

**McCordsville Board of Zoning Appeals  
Meeting Minutes  
April 12, 2023**

**Call to Order**

**Members Present:** Brianne Schneckenberger, Grant Adams, Corey Karn, Dan Vail

**Members Absent:** Steve Duhamell

**Others Present:** Ryan Crum, Ethan Spalding, Gregg Morelock, Jennifer Pack

**Agenda Considerations**

Mr. Crum announced that BZA-23-002 is continued at Staff request because the petitioner for BZA-23-003 withdrew their request and the two requests were contingent on one another.

**Approval of Minutes**

Mr. Adams made a motion to approve the March 1, 2023 minutes. Ms. Schneckenberger seconded. The motion passed 4/0.

**Old Business**

**BZA-23-002, McCordsville Development's (Culver's) request for a Special Exception and Development Standard Variances for a drive-thru restaurant at the NWC of CR 600W & W Broadway**

Mr. Adams made a motion to continue the request to the May meeting. Ms. Schneckenberger seconded. The motion passed 4/0.

**BZA-23-003, Gilligan Company's (Dunkin Donuts) request for a Special Exception and Development Standard Variances for a drive-thru restaurant near the NWC of CR 600W & W Broadway**

Mr. Crum stated that the petitioner withdrew their request.

Ms. Schneckenberger made a motion to accept the petitioner's withdrawal. Mr. Adams seconded. The motion passed 4/0.

**New Business**

**BZA-23-008, Rectify Solar's request for approval of a Development Standards Variance for roof top solar panels at 5448 Woods Pointe Dr**

Mr. Crum stated that the panels were installed without a permit and approval from the Board of Zoning Appeals. The contractor, Rectify, submitted a permit application and was notified they would have to obtain BZA approval. Mr. Crum is requesting a continuance to investigate further. Rectify is not here but homeowner is.

John Remington, homeowner, stated that he did not know Rectify did not follow procedure. He stated that the panels had been removed from his previous home and installed on his new home. He stated they are only 6 inches from the roof and they are black. He said has no objection to continuing matter.

Mr. Karn verified that Rectify has appeared before the BZA before and is aware of the procedures.

Mr. Adams made a motion to continue the request to the May meeting. Ms. Schneckenberger seconded the motion. The motion passed 4/0.

**BZA-23-009, Eric Burke's request for a Special Exception and Development Standards Variances for a home occupation at 5986 W 900 N.**

Mr. Crum gave brief overview of the request for Special Exception for a sign and the Development Standards Variance request for a home occupation at this property.

Eric Burke, the petitioner, spoke to his business plans and why he believes his request is appropriate for the location. Mr. Burke and the Board members discussed the sign location and the conditions Staff placed on each request.

***Floor opened for public comment***

No comments

***Floor closed for public comment***

Mr. Vail made a motion that if the variance and special except is approved, the petitioner must comply with the stated conditions. Ms. Schneckenberger seconded. The motion passed 4/0.

The ballots for the Development Standards Variance were counted and the variance was approved 4/0.

The ballots for the Special Exception were counted and it was approved 4/0.

**BZA-23-010, GM Development's request for Development Standard Variance for a Police Station at 7520 Civic Dr, which will be located along CR 750 N**

Mr. Crum presented an over of the multiple variance requests, noting the unique needs and transitional nature of the property.

Karen Collins presented on behalf of the petitioner and explained each of the variance requests.

Staff and Board members discussed the conditions placed on each variance and plans for the trail.

***Floor opened to the public***

No comments

***Floor closed to the public***

Mr. Vail made a motion that if the variances are approved, they must comply with Staff conditions. Ms. Schneckenberger seconded. The motion passed 4/0.

Variance #1 – Variance from Exterior Material.

The ballots were counted and the variance approved 4/0.

Variance #2 – Variance from Window Detailing

The ballots were counted and the variance approved 4/0.

Variance #3 – Variance from Ground Signage

The ballots were counted and the variance approved 4/0.

Variance #4 – Variance from Wall Signage

The ballots were counted and the variance approved 4/0.

Variance #5 – Variance from Trail Material

The ballots were counted and the variance approved 4/0.

Variance #6 – Variance from Foundation Sidewalk Width

The ballots were counted and the variance approved 4/0.

Variance #7 – Variance from Fencing

The ballots were counted and the variance approved 4/0.

Variance #8 – Variance from Parking Lot Landscaping

The ballots were counted and the variance approved 4/0.

Variance #9 – Variance from Perimeter Landscaping

The ballots were counted and the variance approved 4/0.

Variance #10 – Variance from Side Yard Setback

The ballots were counted and the variance approved 4/0.

Variance #11 – Variance from Parking Lot Visibility

The ballots were counted and the variance approved 4/0.

**DR Horton's request for Permit Extension in Weaver's Landing**

Cory Platusic appeared for the petitioner and requested six-month extensions for seven permits (Lots 125, 114, 117, 120, 131, 126, 128). He stated they should only need three months at the most.

Mr. Vail made a motion to give a six-month extension for seven permits. Ms. Schneckenberger seconded. The motion passed 4/0.

### **Announcements**

Mr. Crum introduced Ethan Spalding as the new Associate Planner.

The next meeting will be May 3, 2023

### **Adjournment**

There being no further business, the meeting was adjourned.



# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Integrity Family Chiropractic (Eric Burke)  
Co-applicant:  
Address:  
Location: 5986 W CR 900 N  
Request: Development Standards Variance from Home Business Signage  
Existing Zoning: R-1

YES (✓) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ( ) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ( ) NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) Signage is limited to being no more than 20SF in sign area, (2) No taller than 6' in height, (3) Sign shall have a masonry base, (4) Sign shall be non-illuminated or externally illuminated.

Reason, if denied:

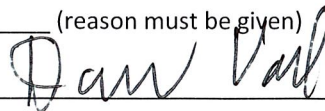
VOTE:

Granted ☒

Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE:



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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

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Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: Brianne A. Schuchberger

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE:



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## INDIANA

Applicant: Integrity Family Chiropractic (Eric Burke)  
Co-applicant:  
Address:  
Location: 5986 W CR 900 N  
Request: Special Exception to allow an in-home occupation  
Existing Zoning: R-1

- |                |   |
|----------------|---|
| YES (✓) NO ( ) | 1. The proposed use is listed as a Special Exception Use by the Zoning Ordinance for the District this property is located in. <i>See Appendix A of the Zoning Ordinance.</i>   |
| YES (✓) NO ( ) | 2. The special exception can be served with adequate utilities, access roads, drainage, and other necessary facilities.   |
| YES (✓) NO ( ) | 3. The special exception shall not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and shall comply with the development standards of this Ordinance. |
| YES (✓) NO ( ) | 4. The special exception shall be sorted, oriented, and landscaped to produce harmonious relationship of buildings and grounds to adjacent buildings and properties.  |
| YES (✓) NO ( ) | 5. The special exception shall produce a total visual impressions and environment which is consistent with the environment of the neighborhood.   |
| YES (✓) NO ( ) | 6. The special exception shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.  |
| YES (✓) NO ( ) | 7. The special exception shall preserve the purpose of the Zoning Ordinance.  |

Conditions, if any, to granting this Special Exception:

- (1) That the home business include no more employees than the owner of the business/home and one additional administrative employee. (2) All aspects of the business must be confined to the ground floor of the home. (3) There shall be no more than four (4) parking spaces for use in the home occupation. (4) Any exterior modifications, including, but not limited to, painting the structure, shall be submitted to the Planning Dept., regardless of whether a permit is required for the work/modifications. (5) This Special Exception shall run with this petitioner, and not the land.

Reason, if denied:

VOTE: Granted ☒

Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

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Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

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Reason, if denied:

VOTE: Granted ☒

Denied \_\_\_\_\_ (reason must be given)

DATE: 04/12/2023

SIGNATURE: Brianne A. Schepfenberger



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Reason, if denied:

VOTE: Granted ✓

Denied \_\_\_\_\_ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 



# McCordsville



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6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Exterior Materials  
Existing Zoning: McCord Squarer PUD

YES (X) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (X) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES (X) NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: \_\_\_\_\_

# McCordsville



## INDIANA

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Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: Dan Vail

# McCordsville



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Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE:

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Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: Brianne A. Lehner-Kubler



# McCordsville

ESTD  1988

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Reason, if denied:

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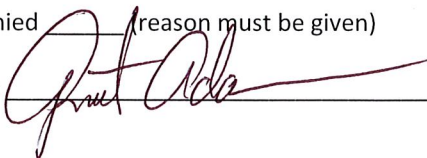
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VOTE: Granted ✓ Denied        (reason must be given)

DATE: 04/12/2023

SIGNATURE:



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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: Brianne G. Schweitzer

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Location: 7520 Civic Drive  
Request: Development Standards Variance from Window Detailing  
Existing Zoning: McCord Square PUD

YES ☒ NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ☒ NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ☒ NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Window Detailing  
Existing Zoning: McCord Square PUD

YES ( ☒ ) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ( ☒ ) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ( ☒ ) NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 



# McCordsville



## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Ground Signage  
Existing Zoning: McCord Square PUD

YES (✓) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (✓) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES (✓) NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) A ground sign shall not be closer than two (2) feet to a right-of-way line.

Reason, if denied:

VOTE: Granted \_\_\_\_\_ Denied \_\_\_\_\_ (reason must be given)

DATE: 04/12/2023

SIGNATURE: \_\_\_\_\_

# McCordsville



## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Ground Signage  
Existing Zoning: McCord Square PUD

- YES (✓) NO ( )      1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES (✓) NO ( )      2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES (✓) NO ( )      3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) A ground sign shall not be closer than two (2) feet to a right-of-way line.

Reason, if denied:

VOTE:      Granted ✓      Denied                      (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Ground Signage  
Existing Zoning: McCord Square PUD

- YES ☒ NO ( ) 1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES ☒ NO ( ) 2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES ☒ NO ( ) 3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) A ground sign shall not be closer than two (2) feet to a right-of-way line.

Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE:

Brianne A. Schenckberger

# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Ground Signage  
Existing Zoning: McCord Square PUD

- YES ☒ NO ☐ 1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES ☒ NO ☐ 2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES ☒ NO ☐ 3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

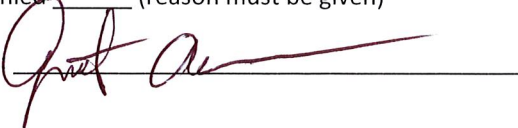
- (1) A ground sign shall not be closer than two (2) feet to a right-of-way line.

Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE





# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Wall Signage  
Existing Zoning: McCord Square PUD

YES (✓) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (✓) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES (✓) NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville



## INDIANA

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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Wall Signage  
Existing Zoning: McCord Square PUD

- YES ☒ NO ☐ 1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES ☒ NO ☐ 2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES ☒ NO ☐ 3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: \_\_\_\_\_

# McCordsville

ESTD  1988

## INDIANA

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McCordsville, IN 46055  
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Wall Signage  
Existing Zoning: McCord Square PUD

YES ( ☒ ) NO ( ☐ )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ( ☒ ) NO ( ☐ )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ( ☒ ) NO ( ☐ )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville

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## INDIANA

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McCordsville, IN 46055  
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Wall Signage  
Existing Zoning: McCord Square PUD

YES ( ☒ ) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ( ☒ ) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ( ☒ ) NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:


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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 



# McCordsville

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## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Trail Material  
Existing Zoning: McCord Square PUD

- YES ☒ NO ( ) 1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES ☒ NO ( ) 2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES ☒ NO ( ) 3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

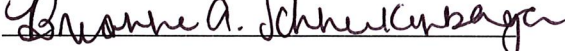
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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville



## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Trail Material  
Existing Zoning: McCord Square PUD

YES ( ☒ ) NO ( ☐ )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ( ☒ ) NO ( ☐ )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ( ☒ ) NO ( ☐ )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE:

# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Trail Material  
Existing Zoning: McCord Square PUD

YES ( ☒ ) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ( ☒ ) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ( ☒ ) NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

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# McCordsville

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## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
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[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Trail Material  
Existing Zoning: McCord Square PUD

YES ( ☒ ) NO ( ☐ )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ( ☒ ) NO ( ☐ )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ( ☒ ) NO ( ☐ )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 



# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Foundation Sidewalk Width  
Existing Zoning: McCord Square PUD

YES (✓) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (✓) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES (✓) NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) The foundation sidewalk shall be no less than six (6) feet wide.

Reason, if denied:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Foundation Sidewalk Width  
Existing Zoning: McCord Square PUD

- YES (✓) NO ( )      1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES (✓) NO ( )      2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES (✓) NO ( )      3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) The foundation sidewalk shall be no less than six (6) feet wide.

Reason, if denied:

VOTE:                      Granted ✓                      Denied \_\_\_\_\_ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Foundation Sidewalk Width  
Existing Zoning: McCord Square PUD

- YES ( ☒ ) NO ( ) 1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES ( ☒ ) NO ( ) 2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES ( ☒ ) NO ( ) 3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) The foundation sidewalk shall be no less than six (6) feet wide.

Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Foundation Sidewalk Width  
Existing Zoning: McCord Square PUD

YES ☒ NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ☒ NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ☒ NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) The foundation sidewalk shall be no less than six (6) feet wide.

Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE:

Thomas A. Schneckinger



# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Fencing  
Existing Zoning: McCord Square PUD

- YES (✓) NO ( )      1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES (✓) NO ( )      2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES (✓) NO ( )      3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) The fence around the secured parking lot shall be of a decorative, wrought-iron style (black aluminum or similar). This fence shall be no taller than necessary to secure the facility, and under no circumstance shall it be taller than 10-foot in height. The fence around the lift station shall be permitted to be black vinyl-coated chain-link. This fence shall be no taller than 8-foot in height and limited to the west and north perimeters of the lift station area. The east and south perimeters shall feature a decorative fence or wall which may be as tall as necessary to screen the lift station.

Reason, if denied:

VOTE:      Granted ☒      Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Fencing  
Existing Zoning: McCord Square PUD

YES ☒ NO ☐

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ☒ NO ☐

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ☒ NO ☐

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) The fence around the secured parking lot shall be of a decorative, wrought-iron style (black aluminum or similar). This fence shall be no taller than necessary to secure the facility, and under no circumstance shall it be taller than 10-foot in height. The fence around the lift station shall be permitted to be black vinyl-coated chain-link. This fence shall be no taller than 8-foot in height and limited to the west and north perimeters of the lift station area. The east and south perimeters shall feature a decorative fence or wall which may be as tall as necessary to screen the lift station.

Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Fencing  
Existing Zoning: McCord Square PUD

YES ( ☒ ) NO ( ☐ )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ( ☒ ) NO ( ☐ )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ( ☒ ) NO ( ☐ )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) The fence around the secured parking lot shall be of a decorative, wrought-iron style (black aluminum or similar). This fence shall be no taller than necessary to secure the facility, and under no circumstance shall it be taller than 10-foot in height. The fence around the lift station shall be permitted to be black vinyl-coated chain-link. This fence shall be no taller than 8-foot in height and limited to the west and north perimeters of the lift station area. The east and south perimeters shall feature a decorative fence or wall which may be as tall as necessary to screen the lift station.

Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: Bernice A. Schnekerbeger



# McCordsville



## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Fencing  
Existing Zoning: McCord Square PUD

- YES (✓) NO ( )      1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES (✓) NO ( )      2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES (✓) NO ( )      3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) The fence around the secured parking lot shall be of a decorative, wrought-iron style (black aluminum or similar). This fence shall be no taller than necessary to secure the facility, and under no circumstance shall it be taller than 10-foot in height. The fence around the lift station shall be permitted to be black vinyl-coated chain-link. This fence shall be no taller than 8-foot in height and limited to the west and north perimeters of the lift station area. The east and south perimeters shall feature a decorative fence or wall which may be as tall as necessary to screen the lift station.

Reason, if denied:

VOTE:      Granted ✓      Denied \_\_\_\_\_ (reason must be given)

DATE: 04/12/2023

SIGNATURE: \_\_\_\_\_



# McCordsville

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## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Parking Lot Landscaping  
Existing Zoning: McCord Square PUD

YES (✓) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (✓) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES (✓) NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) The perimeter Parking Lot Plantings requirement shall be altered to allow the petitioner to provide the necessary plantings or an alternative, in the form of evergreen trees, along the western perimeter of the secured parking area. Additionally, the perimeter parking lot plantings along the north property line may be reduced, as determined by the Zoning Administrator based upon the final proximity of the parking lot/drive aisle to the north property line

Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville

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## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Parking Lot Landscaping  
Existing Zoning: McCord Square PUD

- YES ☒ NO ( )      1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES ☒ NO ( )      2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES ☒ NO ( )      3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

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Reason, if denied:

VOTE:                      Granted ☒                      Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

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## INDIANA

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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Parking Lot Landscaping  
Existing Zoning: McCord Square PUD

YES ☒ NO ☐

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ☒ NO ☐

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ☒ NO ☐

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

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Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 



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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Parking Lot Landscaping  
Existing Zoning: McCord Square PUD

- YES ☒ NO ( ) 1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES ☒ NO ( ) 2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES ☒ NO ( ) 3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

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Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 



# McCordsville



## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Perimeter Landscaping  
Existing Zoning: McCord Square PUD

YES (✓) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (✓) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES (✓) NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) The perimeter plantings along CR 750N may be reduced from the required three (3) trees per one hundred lineal feet. However, these plantings shall be required along the perimeter adjacent to the secured parking area and may be required to be in addition to perimeter parking lot plantings.

Reason, if denied:

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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE:

# McCordsville

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## INDIANA

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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Perimeter Landscaping  
Existing Zoning: McCord Square PUD

- YES (✓) NO ( )      1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES (✓) NO ( )      2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES (✓) NO ( )      3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

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Reason, if denied:

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VOTE:      Granted ✓      Denied                      (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville

ESTD  1988

## INDIANA

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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Perimeter Landscaping  
Existing Zoning: McCord Square PUD

- YES (✓) NO ( )      1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES (✓) NO ( )      2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES (✓) NO ( )      3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) The perimeter plantings along CR 750N may be reduced from the required three (3) trees per one hundred lineal feet. However, these plantings shall be required along the perimeter adjacent to the secured parking area and may be required to be in addition to perimeter parking lot plantings.

Reason, if denied:

VOTE:      Granted ✓      Denied \_\_\_\_\_ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville

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## INDIANA

McCordsville Board of Zoning Appeals  
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Perimeter Landscaping  
Existing Zoning: McCord Square PUD

- YES ☒ NO ☐ 1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES ☒ NO ☐ 2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES ☒ NO ☐ 3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

- (1) The perimeter plantings along CR 750N may be reduced from the required three (3) trees per one hundred lineal feet. However, these plantings shall be required along the perimeter adjacent to the secured parking area and may be required to be in addition to perimeter parking lot plantings.

Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: Bruce A. Schneiburger



# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Side Yard Setback  
Existing Zoning: McCord Square PUD

YES ☒ NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ☒ NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ☒ NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

(1) The setback reduction shall apply only to the north north sideyard setback and shall not be reduced less than four (4) feet.

Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Side Yard Setback  
Existing Zoning: McCord Square PUD

YES (✓) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (✓) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES (✓) NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

(1) The setback reduction shall apply only to the north north sideyard setback and shall not be reduced less than four (4) feet.

Reason, if denied:

VOTE:

Granted



Denied

(reason must be given)

DATE: 04/12/2023

SIGNATURE:

# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Side Yard Setback  
Existing Zoning: McCord Square PUD

- YES ( ☒ ) NO ( ) 1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES ( ☒ ) NO ( ) 2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES ( ☒ ) NO ( ) 3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

(1) The setback reduction shall apply only to the north north sideyard setback and shall not be reduced less than four (4) feet.

Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

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## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Side Yard Setback  
Existing Zoning: McCord Square PUD

- YES ( ☒ ) NO ( ☐ ) 1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES ( ☒ ) NO ( ☐ ) 2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES ( ☒ ) NO ( ☐ ) 3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

(1) The setback reduction shall apply only to the north north sideyard setback and shall not be reduced less than four (4) feet.

Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: Brianne A. Schenck



# McCordsville

ESTD  1988

## INDIANA

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Parking Lot Visibility  
Existing Zoning: McCord Square PUD

- YES ☒ NO ( )      1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES ☒ NO ( )      2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES ☒ NO ( )      3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE:            Granted ☒            Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Parking Lot Visibility  
Existing Zoning: McCord Square PUD

YES (✓) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (✓) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES (✓) NO ( )

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE: Granted \_\_\_\_\_ Denied \_\_\_\_\_ (reason must be given)

DATE: 04/12/2023

SIGNATURE: 

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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: McCordsville Police Station (GM Development)  
Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Parking Lot Visibility  
Existing Zoning: McCord Square PUD

YES ( ☒ ) NO ( ☐ )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ( ☒ ) NO ( ☐ )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ( ☒ ) NO ( ☐ )

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Conditions, if any, to granting this Variance:

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Reason, if denied:

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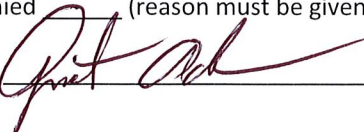
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VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE:



# McCordsville

ESTD  1988

## INDIANA

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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

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Co-applicant:  
Address:  
Location: 7520 Civic Drive  
Request: Development Standards Variance from Parking Lot Visibility  
Existing Zoning: McCord Square PUD

- YES ( ☒ ) NO ( ☐ )      1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES ( ☒ ) NO ( ☐ )      2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES ( ☒ ) NO ( ☐ )      3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance:

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Reason, if denied:

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VOTE:                      Granted ☒                      Denied ☐ (reason must be given)

DATE: 04/12/2023

SIGNATURE:

