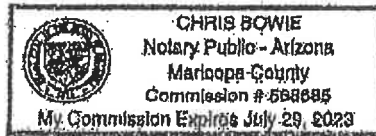
7/29/2023
My Commission Expires:

508865
Commission No.

Maricopa AZ
Notary Public County and State of Residence

CA
Signature of Notary Public

Chris Bowie
Printed Name of Notary



This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
Vacant Land, 1337 West SR 2, LaPorte, IN 46350

Grantee's Address and Mail Tax Statements To:
404 Glendale Blvd 1A
Valparaiso IN 46383

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

EXHIBIT A

Parcel I:

Part of the Northwest 1/4 of Section 2, Township 36 North, Range 3 West of the 2nd Principal Meridian, LaPorte County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of land now owned by Mitchell Chevrolet, Inc., (as of the date of June 6, 1950) at the Northwest corner of a structural steel fence; thence N 89°28' W, a distance of 74.31 feet; thence S 84°59' W, a distance of 125.69 feet for the place of beginning; thence S 0°31' W, a distance of 125 feet; thence S 84°59' W, a distance of 24.54 feet; thence S 0°43' E, a distance of 1.60 feet; thence N 89°22' W, a distance of 100 feet; thence N 0°43' W, a distance of 116.5 feet; thence N 84°59' E, a distance of 127.49 feet to the place of beginning.

Parcel II:

Part of the Northwest 1/4 of Section 2, Township 36 North, Range 3 West of the 2nd Principal Meridian, LaPorte County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of land now owned by Mitchell Chevrolet, Inc., (as of the date of June 6, 1950) at the Northwest corner of a structural steel fence for the place of beginning; thence S 0°31' W, along said steel fence, a distance of 125 feet; thence N 89°28' W, a distance of 74.31 feet; thence S 84°59' W, a distance of 125.69 feet; thence N 0°31' E, a distance 125 feet; thence N 84°59' E, a distance of 126.69 feet; thence S 89°28' E, a distance of 74.31 feet to the place of beginning.

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Rodney P. Zeitoid
Witness Signature
Rodney P. Zeitoid
Witness Name (must be typed / printed)

PROOF:

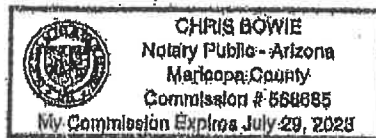
State of Arizona County of Maricopa ss:

Before me, a Notary Public in and for said County and State, personally appeared, the above named WITNESS to the foregoing instrument, who, being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Daniel Nagale, member of Andrew LaPorte LLC (Name of person signing document) in the foregoing subscribing witness' presence.

WITNESS, my hand and Seal this 6th day of Nov, 2020.

7/29/2023
My Commission Expires:
568865
Commission No.
Maricopa AZ
Notary Public County and State of Residence.

[Signature]
Signature of Notary Public:
Chris Bowie
Printed Name of Notary





ITEM 7. Use Variance # 22-10 Petition
to Allow Convenience Store with Gasoline Sales
Type of Request: Use Variance
Staff Report: David Heinold

APPLICANT

Name – Mandeep Singh (David Ambers)

PROPERTY OWNER

Name – Great Development, LLC (Greg Engstrom)

PREMISES AFFECTED

Parcel Number - 46-11-06-101-018.000-058				
Actual/approximate address or location from major streets – 2437 Monroe Street				
Total Acreage – 3.36 acres		Flood Zone on Site? - No		
Zoning of Subject Property – B1		Use of Subject Property – Commercial		
Zoning of Adjacent Properties	North: R3A	South: B1	East: B1	West: B1
Land Use of Adjacent Properties	North: Residential	South: Church & Medical Office	East: Commercial & Medical Office	West: Commercial Retail Business

SUMMARY: The petitioner proposes to allow the use of the existing commercial building for a convenience store with gasoline sales.

HISTORY OF SITE: Per the site aerial image, the total parcel is 3.36 acres and is currently zoned B1 (Neighborhood Commercial District). Historically, the property had been used as a greenhouse truck farm operation. The southern portion of the existing building transitioned to a pawn shop retail business while the remainder of the subject property has been storage. The subject property requires a use variance petition to allow gasoline sales in addition to the permitted land use for a convenience retail store.

DESCRIPTION OF PROPOSED USE VARIANCE:

The petitioner is requesting a use variance to allow a convenience store with gasoline sales.

STATEMENT OF COMPLIANCE: Article 7 shall be met for the proposed convenience store with gasoline sales. Article 17 shall be met for the proposed site development plan.

SITE REVIEW FINDINGS: Site review was held on November 30, 2022 and the comments from City staff are attached to this staff report.

DECISION CRITERIA:

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The approval of the use variance to allow gasoline sales in addition to the already permitted land use for a convenience retail store will be injurious to the public health, safety, morals, and general welfare of the community. The surrounding area primarily consists of single family and two family dwellings. The existing neighborhood character along Monroe Street consists of businesses that are already permitted such as small retail stores, a carryout restaurant, medical facilities, office buildings, a church, daycare facility, and a funeral home. The approval of gasoline sales would result in additional traffic issues on a two-lane state highway for the surrounding neighborhood commercial and residential area. The proposed location for gasoline sales is not compatible with the surrounding small retail stores, carryout restaurant, medical facilities, office buildings, church, daycare facility, and funeral home.

(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;

The use and value of the area adjacent to the property included in the variance will be affected in a substantially adverse manner with the approval of a use variance to allow gasoline sales in addition to the convenience retail store. City staff feels that the surrounding residential single family and two family dwellings would be negatively affected in substantially adverse manner due to close proximity of the proposed gasoline sales land use that is often associated with hazards, loud noises, light emissions, or late hours of operation.

(3) The need for the variance arises from some condition peculiar to the property involved;

There is no condition peculiar to the property involved to necessitate a need for the variance to allow gasoline sales within the B1 Neighborhood Commercial District. The property may be used as a small convenience retail store as listed in Table 7.02, Schedule of Permitted Uses within Article 7 of the 2017 Revised City of La Porte Joint Zoning Ordinance. The need for the proposed use variance petition presented in Attachment D does not consider that the current legal nonconforming use of the existing structure contains a pawn shop retail business. The proposed gasoline sales land use would set a precedent for allowing similar drive-through type businesses that are often associated with hazards, loud noises, light emissions, or late hours of operation.

(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.

The strict application of the terms of the zoning ordinance for gasoline sales to not be permitted on the subject property will not constitute an unnecessary hardship. The owner may use the property for the purpose of a small convenience retail store as a permitted land use. There are a variety of permitted land uses in the B1 Neighborhood Commercial District that allow the property owner full use of the property without negatively affecting the existing surrounding neighborhood residential, commercial, and medical office businesses.

(5) The approval does not interfere substantially with the Comprehensive Land Development Plan.

The approval of the variance interferes substantially with the Countywide Comprehensive Land Development Plan policy to create compatible Commercial Zoning Districts. The Comprehensive Plan encourages Neighborhood Commercial land uses with limitations on size of businesses, amount of lighting, large parking lots, drive-throughs at appropriate intersections of collector streets. The use variance petition to allow gasoline sales in addition to the small retail convenience store would negatively impact the normal and orderly growth and development of the existing B1 Neighborhood Commercial District on the southeast side in the City of La Porte.

STAFF RECOMMENDATION:

Staff finds that the proposed use to allow gasoline sales in addition to the already permitted land use for a convenience retail store to be inconsistent with the existing neighborhood character. The 2017 City of La Porte Revised Joint Zoning Ordinance states that B1 Neighborhood Commercial District designations are located within proximity to residential neighborhoods and are intended to serve the immediate vicinity so as not to draw additional traffic from other areas. The proposed gasoline sales would create a land use that is often associated with hazards, loud noises, light emissions, truck traffic, or late hours of operation. Staff recommends **denial** of the petitioner's request to allow gasoline sales in addition to the permitted land use for a convenience retail store.

Submitted to the Board of Zoning Appeals March 9th, 2023.



City of La Porte Site Review Meeting Minutes
November 30, 2022 at 10:06 AM
City Hall, Council Chambers, 801 Michigan Ave., La Porte, IN

The Site Review Committee ("SRC") meeting was held in City Hall, Council Chambers, in the City of La Porte ("City"), at 801 Michigan Avenue, La Porte, Indiana on Wednesday, November 30th, 2022 at the hour of 10:06 am, ("local time").

David Heinold, City of La Porte Assistant City Planner provided an introduction of the Site Review Committee for all of the attendees. Jerry Jackson, Wastewater Director; Andy Snyder, Fire Chief; Tim Werner, Water Superintendent; Floyd Mrozinske, Building Inspector; Lori Larson, MS4 Coordinator; all introduced themselves and what they consider with site review applications.

Presenters:

David Ambers

Mandeep Singh

Explanation of Project:

Mr. Ambers explained the project for a small neighborhood grocery store with gasoline sales. He mentioned that the only change from the application over a year ago was that the gasoline tanks were moved to the east side of the building.

Comments from Staff:

David Heinold – Planning: David explained that the proposed convenience retail store is a permitted land use; however, the gasoline sales requires a public hearing for a use variance that will be heard by the Board of Zoning Appeals on December 13th. David mentioned that a convenience store with gasoline sales requires 1 parking space per 100 square feet of retail sales area in addition to the parking spaces for the number of employees. David asked whether the buildings will be separated and how far the building will be from the proposed property boundary.

Mandeep mentioned that there will be 4,000 square feet of retail sales area and that the building will be detached from the adjoining building. Mandeep explained that the building will be detached from the adjoining building to the north between 6 to 10 feet.

Jerry Jackson – Wastewater: Jerry asked if there is going to be any sewer work or using the existing system connection. He questioned what kind of site construction there will be for the proposed use. Jerry mentioned that they will need to confirm the nearest storm sewer location and have measures in place to prevent overspill of gasoline.

David Ambers will check into these questions and provide more information.

Floyd Mrozinske – Building Inspector: Floyd explained that a 1-hour fire-rated wall is required for the building separation less than 10 feet.

Mandeep mentioned that they will provide a 1-hour fire-rated wall on the north side of the building.

Andy Snyder – Fire: Andy questioned if there was still a fire alarm panel and Nox box. Both of these will need to be clear and accessible.

Mandeep mentioned that they will meet all of the code requirements for the fire alarm panel and Nox box. David Ambers mentioned that Larson Company from Fort Wayne will oversee the gas tanks. Mr. Ambers explained that the gas tanks will be double wall fiberglass.

Andy mentioned that they will need to contact Jeff Hamilton with La Porte County to review the hazardous materials storage for the City.

Tim Werner - Water: Tim mentioned that there is already a 1 inch water service line. They will need to upgrade the water service line based on the number of sinks and faucets in the retail store.

David Ambers mentioned that there will be 8 employees. Mandeep explained there will be a grease trap for the kitchen service area.

Other comments: None.

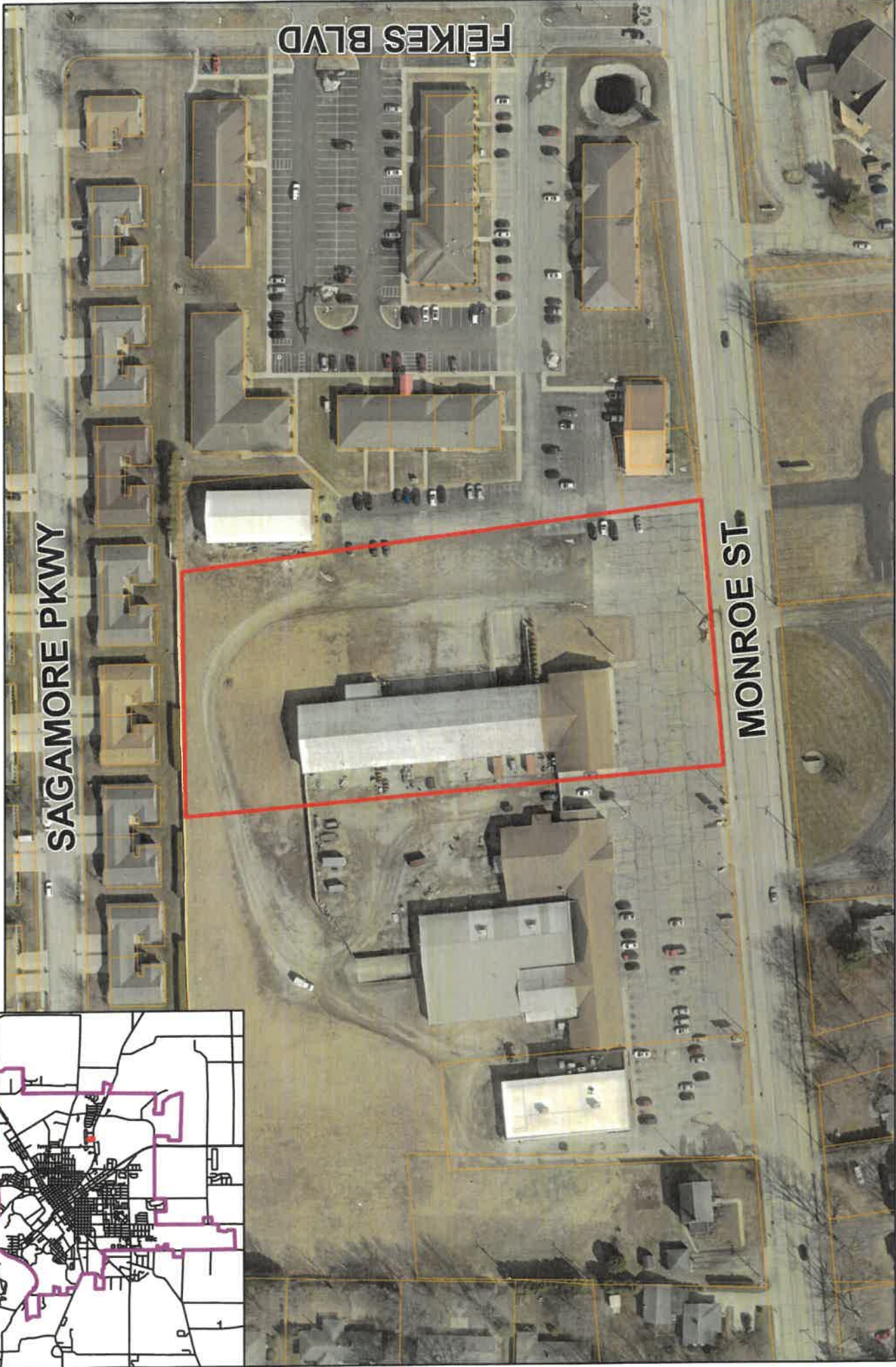
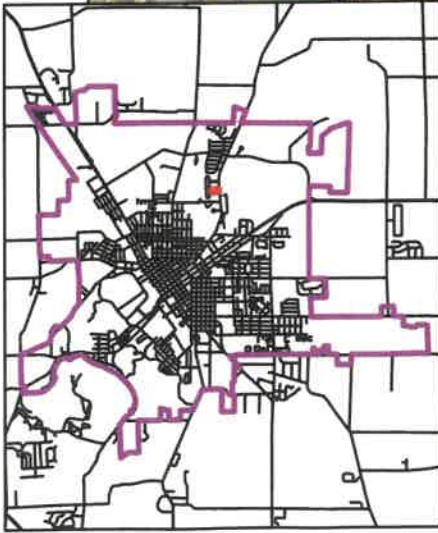
The Site Review Committee meeting ended at 10:18 am.

2437 Monroe St.

SAGAMORE PKWY

FEIKES BLVD

MONROE ST



Subject Property

City Limits

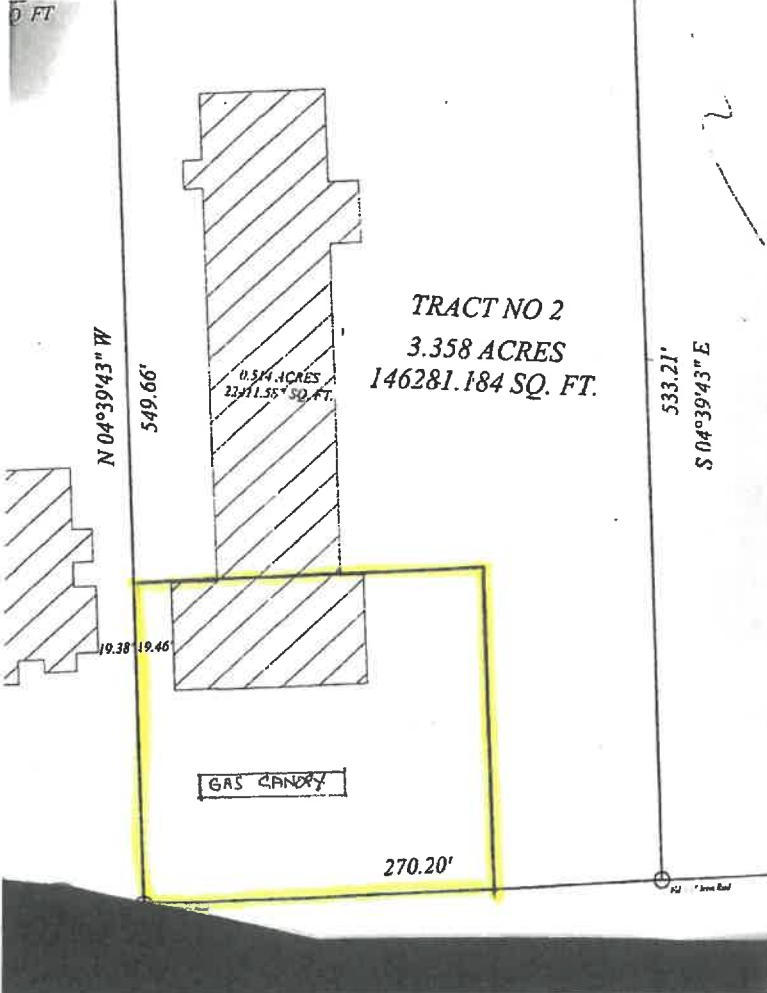
Date Created: November 23, 2022

Document Path: M:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2022\VAR_22-10

Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



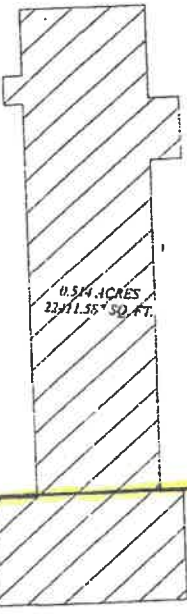
LA PORTE INDIANA



0 FT

N 04°39'43" W

549.66'



0.574 ACRES
23,911.55 SQ. FT.

TRACT NO 2
3.358 ACRES
146,281.184 SQ. FT.

533.21'

S 04°39'43" E



19.38' 19.46'

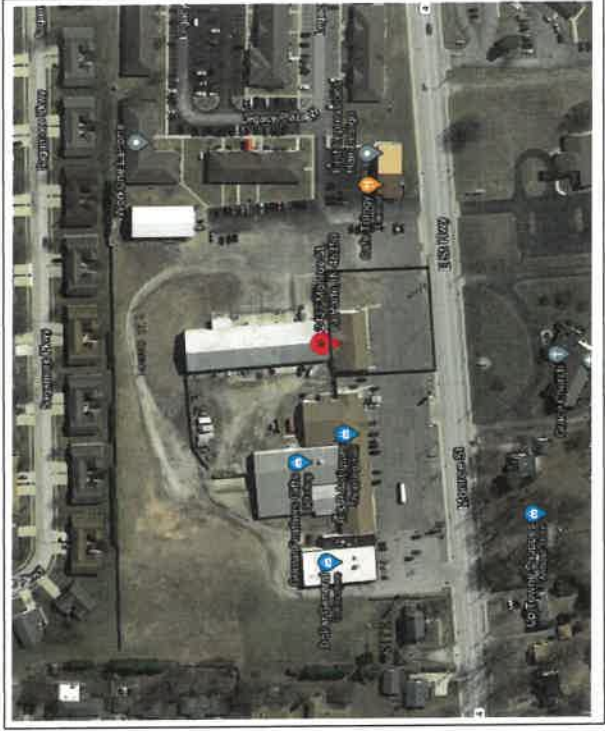
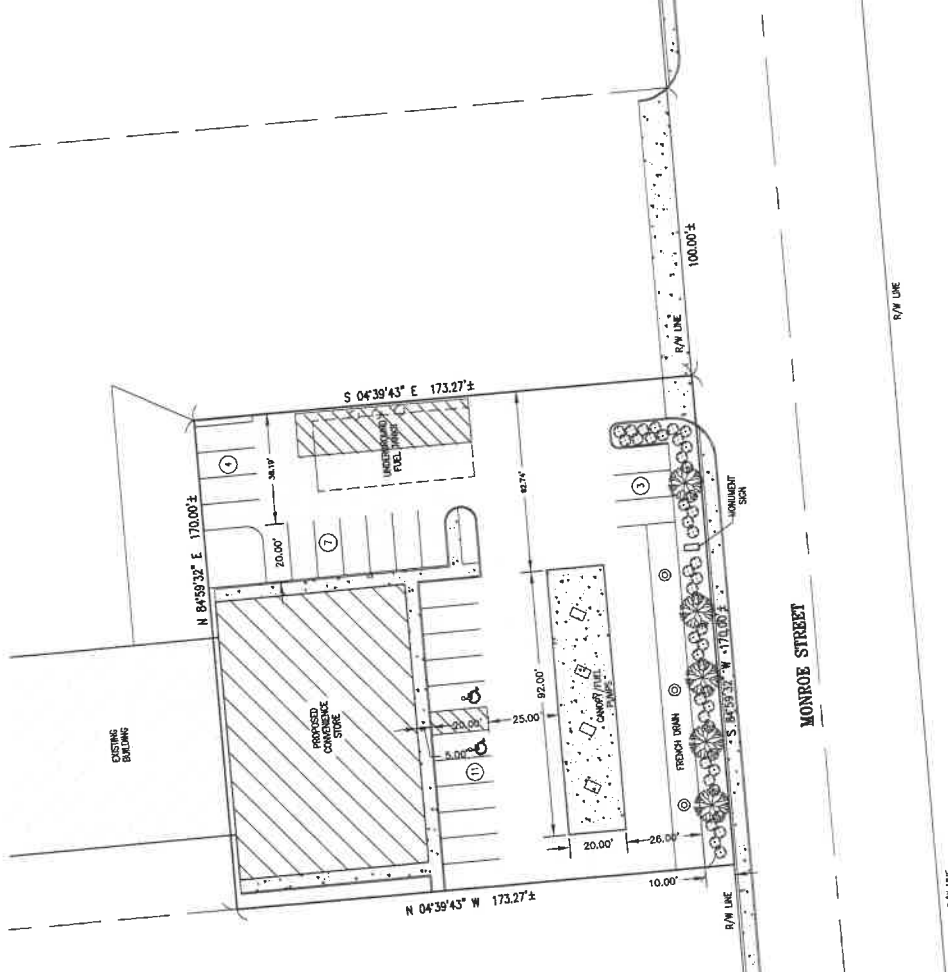
GAS CANDY

270.20'

0' Iron Nail

BZA SITE PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 2 WEST,
CITY OF LAPORTE, PLEASANT TOWNSHIP, LAPORTE COUNTY, INDIANA.



AERIAL PHOTOGRAPHY & LOCATION MAP

TABULATED SITE DATA

- SITE AREA: 0.666 ACRES
- EXISTING ZONING: BI-MIDRISE COMMERCIAL DISTRICT
- PROPOSED USE: CONVENIENCE STORE/FUEL PUMPS
- PROPOSED LAND COVERAGES:
 - A) BUILDINGS: 5,180 SF OF SITE
 - B) ASPHALT PAVEMENT: 18,091 SF OF SITE
 - C) OPEN SPACE: 1,000 SF OF SITE
 - TOTAL: 28,256 SF OF SITE
- PARKING DATA:
 - A) PARKING REQUIRED AT (1) SPACE FOR 200 SF OF BUILDING AREA
 - B) TOTAL NUMBER OF PARKING SPACES PROVIDED: (23) SPACES (25 PARKING (OT. @ AT PUMPS)
- THE PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER SYSTEM.
- SETBACK TO COMPLY WITH CITY OF LAPORTE SIGN ORDINANCE.
- BUILDING HEIGHT IS (1)-STORY.
- BUILDING TO COMPLY WITH CITY OF LAPORTE ARCHITECTURAL STANDARDS.
- ACCESS TO PETITION SITE FROM MONROE STREET VIA RECORDED CROSS/ACCESS EASEMENT.
- ALL SITE LIGHTING TO MEET CITY OF LAPORTE STANDARDS.

- USE VARIANCE REQUEST:**
- USE VARIANCE TO ALLOW A CONVENIENCE STORE WITH RETAIL GASOLINE SALES.
- VARIANCE REQUESTS:**
- FOR THE EXISTING 15 FT. REAR-YARD SETBACK TO 0 FEET FOR EXISTING BUILDING.
 - FOR THE EXISTING MAXIMUM USE OF IMPERVIOUS SURFACE TO 54% MAXIMUM.
 - FOR REQUIRED 33 PARKING SPACES TO 25 PARKING SPACES.

DRAINAGE NOTE

- ON-SITE DRAINAGE/STORMWATER MANAGEMENT TO BE PERFORMED IN ACCORDANCE WITH CITY OF LAPORTE STANDARDS AND SPECIFICATIONS.

PROPERTY ADDRESS:
2437 MONROE STREET
LAPORTE, IN 46350

SUBCONTRACTORS & ENGINEERS:
DANK, HARNER & ASSOCIATES, INC.
SOUTH BEND, IN 46608
(774) 234-6003
ATTN: MICHAEL DANK



REVISIONS

DATE	BY	DESCRIPTION
11/17/22 <td>GES <td>DATE</td> </td>	GES <td>DATE</td>	DATE
1-20 <td>MAD <td>DATE</td> </td>	MAD <td>DATE</td>	DATE
2022/8 <td>WLD <td>DATE</td> </td>	WLD <td>DATE</td>	DATE

DATE	BY	DESCRIPTION
11/17/22 <td>GES <td>DATE</td> </td>	GES <td>DATE</td>	DATE
1-20 <td>MAD <td>DATE</td> </td>	MAD <td>DATE</td>	DATE
2022/8 <td>WLD <td>DATE</td> </td>	WLD <td>DATE</td>	DATE

EXHIBIT
Exhibit "A"
Site Plan

Attachment D: Standards for Evaluating a Use Variance

Use the following form or attach a separate sheet(s) to explain the Use Variance request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.):

Small Grocery Store with gas station open 5:00 a.m. to 11:00 p.m. - lights off, eight (8) full time employees. Building will require major renovations/remodeling of existing structure, installation of underground storage tanks, islands, pumps and canopy. Petitioner anticipates an investment into the community for this project in excess of \$2 Million. Investment includes land acquisition and improvements.

Standards for Evaluation

1. The approval of the Use Variance will not be injurious to the public health, safety, morals, and general welfare of the community because.... the improvements will be constructed using the most recent technology and safety equipment. See Site Plan attached hereto as Exhibit "A" and underground storage tank information attached hereto as Exhibit "B."

2. The use and value of the area adjacent to the property included in the Use Variance will not be affected in a substantially adverse manner because.... the surrounding area is retail business, a church, restaurant, medical and professional offices. Given the lack of a nearby grocer, the proposed use will improve property values and quality of life for the adjacent area.

3. The need for the Use Variance arises from some condition peculiar to the property involved, and is more clearly described as.... while the property was a grocery store/truck farm in previous years, the B-1 Zoning classification was broadly applied in the Joint Zoning Ordinance without consideration of the past use and type of structures located upon the property

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, and is more clearly described as.... the change to the B-1 Zoning classification did not take into account the previous use and type of structures located upon the property.

5. The approval does not interfere substantially with the Comprehensive Plan because... the area consists of many different businesses, a substantial separation from the nearest residences and it fills the gap and need for a small grocer.

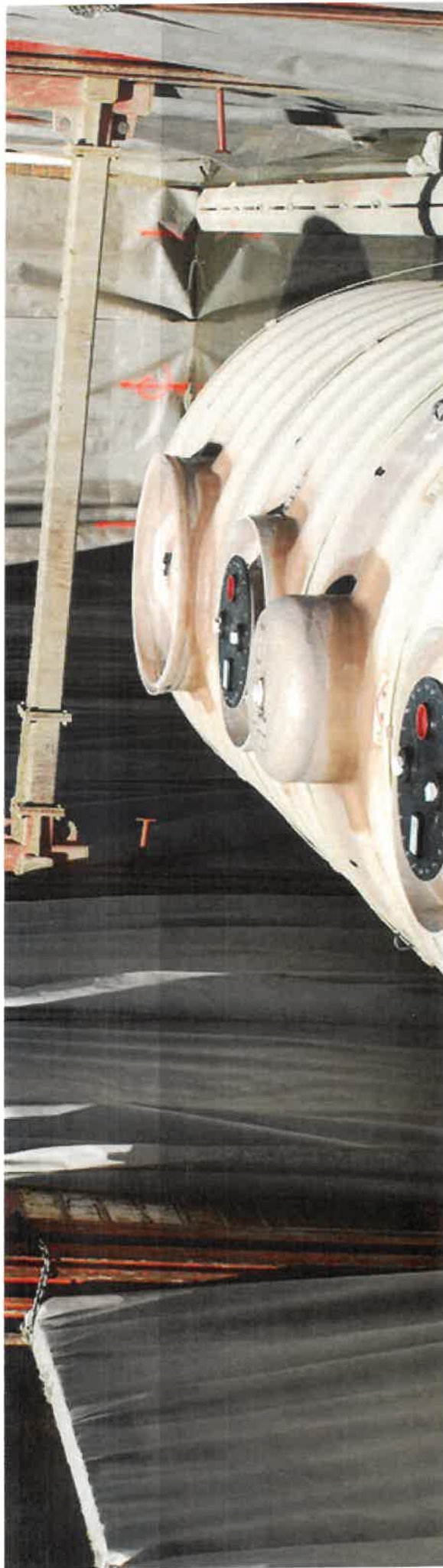
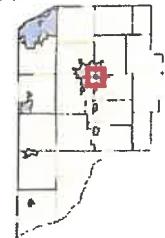


EXHIBIT
Exhibit "B"
Storage Tank
Info



Overview



Legend

- Road Centerlines
- Geographic Townships
- ▭ Parcels

Parcel ID	461106101118000058	Alternate ID	46-11-06-101-118.000-058	Owner Address	Great Development Llc
Sec/Twp/Rng	06-36N-02W	Class	COMMERCIAL OTHER RETAIL STRUCTURES		1415 Lincolnway
Property Address	2437 MONROE ST LA PORTE	Acreage	3.358		Valparaiso, IN 46383
District	Laporte Pleasant				
Brief Tax Description	57-11-06-101-118 MID PTW 1/2 NW1/4 S6 T36 R2 3.358 AC SANI ASSMT #88				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/20/2020
 Last Data Uploaded: 11/20/2020 5:15:24 AM

Developed by Schneider
 GEOSPATIAL

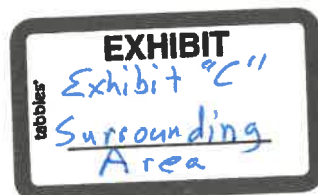




EXHIBIT
Exhibit "D"
Renderings

tabbles



ONE COMPANY. ONE WORLD. ONE SOURCE.™

NEW

FlexWORKS

LOOP SYSTEM™



**THE INDUSTRY'S FIRST "PLUG & PLAY"
UNDERGROUND FUELING SYSTEM**

ONLY BY

OPW 

FUELING CONTAINMENT SYSTEMS

A DOVER COMPANY

FlexWORKS

THE WORLD'S FIRST "PLUG & PLAY" UNDERGROUND

The NEW OPW FlexWORKS LOOP SYSTEM™ represents leading-edge innovation destined to fuel a revolution in underground fuel delivery and containment systems. At the heart of this integrated system is a radically new dispenser sump design with innovative piping and connections that offer unparalleled ease and reliability of installation, monitoring, testing and maintenance, as well as improved environmental protection. Step up to a higher level of protection, overall ease of use and the lowest cost fuel delivery system in the industry.



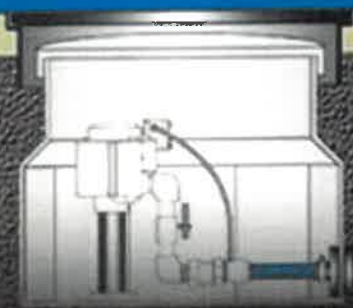
PREFABRICATED QUICK-COUPLE DISPENSER SUMPS

- Saves time and money – Improves installation reliability
- Provides for easy visual inspection, access to, and replacement of under-dispenser components without removal of the dispenser
- Shallow design reduces potential problems caused by ground-water forces



DOUBLE-WALL PIPE COUPLINGS

- Eliminates the need to trim back secondary jackets
- Eliminates the need for rubber test boots; Improves testing reliability and provides reliable means of isolating the coaxial jacket for vacuum, pressure or liquid testing and/or continuous monitoring of the pipe's interstitial space



OPW UL971 LISTED COAXIAL PIPE



OPW CRUSH RESISTANT, DUAL-WALL ACCESS PIPE

LOOP SYSTEM™

GROUND FUEL DELIVERY & CONTAINMENT SYSTEM



DOUBLE-FLEXIBLE ENTRY BOOTS

- Provides double containment protection at the sump/entry fitting connection points
- Prevents ground water intrusion into the sump and eliminates communication so fluid collected in the sump cannot enter the access pipe



OPW 10 PLUS EMERGENCY VALVES

- Patent-pending new technology provides an added level of protection against potential leaks caused by low-impact cracks in the shear valve
- Eliminates health, environmental contamination and fire hazards that could result from fractured valves leaking into sumps

The Loop System™ represents state-of-the-art fuel delivery and containment technology in a fully integrated, environmentally secure underground system that employs factory-incorporated, proven innovation, simplified piping system design, and enhanced leak prevention capability – all while facilitating easy access to under-dispenser components, easy inspection, identification and repairs before a problem may develop.

The OPW Fueling Containment Systems *FlexWORKS* Loop System™ – providing new solutions designed to minimize fuel delivery system problems, provide a higher level of environmental protection, and lower the overall cost of fuel delivery system ownership.

BENEFITS BEYOND COMPARE



FEATURES

BENEFITS

OPW UL971 LISTED COAXIAL PIPE	<ul style="list-style-type: none"> • Totally compatible for long-term exposure to all motor fuels, alcohol fuels, biofuels and additives
OPW CRUSH RESISTANT, DUAL-WALL ACCESS PIPE	<ul style="list-style-type: none"> • Provides an added layer of protection against product releases and external pipe damage • Enables easy inspection, maintenance, repair, removal and replacement from surface (without excavation) of supply piping and fittings
DOUBLE-WALL STAINLESS STEEL PIPE COUPLINGS	<ul style="list-style-type: none"> • Eliminates the need for and cost of rubber test boots • Provides reliable means of isolating the coaxial jacket for vacuum, pressure and liquid testing and/or continuous monitoring of the pipe's interstitial space
PREFABRICATED QUICK COUPLE DISPENSER SUMP	<ul style="list-style-type: none"> • Provides for easy visual inspection and repair of all under-dispenser components • Eliminates many potential leak points – no need for riser pipes, flex connectors, and many other additional pipe fittings • Eliminates need for field height adjustment to accommodate fitting locations • Reduces installation time and costs by 50% or more • Reduces installer errors and associated dispenser removal and/or excavation costs • Eliminates the costs and environmental liability associated with field fabrication • Shallow design reduces potential problems caused by ground water forces that can affect deep-bury sumps in high water-table areas
DOUBLE-FLEXIBLE ENTRY BOOTS	<ul style="list-style-type: none"> • Provides double-containment protection against potential releases from the sump into the environment • Prevents ground-water intrusion into the sump • Eliminates communication from the sump into the access pipe to prevent contamination potential
OPW 10 PLUS EMERGENCY SHUT-OFF VALVE	<ul style="list-style-type: none"> • Provides the industry's highest level of protection against the hazards that can be caused by leaking shear valves due to undetected low-impact fractures in the shear groove

Protected under US Patent Numbers 7,073,976; 7,104,727; 5,263,794; 5,271,518; 5,297,896; 5,366,318; 5,346,625; 5,398,976; 5,713,807; 5,553,971; 5,345,813; 5,553,471; 5,667,083; 5,690,861; 5,819,975; 5,950,860; 5,813,717; 5,098,221; 6,039,201; 6,116,817; and 5,690,388

Other US and Worldwide Patents pending. Copyright© 2008 OPW Fueling Containment Systems

Notice: OPW-FCS products must be used in compliance with applicable federal, state, provincial and local laws and regulations. Product selection should be based on physical specifications and limitations and compatibility with the environment and material to be handled. OPW-FCS makes no warranty of fitness for a particular use. All illustrations and specifications in this literature are based on the latest production information available at the time of publication. Prices, materials and specifications are subject to change at any time, and models may be discontinued at any time, in either case, without notice or obligation. For complete OPW-FCS warranty information, visit our web site at www.opwfcs.com.



3250 US Hwy. 70 Business West • Smithfield, NC 27577
Tel: (800) 422-2525 • Fax: (800) 421-3247

www.opwfcs.com

Copyright © OPW Fueling Containment Systems
LOOPBROCHURE 05/08 3M



Franklin Fueling Systems



EVOTM
SERIES



FUEL MANAGEMENT SYSTEMS

HIGHLY EVOLVED AUTOMATIC TANK GAUGES

EVO™ SERIES

HIGHLY CAPABLE

Make informed, data-driven inventory management decisions with features like inventory monitoring, tank testing, containment compliance monitoring, and expanded leak detection monitoring capabilities.

SIMPLE INTERFACE

A full-color 7" LCD touchscreen serves up one of the most intuitively shallow user interfaces available. With its simplified icon-based design and user features like One Touch buttons and a Quick Jump menu, the EVO™ Series makes tank gauging simple for any user.

SECURE DATA

EVO™ Series ATGs keep your site in compliance and protected from security threats with customizable user roles, user activity tracking, and up to 3-years of data back-up to protect against power outages or other system interruptions.

EVO™ SERIES

THE RIGHT SIZE ATG

The EVO™ 200 & EVO™ 400 provide inventory management and containment monitoring for small to mid-sized fuel systems; while the EVO™ 600 & EVO™ 6000 provide additional advanced features for any size fuel system.

REMOTE COMMUNICATION

The FFS PRO™ Connect web interface allows you to securely connect directly to your EVO™ Series ATG from any web enabled device. (Not available on EVO™ 550/5000)

TANK AUTO-CALIBRATION

Eliminate discrepancies in delivery reporting and daily reconciliations caused by inaccurate tank information programmed into the ATG with this function that automatically generates a highly accurate tank strapping chart.

INVENTORY RECONCILIATION

Statistical Inventory Reconciliation (SIR) is an automated leak detection function that analyzes tank volume, delivery, and sales data to detect releases with a high level of accuracy.

TURBINE PUMP INTERFACE

Enhanced remote pump monitoring and control including pump-in-water automation, clogged intake escalation, tank leveling, and tank priority.



NEW FEATURES

Available with EVO™ 600 & EVO™ 6000

CORROSION CONTROL INTEGRATION

The EVO™ 600 and EVO™ 6000 are compatible with the Corrosion Control™ Water Separator and Corrosion Protection System, allowing owners to help advance the removal of corrosion-causing water and acid from tanks and maintain the corrosive environments.

FLOW RATE MONITORING

The new Flow Rate Monitoring application allows the ability to detect and react to potential leak flow issues with automated daily reports and alarms, helping to improve dispenser throughput, maintain faster flow rates, and deliver predictive maintenance for dispenser filler changes. (Now available for all EVO Series ATGs.)

USER INTERFACE EFFICIENCY

Navigate two ATG more efficiently with more programmable One Touch buttons and a shrouded menu structure. The FFS PRO™ Connect web interface allows remote access via any web enabled device.

MULTIPLEXING SENSOR HUB

Pair the EVO™ 600 or EVO™ 6000 with the new Multiplexing Sensor Hub to add the Corrosion Control™ System or additional sensors to existing sites without needing to break concrete to run new wires.

DECREASE STATION DOWNTIME

An all-new faster processor enables the ATG to boot in just 10 seconds after firmware updates, keeping stations open and operational!

SECURITY FEATURES

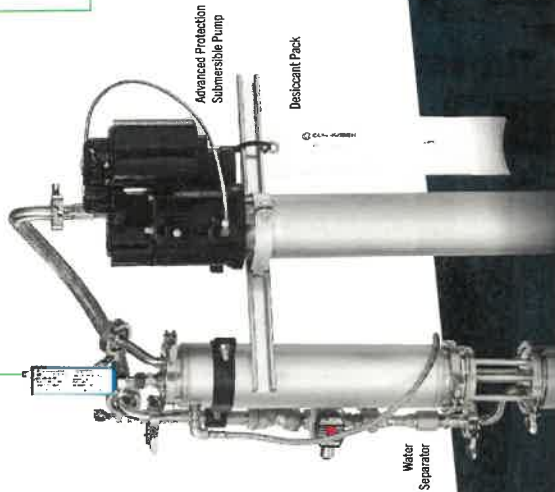
Create unlimited user roles with customized access levels—all with individual user logins and tracking. The latest TLS/SSL protocols ensure data encryption between web browsers and the ATG.

LEVERAGE THE POWER OF EVO™



The EVO™ 600 and EVO™ 6000 are compatible with the Corrosion Control™ Water Separator and Corrosion Detection Sensor, allowing owners to fully automate the removal of corrosion-causing water and acid from tanks and monitor for corrosive environments.

Pair your EVO™ 600/6000 with the new Multiplexing Sensor Hub to add the Corrosion Control™ System or additional sensors to existing sites without having to break concrete to run new wires.



Corrosion Detection Sensor



The System Sentinel Anyware™-2 (SSA-2) remote fuel monitoring software fully connects owners, operators, and compliance personnel to their networks of automatic tank gauges (ATGs) on the cloud or via on-premise servers.



The FFS PRO™ Connect web interface allows you to securely connect directly to your EVO™ Series ATG from any web enabled device. It automatically scales for tablets and smart phones, meaning no app to download. (Included on EVO™ 200, 400, 600, 6000)



ELECTRONIC LINE LEAK DETECTION (ELLD)

Connect your fuel management system with your pipework system to detect leaks through a transducer device installed in the submersible pump with this optional software feature. (Available on the EVO™ 550, 5000, 600, 6000)



PROBES & SENSORS






Franklin Fueling Systems provides a complete set of accessories compatible with EVO™ Series ATGs. Pair an EVO™ with an inventory probe and float kit for precision tank level monitoring. Monitor containment with a discriminating or non-discriminating sensor to ensure compliance. For a full list of probes, sensors, and floats, visit franklinfueling.com.

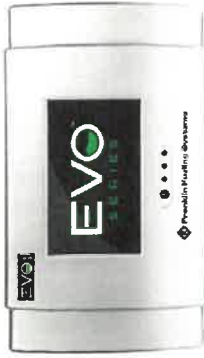


FIND THE RIGHT ATG FOR YOUR SITE.








EVO™ 200

- ⑥ Maximum Tank Capacity
- ⑥ Maximum Sensor Capacity
- ⑥ Total # of Inputs
-  Turbine Pump Interface
-  FFS PRO® Connect
-  Inventory Reconciliation
-  Tank Autocalibration
-  Flow Rate Monitoring












EVO™ 400

- ⑭ Maximum Tank Capacity
- ⑭ Maximum Sensor Capacity
- ⑭ Total # of Inputs
-  Turbine Pump Interface
-  FFS PRO® Connect
-  Inventory Reconciliation
-  Tank Autocalibration
-  Flow Rate Monitoring












EVO™ 600 / EVO™ 550

- ③⑥ Maximum Tank Capacity*
- ④⑧ Maximum Sensor Capacity*
- ④⑧ Total # of Inputs
-  Turbine Pump Interface
-  FFS PRO® Connect
-  Inventory Reconciliation
-  Tank Autocalibration
-  Flow Rate Monitoring
-  Corrosion Control™ Integration¹
-  Electronic Line Leak Detection
-  Secondary Containment Monitoring²
-  DEF/AdBlue Recirculation



EVO™ 6000 / EVO™ 5000

- ③⑥ Maximum Tank Capacity*
- ⑨⑥ Maximum Sensor Capacity*
- ⑨⑥ Total # of Inputs
-  Turbine Pump Interface
-  FFS PRO® Connect
-  Inventory Reconciliation
-  Tank Autocalibration
-  Flow Rate Monitoring
-  Corrosion Control™ Integration¹
-  Electronic Line Leak Detection
-  Secondary Containment Monitoring²
-  DEF/AdBlue Recirculation

Optional features below dashed line

* Additional capacity available with expansion console

¹ EVO™ 600/6000 only

² EVO™ 550/5000 only

TOTAL

SYSTEM SOLUTIONS



Franklin Fueling Systems

frankinfueling.com

3760 Marsh Rd. • Madison, WI 53718, USA

Tel: USA & Canada +1 800 225 9787 • Fax: +1 608 838 6433

Tel: UK +44 (0) 1473 243300 • Tel: Mex 001 800 738 7610

Tel: DE +49 6571 105 380 • Tel: CH +86 10 8565 4566

© 2020 Franklin Fueling Systems, Inc. All Rights Reserved.

FFS-0792 11-20



SAFETY DATA SHEET

SDS ID NO.: 0127MAR019
Revision Date: 06/01/2016

1. IDENTIFICATION

Product Name: Marathon Petroleum Gasoline - All Grades
Synonym: Gasoline; Regular Unleaded Gasoline; Conventional Regular Unleaded Gasoline; Mid Grade Unleaded Gasoline; Conventional Mid Grade Unleaded Gasoline; Premium Unleaded Gasoline; Conventional Premium Unleaded Gasoline; Sub-Octane Gasoline; Regular RBOB; Super RBOB; Premium RBOB; RBOB; Reformulated Blend Stock For Oxygenated Blending; 84 Octane Gasoline; CBOB; Premium CBOB; Conventional Blend Stock for Oxygenate Blending; Recreational Gasoline; Recreational Gasoline; Recreational Unleaded Gasoline; 89 Recreational Gasoline; Brand 89 Recreational Gasoline; 7.0 Max RVP 89 Recreational Gasoline; BR 7.0 Max RVP 89 Recreational Gasoline; 90 Recreational Gasoline; 90 Marina Gasoline; Brand 91 Recreational Gasoline; 91 Recreational Gasoline; 91 Marina Gasoline; 90 Octane Midgrade Gasoline with No Ethanol; 0125MAR019; 0126MAR019; 0134MAR019; 0313MAR019; 0314MAR019
Chemical Family: Complex Hydrocarbon Substance
Recommended Use: Fuel.
Restrictions on Use: All others.

Manufacturer, Importer, or Responsible Party Name and Address:
MARATHON PETROLEUM COMPANY LP
539 South Main Street
Findlay, OH 45840

SDS information: 1-419-421-3070
Emergency Telephone: 1-877-627-5463

2. HAZARD IDENTIFICATION

Classification

OSHA Regulatory Status

This chemical is considered hazardous by the 2012 OSHA Hazard Communication Standard (29 CFR 1910.1200)

Flammable liquids	Category 1
Skin corrosion/irritation	Category 2
Germ cell mutagenicity	Category 1B
Carcinogenicity	Category 1B
Reproductive toxicity	Category 2
Specific target organ toxicity (single exposure)	Category 3
Aspiration toxicity	Category 1
Acute aquatic toxicity	Category 2
Chronic aquatic toxicity	Category 2

Hazards Not Otherwise Classified (HNOC)

Static accumulating flammable liquid

Label elements

EMERGENCY OVERVIEW

Danger

EXTREMELY FLAMMABLE LIQUID AND VAPOR
May accumulate electrostatic charge and ignite or explode
May be fatal if swallowed and enters airways
Causes skin irritation
May cause respiratory irritation
May cause drowsiness or dizziness
May cause genetic defects
May cause cancer
Suspected of damaging fertility or the unborn child
Toxic to aquatic life with long lasting effects



Appearance Clear yellow liquid

Physical State Liquid

Odor Hydrocarbon

Precautionary Statements - Prevention

Obtain special instructions before use
Do not handle until all safety precautions have been read and understood
Keep away from heat/sparks/open flames/hot surfaces. - No smoking
Keep container tightly closed
Ground/bond container and receiving equipment
Use explosion-proof electrical/ventilating/lighting/equipment
Use only non-sparking tools.
Take precautionary measures against static discharge
Avoid breathing mist/vapors/spray
Use only outdoors or in a well-ventilated area
Wear protective gloves/protective clothing/eye protection/face protection
Wash hands and any possibly exposed skin thoroughly after handling
Avoid release to the environment

Precautionary Statements - Response

IF exposed or concerned: Get medical attention
IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water/shower
If skin irritation occurs: Get medical attention
Wash contaminated clothing before reuse
IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing
Call a POISON CENTER or doctor if you feel unwell
IF SWALLOWED: Immediately call a POISON CENTER or doctor
Do NOT induce vomiting
In case of fire: Use water spray, fog or regular foam for extinction
Collect spillage

Precautionary Statements - Storage

Store in a well-ventilated place. Keep container tightly closed
Keep cool
Store locked up

Precautionary Statements - Disposal

Dispose of contents/container at an approved waste disposal plant

3. COMPOSITION/INFORMATION ON INGREDIENTS

Gasoline is a complex combination of hydrocarbons consisting of paraffins, cycloparaffins, aromatic and olefinic hydrocarbons having molecular chains ranging in length from four to ten carbons. May contain small amounts of dye and other additives (>0.02%) which are not considered hazardous at the concentrations used.

Composition Information:

Name	CAS Number	% Concentration
Gasoline	86290-81-5	100
Heptane (mixed isomers)	142-82-5	2.5-26
Pentane (mixed isomers)	78-78-4	6.5-19
Butane (mixed isomers)	106-97-8	0.5-14
Hexane Isomers (other than n-Hexane)	107-83-5	2-12
Toluene	108-88-3	3-9.5
Xylene (mixed isomers)	1330-20-7	3.5-9.5
n-Hexane	110-54-3	0.1-4.5
Cumene	98-82-8	0-4
1,2,4 Trimethylbenzene	95-63-6	1-4
Ethylbenzene	100-41-4	0.5-2.5
Benzene	71-43-2	0.1-1.5
Cyclohexane	110-82-7	0-1.5
Octane	111-65-9	0-1.5
1,2,3-trimethylbenzene	526-73-8	0-1
Naphthalene	91-20-3	0.1-0.5

All concentrations are percent by weight unless material is a gas. Gas concentrations are in percent by volume.

4. FIRST AID MEASURES

First Aid Measures

General Advice:

In case of accident or if you feel unwell, seek medical advice immediately (show directions for use or safety data sheet if possible).

Inhalation:

Remove to fresh air. If not breathing, institute rescue breathing. If breathing is difficult, ensure airway is clear, give oxygen and continue to monitor. If heart has stopped, immediately begin cardiopulmonary resuscitation (CPR). Keep affected person warm and at rest. If symptoms occur get medical attention.

Skin Contact:

Immediately wash exposed skin with plenty of soap and water while removing contaminated clothing and shoes. May be absorbed through the skin in harmful amounts. Get medical attention if irritation persists. Any injection injury from high pressure equipment should be evaluated immediately by a physician as potentially serious (See NOTES TO PHYSICIAN).

Place contaminated clothing in closed container until cleaned or discarded. If clothing is to be laundered, inform the person performing the operation of contaminant's hazardous properties. Destroy contaminated, non-chemical resistant footwear.

Eye Contact:

Flush immediately with large amounts of water for at least 15 minutes. Eyelids should be held away from the eyeball to ensure thorough rinsing. Gently remove contacts while flushing. Get medical attention if irritation persists.

Ingestion: Do not induce vomiting because of danger of aspirating liquid into lungs, causing serious damage and chemical pneumonitis. If spontaneous vomiting occurs, keep head below hips, or if patient is lying down, turn body and head to side to prevent aspiration and monitor for breathing difficulty. Never give anything by mouth to an unconscious person. Keep affected person warm and at rest. GET IMMEDIATE MEDICAL ATTENTION.

Most important signs and symptoms, both short-term and delayed with overexposure

Adverse Effects: Irritating to the skin and mucous membranes. Symptoms may include redness, itching, and inflammation. May cause nausea, vomiting, diarrhea, and signs of nervous system depression: headache, drowsiness, dizziness, loss of coordination, disorientation and fatigue. Aspiration hazard. May cause coughing, chest pains, shortness of breath, pulmonary edema and/or chemical pneumonitis. Repeated or prolonged skin contact may cause drying, reddening, itching and cracking.

Indication of any immediate medical attention and special treatment needed

Notes To Physician:

INHALATION: This material (or a component) sensitizes the myocardium to the effects of sympathomimetic amines. Epinephrine and other sympathomimetic drugs may initiate cardiac arrhythmias in individuals exposed to this material. Administration of sympathomimetic drugs should be avoided.

SKIN: Leaks or accidents involving high-pressure equipment may inject a stream of material through the skin and initially produce an injury that may not appear serious. Only a small puncture wound may appear on the skin surface but, without proper treatment and depending on the nature, original pressure, volume, and location of the injected material, can compromise blood supply to an affected body part. Prompt surgical debridement of the wound may be necessary to prevent irreversible loss of function and/or the affected body part. High pressure injection injuries may be **SERIOUS SURGICAL EMERGENCIES**.

INGESTION: This material represents a significant aspiration and chemical pneumonitis hazard. Induction of emesis is not recommended.

5. FIRE-FIGHTING MEASURES

Suitable extinguishing media

For small fires, Class B fire extinguishing media such as CO₂, dry chemical, foam (AFFF/ATC) or water spray can be used. For large fires, water spray, fog or foam (AFFF/ATC) can be used. Firefighting should be attempted only by those who are adequately trained and equipped with proper protective equipment.

Unsuitable extinguishing media

Do not use straight water streams to avoid spreading fire.

Specific hazards arising from the chemical

This product has been determined to be an extremely flammable liquid per the OSHA Hazard Communication Standard and should be handled accordingly. May accumulate electrostatic charge and ignite or explode. Vapors may travel along the ground or be moved by ventilation and ignited by many sources such as pilot lights, sparks, electric motors, static discharge, or other ignition sources at locations distant from material handling. Flashback can occur along vapor trail. For additional fire related information, see NFPA 30 or the Emergency Response Guidebook 128.

Hazardous combustion products

Smoke, carbon monoxide, and other products of incomplete combustion.

Explosion data

Sensitivity to Mechanical Impact No.
Sensitivity to Static Discharge Yes.

Special protective equipment and precautions for firefighters

Firefighters should wear full protective clothing and positive-pressure self-contained breathing apparatus (SCBA) with a full face-piece, as appropriate. Avoid using straight water streams. Water may be ineffective in extinguishing low flash point fires, but can be used to cool exposed surfaces. Avoid excessive water spray application. Water spray and foam (AFFF/ATC) must be applied carefully to avoid frothing and from as far a distance as possible. Keep run-off water out of sewers and water sources.

Additional firefighting tactics

FIRES INVOLVING TANKS OR CAR/TRAILER LOADS: Fight fire from maximum distance or use unmanned hose holders or monitor nozzles. Cool containers with flooding quantities of water until well after the fire is out. Do not direct water at source of leak or safety devices; icing may occur. Withdraw immediately in case of rising sound from venting safety devices or discoloration of tank. ALWAYS stay away from tanks engulfed in fire. For massive fire, use unmanned hose holders or monitor nozzles; if this is impossible, withdraw from area and let fire burn.

EVACUATION: Consider initial downwind evacuation for at least 1000 feet. If tank, rail car or tank truck is involved in a fire, ISOLATE for 5280 feet (1 mile) in all directions; also, consider initial evacuation of 5280 feet (1 mile) in all directions.

NFPA Health 1 Flammability 3 Instability 0 Special Hazard -

6. ACCIDENTAL RELEASE MEASURES

- Personal precautions:** Keep public away. Isolate and evacuate area. Shut off source if safe to do so. Eliminate all ignition sources.
- Protective equipment:** Use personal protection measures as recommended in Section 8.
- Emergency procedures:** Advise authorities and National Response Center (800-424-8802) if the product has entered a water course or sewer. Notify local health and pollution control agencies, if appropriate.
- Environmental precautions:** Avoid release to the environment. Avoid subsoil penetration. Ethanol in gasoline phase separates in contact with water. Monitor downstream for dissolved ethanol or other appropriate indicators.
- Methods and materials for containment:** Contain liquid with sand or soil. Prevent spilled material from entering storm drains, sewers, and open waterways.
- Methods and materials for cleaning up:** Use suitable absorbent materials such as vermiculite, sand, or clay to clean up residual liquids. Recover and return free product to proper containers. When recovering free liquids ensure all equipment is grounded and bonded. Use only non-sparking tools.

7. HANDLING AND STORAGE

Safe Handling Precautions:

NEVER SIPHON THIS PRODUCT BY MOUTH. Use appropriate grounding and bonding practices. Static accumulating flammable liquid. Bonding and grounding may be insufficient to eliminate the hazard from static electricity. Do not expose to heat, open flames, strong oxidizers or other sources of ignition. Vapors may travel along the ground or be moved by ventilation. Flashback may occur along vapor trails. No smoking. Use only non-sparking tools. Avoid contact with skin, eyes and clothing. Avoid breathing fumes, gas, or vapors. Use only with adequate ventilation. Avoid repeated and prolonged skin contact. Use personal protection measures as recommended in Section 8. Exercise good personal hygiene including removal of soiled clothing and prompt washing with soap and water. Do not cut, drill, grind or weld on empty containers since explosive residues may remain. Refer to applicable EPA, OSHA, NFPA and consistent state and local requirements.

Hydrocarbons are basically non-conductors of electricity and can become electrostatically charged during mixing, filtering, pumping at high flow rates or loading and transfer operations. If this charge reaches a sufficiently high level, sparks can form that may ignite the vapors of flammable liquids. Sudden release of hot organic chemical vapors or mists from process equipment operating under elevated temperature and pressure, or sudden ingress of air into vacuum equipment may result in ignition of vapors or mists without the presence of obvious ignition sources. Nozzle spouts must be kept in contact with the containers or tank during the entire filling operation.

Portable containers should never be filled while in or on a motor vehicle or marine craft. Containers should be placed on the ground. Static electric discharge can ignite fuel vapors when filling non-grounded containers or vehicles on trailers. The nozzle spout must be kept in contact with the container before and during the entire filling operation. Use only approved containers.

A buildup of static electricity can occur upon re-entry into a vehicle during fueling especially in cold or dry climate conditions. The charge is generated by the action of dissimilar fabrics (i.e., clothing and upholstery) rubbing across each other as a person enters/exits the vehicle. A flash fire can result from this discharge if sufficient flammable vapors are present. Therefore, do not get back in your vehicle while refueling.

Cellular phones and other electronic devices may have the potential to emit electrical charges (sparks). Sparks in potentially explosive atmospheres (including fueling areas such as gas stations) could cause an explosion if sufficient flammable vapors are present. Therefore, turn off cellular phones and other electronic devices when working in potentially explosive atmospheres or keep devices inside your vehicle during refueling.

High-pressure injection of any material through the skin is a serious medical emergency even though the small entrance wound at the injection site may not initially appear serious. These injection injuries can occur from high-pressure equipment such as paint spray or grease or guns, fuel injectors, or pinhole leaks in hoses or hydraulic lines and should all be considered serious. High pressure injection injuries may be SERIOUS SURGICAL EMERGENCIES (See First Aid Section 4).

Storage Conditions:

Store in properly closed containers that are appropriately labeled and in a cool, well-ventilated area. Do not store near an open flame, heat or other sources of ignition.

Incompatible Materials

Strong oxidizing agents.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Name	ACGIH TLV	OSHA PELs:	OSHA - Vacated PELs	NIOSH IDLH
Gasoline 86290-81-5	300 ppm TWA 500 ppm STEL	-	300 ppm TWA 900 mg/m ³ TWA 500 ppm STEL 1500 mg/m ³ STEL	-

Heptane (mixed isomers) 142-82-5	400 ppm TWA 500 ppm STEL	TWA: 500 ppm TWA: 2000 mg/m ³	400 ppm TWA 1600 mg/m ³ TWA 500 ppm STEL 2000 mg/m ³ STEL	750 ppm
Pentane (mixed isomers) 78-78-4	1000 ppm TWA	-	-	-
Butane (mixed isomers) 106-97-8	1000 ppm STEL	-	800 ppm TWA 1900 mg/m ³ TWA	-
Hexane Isomers (other than n-Hexane) 107-83-5	500 ppm TWA 1000 ppm STEL	-	500 ppm TWA 1800 mg/m ³ TWA 1000 ppm STEL 3600 mg/m ³ STEL	-
Toluene 108-88-3	20 ppm TWA	TWA: 200 ppm Ceiling: 300 ppm	100 ppm TWA 375 mg/m ³ TWA 150 ppm STEL 560 mg/m ³ STEL	500 ppm
Xylene (mixed isomers) 1330-20-7	100 ppm TWA 150 ppm STEL	TWA: 100 ppm TWA: 435 mg/m ³	100 ppm TWA 435 mg/m ³ TWA 150 ppm STEL 655 mg/m ³ STEL	900 ppm
n-Hexane 110-54-3	50 ppm TWA Skin - potential significant contribution to overall exposure by the cutaneous route	TWA: 500 ppm TWA: 1800 mg/m ³	50 ppm TWA 180 mg/m ³ TWA	1100 ppm
Cumene 98-82-8	50 ppm TWA	TWA: 50 ppm TWA: 245 mg/m ³ Skin	50 ppm TWA 245 mg/m ³ TWA Limit applies to skin	900 ppm
1,2,4 Trimethylbenzene 95-63-6	25 ppm TWA	-	25 ppm TWA 125 mg/m ³ TWA	-
Ethylbenzene 100-41-4	20 ppm TWA	TWA: 100 ppm TWA: 435 mg/m ³	100 ppm TWA 435 mg/m ³ TWA 125 ppm STEL 545 mg/m ³ STEL	800 ppm
Benzene 71-43-2	0.5 ppm TWA 2.5 ppm STEL Skin - potential significant contribution to overall exposure by the cutaneous route	TWA: 10 ppm (applies to industry segments exempt from the benzene standard) TWA: 1 ppm STEL: 5 ppm (see 29 CFR 1910.1028)	25 ppm Ceiling 1 ppm TWA 5 ppm STEL	500 ppm
Cyclohexane 110-82-7	100 ppm TWA	TWA: 300 ppm TWA: 1050 mg/m ³	300 ppm TWA 1050 mg/m ³ TWA	1300 ppm
Octane 111-65-9	300 ppm TWA	TWA: 500 ppm TWA: 2350 mg/m ³	300 ppm TWA 1450 mg/m ³ TWA 375 ppm STEL 1800 mg/m ³ STEL	1000 ppm
1,2,3-trimethylbenzene 526-73-8	25 ppm TWA	-	25 ppm TWA 125 mg/m ³ TWA	-
Naphthalene 91-20-3	10 ppm TWA Skin - potential significant contribution to overall exposure by the cutaneous route	TWA: 10 ppm TWA: 50 mg/m ³	10 ppm TWA 50 mg/m ³ TWA 15 ppm STEL 75 mg/m ³ STEL	250 ppm

Notes: The manufacturer has voluntarily elected to provide exposure limits contained in OSHA's 1989 air contaminants standard in its SDSs, even though certain of those exposure limits were vacated in 1992.

Engineering measures: Local or general exhaust required in an enclosed area or when there is inadequate ventilation. Use mechanical ventilation equipment that is explosion-proof.

Personal protective equipment

Eye protection:	Use goggles or face-shield if the potential for splashing exists.
Skin and body protection:	Use nitrile rubber, Viton® or PVA gloves for repeated or prolonged skin exposure. Glove suitability is based on workplace conditions and usage. Contact the glove manufacturer for specific advice on glove selection and breakthrough times.
Respiratory protection:	Use a NIOSH approved organic vapor chemical cartridge or supplied air respirators when there is the potential for airborne exposures to exceed permissible exposure limits or if excessive vapors are generated. Observe respirator assigned protection factors (APFs) criteria cited in federal OSHA 29 CFR 1910.134. Self-contained breathing apparatus should be used for fire fighting.
Hygiene measures:	Handle in accordance with good industrial hygiene and safety practice. Avoid contact with skin, eyes and clothing.

9. PHYSICAL AND CHEMICAL PROPERTIES

Information on basic physical and chemical properties

Physical State	Liquid
Appearance	Clear yellow liquid
Color	Yellow
Odor	Hydrocarbon
Odor Threshold	No data available.

<u>Property</u>	<u>Values (Method)</u>
Melting Point / Freezing Point	No data available.
Initial Boiling Point / Boiling Range	24-210 °C / 75-410 °F (ASTM D86)
Flash Point	-43 °C / -45 °F
Evaporation Rate	No data available.
Flammability (solid, gas)	Not applicable.
Flammability Limit in Air (%):	
Upper Flammability Limit:	7.6
Lower Flammability Limit:	1.4
Explosion limits:	No data available.
Vapor Pressure	5.5-15 psi (ASTM D4814)
Vapor Density	3-4
Specific Gravity / Relative Density	0.70-0.76
Water Solubility	No data available.
Solubility in other solvents	No data available.
Partition Coefficient	2.13-4.5
Decomposition temperature	No data available.
pH:	Not applicable
Autoignition Temperature	280 °C / 536 °F
Kinematic Viscosity	No data available.
Dynamic Viscosity	No data available.
Explosive Properties	No data available.
VOC Content (%)	100%
Density	No data available.
Bulk Density	Not applicable.

10. STABILITY AND REACTIVITY

<u>Reactivity</u>	The product is non-reactive under normal conditions.
<u>Chemical stability</u>	The material is stable at 70°F, 760 mmHg pressure.
<u>Possibility of hazardous reactions</u>	None under normal processing.
<u>Hazardous polymerization</u>	Will not occur.

<u>Conditions to avoid</u>	Excessive heat, sources of ignition, open flame.
<u>Incompatible Materials</u>	Strong oxidizing agents.
<u>Hazardous decomposition products</u>	None known under normal conditions of use.

11. TOXICOLOGICAL INFORMATION

Potential short-term adverse effects from overexposures

Inhalation	May cause irritation of respiratory tract. May cause drowsiness or dizziness. Breathing high concentrations of this material in a confined space or by intentional abuse can cause irregular heartbeats which can cause death.
Eye contact	Exposure to vapor or contact with liquid may cause mild eye irritation, including tearing, stinging, and redness.
Skin contact	Causes skin irritation. Effects may become more serious with repeated or prolonged contact. May be absorbed through the skin in harmful amounts.
Ingestion	May be fatal if swallowed or vomited and enters airways. May cause irritation of the mouth, throat and gastrointestinal tract.

Acute toxicological data

Name	Oral LD50	Dermal LD50	Inhalation LC50
Gasoline 86290-81-5	14000 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	> 5.2 mg/L (Rat) 4 h
Heptane (mixed isomers) 142-82-5	-	3000 mg/kg (Rabbit)	103 g/m ³ (Rat) 4 h
Pentane (mixed isomers) 78-78-4	-	-	450 mg/L (Mouse) 2 h
Butane (mixed isomers) 106-97-8	-	-	658 mg/L (Rat) 4 h
Hexane Isomers (other than n-Hexane) 107-83-5	> 5000 mg/kg (Rat)	-	-
Toluene 108-88-3	> 2000 mg/kg (Rat)	8390 mg/kg (Rabbit)	12.5 mg/L (Rat) 4 h
Xylene (mixed isomers) 1330-20-7	> 2000 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	> 5.04 mg/L (Rat) 4 h
n-Hexane 110-54-3	15000 mg/kg (Rat)	3000 mg/kg (Rabbit)	48000 ppm (Rat) 4 h
Cumene 98-82-8	> 2000 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	> 20 mg/L (Rat) 6 h
1,2,4 Trimethylbenzene 95-63-6	3280 mg/kg (Rat)	> 3160 mg/kg (Rabbit)	18,000 mg/m ³ (Rat) 4 h
Ethylbenzene 100-41-4	> 2000 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	17.2 mg/L (Rat) 4 h
Benzene 71-43-2	> 2000 mg/kg (Rat)	> 5000 mg/kg (Rabbit)	> 20 mg/l (Rat) 4 h
Cyclohexane 110-82-7	> 5000 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	13.9 mg/L (Rat) 4 h
Octane 111-65-9	-	-	118 g/m ³ (Rat) 4 h
1,2,3-trimethylbenzene 526-73-8	-	-	-
Naphthalene 91-20-3	490 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	> 340 mg/m ³ (Rat) 1 h

Delayed and immediate effects as well as chronic effects from short and long-term exposure

NAPHTHAS: In a large epidemiological study on over 15,000 employees at several petroleum refineries and amongst residents located near these refineries, no increased risk of kidney cancer was observed in association with gasoline exposures (a similar material). In a similar study, no increased risk of kidney cancer was observed among petroleum refinery workers, but there was a slight trend in the incidence of kidney cancers among service station employees, especially after a 30-year latency period. Altered mental state, drowsiness, peripheral motor neuropathy, irreversible brain damage (so-called Petrol Sniffer's Encephalopathy), delirium, seizures, and sudden death have been reported from repeated overexposure to some hydrocarbon solvents, naphthas, and gasoline.

ISOPARAFFINS: Studies in laboratory animals have shown that long-term exposure to similar materials (isoparaaffins) can cause kidney damage and kidney cancer in male laboratory rats. However, in-depth research indicates that these findings are unique to the male rat, and that these effects are not relevant to humans.

C9 AROMATIC HYDROCARBONS: A developmental inhalation study was conducted in laboratory mice. Increased implantation losses, reduced fetal weights, delayed ossification and an increased incidence of cleft palate were observed at the highest exposure level (1,500 ppm). This exposure level was extremely toxic to pregnant female mice (44% mortality). Reduced fetal body weights were also observed at 500 ppm. A multi-generation reproduction inhalation study was conducted in laboratory rats. Reductions in pup weights, pup weight gain, litter size, and pup survival were observed at 1,500 ppm, an exposure level at which significant maternal toxicity was observed. Reduced pup weight gain was also observed at 500 ppm.

PENTANES: Studies of pentane isomers in laboratory animals indicate exposure to extremely high levels (roughly 10 vol.%) may induce cardiac arrhythmias (irregular heartbeats) which may be serious or fatal.

BUTANES: Studies in laboratory animals indicate exposure to extremely high levels of butanes (1-10 or higher vol.% in air) may cause cardiac arrhythmias (irregular heartbeats) which may be serious or fatal.

TOLUENE: Case studies of persons abusing toluene suggest isolated incidences of adverse effects on the fetus including birth defects. Abuse of toluene at high concentrations (e.g., glue sniffing and solvent abuse) has been associated with adverse effects on the liver, kidney and nervous system, and can cause CNS depression, cardiac arrhythmias, and death. Studies of workers indicate longterm exposure may be related to impaired color vision and hearing. Some studies of workers suggest longterm exposure may be related to neurobehavioral and cognitive changes. Some of these effects have been observed in laboratory animals following repeated exposure to high levels of toluene. Several studies of workers suggest longterm exposure may be related to small increases in spontaneous abortions and changes in some gonadotropic hormones. However, the weight of evidence does not indicate toluene is a reproductive hazard to humans. Studies in laboratory animals indicate some changes in reproductive organs following high levels of exposure, but no significant effects on mating performance or reproduction were observed. Case studies of persons abusing toluene suggest isolated incidences of adverse effects on the fetus including birth defects. Findings in laboratory animals have been largely negative. Positive findings include small increases in minor skeletal and visceral malformations and developmental delays following very high levels of maternal exposure. Studies of workers indicate long-term exposure may be related to effects on the liver, kidney and blood, but these appear to be limited to changes in serum enzymes and decreased leukocyte counts. Adverse effects on the liver, kidney, thymus and nervous system were observed in animal studies following very high levels of exposure. The relevance of these findings to humans is not clear at this time.

XYLENES, ALL ISOMERS: Overexposure to xylene may cause upper respiratory tract irritation, headache, cyanosis, blood serum changes, nervous system damage and narcosis. Effects may be increased by the use of alcoholic beverages. Evidence of liver and kidney impairment were reported in workers recovering from a gross overexposure. Effects from Prolonged or Repeated Exposure: Impaired neurological function was reported

in workers exposed to solvents including xylene. Studies in laboratory animals have shown evidence of impaired hearing following high levels of exposure. Studies in laboratory animals suggest some changes in reproductive organs following high levels of exposure but no significant effects on reproduction were observed. Studies in laboratory animals indicate skeletal and visceral malformations, developmental delays, and increased fetal resorptions following extremely high levels of maternal exposure with evidence of maternal toxicity. The relevance of these observations to humans is not clear at this time. Adverse effects on the liver, kidney, bone marrow (changes in blood cell parameters) were observed in laboratory animals following high levels of exposure. The relevance of these observations to humans is not clear at this time.

1,2,4-TRIMETHYLBENZENE: The following information pertains to a mixture of C9 aromatic hydrocarbons, over 40% of which was composed of 1,2,4-trimethylbenzene. A developmental inhalation study was conducted in laboratory mice. Increased implantation losses, reduced fetal weights, delayed ossification and an increased incidence of cleft palate were observed at the highest exposure level (1,500 ppm). This exposure level was extremely toxic to pregnant female mice (44% mortality). Reduced fetal body weights were also observed at 500 ppm. A multi-generation reproduction inhalation study was conducted in laboratory rats. Reductions in pup weights, pup weight gain, litter size, and pup survival were observed at 1,500 ppm, an exposure level at which significant maternal toxicity was observed. Reduced pup weight gain was also observed at 500 ppm. Embryotoxicity has been reported in studies of laboratory animals. Adverse effects included increased implantation losses, reduced fetal weights, delayed ossification and an increased incidence of cleft palate.<n><n>

N-HEXANE: Long-term or repeated exposure to n-hexane can cause peripheral nerve damage. Initial symptoms are numbness of the fingers and toes. Also, motor weakness can occur in the digits, but may also involve muscles of the arms, thighs and forearms. The onset of these symptoms may be delayed for several months to a year after the beginning of exposure. Testicular atrophy and partial to full loss of the germ cell line were observed in sub-chronic high-dose inhalation studies of laboratory rodents. These effects appeared irreversible. Rodent reproduction studies have shown evidence of reduced fetal weight but no frank malformations.

CUMENE: Overexposure to cumene may cause upper respiratory tract irritation and CNS depression. Studies in laboratory animals indicate evidence of respiratory tract hyperplasia, and adverse effects on the liver, kidney and adrenal glands following high level exposure. The relevance of these findings to humans is not clear at this time. Findings from lifetime laboratory rodent inhalation studies were as follows: In F344/N rats: an increased incidence of renal carcinomas and adenomas, respiratory epithelial adenomas, and interstitial cell adenomas of the testes. In B6C3F1 mice: an increased incidence of carcinomas and adenomas of the bronchi and lung, liver neoplasms, hemangiosarcomas of the spleen, and adenomas of the thyroid.

ETHYLBENZENE: Findings from a 2-year inhalation study in rodents conducted by NTP were as follows: Effects were observed only at the highest exposure level (750 ppm). At this level the incidence of renal tumors was elevated in male rats (tubular carcinomas) and female rats (tubular adenomas). The incidence of tumors was also elevated in male mice (alveolar and bronchiolar carcinomas) and female mice (hepatocellular carcinomas). IARC has classified ethyl benzene as "possibly carcinogenic to humans" (Group 2B). Studies in laboratory animals indicate some evidence of post-implantation deaths following high levels of maternal exposure. The relevance of these findings to humans is not clear at this time. Studies in laboratory animals indicate limited evidence of renal malformations, resorptions, and developmental delays following high levels of maternal exposure with evidence of maternal toxicity. The relevance of these findings to humans is not clear at this time. Studies in laboratory animals have demonstrated evidence of ototoxicity (hearing loss) following exposure levels as low as 300 ppm for 5 days. Studies in laboratory animals indicate some evidence of adverse effects on the liver, kidney, thyroid, and pituitary gland.

BENZENE: Studies of workers exposed to benzene show clear evidence that overexposure can cause cancer and other diseases of the blood forming organs including Acute

Myelogenous Leukemia (AML), and Aplastic Anemia (AA), an often fatal disease. Some studies suggest overexposure to benzene may also be associated with Myelodysplastic Syndrome (MDS). Findings from a case control study of workers exposed to benzene was reported during the 2009 Benzene Symposium in Munich included an increase in Acute Myeloid Leukemias and Non-Hodgkins Lymphoid Neoplasms (NHLN) of the subtype follicular lymphoma (FL) in some occupational categories. Some studies of workers exposed to benzene have shown an association with increased rates of chromosome aberrations in circulating lymphocytes. One study of women workers exposed to benzene suggested a weak association with irregular menstruation. However, other studies of workers exposed to benzene have not demonstrated clear evidence of an effect on fertility or reproductive outcome in humans. Benzene can cross the placenta and affect the developing fetus. Cases of AA have been reported in the offspring of persons severely overexposed to benzene. Studies in laboratory animals indicate that prolonged, repeated exposure to high levels of benzene vapor can cause bone marrow suppression and cancer in multiple organ systems. Studies in laboratory animals show evidence of adverse effects on male reproductive organs following high levels of exposure but no significant effects on reproduction have been observed. Embryotoxicity has been reported in studies of laboratory animals but effects were limited to reduced fetal weight and minor skeletal variations. Benzene has been classified as a proven human carcinogen by OSHA and a Group 1 (Carcinogenic to Humans) material by IARC. The current proposed IARC classification for benzene is summarized as follows: Sufficient evidence for Acute Myeloid Leukemia; limited evidence for Acute Lymphatic Leukemia, Chronic Lymphatic Leukemia, Non-Hodgkin Lymphoma, and Multiple Myeloma.

NAPHTHALENE: Severe jaundice, neurotoxicity (kernicterus) and fatalities have been reported in young children and infants as a result of hemolytic anemia from overexposure to naphthalene. Persons with glucose 6-phosphate dehydrogenase (G6PD) deficiency are more prone to the hemolytic effects of naphthalene. Adverse effects on the kidney have been reported in persons overexposed to naphthalene but these effects are believed to be a consequence of hemolytic anemia, and not a direct effect. Hemolytic anemia has been observed in laboratory animals exposed to naphthalene. Laboratory rodents exposed to naphthalene vapor for 2 years (lifetime studies) developed non-neoplastic and neoplastic tumors and inflammatory lesions of the nasal and respiratory tract. Cataracts and other adverse effects on the eye have been observed in laboratory animals exposed to high levels of naphthalene. Findings from a large number of bacterial and mammalian cell mutation assays have been negative. A few studies have shown chromosomal effects (elevated levels of Sister Chromatid Exchange or chromosomal aberrations) in vitro. Naphthalene has been classified as Possibly Carcinogenic to Humans (2B) by IARC, based on findings from studies in laboratory animals.

CARBON MONOXIDE: is a chemical asphyxiant with no warning properties (such as odor). At 400-500 ppm for 1 hour headache and dyspnea may occur. If activity is increased, symptoms of overexposure may include nausea, irritability, increased respiration, tinnitus, sweating, chest pain, confusion, impaired judgement, dizziness, weakness, drowsiness, ataxia, irregular heart beat, cyanosis and pallor. Levels in excess of 1000 ppm can result in collapse, loss of consciousness, respiratory failure and death. Extremely high concentrations (12,800 ppm) can cause immediate unconsciousness and death in 1-3 minutes. Repeated anoxia can lead to central nervous system damage and peripheral neuropathy, with loss of sensation in the fingers, amnesia, and mental deterioration and possible congestive heart failure. Damage may also occur to the fetus, lung, liver, kidney, spleen, cardiovascular system and other organs.

WHOLLY-VAPORIZED UNLEADED GASOLINE: Lifetime exposure to wholly vaporized unleaded gasoline produced an increased incidence of liver tumors in female mice exposed to the highest exposure concentration (2056 ppm) and α -2 urinary globulin-mediated kidney tumors in male rats. No exposure-related tumors were observed in male mice or female rats. The male-specific rat kidney tumors are not considered relevant to human health. Mice receiving lifetime repeated skin application of various petroleum naphthas exhibited an irritation-dependent increased incidence of skin tumors. Additional studies suggest that these tumors occur through a mechanism that may not be relevant to human health. Epidemiological data from over 18,000 petroleum marketing and distribution workers

showed no increased risk of leukemia, multiple myeloma, or kidney cancer resulting from gasoline exposure. Unleaded gasoline has been identified as possibly carcinogenic to humans (2B) by the International Agency for Research on Cancer (IARC).

COMBUSTION ENGINE EXHAUST: Chronic inhalation studies of gasoline engine exhaust in mice, rats and hamsters did not produce any carcinogenic effects. Condensates/extracts of gasoline engine exhaust produced an increase in tumors compared to controls when testing by skin painting, subcutaneous injection, intratracheal instillation or implantation into the lungs. Gasoline exhaust has been classified as possibly carcinogenic to humans (2B) by the International Agency for Research on Cancer (IARC).

Adverse effects related to the physical, chemical and toxicological characteristics

Signs and Symptoms Irritating to the skin and mucous membranes. Symptoms may include redness, itching, and inflammation. May cause nausea, vomiting, diarrhea, and signs of nervous system depression: headache, drowsiness, dizziness, loss of coordination, disorientation and fatigue. Aspiration hazard. May cause coughing, chest pains, shortness of breath, pulmonary edema and/or chemical pneumonitis. Repeated or prolonged skin contact may cause drying, reddening, itching and cracking.

Sensitization Not expected to be a skin or respiratory sensitizer.

Mutagenic effects May cause genetic defects.

Carcinogenicity May cause cancer.

Cancer designations are listed in the table below

Name	ACGIH (Class)	IARC (Class)	NTP	OSHA
Gasoline 86290-81-5	Confirmed animal carcinogen (A3)	Possible human carcinogen (2B)	Not Listed	Not Listed
Heptane (mixed isomers) 142-82-5	Not Listed	Not Listed	Not Listed	Not Listed
Pentane (mixed isomers) 78-78-4	Not Listed	Not Listed	Not Listed	Not Listed
Butane (mixed isomers) 106-97-8	Not Listed	Not Listed	Not Listed	Not Listed
Hexane Isomers (other than n-Hexane) 107-83-5	Not Listed	Not Listed	Not Listed	Not Listed
Toluene 108-88-3	Not Classifiable (A4)	Not Classifiable (3)	Not Listed	Not Listed
Xylene (mixed isomers) 1330-20-7	Not classifiable (A4)	Not classifiable (3)	Not Listed	Not Listed
n-Hexane 110-54-3	Not Listed	Not Listed	Not Listed	Not Listed
Cumene 98-82-8	Not listed	Possible human carcinogen (2B)	Reasonably anticipated to be a human carcinogen	Not listed
1,2,4 Trimethylbenzene 95-63-6	Not Listed	Not Listed	Not Listed	Not Listed
Ethylbenzene 100-41-4	Confirmed animal carcinogen (A3)	Possible human carcinogen (2B)	Not Listed	Not Listed
Benzene 71-43-2	Confirmed human carcinogen (A1)	Carcinogenic to humans (1)	Known to be human carcinogen	Known carcinogen
Cyclohexane 110-82-7	Not Listed	Not Listed	Not Listed	Not Listed
Octane 111-65-9	Not Listed	Not Listed	Not Listed	Not Listed
1,2,3-trimethylbenzene 526-73-8	Not Listed	Not Listed	Not Listed	Not Listed
Naphthalene 91-20-3	Confirmed animal carcinogen (A3)	Possible human carcinogen (2B)	Reasonably anticipated to be a human carcinogen	Not Listed

Reproductive toxicity Suspected of damaging fertility or the unborn child.

Specific Target Organ Toxicity (STOT) - single exposure Respiratory system. Central nervous system.

Specific Target Organ Toxicity (STOT) - repeated exposure Not classified.

Aspiration hazard May be fatal if swallowed or vomited and enters airways.

12. ECOLOGICAL INFORMATION

Ecotoxicity This product should be considered toxic to aquatic organisms, with the potential to cause long lasting adverse effects in the aquatic environment.

Name	Algae/aquatic plants	Fish	Toxicity to Microorganisms	Crustacea
Gasoline 86290-81-5	72-hr EC50 = 56 mg/l Algae	96-hr LC50 = 11 mg/l Rainbow trout (static)	-	48-hr LC50 = 7.6 mg/l Daphnia magna
Heptane (mixed isomers) 142-82-5	-	96-hr LC50 = 375 mg/L Tilapia	-	-
Pentane (mixed isomers) 78-78-4	-	96-hr LC50 = 3.1 mg/L Rainbow trout	-	48-hr EC50 = >1 - <10 mg/L Daphnia magna
Butane (mixed isomers) 106-97-8	-	-	-	-
Hexane Isomers (other than n-Hexane) 107-83-5	-	-	-	-
Toluene 108-88-3	72-hr EC50 = 12.5 mg/l Algae	96-hr LC50 <= 10 mg/l Rainbow trout	-	48-hr EC50 = 5.46-9.83 mg/l Daphnia magna 48-hr EC50 = 11.5 mg/l Daphnia magna (Static)
Xylene (mixed isomers) 1330-20-7	72-hr EC50 = 11 mg/l Algae	96-hr LC50 = 8 mg/l Rainbow trout	-	48-hr LC50 = 3.82 mg/l Daphnia magna
n-Hexane 110-54-3	-	96-hr LC50 = 2.5 mg/l Fathead minnow	-	-
Cumene 98-82-8	72-hr EC50 = 2.6 mg/l Algae	96-hr LC50 = 6.04-6.61 mg/l Fathead minnow (Flow-through) 96-hr LC50 = 2.7 mg/l Rainbow trout (semi-static)	-	48-hr EC50 = 7.9-14.1 mg/l Daphnia magna (static)
1,2,4 Trimethylbenzene 95-63-6	-	96-hr LC50 = 7.19-8.28 mg/l Fathead minnow (flow-through)	-	48-hr EC50 = 6.14 mg/L Daphnia magna
Ethylbenzene 100-41-4	72-hr EC50 = 1.7-7.6 mg/l Algae	96-hr LC50 = 4 mg/L Rainbow trout	-	48-hr EC50 = 1-4 mg/L Daphnia magna
Benzene 71-43-2	72-hr EC50 = 29 mg/l Algae	96-hr LC50 = 5.3 mg/l Rainbow trout (flow-through)	-	48-hr EC50 = 8.76-15.6 mg/l Daphnia magna (Static)
Cyclohexane 110-82-7	72-hr EC50 = 500 mg/l Algae	96-hr LC50 = 3.96-5.18 mg/l Fathead minnow	-	48-hr EC50 = 1.7-3.5 mg/L Bay shrimp
Octane 111-65-9	-	-	-	48-hr LC50 = 0.38 mg/l Daphnia magna
1,2,3-trimethylbenzene 526-73-8	-	96-hr LC50 = 7.72 mg/l Fathead Minnow (flow-through)	-	-
Naphthalene 91-20-3	-	96-hr LC50 = 0.91-2.82 mg/l Rainbow trout (static) 96-hr LC50 = 1.99 mg/l Fathead minnow (static)	-	48-hr LC50 = 1.6 mg/l Daphnia magna

Persistence and degradability Expected to be inherently biodegradable. The presence of ethanol in this product may impede the biodegradation of benzene, toluene, ethylbenzene and xylene in groundwater, resulting in elongated plumes of these constituents.

- Bioaccumulation** Has the potential to bioaccumulate.
- Mobility in soil** May partition into air, soil and water.
- Other adverse effects** No information available.

13. DISPOSAL CONSIDERATIONS

Description of Waste Residues
This material may be a flammable liquid waste.

Safe Handling of Wastes
Handle in accordance with applicable local, state, and federal regulations. Use personal protection measures as required. Use appropriate grounding and bonding practices. Use only non-sparking tools. Do not expose to heat, open flames, strong oxidizers or other sources of ignition. No smoking.

Disposal of Wastes / Methods of Disposal
The user is responsible for determining if any discarded material is a hazardous waste (40 CFR 262.11). Dispose of in accordance with federal, state and local regulations.

Methods of Contaminated Packaging Disposal
Empty containers should be completely drained and then discarded or recycled, if possible. Do not cut, drill, grind or weld on empty containers since explosive residues may be present. Dispose of in accordance with federal, state and local regulations.

14. TRANSPORT INFORMATION

DOT (49 CFR 172.101):
UN Proper Shipping Name: Gasoline
UN/Identification No: UN 1203
Transport Hazard Class(es): 3
Packing Group: II

TDG (Canada):
UN Proper Shipping Name: Gasoline
UN/Identification No: UN 1203
Transport Hazard Class(es): 3
Packing Group: II

15. REGULATORY INFORMATION

US Federal Regulatory Information:

US TSCA Chemical Inventory Section 8(b): This product and/or its components are listed on the TSCA Chemical Inventory.

EPA Superfund Amendment & Reauthorization Act (SARA):

SARA Section 302: This product does not contain any component(s) included on EPA's Extremely Hazardous Substance (EHS) List.

Name	CERCLA/SARA - Section 302 Extremely Hazardous Substances and TPQs
Gasoline	NA
Heptane (mixed isomers)	NA
Pentane (mixed isomers)	NA
Butane (mixed isomers)	NA
Hexane Isomers (other than n-Hexane)	NA
Toluene	NA
Xylene (mixed isomers)	NA

n-Hexane	NA
Cumene	NA
1,2,4 Trimethylbenzene	NA
Ethylbenzene	NA
Benzene	NA
Cyclohexane	NA
Octane	NA
1,2,3-trimethylbenzene	NA
Naphthalene	NA

SARA Section 304: This product may contain component(s) identified either as an EHS or a CERCLA Hazardous substance which in case of a spill or release may be subject to SARA reporting requirements:

Name	Hazardous Substances RQs
Gasoline	NA
Heptane (mixed isomers)	NA
Pentane (mixed isomers)	NA
Butane (mixed isomers)	NA
Hexane Isomers (other than n-Hexane)	NA
Toluene	1000 lb final RQ 454 kg final RQ
Xylene (mixed isomers)	100 lb final RQ 45.4 kg final RQ
n-Hexane	5000 lb final RQ 2270 kg final RQ
Cumene	5000 lb final RQ 2270 kg final RQ
1,2,4 Trimethylbenzene	NA
Ethylbenzene	1000 lb final RQ 454 kg final RQ
Benzene	10 lb final RQ 4.54 kg final RQ
Cyclohexane	1000 lb final RQ 454 kg final RQ
Octane	NA
1,2,3-trimethylbenzene	NA
Naphthalene	100 lb final RQ 45.4 kg final RQ

SARA: The following EPA hazard categories apply to this product:

- Acute Health Hazard
- Chronic Health Hazard
- Fire Hazard

SARA Section 313: This product may contain component(s), which if in exceedance of the de minimus threshold, may be subject to the reporting requirements of SARA Title III Section 313 Toxic Release Reporting (Form R).

Name	CERCLA/SARA 313 Emission reporting:
Gasoline	None
Heptane (mixed isomers)	None
Pentane (mixed isomers)	None
Butane (mixed isomers)	None
Hexane Isomers (other than n-Hexane)	None
Toluene	1.0 % de minimis concentration
Xylene (mixed isomers)	1.0 % de minimis concentration
n-Hexane	1.0 % de minimis concentration
Cumene	1.0 % de minimis concentration

1,2,4 Trimethylbenzene	1.0 % de minimis concentration
Ethylbenzene	0.1 % de minimis concentration
Benzene	0.1 % de minimis concentration
Cyclohexane	1.0 % de minimis concentration
Octane	None
1,2,3-trimethylbenzene	None
Naphthalene	0.1 % de minimis concentration

State and Community Right-To-Know Regulations:

The following component(s) of this material are identified on the regulatory lists below:

Gasoline

- Louisiana Right-To-Know: Not Listed
- California Proposition 65: Not Listed
- New Jersey Right-To-Know: SN 0957
- Pennsylvania Right-To-Know: Present
- Massachusetts Right-To Know: Present
- Florida Substance List: Not Listed
- Rhode Island Right-To-Know: Not Listed
- Michigan Critical Materials Register List: Not Listed
- Massachusetts Extraordinarily Hazardous Substances: Not Listed
- California - Regulated Carcinogens: Not Listed
- Pennsylvania RTK - Special Hazardous Substances: Not Listed
- New Jersey - Special Hazardous Substances: Carcinogen; Flammable - third degree
- New Jersey - Environmental Hazardous Substances List: SN 0957 TPQ: 10000 lb (Under N.J.A.C. 7:1G, environmental hazardous substances in mixtures such as gasoline or new and used petroleum oil may be reported under these categories)
- Illinois - Toxic Air Contaminants: Present
- New York - Reporting of Releases Part 597 - List of Hazardous Substances: Not Listed

Heptane (mixed isomers)

- Louisiana Right-To-Know: Not Listed
- California Proposition 65: Not Listed
- New Jersey Right-To-Know: SN 1339
- Pennsylvania Right-To-Know: Present
- Massachusetts Right-To Know: Present
- Florida Substance List: Not Listed
- Rhode Island Right-To-Know: Toxic; Flammable
- Michigan Critical Materials Register List: Not Listed
- Massachusetts Extraordinarily Hazardous Substances: Not Listed
- California - Regulated Carcinogens: Not Listed
- Pennsylvania RTK - Special Hazardous Substances: Not Listed
- New Jersey - Special Hazardous Substances: Flammable - third degree
- New Jersey - Environmental Hazardous Substances List: Not Listed
- Illinois - Toxic Air Contaminants: Not Listed
- New York - Reporting of Releases Part 597 - List of Hazardous Substances: Not Listed

Pentane (mixed isomers)

- Louisiana Right-To-Know: Not Listed
- California Proposition 65: Not Listed
- New Jersey Right-To-Know: SN 1064
- Pennsylvania Right-To-Know: Present
- Massachusetts Right-To Know: Present
- Florida Substance List: Not Listed
- Rhode Island Right-To-Know: Not Listed
- Michigan Critical Materials Register List: Not Listed
- Massachusetts Extraordinarily Hazardous Substances: Not Listed

California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - fourth degree
New Jersey - Environmental Hazardous Substances List:	SN 1064 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Not Listed
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	Not Listed
Butane (mixed isomers)	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 0273
Pennsylvania Right-To-Know:	Present
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic; Flammable
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - fourth degree
New Jersey - Environmental Hazardous Substances List:	SN 0273 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Not Listed
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	Not Listed
Hexane Isomers (other than n-Hexane)	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 1285
Pennsylvania Right-To-Know:	Present
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Not Listed
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - third degree
New Jersey - Environmental Hazardous Substances List:	Not Listed
Illinois - Toxic Air Contaminants:	Not Listed
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	Not Listed
Toluene	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Developmental toxicity, initial date 1/1/91 Female reproductive toxicity, initial date 8/7/09
New Jersey Right-To-Know:	SN 1866
Pennsylvania Right-To-Know:	Environmental hazard
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic (skin); Flammable (skin)
Michigan Critical Materials Register List:	100 lb Annual usage threshold
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed

New Jersey - Special Hazardous Substances:	Flammable - third degree; Teratogen
New Jersey - Environmental Hazardous Substances List:	SN 1866 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	1000 lb RQ (air); 1 lb RQ (land/water)
Xylene (mixed isomers)	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 2014
Pennsylvania Right-To-Know:	Environmental hazard
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic (skin); Flammable (skin)
Michigan Critical Materials Register List:	100 lb Annual usage threshold all isomers
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - third degree
New Jersey - Environmental Hazardous Substances List:	SN 2014 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	1000 lb RQ (air); 1 lb RQ (land/water)
n-Hexane	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 1340
Pennsylvania Right-To-Know:	Present
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic; Flammable
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - third degree
New Jersey - Environmental Hazardous Substances List:	SN 1340 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	1 lb RQ (air); 1 lb RQ (land/water)
Cumene	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Carcinogen, initial date 4/6/10
New Jersey Right-To-Know:	SN 0542
Pennsylvania Right-To-Know:	Environmental hazard
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic (skin); Flammable (skin)
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - third degree
New Jersey - Environmental Hazardous Substances List:	SN 0542 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Present

New York - Reporting of Releases Part 597 - List of Hazardous Substances:	5000 lb RQ (air); 1 lb RQ (land/water)
1,2,4 Trimethylbenzene	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 1929
Pennsylvania Right-To-Know:	Present
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Not Listed
New Jersey - Environmental Hazardous Substances List:	Not Listed
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	Not Listed
Ethylbenzene	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Carcinogen, initial date 6/11/04
New Jersey Right-To-Know:	SN 0851
Pennsylvania Right-To-Know:	Environmental hazard
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic; Flammable
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Carcinogen; flammable - Third degree
New Jersey - Environmental Hazardous Substances List:	SN 0851 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	1000 lb RQ (air); 1 lb RQ (land/water)
Benzene	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Carcinogen, initial date 2/27/87
	Developmental toxicity, initial date 12/26/97
	Male reproductive toxicity, initial date 12/26/97
	SN 0197
New Jersey Right-To-Know:	Environmental hazard; Special hazardous substance
Pennsylvania Right-To-Know:	Carcinogen; Extraordinarily hazardous
Massachusetts Right-To Know:	Not Listed
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic (skin); Flammable (skin); Carcinogen (skin)
Michigan Critical Materials Register List:	100 lb Annual usage threshold
Massachusetts Extraordinarily Hazardous Substances:	Carcinogen; Extraordinarily hazardous
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Present
New Jersey - Special Hazardous Substances:	Carcinogen; Flammable - third degree; Mutagen
New Jersey - Environmental Hazardous Substances List:	SN 0197 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	10 lb RQ (air); 1 lb RQ (land/water)

Cyclohexane

Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 0565
Pennsylvania Right-To-Know:	Environmental hazard
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic; Flammable
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - third degree
New Jersey - Environmental Hazardous Substances List:	SN 0565 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Not Listed
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	1000 lb RQ (air); 1 lb RQ (land/water)

Octane

Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 1434
Pennsylvania Right-To-Know:	Present
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic; Flammable
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - third degree
New Jersey - Environmental Hazardous Substances List:	Not Listed
Illinois - Toxic Air Contaminants:	Not Listed
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	Not Listed

1,2,3-trimethylbenzene

Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 1929
Pennsylvania Right-To-Know:	Present
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Not Listed
New Jersey - Environmental Hazardous Substances List:	Not Listed
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	Not Listed

Naphthalene

Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Carcinogen, initial date 4/19/02
New Jersey Right-To-Know:	SN 1322 SN 3758

Pennsylvania Right-To-Know:	Environmental hazard Present (particulate)
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic; Flammable
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Carcinogen
New Jersey - Environmental Hazardous Substances List:	SN 1322 TPQ: 500 lb (Reportable at the de minimis quantity of >0.1%)
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	100 lb RQ (air); 1 lb RQ (land/water)

Canada DSL/NDSL Inventory: This product and/or its components are listed either on the Domestic Substances List (DSL) or are exempt.

Canadian Regulatory Information: This product has been classified in accordance with the hazard criteria of the Controlled Products Regulations and the (M)SDS contains all the information required by the Controlled Products Regulations.

Name	Canada - WHMIS: Classifications of Substances:	Canada - WHMIS: Ingredient Disclosure:
Gasoline	B2,D2A,D2B	0.1%
Heptane (mixed isomers)	B2,D2B	1%
Pentane (mixed isomers)	B2	1%
Butane (mixed isomers)	A,B1	1%
Hexane Isomers (other than n-Hexane)	B2	1%
Toluene	B2,D2A,D2B	0.1%
Xylene (mixed isomers)	B2,D2A,D2B	m-, o-isomers 1.0%; p-isomer 0.1%
n-Hexane	B2,D2A,D2B	1%
Cumene	B2,D2A	0.1%
1,2,4 Trimethylbenzene	B3,D2B	1%
Ethylbenzene	B2,D2A,D2B	0.1%
Benzene	B2,D2A,D2B	0.1%
Cyclohexane	B2,D2B	1%
Octane	B2,D2B	1%
1,2,3-trimethylbenzene	B3	1%
Naphthalene	B4,D2A	0.1%



Note: Not applicable.

16. OTHER INFORMATION

Prepared By Toxicology and Product Safety

Revision Date: 06/01/2016

Revision Note:

Revised Sections

The following sections (§) have been updated:

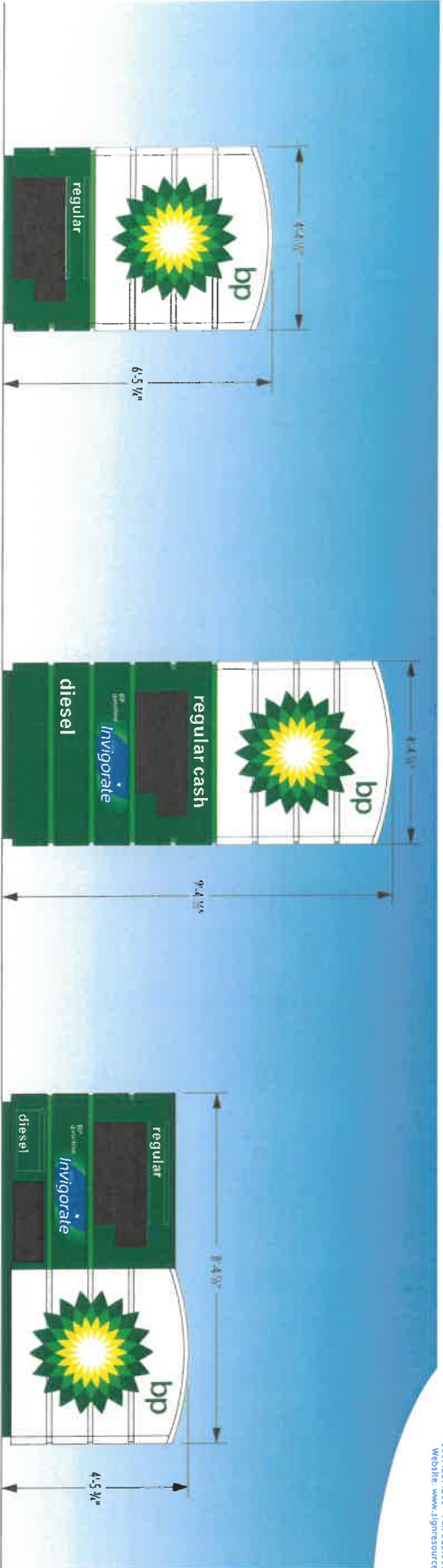
1. IDENTIFICATION
2. HAZARD IDENTIFICATION
3. COMPOSITION/INFORMATION ON INGREDIENTS
4. FIRST AID MEASURES
6. ACCIDENTAL RELEASE MEASURES
7. HANDLING AND STORAGE
8. EXPOSURE CONTROLS/PERSONAL PROTECTION
9. PHYSICAL AND CHEMICAL PROPERTIES
11. TOXICOLOGICAL INFORMATION
12. ECOLOGICAL INFORMATION
15. REGULATORY INFORMATION

Disclaimer

The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information is intended as guidance for safe handling, use, processing, storage, transportation, accidental release, clean-up and disposal and is not considered a warranty or quality specification. The information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process, unless specified in the text.

Standard Modular Monuments Signs

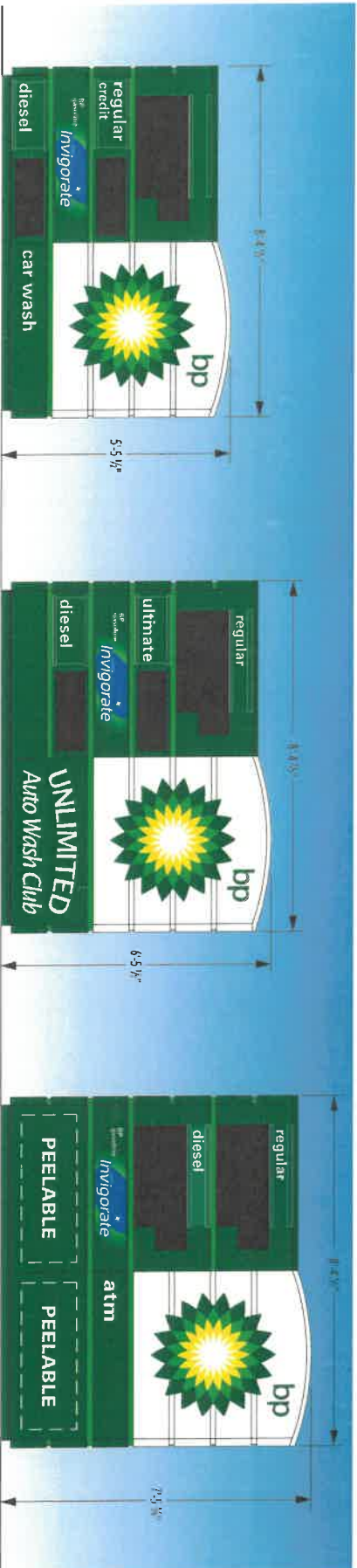
SignResource
 IDENTITY GROUP
 6135 District Blvd - Norwood, CA 90270
 800.423.4283 - Fax 323.560.7143
 Website: www.signresource.com



2x 27 1/2" H. MONUMENT
 Part # BPG26MON2P

2x 40" H. MONUMENT
 Part # BPG42MON5P

4x 33" H. MONUMENT
 Part # BPG35MON4P



6x 43 1/2" H. MONUMENT
 Part # BPG44MON6P

2x 51" H. MONUMENT
 Part # BPG47MON8P

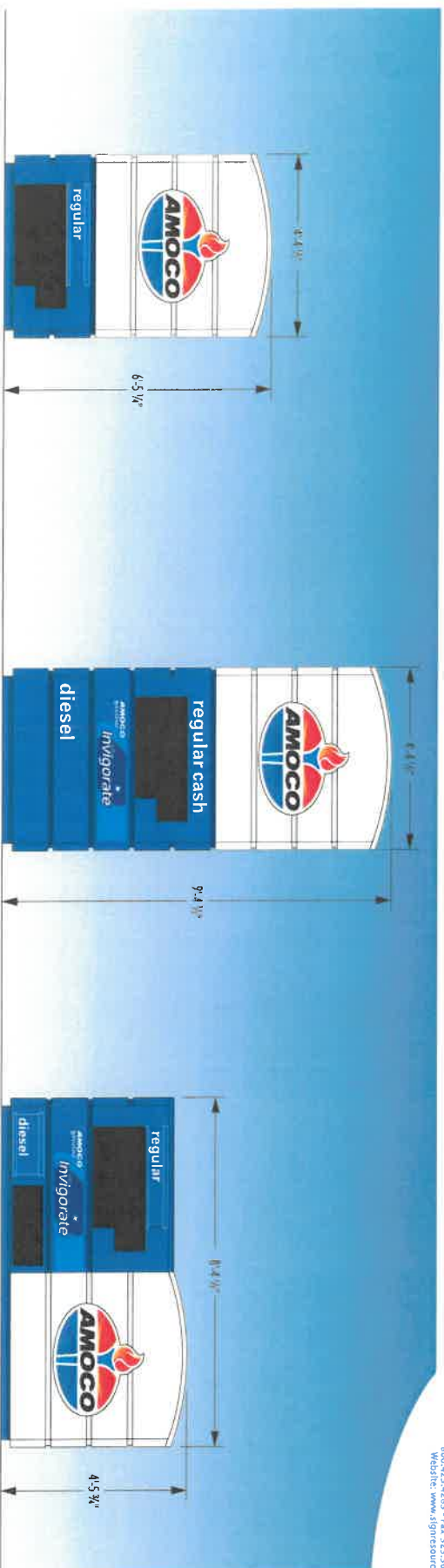
10x 59 1/2" H. MONUMENT
 Part # BPG61MON10P

Standard Modular Monuments Signs



IDENTITY GROUP

6135 District Blvd., Hayward, CA 90270
800.423.4283 • Fax 323.580.7143
Website: www.signresource.com



2x 27 Sign, H. MONUMENT
Part # 26MON2P

2x 40 Sign, H. MONUMENT
Part # 42MON5P

4x 35 Sign, H. MONUMENT
Part # 35MON4P



6x 43 Sign, H. MONUMENT
Part # 44MON6P

2x 51 Sign, H. MONUMENT
Part # 47MON8P

10x 59 Sign, H. MONUMENT
Part # 61MON10P

APPROVAL

Approved Approved as Noted Not Approved
Resubmit with Changes

Print Name _____ Title _____

Signature _____ Date _____

AMOCO
501 E COUNTY RD 6,
ELKHART, IN 46514
Date: 08.17.20 | Blair #: 92551
AMO TEMP390_20 | Order #: 17658







blair





IMAGE ELEMENTS™

REV #:

SCOPE OF WORK - INCLUDED	
BUILDING	1. 2. 3. 4.
CANOPY	1. 2. 3. 4.
MID 1	1. NEW CUSTOM AMOCO MID ON NEW FOUNDATION 2. 3.
MID 2	1. 2. 3. 4.
ADDITIONAL SCOPE	1. INTERNAL ILLUMINATION 2. PAINT MID TO AMOCO SPEC 3. LIGHTBAR INCLUDED 4.

SCOPE OF WORK - NOT INCLUDED	
BUILDING	1. 2. 3. 4.
CANOPY	1. 2. 3. 4.
MID 1	1. 2. 3. 4.
MID 2	1. 2. 3. 4.
ADDITIONAL SCOPE	1. 2. 3. 4.

AMOCO COLOR SPECIFICATIONS		
VINYL MATCH	PAINT MATCH	
 PMS 280 C AMOCO INVIGORATE	BLUE SATIN FINISH	
 NA	MP 100879 LAG-400 AMOCO BLUE - PLASTIC APPLICATION	
 NA	PMS 2145 AMOCO BLUE - METAL APPLICATION	
 PMS PROCESS BLUE AMOCO LIGHT BLUE	NA	

AMOCO COLOR SPECIFICATIONS		
VINYL MATCH	PAINT MATCH	
 PMS 1235 C AMOCO YELLOW	NA	
 PMS 485 C AMOCO RED	NA	
 PMS BLACK	BLACK SATIN FINISH	
 PMS WHITE	WHITE SATIN FINISH	

BRAND STANDARD
REVISION DATE: 2/22/19

All provided image elements and/or services meet the current brand revision.
 The following image elements and/or services do not meet the current brand standard due to municipal code and/or specific site conditions.

CUSTOMER INITIALS

Initials

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.



5107 Kissell Ave.
 Altoona, PA 16601
P: 814.949.8287
 F: 814.949.8293
www.blairimage.com

PROJECT INFORMATION

CLIENT: AMO

ADDRESS:
 501 E COUNTY RD 6,
 ELKHART, IN 46514

M. NUMBER:
 92351

DATE:
 08.17.20

RENDERED:
 JGT

FILE NAME:
 AMO TEMF390_20

CATEGORY:

REVISION

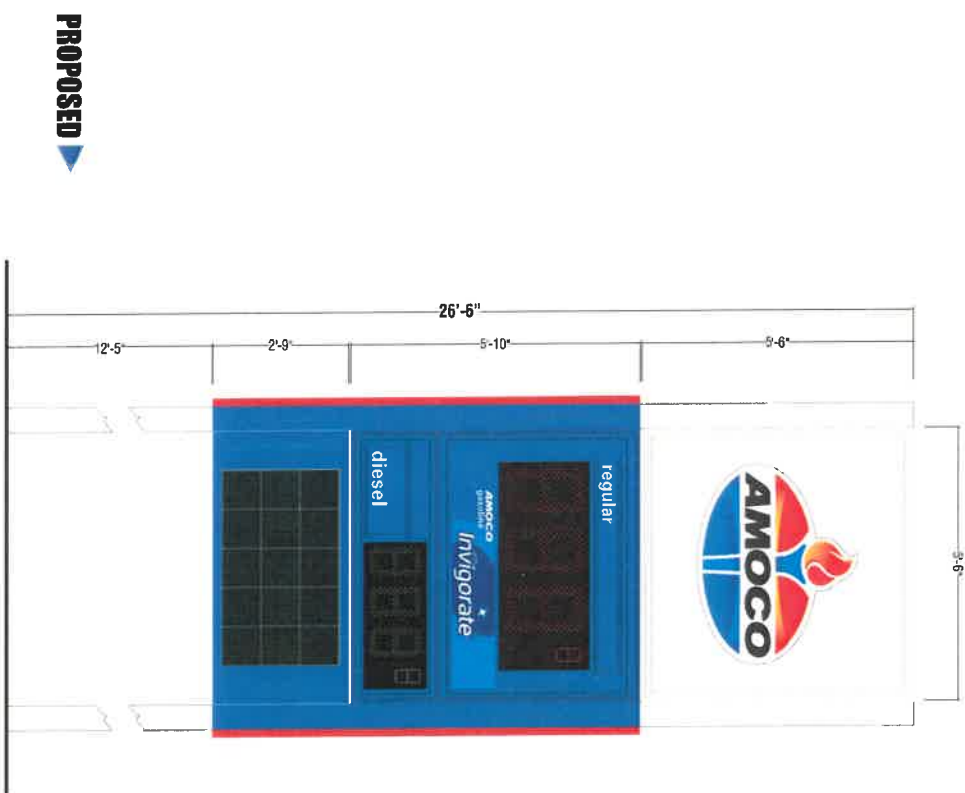
Drawing not accurate to date after date on cover. If producer request is sent in after 90 days, 24 hours is required to review approval.

ACTION ITEMS REQUIRED PRIOR TO PRODUCTION
1. STAMPED AND SEALED REQUIRED

ADDITIONAL NOTES
1. TOTAL SQ FOOT: 77.45

CUSTOMER INITIALS
Initials

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.



blair
IMAGE ELEMENTS
5107 Kissell Ave.
Altoona, PA 16601
P: 814.949.8287
F: 814.949.8293
www.blairimage.com

PROJECT INFORMATION
CLIENT: AMO
ADDRESS:
501 E COUNTY RD 6,
ELKHART, IN 46514
MAIN NUMBER:
92551
DATE:
08.17.20
RENDERED:
JGT
FILE NAME:
AMO TEMP390_20
CATEGORY:

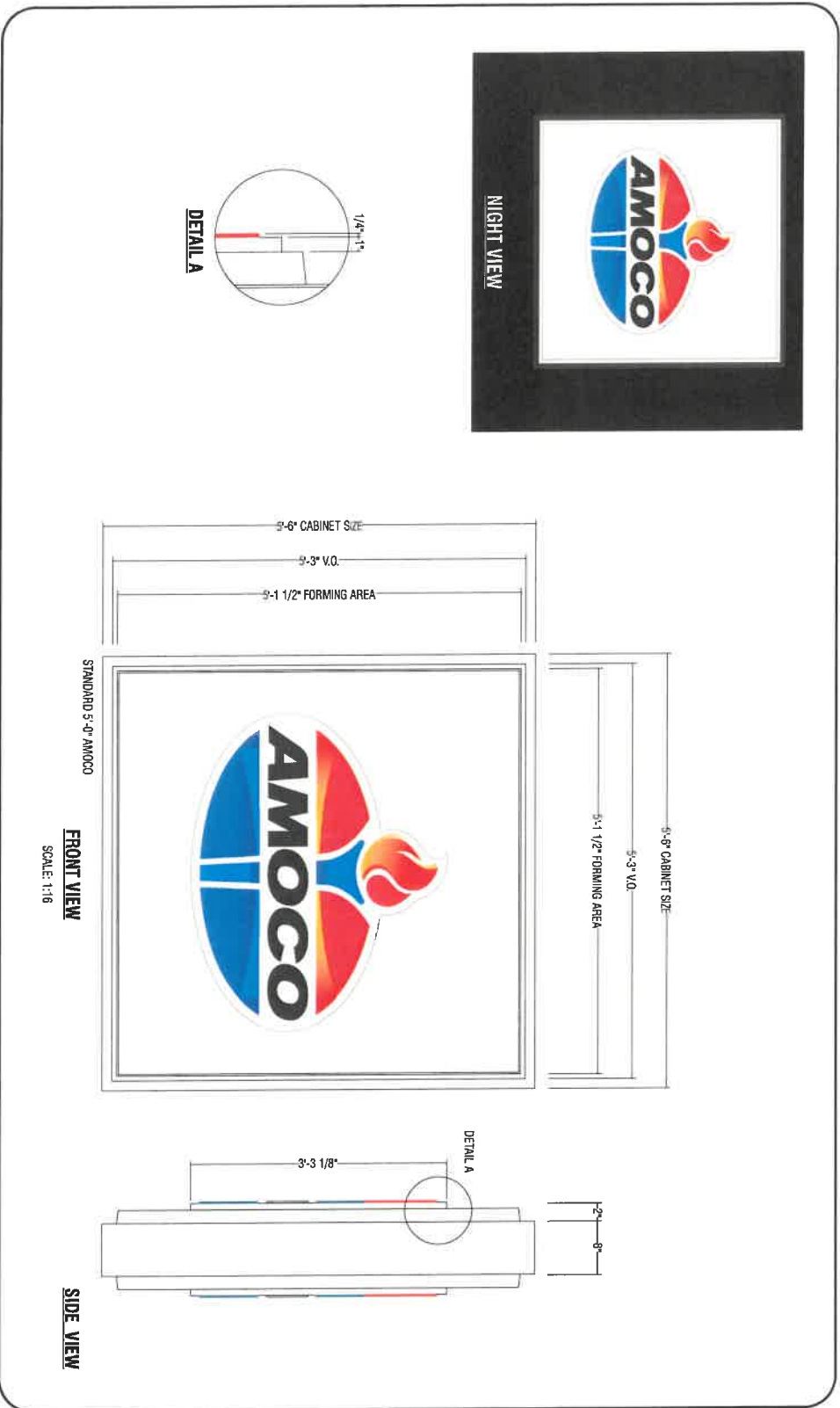
REVISION

Drawing will expire 90 days after date on cover. If production request is sent in other than 90 days, 24 hours is required to renew approval.



S-1

DETAIL - AMOCO HEAD



CUSTOMER INITIALS

Initials

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

blair
IMAGE ELEMENTS™

5107 Kissell Ave.
Alltona, PA 16601
P: 814.949.8287
F: 814.949.8293
www.blairimage.com

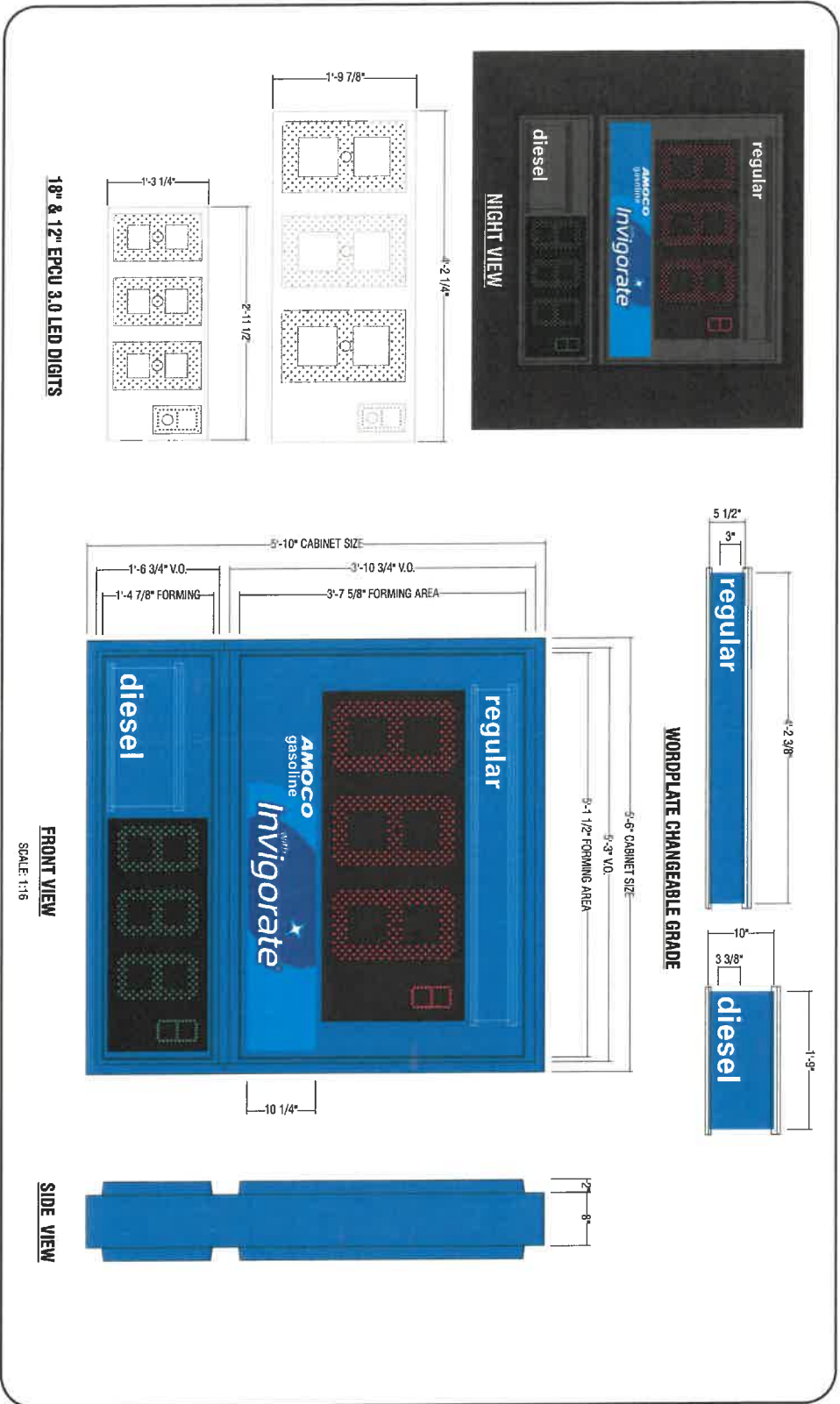
PROJECT INFORMATION

CLIENT AND ADDRESS:
501 E COUNTY RD 6
EL KHART N 46514
M NUMBER:
92951
DATE:
08.17.20
RENDERED:
JGT
FILE NAME:
AMO TEMF390_20
CATEGORY:

REVISION

Drawing will expire 90 days after date on cover. If production required is sent in after 90 days, 24 hours is required to renew approval.





CUSTOMER INITIALS
Initials _____

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

blair
IMAGE ELEMENTS™

5107 Kissell Ave.
Allentown, PA 16601
P: 814.949.8287
F: 814.949.8293
www.blairimage.com

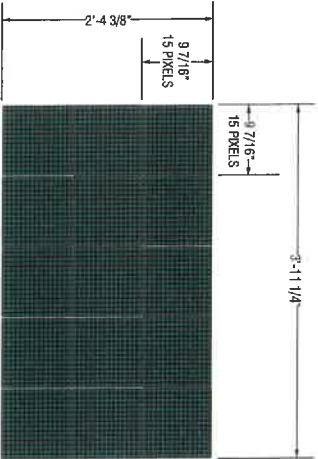
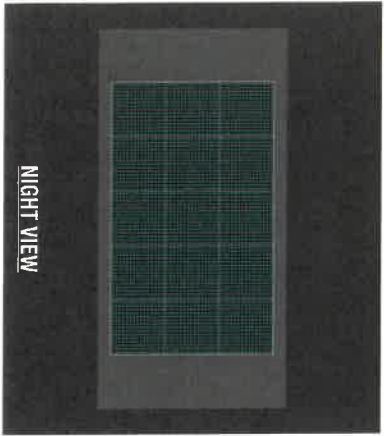
PROJECT INFORMATION

CLIENT: AMO
ADDRESS:
501 E COUNTY RD 6,
ELKHART, IN 46514
M. NUMBER:
92351
DATE:
08.17.20
RENDERED:
JGT
FILE NAME:
AMOTEMP390_20
CATEGORY:

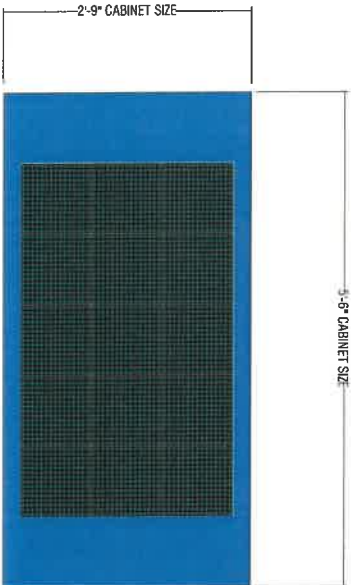
REVISION

Drawing will require 80 days after date on cover, if production required to start in 80 days, 24 hours is required to review approval.





VANTAGE EMC - 16MM FULL COLOR
45 X 75 = 3375 (TOTAL) PIXELS



CUSTOMER INITIALS

Initials

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

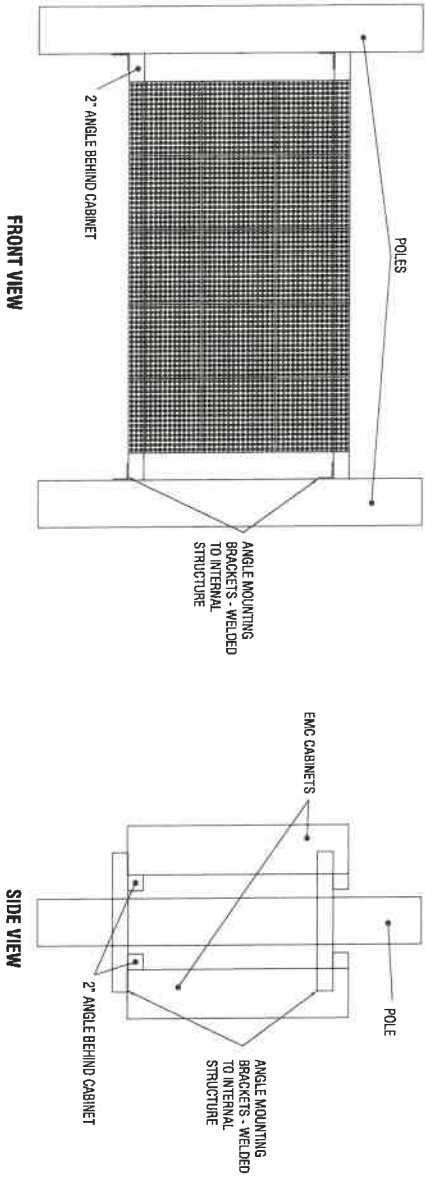
PROJECT INFORMATION

CLIENT: AMO
ADDRESS: 501 E COUNTY RD 6
ELKHART IN 46514
M. NUMBER: 922951
DATE: 08.17.20
RENDERED: JGT
FILE NAME: AMO TEMP 390_20
CATEGORY:

REVISION

Drawings will require 30 days after date of review. If production request is sent in after 30 days, 24 hours is required to review. Approval





CUSTOMER INITIALS

Initials

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

blair
IMAGE ELEMENTS™

5107 Kissell Ave.
Altoona, PA 16601
P: 814.949.8287
F: 814.949.8293
www.blairimage.com

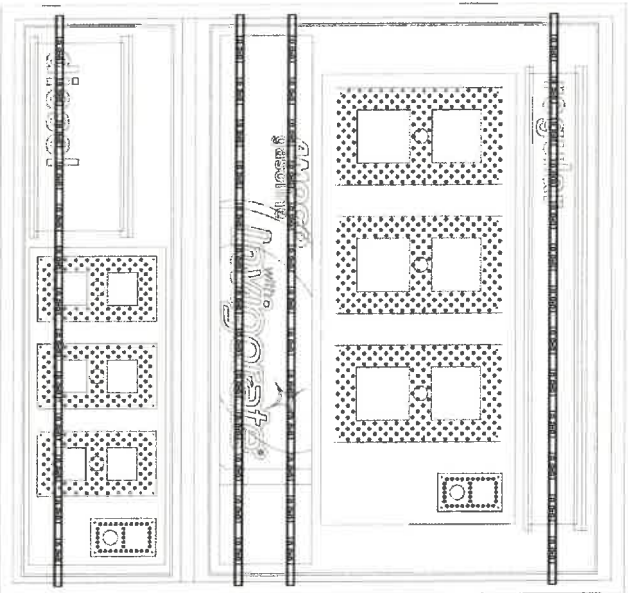
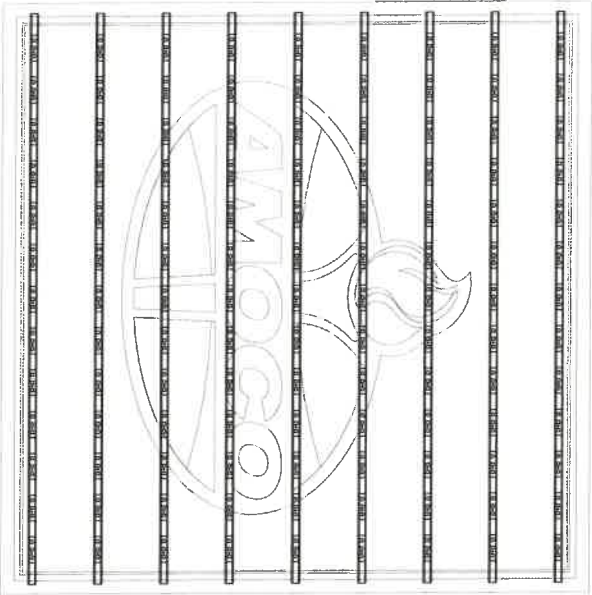
PROJECT INFORMATION

CLIENT: AMO
ADDRESS: 501 E COUNTY RD 6
ELKHART IN 46514
M NUMBER: 92591
DATE: 08.17.20
RENDERED: JGT
FILE NAME: AMO TEM P390_20
CATEGORY:

REVISION

Drawing will apply to all items that date on
cover. If production request is sent in after
60 days, 24 hours is required to review
approval.





INTERNAL ILLUMINATION

CUSTOMER INITIALS

Initials

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

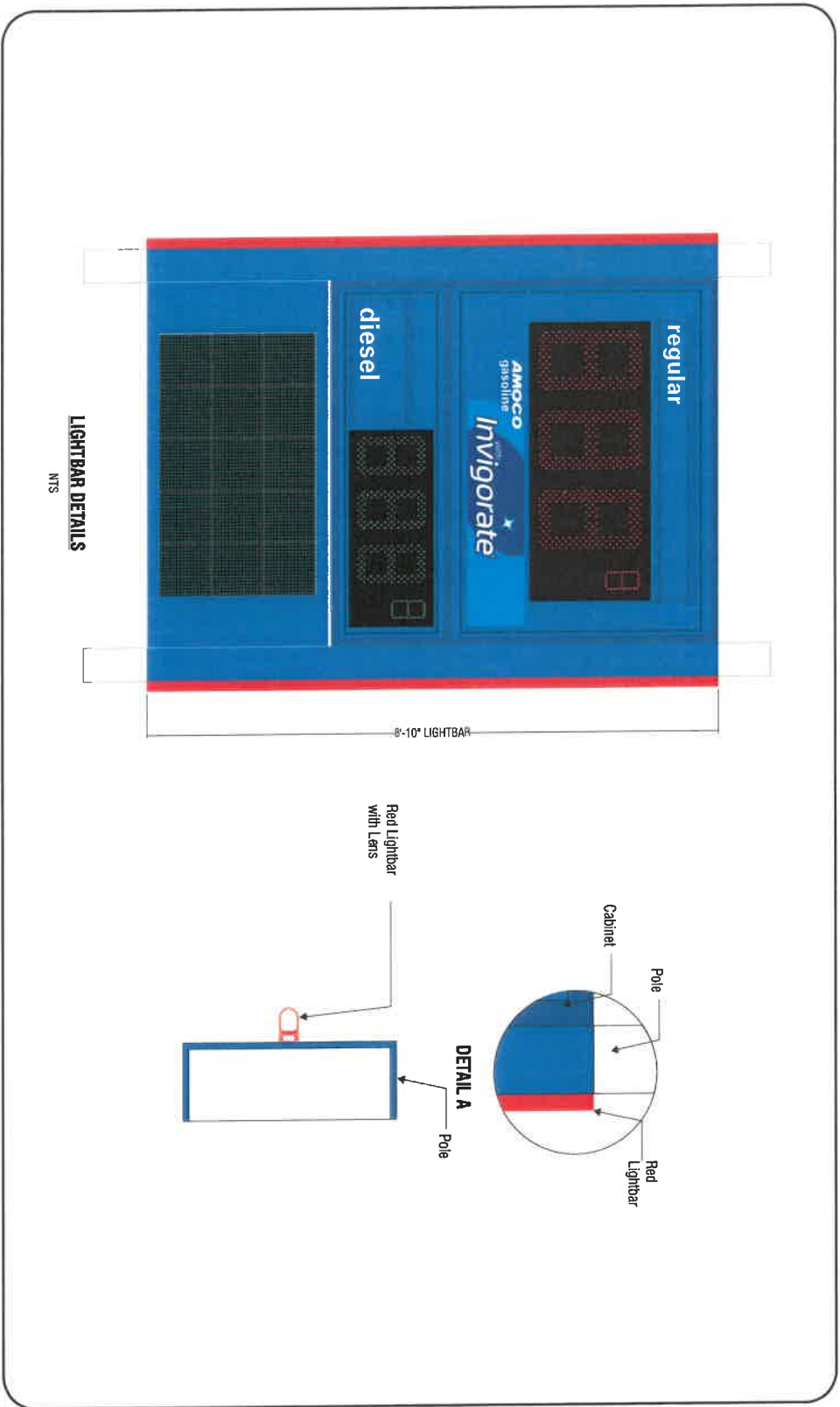
PROJECT INFORMATION

CLIENT: AMO
 ADDRESS:
 501 E. COUNTY RD. 6,
 ELKHORN, IN 46514
 IN NUMBER:
 92851
 DATE:
 08.17.20
 RENDERED:
 JST
 FILE NAME:
 AMO TEMIP390_20
 CATEGORY:

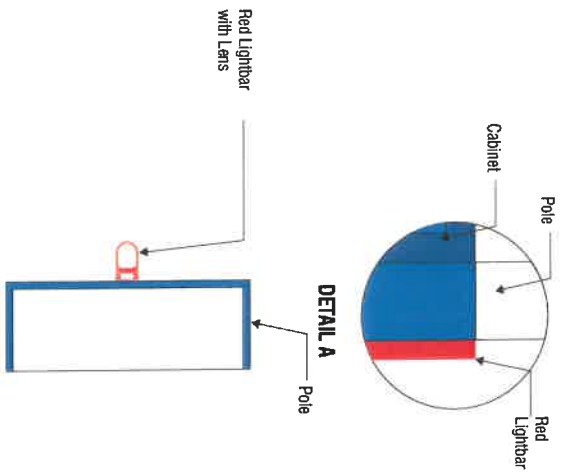
REVISION

Printing and archiving of these files shall be done. If production required, e-mail to office 900 days, 24 hours is required to review approval.





LIGHTBAR DETAILS
NTS



CUSTOMER INITIALS

Initials _____

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

PROJECT INFORMATION

CLIENT: AMO

ADDRESS: 501 E COUNTY RD 8, ELKHART IN 46514
M NUMBER: 92551
DATE: 08.17.20
RENDERED: JGT

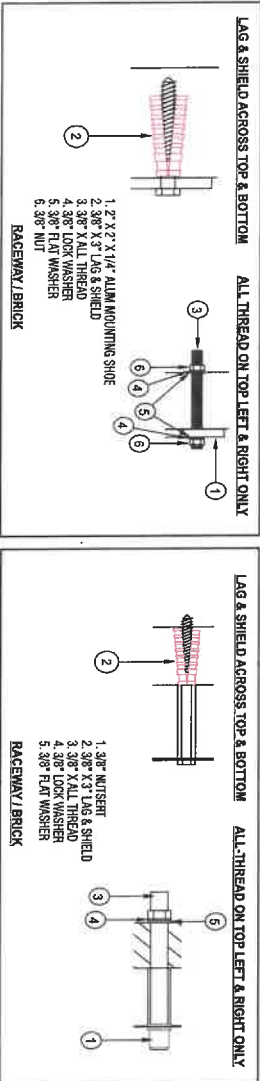
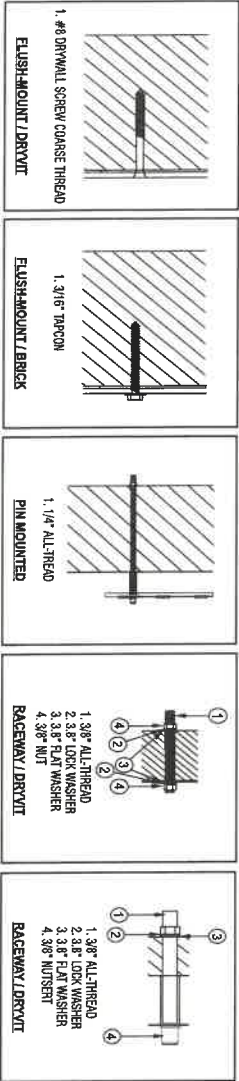
FILE NAME: AMO TEMP390_20
CATEGORY:

REVISION

NO.	DESCRIPTION



INSTALLATION EXAMPLES



All necessary hardware to be supplied by the installer.

Service contact: 814-283-2177

Service hours: 8:00 am to 4:30 pm est, Monday - Friday

For after hours/holiday emergencies, please call 800-563-9598

www.blaircompanies.com/blpsupport

SAFETY CRITERIA

All employees are recommended to possess a valid API certification, follow the established guidelines set forth by API as well as follow any local, state, or federal laws.

- Perform a Pre-Task Job Safety Analysis
- Understand how and where to obtain First-Aid and Medical treatment, including CPR.
- Use the proper level of PPE per the assigned task.
- Only use tools that are in safe working order before using them.
- Always use tools for their intended purpose and never over their safe working limit.
- Employees operating vehicles must conform to all DOT requirements as well as API regulations.
- Use proper fall arrest equipment.
- Understand the requirements for working at height on a job site.
- Properly barricaded the work area from the public in accordance with Section 8 of the API guidelines.
- Only competent and trained people using approved equipment in a manner in accordance with Section 10 of the API guidelines should perform lifting duties.
- Follow all approved lock-out tag-out policies when de-energizing equipment.

Examples of Equipment Include: Personal Protective Equipment, Barricade, Crane, Hoist, Bucket Truck, Scissor Lift, Ladder, Vinyl Applicators (Squeegee or Application Liquid), Welder/Torch and Hand Tools/Power Tools

CUSTOMER INITIALS

Initials

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

PROJECT INFORMATION

CLIENT: AMO
ADDRESS:
501 E COUNTY RD 6
ELKHART, IN 46514
IN NUMBER:
92531
DATE:
08.17.20
REORDER:
JGT
FILE NAME:
AMO TEMP30_20
CATEGORY:

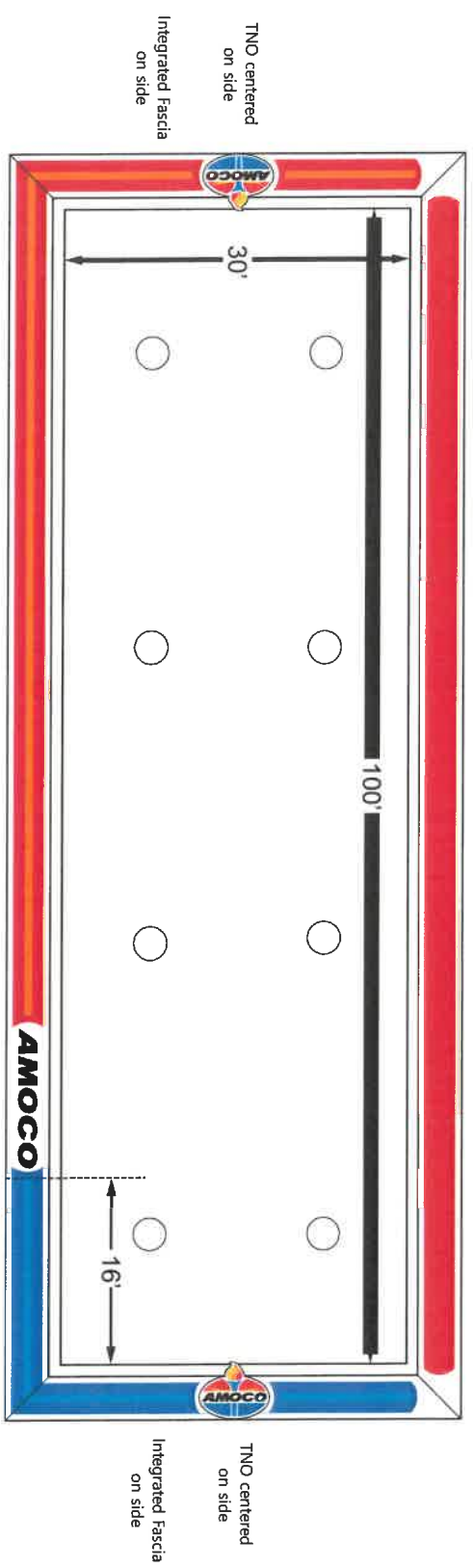
REVISION

Drawing will require 30 days after date on cover. If production required to start in other 90 days, 24 hours is required to review approval.



BGB INTEGRATED CANOPY APPROVAL DRAWING - FASCIA 49" - SOUTH BEND, IN

GEN 2



Integrated Fascia on side

Place letters 16' from corner

IN-933

AVTEN RD



Signoff indicates that the above product has been permitted with any municipalities involved. By signing this document, the undersigned hereby certifies that these specifications are manufactured to these specifications.

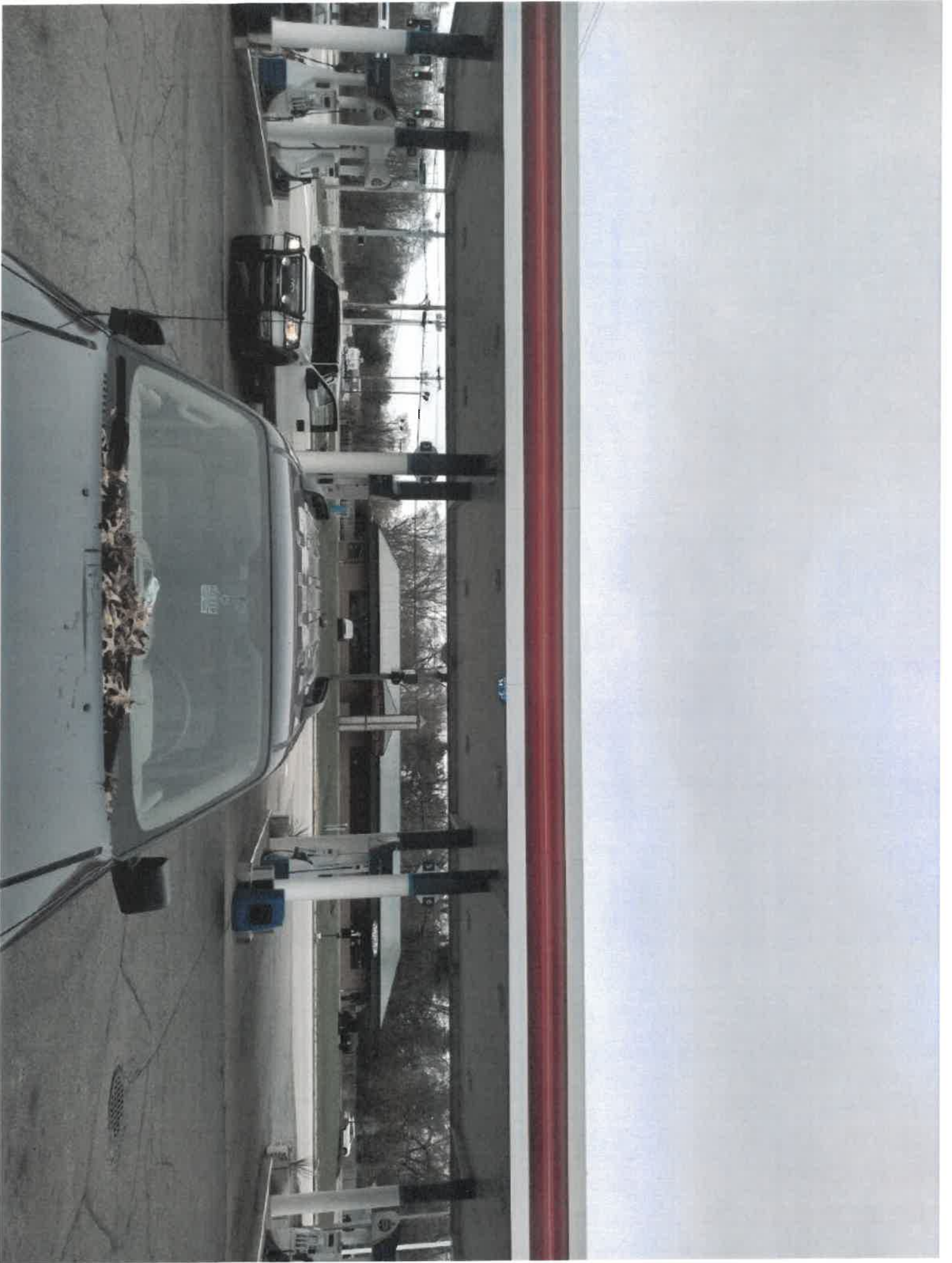
Approved By: _____
 Date: _____

STREET	1046500
ADDRESS	51519 IN-933
CITY, STATE	SOUTH BEND, IN 46637
REVISION-3	09/02/2020 - CP





AMOCO





800-AAA-HELP

LYNCO

Rick's

AUTEN RD
Service Center

574-277-5035
SOUTH BEND, IN.

5000





Board of Zoning Appeals Application USE VARIANCE

City Planner
David Heirold, AICP
1111 E. 60th Avenue, Suite 110
www.cityoflaporte.com

City Hall
801 Michigan Ave
La Porte, IN 46350
(219) 362-8260

For Office Use Only

Fee: 80⁰⁰ Receipt: 472

File Date: 11/22/2022 File #: 2022-VAR-10

Site Review: 11/30/2022

Date of BZA mtg: 12/13/2022

Decision: _____

This application is being submitted for a Use Variance

Applicant

Name Mandeep Singh

Street Address 6520 Lake Crest Circle

City, State, Zip South Bend, IN 46625

Primary Contact regarding this petition David Ambers

Phone 219 325-9917 Email david.ambers@amberslaw.com

Engineer Preparing Plans _____ Email _____

Others to be Notified _____ Email _____

Applicant is (check one): Sole Owner Joint Owner Tenant Agent Other _____

Property Owner (if different than above)

Name Great Development, LLC Greg Engstrom

Street Address 1415 Lincolnway Phone 219-406-8155

City, State, Zip Valparaiso, IN 46383 Email gregengstrom@hotmail.com

Premises Affected

Parcel ID Number: Part of 46-11-06-101-118.000-058

Address or General Location 2437 Monroe Street

Total Acreage TBD - Approx. .5 acres Flood Zone? _____

Zoning B1 Land Use Commercial Retail

Request Small Grocery Store - Gasoline

Zoning of Adjacent Properties	North: <u>B1</u>	South: <u>B1</u>	East: <u>B1</u>	West: <u>B1</u>
Land Use of Adjacent Properties	North: <u>-</u>	South: <u>Church</u>	East: <u>Cafe</u>	West: <u>Commercial</u>

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant

Signature of Notary

Notary Public's Name (printed)

Subscribed and sworn to before me this 22nd day of 22



Attachment A: Consent of Property Owner

Property owner needs to sign and complete this form only if different from applicant

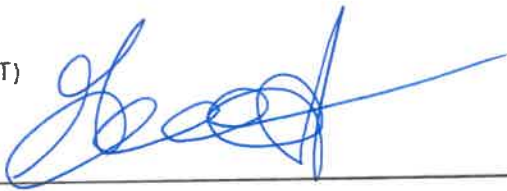
I (we) Great Development, LLC by Greg Engstrom, Manager
Name(s)

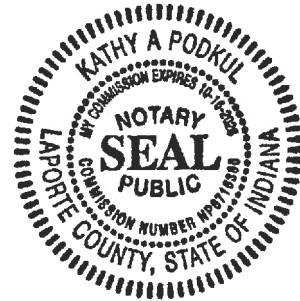
After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at:

2437 Monroe Street
(Address)

- That I/we have read and examined the Application, and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (Mandeep Singh is) (is not) a condition to the sale or lease of the above referenced property.

(AFFIANT) 



STATE OF INDIANA)
) SS:
COUNTY OF INDIANA)

Subscribed and sworn to before me this 22ND day of NOVEMBER, 2022.

, Notary Public
KATHY A. PODKUL

My Commission expires: 10/16/2026 County of Residence: LAPORTE