



Architectural Review Committee Staff Report
Department of Planning and Building
Town of McCordsville

January 19, 2021

Project: Geist Woods Estates

Petitioner: Silverthorne Homes

Request: Petitioner is seeking approval of a new home for Lot #8

Staff Review: The zoning for Geist Woods Estates does include some specific home and architectural requirements. Staff has reviewed the models and elevations for compliance. The list below denotes those requirements and indicates whether or not the submittal is in compliance.

- ✓ Indicates compliance
 - Indicates non-compliance
 - Indicates further discussion needed or a building permit review requirement
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- ✓ Single-story homes shall be at least 2,200 square feet & two-story homes shall be at least 2,600 square feet
- The exterior wall surface of the first floor of any home shall be masonry
- At least 50% of the entire front elevation shall be masonry
- ✓ Both the front and rear elevations shall feature a minimum of one (1) two (2) foot step back and a gable
- ✓ A minimum of three (3) windows are required on all sides of a home facing a street
- ✓ There shall be permanent window treatments on all windows fronting a public road except for large picture windows, casement windows, and small non-opening windows
- ✓ Vinyl and aluminum siding are prohibited
- The minimum roof overhang is 8" when adjacent to brick, and 12" for all others
- ✓ The pitch of the largest square footage roof shall be 6:12 or greater. Front gables shall be 8:12 or greater
- ✓ Basements are required
- No exterior front elevation shall be repeated
- ✓ All homes shall have a 3-car courtyard or side-load garage
- ✓ Exterior chimneys shall be finished in brick or stucco
- ✓ Monolithic exterior elevations are prohibited

Staff Comments:

As noted above staff has a few concerns. Staff has communicated those concerns to the petitioner. We expect the petitioner to address those by the meeting.

For the purposes of anti-monotony, the Town did compare this home elevation to the nearby lots. We feel this home elevation is significantly different than any of the nearby homes. We have enclosed pictures of the adjacent homes for the ARC's reference.



Adjacent Lots' Home Elevations

Lot 7 (next door – north)



Lot 2 (diagonally across Box Elder)



Lot 6 (2 lots north)

