

McCordsville

ESTD  1988

INDIANA

Board of Zoning Appeals Staff Report
Meeting Date: July 5, 2023

PETITIONER: Blue Raven Solar

PETITION: BZA-23-012, Solar Panel Request at 9975 N Briarway Ln

REQUEST: Petitioner requests approval of a Development Standard Variance to allow roof-top solar panels to be visible from the street.

LOCATION: The property is located at the northeast corner of CR 1000N & N Briarway LN.

ZONING: The property is zoned Low Density Residential (R-1).

Zoning

North: Fishers R-3

South: R-1

East: R-1

West: R-1

Land Use

Single-family home

Single-family home

Single-family home

Single-family home

STAFF REVIEW: Variance Request – Section 4.01(D)(4)(b&f)

This section prohibits solar panels, within residential zoning, from being placed “on any front or side roof plane or slope”. Additionally, the language prohibits equipment and components from being visible from any property or street. The petitioner proposes panels on roof planes which will be visible from the street.

STAFF RECOMMENDATION

The solar panel standards were recommended by staff and adopted by the Town Council in 2016. As we continue to learn more about solar panel technology, and it continues to become more of an available option for those wishing to diversify their power sources we expect to see more such requests. While staff still has some concerns regarding the outright allowance of solar panels on all roof planes without public input and consideration by the BZA, staff will support this petition so long as there is no remonstrance from the neighborhood. Staff does have recommended conditions of approval, as noted below, and we reserve the right to alter these prior to or during the meeting.

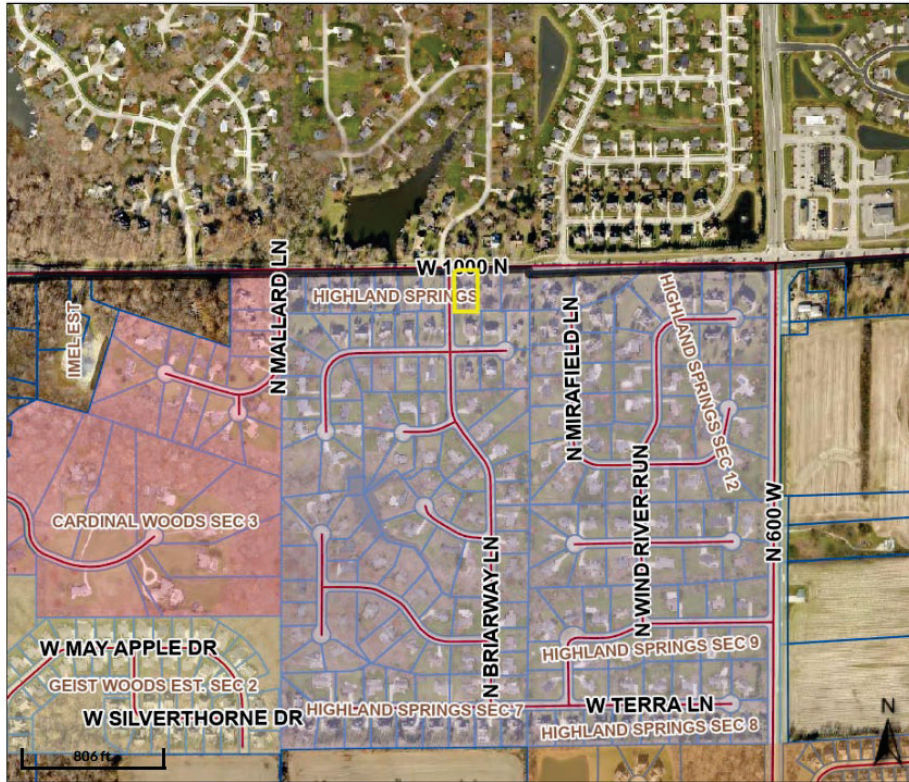
Proposed Conditions of Approval:

- All panels and other roof mounted components shall project more than six (6) inches above the roof plane.
- All panels and other roof mounted components shall be mounted parallel to the roof plane.
- The panels shall be matte black.
- All other equipment shall not be attached to the front elevation of the home.

At the time this report was written staff had received no letters of remonstrance against the petition.

The BZA may include conditions of approval noted above, and if so, those conditions should be incorporated into the ballots. They may be amended, added to, or removed by the BZA. The petitioner also has the right to request them to be amended, added to, or removed until the time the BZA has made a motion on the conditions.

The BZA has four (4) options in considering this request; the Board may approve, approve with modifications, deny, or continue this petition.



Overview



Parcel ID	30-01-14-101-008.000-018	Alternate ID	30-01-14-101-008.000-018	Owner Address	Gossiaux, Richard & Nora
Sec/Twp/Rng	n/a	Class	510 - 1 Family Dwell - Platted Lot		9975 N Briarway Ln
Property Address	9975 N Briarway Ln McCordsville	Acreage	n/a		McCordsville, IN 46055
District	MCCORDSVILLE TOWN				
Brief Tax Description	HIGHLAND SPGS S1 L8 (Note: Not to be used on legal documents)				

Date created: 6/2/2023

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