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

<u>Adjournment</u>

There being no further business, the meeting was adjourned.



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicar	nt:	Integrity Family Chiropractic (Eric Burke)		
Co-appl				
Address				
Location:		5986 W CR 900 N		
Request		Development Standards Variance from Home Business Signage		
Existing	Zoning:	R-1		
	/			
YES (V)		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.		
Conditio	ons, if any, to gran	ting this Variance:		
		d to being no more than 20SF in sign area, (2) No taller than 6' in height, (3) Sign shall		
,-,		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:		



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	Integrity Family Chiropractic (Eric Burke)
Address: Location: Request: Existing Zoning:	5986 W CR 900 N Development Standards Variance from Home Business Signage 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.
	ting this Variance: d to being no more than 20SF in sign area, (2) No taller than 6' in height, (3) Sign shall base, (4) Sign shall be non-illuminated or externally
Reason, if denied:	
VOTE: Granted	Denied (reason must be gi ven)
DATE: 04/12/2023	SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant:	Integrity Family Chiropractic (Eric Burke)
Address: Location: Request: Existing Zoning:	5986 W CR 900 N Development Standards Variance from Home Business Signage 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.
	ting this Variance: d to being no more than 20SF in sign area, (2) No taller than 6' in height, (3) Sign shall base, (4) Sign shall be non-illuminated or externally
Reason, if denied:	
VOTE: Granted	Denied (reason must be given)
DATE: 04/12/2023	SIGNATURE: Brunne 9. Schulubege



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	Integrity Family Chiropractic (Eric Burke)
Address: Location: Request: Existing Zoning:	5986 W CR 900 N Development Standards Variance from Home Business Signage 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.
	ating this Variance: d to being no more than 20SF in sign area, (2) No taller than 6' in height, (3) Sign shall base, (4) Sign shall be non-illuminated or externally
Reason, if denied:	
VOTE: Granted DATE: 04/12/2023	Denied (reason must be given) SIGNATURE:



Applica		Integrity Family Chiropractic (Eric Burke)
Co-appl		
Address:		F000 W CD 000 N
Location:		5986 W CR 900 N
Request: Existing Zoning:		Special Exception to allow an in-home occupation
Existing	Zoning:	R-1
YES (🖍)		1. The proposed use is listed as a Special Exception Use by the Zoning Ordinance for the District this property is located in. See Appendix A of the Zoning Ordinance.
YES (V)		 The special exception can be served with adequate utilities, access roads, drainage, and other necessary facilities.
YES (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 (V)	NO ()	4. The special exception shall be sorted, oriented, and landscaped to produce harmonious
YES (V)	•	relationship of buildings and grounds to adjacent buildings and properties.
		5. The special exception shall produce a total visual impressions and environment which
YES (V	/ NO ()	is consistent with the environment of the neighborhood.
YES (V)	, NO ()	6. The special exception shall organize vehicular access and parking to minimize traffic
YES (V)	NO ()	congestion in the neighborhood. 7. The special exception shall preserve the purpose of the Zoning Ordinance.
11.3 (3)	110 ()	7. The special exception shall preserve the purpose of the Zonling Ordinance.
Conditio	ons. if anv. to grai	nting this Special Exception:
		business include no more employees than the owner of the business/home and
(-)		administrative employee. (2) All aspects of the business must be confined to the
	•	f the home. (3) There shall be no more than four (4) parking spaces for use in the
		ion. (4) Any exterior modifications, including, but not limited to, painting the
		l be submitted to the Planning Dept., regardless of whether a permit is required
		nodifications. (5) This Special Exception shall run with this petitioner, and not the
	land.	
Reason,	if denied:	
VOTE:	Grante	d (reason must be given)
DATE:	04/12/2023	3 SIGNATURE: How Vall



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. See Appendix A of the Zoning Ordinance.
YES () NO ()	2. The special exception can be served with adequate utilities, access roads, drainage,
1	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.
125 / 110 ()	7. The special exception shall preserve the purpose of the zoning of an aree.
Conditions if any to gran	ting this Special Exception:
	business include no more employees than the owner of the business/home and
	administrative employee. (2) All aspects of the business must be confined to the
	the home. (3) There shall be no more than four (4) parking spaces for use in the
home occupati	on. (4) Any exterior modifications, including, but not limited to, painting the
<u>structure, shall</u>	be submitted to the Planning Dept., regardless of whether a permit is required
for the work/m	odifications. (5) This Special Exception shall run with this petitioner, and not the
land.	
Reason, if denied:	
neason, il aemea.	
VOTE: Granted	d (reason must be given)
DATE: <u>04/12/2023</u>	SIGNATURE:



Applicar Co-appli	cant:	Integrity Family Chiropractic (Eric Burke)
Address		
Location:		5986 W CR 900 N
Request		Special Exception to allow an in-home occupation
Existing	Zoning:	R-1
YES (I)	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,
7		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
VEC	NO ()	with the development standards of this Ordinance.
YES (NO ()	4. The special exception shall be sorted, oriented, and landscaped to produce harmonious
١		relationship of buildings and grounds to adjacent buildings and properties.
YES (C)	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 (V)	NO ()	7. The special exception shall preserve the purpose of the Zoning Ordinance.
Conditio	ns. if anv. to gran	nting this Special Exception:
		business include no more employees than the owner of the business/home and
		administrative employee. (2) All aspects of the business must be confined to the
		the home. (3) There shall be no more than four (4) parking spaces for use in the
		on. (4) Any exterior modifications, including, but not limited to, painting the
		be submitted to the Planning Dept., regardless of whether a permit is required
	The state of the s	nodifications. (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: Brance a Schneschier



Applicant:	Integrity Family Chiropractic (Eric Burke)
Co-applicant:	
Address:	F09C M CD 000 N
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 Evention Use by the Zening Ordinance for the
1E3 (*) NO ()	1. The proposed use is listed as a Special Exception Use by the Zoning Ordinance for the
YES (/ NO ()	District this property is located in. <i>See Appendix A of the Zoning Ordinance</i> .
YES (1) NO ()	2. The special exception can be served with adequate utilities, access roads, drainage,
YES (/) NO ()	and other necessary facilities.
YES (7) 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.
	ranting this Special Exception:
(1) That the hon	ne business include no more employees than the owner of the business/home and
one addition	nal 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 t	
	ation. (4) Any exterior modifications, including, but not limited to, painting the
	hall be submitted to the Planning Dept., regardless of whether a permit is required
	/modifications. (5) This Special Exception shall run with this petitioner, and not the
land.	
Reason, if denied:	
VOTE:	tod / Ponied // (Control to be store)
VOTE: Gran	ted (reason) myst be given)
DATE: 04/12/20	SIGNATURE VET IN
DATE: 04/12/20	SIGNATURE: May Clare



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)
Address: Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Exterior Materials McCord Squarer 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 gran	ting this Variance:
Reason, if denied:	
VOTE: Granted	Denied (reason must be given)
DATE: 04/12/2023	SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)
Address:	
Location:	7520 Civic Drive
Request:	Development Standards Variance from Exterior Materials
Existing Zoning:	McCord Squarer PUD
YES (V) 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 g	ranting this Variance:
Reason, if denied:	
VOTE: Gran	ted (reason must be given)
DATE: 04/12/2023	signature: VWV VW



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)
Address: Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Exterior Materials McCord Squarer 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 gran	nting this Variance:
Reason, if denied:	
VOTE: Granted	
DATE: 04/12/2023	SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)
Location:	7520 Civic Drive
Request:	Development Standards Variance from Exterior Materials
Existing Zoning:	McCord Squarer PUD
YE&(()) NO ()	1. Conoral Walfara, The approval will not be injurious to the public health
TES(I) NO()	 General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
YES ()	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 gra	anting this Variance:
Reason, if denied:	
VOTE: Grant	ed (reason must be given)
DATE: 04/12/2023	SIGNATURE: Busine 9. Jehns Knowyca



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)
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 ()	
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)
125(1) 110()	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.
	<u> </u>
Conditions, if any, to gran	iting this Variance:
Reason, if denied:	
Reason, il deffied.	
VOTE: Granted	Denied reason must be given)
DATE 04/42/2022	SIGNATURE / Ald/a
DATE: 04/12/2023	SIGNATURE: () () () () () () () () () (



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)	
Address: Location:	7520 Civic Drive	
Request:		
Existing Zoning:	Development Standards Variance from Window Detailing McCord Square PUD	
YES (NO ()	General Welfare: The approval will not be injurious to the public health,	
P	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:		
Reason, if denied:		
VOTE: Granted	Denied (reason must be given)	
DATE: 04/12/2023	SIGNATURE: PALALAN A SCAME JONDONESA	



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)
Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Window Detailing McCord Square 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 (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:
Reason, if denied:	
VOTE:	Granted (reason must be given)
DATE: 04/12/20	23 SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)	
Location:	7520 Civic Drive	
Request:	Development Standards Variance from Window Detailing	
Existing Zoning:	McCord Square PUD	
LXISTING ZOTHING.	Miccord Square 1 0D	
YES (V) NO ()	1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.	
YES (i) 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 (\(\sum \) 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:		
Reason, if denied:		
VOTE: Granted	Denied (reason must be given)	
DATE: 04/12/2023	SIGNATURE:	



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)	
Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Ground Signage 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 grar (1) A ground sign sh line.	nting this Variance: all not be closer than two (2) feet to a right-of-way	
Reason, if denied:		
VOTE: Granted	Denied (reason must be given)	
DATE: 04/12/2023	SIGNATURE:	



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)
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 gran	ting this Variance:
	all not be closer than two (2) feet to a right-of-way
Reason, if denied:	
VOTE: Granted	Denied(reason must be given)
DATE: 04/12/2023	SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant:	McCordsville Police Station (GM Development)
Address: Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Ground Signage 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 grain (1) A ground sign standard line.	nting this Variance: nall not be closer than two (2) feet to a right-of-way
Reason, if denied:	
	. V)
VOTE: Grante DATE: 04/12/2023	Denied (reason must be given) SIGNATURE: Branke A. Sehner Curblinger



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)	
Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Ground Signage McCord Square PUD	
YES (/) NO ()	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 gran (1) A ground sign should be line.	all not be closer than two (2) feet to a right-of-way	
Reason, if denied:		
VOTE: Granted DATE: 04/12/2023	Denied (reason must be given) SIGNATURE	



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)
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 gran	ting this Variance:
Reason, if denied:	
VOTE: Granted	Denied (reason must be given)
DATE: 04/12/2023	SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address: Location:	McCordsville Police Station (GM Development) 7520 Civic Drive
Request: Existing Zoning:	Development Standards Variance from Wall Signage 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 (1) 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 gran	ting this Variance:
Reason, if denied:	
VOTE: Granted	Denied (reason must be given)
DATE: 04/12/2023	SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)	
Location:	7520 Civic Drive	
Request:	Development Standards Variance from Wall Signage	
Existing Zoning:	McCord Square PUD	
YES (NO () YES () NO ()	1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.	
	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:		
8		
Reason, if denied:		
VOTE: Granted	Denied (reason must be given)	
DATE: 04/12/2023	SIGNATURE:	
	\mathscr{O}	



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)	
Address: Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Wall Signage McCord Square PUD	
YES () NO ()	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:		
Reason, if denied:		
VOTE: Granted		
DATE: 04/12/2023	SIGNATURE: Duante a Sahre Kurbaga	



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)
Address: Location:	7520 Civic Drive
Request:	Development Standards Variance from Trail Material
Existing Zoning:	McCord Square PUD
YEST 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 gran	ting this Variance:
Reason, if denied:	
VOTE: Granted	Denied (reason must be given)
DATE: 04/12/2023	SIGNATURE: Browne a. Schhulchsage



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)
Address: Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Trail Material 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 gran	ting this Variance:
Reason, if denied:	
VOTE: Granted	Denied (reason must be given)
DATE: 04/12/2023	SIGNATURE: Mela



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)
Location:	7520 Civic Drive
Request:	Development Standards Variance from Trail Material
Existing Zoning:	McCord Square PUD
/	
YES (V NO ()	1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
YES (V) 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 (V) 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 gran	ting this Variance:
Reason, if denied:	
VOTE: Granted	Denied(reason must be given)
DATE: 04/12/2023	SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address: Location: Request: Existing Zoning:	McCordsville Police Station (GM Development) 7520 Civic Drive Development Standards Variance from Trail Material 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 gran	iting this Variance:
Reason, if denied:	
VOTE: Granted	Denied (reason must be given)
DATE: 04/12/2023	SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)
Address: Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Foundation Sidewalk Width 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 () 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 gran (1) The foundation s	ting this Variance: idewalk 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 Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address: Location: Request: Existing Zoning:	McCordsville Police Station (GM Development) 7520 Civic Drive Development Standards Variance from Foundation Sidewalk Width McCord Square PUD	
YES () NO ()	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 gran (1) The foundation s	ting this Variance: idewalk 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 Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address: Location: Request: Existing Zoning:	McCordsville Police Station (GM Development) 7520 Civic Drive Development Standards Variance from Foundation Sidewalk Width 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 gran (1) The foundation s	iting this Variance: sidewalk shall be no less than six (6) feet wide.
Reason, if denied:	
VOTE: Granted DATE: 04/12/2023	Denied (reason must be given) SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)
Address: Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Foundation Sidewalk Width 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 g (1) The foundati	granting this Variance: on sidewalk shall be no less than six (6) feet wide.
Reason, if denied:	
VOTE: Grai	nted (reason must be given)
DATE: 04/12/2023	SIGNATURE: Brance a. Schnerky buger



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicar Co-appli	cant:	McCordsville Police Station (GM Development)
Address: Location: Request: Existing Zoning:		7520 Civic Drive Development Standards Variance from Fencing McCord Square PUD
YES (V)	/ NO ()	1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
		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.
	The fence around similar). This fer shall it be taller to vinyl-coated channorth perimeters.	ating this Variance: d the secured parking lot shall be of a decorative, wrought-iron style (black aluminum or not shall be no taller than necessary to secure the facility, and under no circumstance than 10-foot in height. The fence around the lift station shall be permitted to be black in-link. This fence shall be no taller than 8-foot in height and limited to the west and sof the lift station area. The east and south perimeters shall feature a decorative fence by 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: TAM / M



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)		
Location:	7520 Civic Drive		
Request: Existing Zoning:	Development Standards Variance from Fencing McCord Square PUD		
YES () NO () YES () NO ()	1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.		
\	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.		
similar). This fer shall it be taller t vinyl-coated cha north perimeters	Iting this Variance: d the secured parking lot shall be of a decorative, wrought-iron style (black aluminum or necessary to secure the facility, and under no circumstance than 10-foot in height. The fence around the lift station shall be permitted to be black in-link. This fence shall be no taller than 8-foot in height and limited to the west and so of the lift station area. The east and south perimeters shall feature a decorative fence by 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 Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant:	McCordsville Police Station (GM Development)
Address: Location:	7520 Civic Drive
Request:	Development Standards Variance from Fencing
Existing Zoning:	McCord Square PUD
YES () NO ()	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 gra	nting this Variance:
(1) The fence arour similar). This fe shall it be taller vinyl-coated channorth perimeter	nd the secured parking lot shall be of a decorative, wrought-iron style (black aluminum or nce shall be no taller than necessary to secure the facility, and under no circumstance than 10-foot in height. The fence around the lift station shall be permitted to be black ain-link. This fence shall be no taller than 8-foot in height and limited to the west and as of the lift station area. The east and south perimeters shall feature a decorative fence ay be as tall as necessary to screen the lift station.
Reason, if denied:	
VOTE: Grante	d (reason must be given)
DATE: 04/12/2023	SIGNATURE: Buarte a Schnekybroge



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address: Location: Request: Existing Zoning:	McCordsville Police Station (GM Development) 7520 Civic Drive Development Standards Variance from Fencing McCord Square PUD
YES (NO ()	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: A



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address: Location: Request: Existing Zoning:		McCordsville Police Station (GM Development)
		7520 Civic Drive Development Standards Variance from Parking Lot Landscaping McCord Square PUD
YES (√)		1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
YES ()		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.
	The perimeter Panecessary planting secured parking be reduced, as d	ting this Variance: arking Lot Plantings requirement shall be altered to allow the petitioner to provide the original or an alternative, in the form of evergreen trees, along the western perimeter of the area. Additionally, the perimeter parking lot plantings along the north property line may etermined by the Zoning Administrator based upon the final proximity of the parking the north property
Reason,	if denied:	
VOTE:	Granted	Denied(reason must be given)
DATE:	04/12/2023	SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant:	McCordsville Police Station (GM Development)
Address: Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Parking Lot Landscaping McCord Square PUD
YES () NO () 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.
necessary planting secured parking be reduced, as d	ting this Variance: arking Lot Plantings requirement shall be altered to allow the petitioner to provide the engs or an alternative, in the form of evergreen trees, along the western perimeter of the earea. Additionally, the perimeter parking lot plantings along the north property line may etermined by the Zoning Administrator based upon the final proximity of the parking the north property
Reason, if denied:	
VOTE: Granted	Denied (reason must be given)
DATE: 04/12/2023	SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)
Address: Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Parking Lot Landscaping 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.
necessary planti secured parking be reduced, as c	nting this Variance: arking Lot Plantings requirement shall be altered to allow the petitioner to provide the ngs or an alternative, in the form of evergreen trees, along the western perimeter of the area. Additionally, the perimeter parking lot plantings along the north property line may letermined by the Zoning Administrator based upon the final proximity of the parking the north property
Reason, if denied:	
VOTE: Grante	Denied (reason must be given)
DATE: 04/12/2023	SIGNATURE: And Not



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)
Address: Location:	7520 Civic Drive
Request:	Development Standards Variance from Parking Lot Landscaping
Existing Zoning:	McCord Square PUD
YES (I) NO ()	1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
YES () NO () 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 (V 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 gran	iting this Variance:
(1) The perimeter Prinecessary planting secured parking be reduced, as d	arking Lot Plantings requirement shall be altered to allow the petitioner to provide the ngs or an alternative, in the form of evergreen trees, along the western perimeter of the area. Additionally, the perimeter parking lot plantings along the north property line may etermined by the Zoning Administrator based upon the final proximity of the parking
lot/drive aisle to line	the north property
Reason, if denied:	
VOTE: Granted	
DATE: 04/12/2023	SIGNATURE: Blanche a John Warbheyer



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applica Co-appl Address	licant:	McCordsville Police Station (GM Development)
Location		7520 Civic Drive
		,
Request: Existing Zoning:		Development Standards Variance from Perimeter Landscaping McCord Square PUD
		THICEGIA SQUARE 1 0 D
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() 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.
Conditio	ons if any to gran	iting this Variance:
	The perimeter p	lantings along CR 750N may be reduced from the required three (3) trees per one eet. However, these plantings shall be required along the perimeter adjacent to the 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 Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicar	icant:	McCordsville Police Station (GM Development)			
Address: Location: Request: Existing Zoning:		7520 Civic Drive Development Standards Variance from Perimeter Landscaping McCord Square PUD			
YES (V)		1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.			
YES (V)	/	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 (V	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.			
	The perimeter pl hundred lineal fe	anting this Variance: antings along CR 750N may be reduced from the required three (3) trees per one set. However, these plantings shall be required along the perimeter adjacent to the 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 Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicar Co-appl Address	icant:	McCordsville Police Station (GM Development)
Location: Request: Existing Zoning:		7520 Civic Drive Development Standards Variance from Perimeter Landscaping McCord Square PUD
YES (V)		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 (V)	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.
	The perimeter pl hundred lineal fe	ting this Variance: antings along CR 750N may be reduced from the required three (3) trees per one set. However, these plantings shall be required along the perimeter adjacent to the 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: July Odca



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)	
Location:	7520 Civic Drive	
Request:	Development Standards Variance from Perimeter Landscaping	
Existing Zoning:	McCord Square PUD	
0 0		
\ \ \ \		
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 gran	ting this Variance:	
	antings 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.	
D (C)		
Reason, if denied:		
VOTE: Granted	Denied (reason must be given)	
Joil. Grantee	(leason must be given)	
DATE: 04/12/2023	SIGNATURE: Somanie a Schnethbugh	



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)
Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Side Yard Setback McCord Square PUD
YES (V NO()	1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
YES (V 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 (V 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 gran (1) The setback reduction four (4) feet.	ting this Variance: n shall apply only to the north north sideyard setback and shall not be reduced less than
Reason, if denied:	
VOTE: Granted	Denied (reason must be given)
DATE: 04/12/2023	SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)
Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Side Yard Setback 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 (N 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 gran (1) The setback reduction four (4) feet.	ting this Variance: n shall apply only to the north north sideyard setback and shall not be reduced less than
Reason, if denied:	
VOTE: Granted DATE: 04/12/2023	Denied (reason must be given) SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address: Location: Request: Existing Zoning:	McCordsville Police Station (GM Development) 7520 Civic Drive Development Standards Variance from Side Yard Setback 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: Grante	d Denied (reason must be given)	
DATE: 04/12/2023 SIGNATURE () ()		



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

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



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)	
Address: Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Parking Lot Visibility 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.	
/	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 gra	nting this Variance:	
Reason, if denied:		
VOTE: Grante	d (reason must be given)	
DATE: 04/12/2023 SIGNATURE:		



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant: Address:	McCordsville Police Station (GM Development)	
Location:	7520 Civic Drive	
Request:	Development Standards Variance from Parking Lot Visibility	
Existing Zoning:	McCord Square PUD	
LXISTING ZOTHING.	The cord oqual c 1 ob	
YES (V) 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 (N) 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 gran	iting this Variance:	
Reason, if denied:		
VOTE: Granted	Denied (reason must be given)	
DATE: 04/12/2023 SIGNATURE:		



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

McCordsville Police Station (GM Development)
7520 Civic Drive Development Standards Variance from Parking Lot Visibility McCord Square PUD
1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
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
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.
nting this Variance:
Denied (reason must be given) SIGNATURE:



McCordsville Board of Zoning Appeals 6280 W 800 N McCordsville, IN 46055 www.mccordsville.org

Applicant: Co-applicant:	McCordsville Police Station (GM Development)
Address: Location: Request: Existing Zoning:	7520 Civic Drive Development Standards Variance from Parking Lot Visibility 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 gran	ting this Variance:
Reason, if denied:	
VOTE: Granted	Denied (reason must be given)
DATE: 04/12/2023	SIGNATURE: Branne a Schnenkunberger