

NOTICE OF PUBLIC HEARING
McCordsville Board of Zoning Appeals
Docket No. BZA-25-008

Hearing Information: Notice is hereby given that on the 3rd day of September 2025, at 6:00pm, a public hearing will be held by the McCordsville Board of Zoning Appeals at the McCordsville Municipal Building, 6280 Vail Road (CR 800N), McCordsville, Indiana for the purpose of considering a Variance to allow solar panels, not in a symmetrical panel grouping, on a street-facing roof in the Bay Creek at Geist PUD zoning district. The subject property is located at 6190 W Bayfront Shores.

A copy of the petition, submitted by Aaron Charles, is on record and can be viewed at the Planning and Building Dept., which is located at the McCordsville Municipal Building. The petition can also be viewed on the Town's website at www.mccordsville.in.gov. Interested persons can also contact the Planning and Building staff at 335-3604 or building@mccordsville.in.gov for more information. A copy of the meeting agenda and other information will be posted on the Town's website at www.mccordsville.in.gov. Written comments may be filed with the Planning and Building Dept. at or before the hearing. Oral comments concerning this proposal will be heard at the aforementioned public hearing. Such hearing may be continued from time to time as may be found necessary and without further notice.

All interested persons desiring to present their views upon the Petition will have an opportunity to be heard. Pursuant to the Americans With Disabilities Act, any individual interested in attending the hearing should contact the McCordsville Municipal Building and advise what, if any, accommodation is needed to attend the hearing.

To Whom it may concern,

We are submitting this letter of intent regarding the installation of solar panels on the front (south-facing) side of our home. After reviewing the system design and energy efficiency projections, it is clear that placement on the front of the home is essential for maximizing performance.

If panels were placed only on the rear roof, the efficiency would drop to about 964 kWh/kW, which is a 32.5% decrease compared to the front. Even though this setup would offset about 42% of our annual energy use, the efficiency level is considered unacceptably low. In short, restricting the system to the rear roof would create a significant hardship by forcing us to invest in a system that produces far less energy than it reasonably should.

By contrast, the front roof alone achieves an efficiency of 1,428 kWh/kW, offsetting about 24% of annual usage—a much stronger result given the optimal south-facing orientation.

When both front and rear roofs are combined, the system generates an efficiency of 1,107 kWh/kW with a 72% offset, which is acceptable and in line with common system performance.

For these reasons, placement of solar panels on the front of our home is essential. Without utilizing the south-facing roof, the system would not perform adequately, making it an inefficient and financially impractical investment.

Sincerely,

Aaron and Mallory Charles
6190 W Bayfront Shores
McCordsville, IN 46055

Recommended System Option

21.75_{kW}

System Size

72%

Consumption Offset

\$114,677

Estimated net savings
over system lifetime

\$43,402

Net System Price
including tax



System Hardware

Solar Panels

Qcells

21.8 kW Total Module Power

50 x 435 Watt Panels (Q.TRON BLK M-G2+ 435)

24,094 kWh per year

Power Optimizer

650 W, Residential Power Optimizer

50 x U650

Inverter

SolarEdge Technologies Ltd.

20 kW Total Inverter Rating

2 x Energy Hub SE10000H-US [240V]

Warranties: 25 Year Panel Product Warranty, 25 Year Panel Performance Warranty, 12 Year Inverter Product Warranty