

McCordsville Board of Zoning Appeals
Meeting Minutes
May 3, 2023

Call to Order

Members Present: Steve Duhamell, Grant Adams, Dan Vail

Members Absent: Corey Karn, Brienne Schneckenberger

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

Agenda Considerations

Mr. Crum announced that only three members are present and if any petitioner wants to continue until there are four or more members, they can do that.

Approval of Minutes

The Minutes of the April meeting could not be approved because a quorum of eligible members was not present. The minutes will be approved at the next meeting.

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. Crum gave an overview of the petition requests and the site details.

Joe Calderon presented on behalf of the petitioner (see attached presentation). He discussed the site plan, noting that the ingress/egress on Broadway and CR 600 W were designed to manage traffic flow and with future road improvements in mind. He also noted that the site is designed for drive-thru stacking with no spillage onto any public street. Mr. Calderon also spoke on each of the Special Exception and Variance requests.

Mr. Calderon, Staff, and Board Members discussed traffic flow design on both Broadway and CR 600 W, with Mr. Calderon stating they are working with INDOT on road cuts on Broadway.

Mr. Vail asked for clarification on the grade separation project noted in condition #6 on the Special Exception from Section 4.08 – Drive Thru. Mr. Crum explained that condition is to acknowledge that there is a planned road project on CR 600 W that will require the planned ingress/egress on CR 600 W to be closed off. This project does not have a timeline at the moment, but it is the planned solution for traffic congestion at the intersection. Mr. Calderon stated that Mr. Crum has been upfront about the project and that the petitioner understands the risks.

Mr. Crum noted that the menu board required a variance because current sign standards state that it cannot face CR 600 W. Mr. Calderon and Mr. Crum discussed the planned screening of the menu board. Mr. Calderon stated that there is a large separation between the location of the menu board and the

roadway and that the petitioner would ensure that the landscaping along CR 600 W would have height to further screen the menu board.

Floor opened to the public

Dan Justus asked if Railroad St would be widened during the course of this development, noting that the street is already used to bypass the intersection and is narrow and has potholes.

Scott Harbin asked if Indiana St would remain open or would it be vacated.

Floor closed to the public

Mr. Crum stated that Railroad St will not be widened past the Culver's lot and that the Town does not have plans to widen the street but is open to discussion with property owners. He stated that the Town would watch how traffic patterns develop and go from there. He stated he does not believe INDOT has concerns about Indiana St staying open and does not anticipate INDOT asking to close Indiana St. Mr. Crum also stated that INDOT does not have plans to put a median in on Broadway.

Mr. Vail made a motion if the special exception is approved, all staff conditions listed shall apply. Mr. Adams seconded. The motion passed 3/0.

The ballots for the special exception were counted. The special exception failed 2/1. Mr. Adams read out the ballot votes. Mr. Adams and Mr. Duhamell voted "aye." Mr. Vail voted "nay."

Mr. Morelock stated that since the Special Exception failed there was no reason to vote on the Variances. He stated that the Petitioner can come back to the June meeting to be heard before the full Board.

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

Staff requested a continuance. The petitioner is not here, and Staff does not believe that notice was sent.

Mr. Adams moved to continue the petition to the June meeting. Mr. Vail seconded. The motion passed 3/0.

New Business

BZA-23-007, Geist Montessori Academy's request for Development Standard Variances for Temporary Signage at 6058 W 900N

Mr. Crum introduced the petition, noting surrounding zoning and the Sign Ordinance Variances awarded to McCordsville Elementary.

Jennifer Gosch presented for the petitioner. Ms. Gosch asked for clarification on sign definitions and Staff conditions noted on each Variance request. Ms. Gosch asked that the conditions on the ballots allow one (1) of the seven (7) temporary sign to be allowed up for 90 days in one (1) calendar year and to allow for no more than two (2) temporary signs up at one time, one of those being the sign allowed for 90 days.

Floor opened to the public

No comment

Floor closed to the public

Mr. Crum stated that Staff is not in support of this variance.

Variance 1

Condition 2 was changed so that of the seven (7) temporary ground signs, one (1) may be placed for no more than 90 consecutive days in one calendar year and the remaining six (6) are allowed no more than 14 consecutive days.

Mr. Adams made a motion that if the variance is approved, conditions as amended shall apply. Mr. Vail seconded. The motion passed 3/0.

The ballots were counted and the variance passed 3/0.

Variance 2

Mr. Vail made a motion that if the variance is approved, conditions shall apply. Mr. Adams seconded. The motion passed 3/0.

The ballots were counted and the variance passed 3/0.

Variance 3

Condition 1 was changed to, "No more than two (2) temporary ground signs may be displayed at any one time."

Mr. Adams made a motion that if the variance is approved, conditions as amended shall apply. Mr. Vail seconded. The motion passed 3/0.

The ballots were counted and the variance passed 3/0.

Variance 4

Condition 2 was changed to add, "on a light post."

Mr. Adams made a motion that if the variance is approved, conditions as amended shall apply. Mr. Vail seconded. The motion passed 3/0.

The ballots were counted and the variance passed 3/0.

Variance #5

Condition 1 was changed so that one (1) temporary ground sign is allowed for not more than 90 consecutive days while the remaining six (6) are allowed no more than 14 consecutive days.

Mr. Vail made a motion that if the variance is approved, conditions as amended shall apply. Mr. Adams seconded. The motion passed 3/0.

The ballots were counted and the variance passed 3/0.

Variance 6

Mr. Adams made a motion that if the variance is approved, conditions shall apply. Mr. Vail seconded. The motion passed 3/0.

The ballots were counted and the variance passed 3/0.

Announcements

The next meeting will be June 7, 2023

Adjournment

There being no further business, the meeting was adjourned.

McCordsville

ESTD  1988

INDIANA

Applicant: McCordsville Development LLC (Culver's)
Co-applicant:
Address:
Location: NWC of CR 600W & W Broadway
Request: Special Exception from Section 4.08 – Drive Thru
Existing Zoning: CN

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
and

2. The special exception can be served with adequate utilities, access roads, drainage, and other necessary facilities.

YES NO
be

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
harmonious

4. The special exception shall be sorted, oriented, and landscaped to produce 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. Any right-of-way necessary for the realigned portion of S. Railroad St. will be dedicated to the Town. Additionally, all costs to realign/rebuild S. Railroad St., for the portion of the realignment/rebuild adjacent to this project's final lot configuration, will be borne by the property owner and not the Town.
2. A 60-foot half-width right-of-way for W Broadway and a 70-foot half-width right-of-way for CR 600W will be dedicated to the Town.
3. The W Broadway entrance location shall be as shown on the site plan in the Petitioner's Packet. It shall not be altered to move further eastward, except for a minor shift needed to address a site conflict that is approved by both the Town Engineer and INDOT. If the petitioner wishes to replace this full access entrance with a limited access entrance that features no left-turn movements, it may be permitted to move further east with the approval of the Town Engineer and INDOT.
4. The locations of the buildings and parking areas shall be consistent with the site plan in the Petitioner's Packet.

5. No additional road cuts shall be sought or permitted along W Broadway other than the one cut shown.
6. The petitioner acknowledges that the Town has communicated two future roadway projects along CR 600W. The first project, which is anticipated to break ground in 2025, is likely to include a center median which will further prevent left-turns in or out of this site from the CR 600W road cut. The second project, which does not currently have a timeline, is a grade separation project, which will require the elimination of the CR 600W road cut for this site. The petitioner acknowledges these impacts to their site, now prior to their investment in the project.
7. The CR 600W entrance location and function, as a right-in/right-out only, shall be as shown on the site plan in the Petitioner's Packet. The "pork-chop" shall be a raised curb median and shall feature landscaping, as approved by the Zoning Administrator.
8. An extensive landscape package shall be installed in the area between the drive-thru lanes and the east building façade.
9. There is a cooler/storage noted on the site plan, this shall be fully integrated into the building design and shall feature the same materials and level of architectural design as the rest of the building.
10. Any accessory structure, including but not limited to canopies/awnings over the drive-thru, Menu Board, or "squawk box", shall consist of neutral color(s) matching or complimenting the primary structure, and feature brick or stone bases around the support structure(s). For the purposes of this standard, white shall not be considered a neutral color. Any canopy or structure over the drive-thru, supported by more than one post, shall also feature a cornice line mimicking the cornice line of the primary structure.

Reason, if denied:

Public safety concerns.

VOTE: Granted

Denied (reason must be given)

DATE: 05/03/2023

SIGNATURE: *Don Vail*

McCordsville

ESTD  1988

INDIANA

Applicant: McCordsville Development LLC (Culver's)
Co-applicant:
Address:
Location: NWC of CR 600W & W Broadway
Request: Special Exception from Section 4.08 – Drive Thru
Existing Zoning: CN

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 ()
and

2. The special exception can be served with adequate utilities, access roads, drainage, and other necessary facilities.

YES NO ()
be

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 ()
harmonious

4. The special exception shall be sorted, oriented, and landscaped to produce

YES NO ()

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.

7. The special exception shall preserve the purpose of the Zoning Ordinance.

Conditions, if any, to granting this Special Exception:

1. Any right-of-way necessary for the realigned portion of S. Railroad St. will be dedicated to the Town. Additionally, all costs to realign/rebuild S. Railroad St., for the portion of the realignment/rebuild adjacent to this project's final lot configuration, will be borne by the property owner and not the Town.
2. A 60-foot half-width right-of-way for W Broadway and a 70-foot half-width right-of-way for CR 600W will be dedicated to the Town.
3. The W Broadway entrance location shall be as shown on the site plan in the Petitioner's Packet. It shall not be altered to move further eastward, except for a minor shift needed to address a site conflict that is approved by both the Town Engineer and INDOT. If the petitioner wishes to replace this full access entrance with a limited access entrance that features no left-turn movements, it may be permitted to move further east with the approval of the Town Engineer and INDOT.
4. The locations of the buildings and parking areas shall be consistent with the site plan in the Petitioner's Packet.

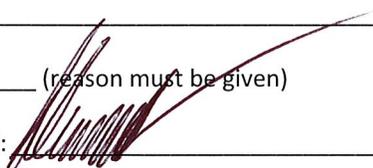
5. No additional road cuts shall be sought or permitted along W Broadway other than the one cut shown.
6. The petitioner acknowledges that the Town has communicated two future roadway projects along CR 600W. The first project, which is anticipated to break ground in 2025, is likely to include a center median which will further prevent left-turns in or out of this site from the CR 600W road cut. The second project, which does not currently have a timeline, is a grade separation project, which will require the elimination of the CR 600W road cut for this site. The petitioner acknowledges these impacts to their site, now prior to their investment in the project.
7. The CR 600W entrance location and function, as a right-in/right-out only, shall be as shown on the site plan in the Petitioner’s Packet. The “pork-chop” shall be a raised curb median and shall feature landscaping, as approved by the Zoning Administrator.
8. An extensive landscape package shall be installed in the area between the drive-thru lanes and the east building façade.
9. There is a cooler/storage noted on the site plan, this shall be fully integrated into the building design and shall feature the same materials and level of architectural design as the rest of the building.
10. Any accessory structure, including but not limited to canopies/awnings over the drive-thru, Menu Board, or “squawk box”, shall consist of neutral color(s) matching or complimenting the primary structure, and feature brick or stone bases around the support structure(s). For the purposes of this standard, white shall not be considered a neutral color. Any canopy or structure over the drive-thru, supported by more than one post, shall also feature a cornice line mimicking the cornice line of the primary structure.

Reason, if denied:

VOTE: Granted _____

Denied _____ (reason must be given)

DATE: 05/03/2023

SIGNATURE:  _____

McCordsville

ESTD  1988

INDIANA

Applicant: McCordsville Development LLC (Culver's)
Co-applicant:
Address:
Location: NWC of CR 600W & W Broadway
Request: Special Exception from Section 4.08 – Drive Thru
Existing Zoning: CN

- | | |
|--|---|
| YES <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> NO ()
and | 2. The special exception can be served with adequate utilities, access roads, drainage, and other necessary facilities. |
| YES <input checked="" type="checkbox"/> NO ()
be | 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 <input checked="" type="checkbox"/> NO ()
harmonious | 4. The special exception shall be sorted, oriented, and landscaped to produce relationship of buildings and grounds to adjacent buildings and properties. |
| YES <input checked="" type="checkbox"/> NO () | 5. The special exception shall produce a total visual impressions and environment which is consistent with the environment of the neighborhood. |
| YES <input checked="" type="checkbox"/> NO () | 6. The special exception shall organize vehicular access and parking to minimize traffic congestion in the neighborhood. |
| YES <input checked="" type="checkbox"/> NO () | 7. The special exception shall preserve the purpose of the Zoning Ordinance. |

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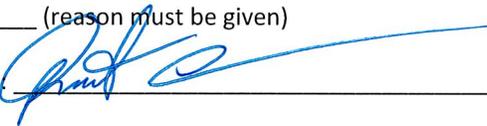
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10. Any accessory structure, including but not limited to canopies/awnings over the drive-thru, Menu Board, or "squawk box", shall consist of neutral color(s) matching or complimenting the primary structure, and feature brick or stone bases around the support structure(s). For the purposes of this standard, white shall not be considered a neutral color. Any canopy or structure over the drive-thru, supported by more than one post, shall also feature a cornice line mimicking the cornice line of the primary structure.

Reason, if denied:

VOTE: Granted

Denied (reason must be given)

DATE: 05/03/2023

SIGNATURE: 

McCordsville

Variance #1



INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05 requiring permits for signage
Existing Zoning: Bay Creek 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:

- Only 1 from the group*
1. There shall be no more than 7 temporary ground signs placed on the property in any one calendar year without the requirement for a temporary sign permit. Signs meeting the Town's standards for "Exempt Signs" and "banner" signs on light poles shall not count towards this total.
 2. ~~No temporary signs shall be placed for longer than 14 consecutive days.~~
 3. No temporary signs shall be illuminated.
 4. Posts and/or structures supporting temporary ground signage shall be removed each time a ground sign is removed. Such post(s) or support(s) shall not be permitted to remain "in-place".
 5. The approval of this variance does not alter the requirements or standards for any other temporary signage. Any other temporary signage must be submitted to the Town for permitting and shall comply with the Town's sign code provisions.

Reason, if denied:

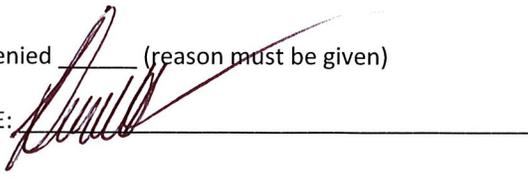
VOTE:

Granted

Denied (reason must be given)

DATE: 05/03/2023

SIGNATURE:

A handwritten signature in red ink is written over a horizontal line. The signature is stylized and appears to be a name with a large initial.

McCordsville

Variance #1



INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05 requiring permits for signage
Existing Zoning: Bay Creek 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. There shall be no more than 7 temporary ground signs placed on the property in any one calendar year without the requirement for a temporary sign permit. Signs meeting the Town’s standards for “Exempt Signs” and “banner” signs on light poles shall not count towards this total.
- 2. No temporary sign shall be placed for longer than 14 consecutive days. *as per amended*
- 3. No temporary signs shall be illuminated.
- 4. Posts and/or structures supporting temporary ground signage shall be removed each time a ground sign is removed. Such post(s) or support(s) shall not be permitted to remain “in-place”.
- 5. The approval of this variance does not alter the requirements or standards for any other temporary signage. Any other temporary signage must be submitted to the Town for permitting and shall comply with the Town’s sign code provisions.

Reason, if denied:

McCordsville

Variance #1

ESTD  1988

INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy *d*

Co-applicant:

Address: 6058 W 900N

Location:

Request: Development Standards Variance from Section 7.05 requiring permits for signage *d*

Existing Zoning: Bay Creek 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:

- There shall be no more than 7 temporary ground signs placed on the property in any one calendar year without the requirement for a temporary sign permit. Signs meeting the Town's standards for "Exempt Signs" and "banner" signs on light poles shall not count towards this total.
- No temporary sign shall be placed for longer than 14 consecutive days. *if for no more than 90 days*
- No temporary signs shall be illuminated.
- Posts and/or structures supporting temporary ground signage shall be removed each time a ground sign is removed. Such post(s) or support(s) shall not be permitted to remain "in-place".
- The approval of this variance does not alter the requirements or standards for any other temporary signage. Any other temporary signage must be submitted to the Town for permitting and shall comply with the Town's sign code provisions.

Reason, if denied:

VOTE:

Granted

Denied

(reason must be given)

DATE: 05/03/2023

SIGNATURE: _____

Daniel

McCordsville

Variance #2



INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05(D) – Sign Setback
Existing Zoning: Bay Creek PUD

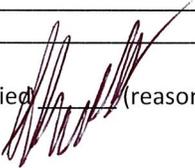
- YES () NO () 1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES () NO () 2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially 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. No temporary signs shall be placed no closer than 1' from the right-of-way line.

Reason, if denied:

VOTE: Granted Denied (reason must be given)

DATE: 05/03/2023 SIGNATURE: 

McCordsville

Variance #2



INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05(D) – Sign Setback
Existing Zoning: Bay Creek 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.

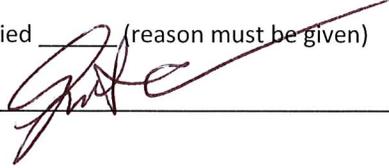
Conditions, if any, to granting this Variance:

1. No temporary signs shall be placed no closer than 1' from the right-of-way line.

Reason, if denied:

VOTE: Granted Denied (reason must be given)

DATE: 05/03/2023

SIGNATURE: 

McCordsville

Variance #2

ESTD  1988

INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05(D) – Sign Setback
Existing Zoning: Bay Creek 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:

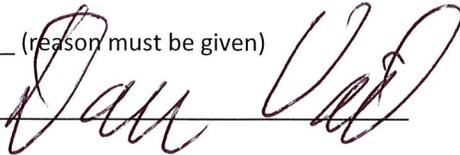
1. No temporary signs shall be placed no closer than 1' from the right-of-way line.

Reason, if denied:

VOTE: Granted Denied _____ (reason must be given)

DATE: 05/03/2023

SIGNATURE: _____



McCordsville

Variance #3

ESTD  1988

INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05(B) – Quantity of Signs Displayed
Existing Zoning: Bay Creek 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:

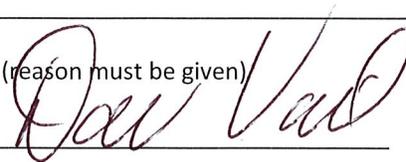
1. There shall be no more than one (1) temporary ground sign displayed at any one time.
2. Up to four (4) banner signs may be permitted to be displayed at any one time on parking lot light posts.
3. Multiple banner signs may also be permitted to be displayed at any one time on streetlight posts.

Reason, if denied:

VOTE: Granted Denied _____ (reason must be given)

DATE: 05/03/2023

SIGNATURE: _____



McCordsville

Variance #3

ESTD  1988

INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05(B) – Quantity of Signs Displayed
Existing Zoning: Bay Creek 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.

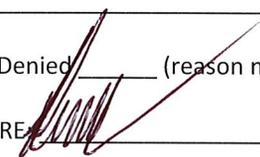
Conditions, if any, to granting this Variance:

1. There shall be no more than ^{two} (1) temporary ground sign displayed at any one time.
2. Up to four (4) banner signs may be permitted to be displayed at any one time on parking lot light posts.
3. Multiple banner signs may also be permitted to be displayed at any one time on streetlight posts.

Reason, if denied:

VOTE: Granted Denied (reason must be given)

DATE: 05/03/2023

SIGNATURE: 

McCordsville

Variance #3

ESTD  1988

INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05(B) – Quantity of Signs Displayed
Existing Zoning: Bay Creek 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.

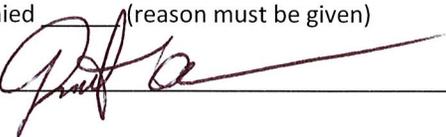
Conditions, if any, to granting this Variance:

1. There shall be no more than one ² temporary ground sign displayed at any one time.
2. Up to four (4) banner signs may be permitted to be displayed at any one time on parking lot light posts.
3. Multiple banner signs may also be permitted to be displayed at any one time on streetlight posts.

Reason, if denied:

VOTE: Granted Denied (reason must be given)

DATE: 05/03/2023

SIGNATURE: 

McCordsville

Variance #4

ESTD  1988

INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05(C) – Sign Size
Existing Zoning: Bay Creek 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.

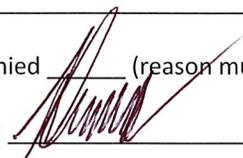
Conditions, if any, to granting this Variance:

1. The maximum size for a temporary ground sign shall be 32 SF of sign area, and no taller than 8' from grade.
2. The maximum size for a banner sign shall be 42" by 24". *on a light post*

Reason, if denied:

VOTE: Granted Denied (reason must be given)

DATE: 05/03/2023

SIGNATURE: 

McCordsville

Variance #4



INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05(C) – Sign Size
Existing Zoning: Bay Creek 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:

- The maximum size for a temporary ground sign shall be 32 SF of sign area, and no taller than 8' from grade.
- The maximum size for a banner sign shall be 42" by 24".

Reason, if denied:

on light post

VOTE: Granted Denied (reason must be given)

DATE: 05/03/2023

SIGNATURE: *Dan Vail*

McCordsville

Variance #4

ESTD  1988

INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05(C) – Sign Size
Existing Zoning: Bay Creek 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:

- The maximum size for a temporary ground sign shall be 32 SF of sign area, and no taller than 8' from grade.
- The maximum size for a banner sign shall be 42" by 24". *on light post*

Reason, if denied:

VOTE: Granted Denied _____ (reason must be given)

DATE: 05/03/2023 SIGNATURE: 

McCordsville

Variance #5



INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05(E) – Duration of Signs
Existing Zoning: Bay Creek 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:

- ~~No~~ temporary ground sign shall be placed for longer than 14 consecutive days.
- No banner sign shall exceed a time period of three (3) years from the date of notification to the Town that the banner sign was placed, without further approval from the BZA. Any banner sign that is weather damaged during the three (3) year period must either be taken down or replaced.

Reason, if denied:

VOTE: Granted Denied (reason must be given)

DATE: 05/03/2023

SIGNATURE: 

McCordsville

Variance #5

ESTD  1988

INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05(E) – Duration of Signs
Existing Zoning: Bay Creek 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.

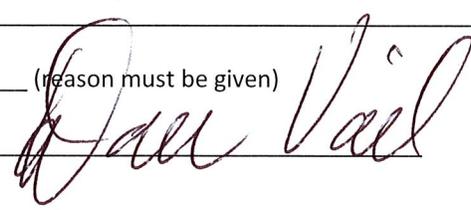
Conditions, if any, to granting this Variance:

1. No temporary ground sign shall be placed for longer than 14 consecutive days.
2. No banner sign shall exceed a time period of three (3) years from the date of notification to the Town that the banner sign was placed, without further approval from the BZA. Any banner sign that is weather damaged during the three (3) year period must either be taken down or replaced.

Reason, if denied:

VOTE: Granted Denied _____ (reason must be given)

DATE: 05/03/2023

SIGNATURE: 

McCordsville

Variance #5

ESTD  1988

INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.05(E) – Duration of Signs
Existing Zoning: Bay Creek 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:

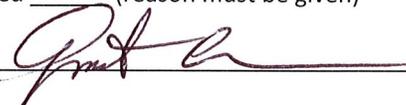
as amended

1. No temporary ground sign shall be placed for longer than 14 consecutive days.
2. No banner sign shall exceed a time period of three (3) years from the date of notification to the Town that the banner sign was placed, without further approval from the BZA. Any banner sign that is weather damaged during the three (3) year period must either be taken down or replaced.

Reason, if denied:

VOTE: Granted Denied _____ (reason must be given)

DATE: 05/03/2023

SIGNATURE: 

McCordsville

Variance #6

ESTD  1988

INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.01(H) – Right-of-way Prohibition
Existing Zoning: Bay Creek 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.

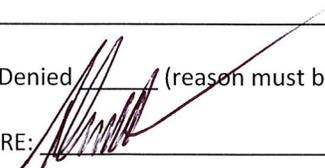
Conditions, if any, to granting this Variance:

- The Town reserves the right to remove a banner sign on a streetlight post, located in public right-of-way, in the course of conducting town business which necessitates, at its discretion, the removal of the banner sign or streetlight, or if the town determines the banner sign poses a safety risk.
- The petitioner is responsible for determining and ensuring that any light post, whether it is a streetlight or parking lot light, is properly constructed and anchored to carry the load of the banner sign.
- The petitioner assumes all liability for banner signs located in public right-of-way.

Reason, if denied:

VOTE: Granted Denied (reason must be given)

DATE: 05/03/2023

SIGNATURE:  _____

McCordsville

Variance #6

ESTD  1988

INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.01(H) – Right-of-way Prohibition
Existing Zoning: Bay Creek PUD

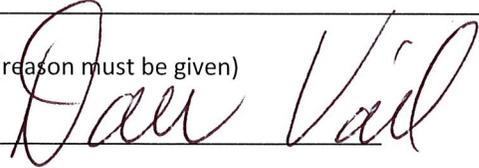
- YES NO 1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES NO 2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; 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:

- The Town reserves the right to remove a banner sign on a streetlight post, located in public right-of-way, in the course of conducting town business which necessitates, at its discretion, the removal of the banner sign or streetlight, or if the town determines the banner sign poses a safety risk.
- The petitioner is responsible for determining and ensuring that any light post, whether it is a streetlight or parking lot light, is properly constructed and anchored to carry the load of the banner sign.
- The petitioner assumes all liability for banner signs located in public right-of-way.

Reason, if denied:

VOTE: Granted Denied _____ (reason must be given)

DATE: 05/03/2023 SIGNATURE: 

McCordsville

Variance #6

ESTD  1988

INDIANA

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Geist Montessori Academy
Co-applicant:
Address: 6058 W 900N
Location:
Request: Development Standards Variance from Section 7.01(H) – Right-of-way Prohibition
Existing Zoning: Bay Creek 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 Town reserves the right to remove a banner sign on a streetlight post, located in public right-of-way, in the course of conducting town business which necessitates, at its discretion, the removal of the banner sign or streetlight, or if the town determines the banner sign poses a safety risk.
2. The petitioner is responsible for determining and ensuring that any light post, whether it is a streetlight or parking lot light, is properly constructed and anchored to carry the load of the banner sign.
3. The petitioner assumes all liability for banner signs located in public right-of-way.

Reason, if denied:

VOTE: Granted Denied (reason must be given)

DATE: 05/03/2023

SIGNATURE: 