

**NOTICE OF PUBLIC HEARING**  
**McCordsville Board of Zoning Appeals**  
**Docket No. BZA-25-007**

Hearing Information: Notice is hereby given that on the 3<sup>rd</sup> 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 Special Exception to allow a two-story duplex in the Old Town zoning district. The subject property is located at 7547 N Form St.

A copy of the petition, submitted by GT Real Estate, LLC, 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](http://www.mccordsville.in.gov). Interested persons can also contact the Planning and Building staff at 335-3604 or [building@mccordsville.in.gov](mailto: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](http://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.



7727 Depot Street  
McCordsville, IN 46055  
Phone: 317.335.2628  
[info@greentouchservices.com](mailto:info@greentouchservices.com)

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### Statement of intent

GT Real Estate is requesting a special exception to construct a duplex in the OT "old town" area of McCordsville at 7547 North Form Street.

The duplex will be two stories and be approximately 3,800 sq ft (44X43). It will have a front porch with parking in the rear. Each unit will consist of 4 bedrooms with three full baths upstairs and Kitchen, half bath and living space on first floor.

Thank you,

Eric Green

Member

GT Real Estate



Assumed North

0 10 20 40

Scale: 1" = 20'

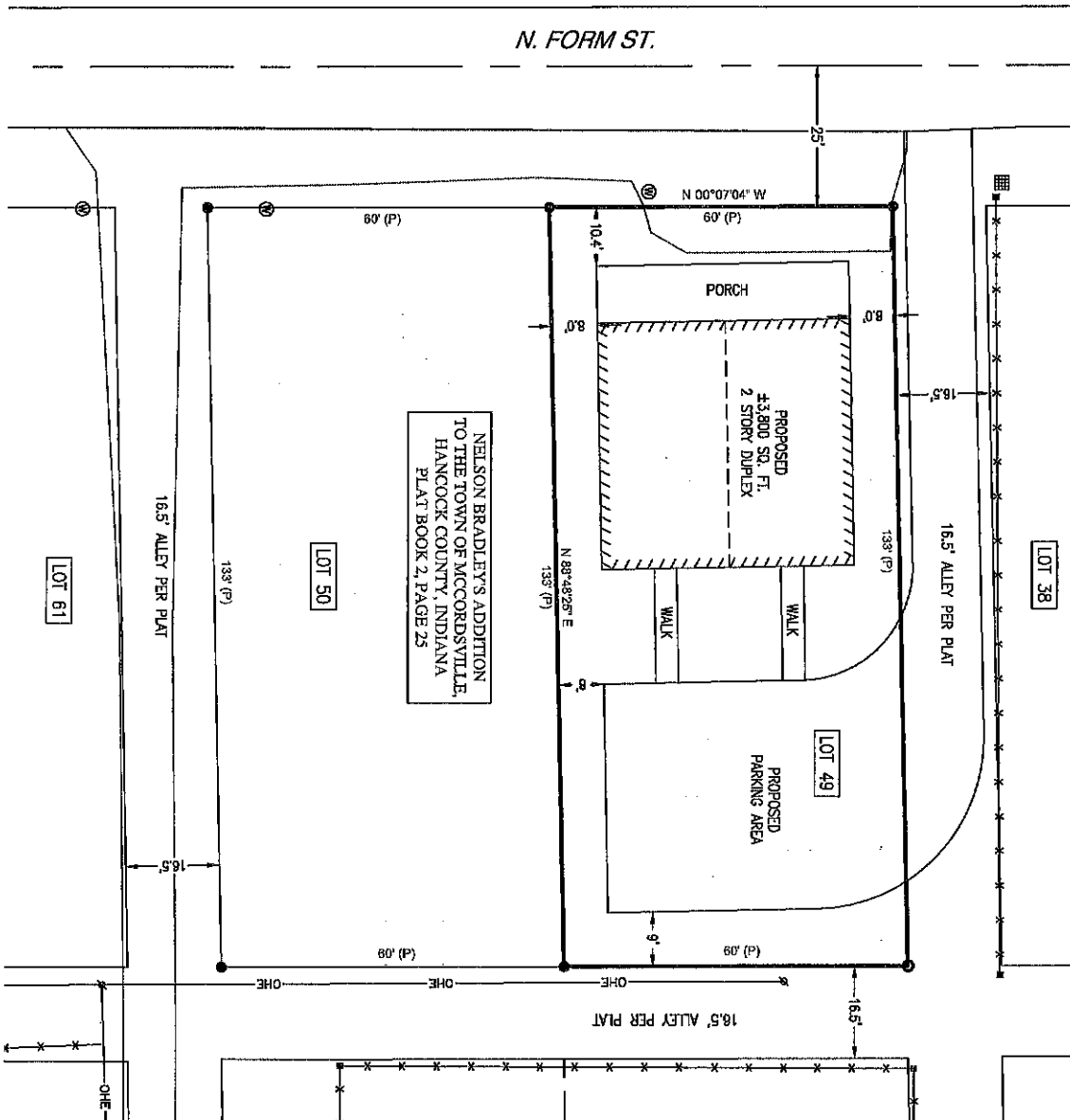
### Land Description

Lot 49 in Nelson Bradley's Addition to the Town of McCordsville, Indiana, as per plat thereof recorded in Plat Book 2, Page 25 in the Office of the Recorder of Hancock County, Indiana.

### LEGEND:

- \* — \* — \* — EXISTING FENCE
- — — — — CENTERLINE
- O — — — — EXISTING OVERHEAD UTILITIES
- — "2.5" REBAR
- — REBAR FOUND/IRON PIPE FOUND
- — CORNER FENCE POST
- ⊗ — EXISTING UTILITY POLE(S)
- ⊙ — WATER METER
- ⊕ — STORM INLET

## PRELIMINARY SITE PLAN - LOT 49 IN NELSON BRADLEY'S ADDITION TO THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA



Plot Date: Aug 06, 2025 Plot Time: 2:00pm File Name: J:\Jobs\2025\2025-093 - GREEN\Design\CAD\Survey\25093.Site.dwg, Layout: 1 By: clinco

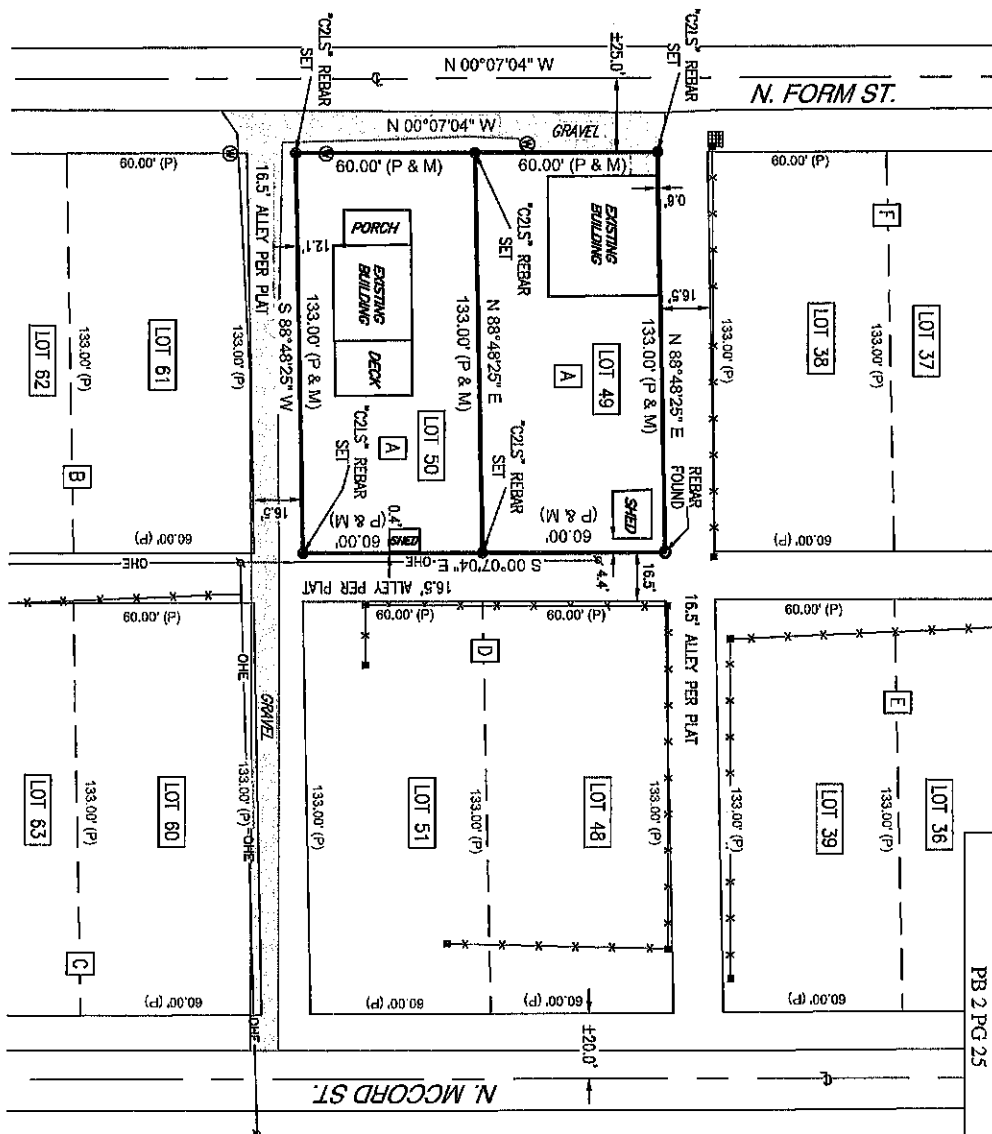
PRELIMINARY SITE PLAN 1 2025	DRAWN BY	CMC
	CHECKED BY	MTL
	DATE	August 6, 2025
	SCALE	AS SHOWN
SHEET		JOB NUMBER 2025-093

LOT 49 IN NELSON BRADLEY'S ADDITION TO THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA
PRELIMINARY SITE PLAN
CLIENT: ERIC GREEN - GT REAL ESTATE
SITE ADDRESS: 7547 FORM ST., MCCORDSVILLE, IN 46055

 <b>coor</b> consulting & land services corporation
303 West Main Street, Knightstown, Indiana 46148 765-345-6943 www.coorconsulting.com

LOT SURVEY  
LOTS 49 & 50  
IN NELSON BRADLEY'S ADDITION TO THE TOWN OF MCCORDSVILLE,  
HANCOCK COUNTY, INDIANA

NELSON BRADLEY'S ADDITION  
TO THE TOWN OF MCCORDSVILLE,  
HANCOCK COUNTY, INDIANA  
PB 2 PG 25



### Assumed North



Scale: 1" = 40'

- [A] - PARCEL #s 30-01-26-103-032,000-018 & 30-01-26-103-032,001-018  
"GOLF, CAROL ANNETTE"  
Instrument #s 202505095 & 202505096
- [B] - PARCEL # 30-01-26-103-040,000-018  
WARRANTY DEED  
"GT REAL, ESTATE LLC"  
Instrument #202006058
- [C] - PARCEL #30-01-26-103-041,000-018  
WARRANTY DEED  
"REVES, AMY"  
Instrument #020017764
- [D] - PARCEL #30-01-26-103-033,000-018  
WARRANTY DEED  
"TUNER, WYATT & BRANDEL,YN"  
Instrument #2025017250
- [E] - PARCEL 30-01-26-103-027,000-018  
QUITCLAIM DEED  
"CHANGE TRUST"  
Instrument #202200750
- [F] - PARCEL #30-01-26-103-026,000-018  
WARRANTY DEED  
"GRISSOM, BRIAN P. & AMY L."  
Instrument #202005644

### LEGEND:

- \* \* \* \* \* EXISTING FENCE  
 ———— CENTERLINE  
 ———— ONE  
 ● — "CZLS" REBAR SET  
 ○ — REBAR FOUND/IRON PIPE FOUND  
 ■ — CORNER FENCE POST  
 Ø — EXISTING UTILITY POLE(S)  
 Ⓢ — WATER METER  
 [ ] — STORM INLET

Plot Date: Jul 23, 2025 Plot Time: 10:58pm File Name: J:\Jobs\2025\2025-093 - GREEN\Design\CAD\Survey\2025-093.dwg Layout: 1 By: chmco

LOTS 49 & 50  
IN NELSON BRADLEY'S ADDITION  
TO THE TOWN OF MCCORDSVILLE,  
HANCOCK COUNTY, INDIANA

## LOT SURVEY

CLIENT: ERIC GREEN - GT REAL ESTATE  
SITE ADDRESS: 7535 & 7547 FORM ST., MCCORDSVILLE, IN 46055



303 West Main Street, Knightstown, Indiana 46148  
765-345-5943 [www.coorconsulting.com](http://www.coorconsulting.com)

## LOT SURVEY

2025

DRAWN BY	JOB NUMBER 2025-093
DWH	
CHECKED BY	
CMC	
DATE	
July 23, 2025	
SCALE	
AS SHOWN	
SHEET	

A NEW DUPLEX FOR:

# CAPITAL CUSTOM HOMES

MCCORDSVILLE, IN

## DRAWING INDEX

### STRUCTURAL

SB101 PROPOSED FOUNDATION PLAN

### ARCHITECTURAL

AE101 PROPOSED FLOOR PLANS  
AE102 PROPOSED FLOOR PLANS  
AE103 PROPOSED ROOF PLAN  
AE201 PROPOSED EXTERIOR ELEVATIONS  
AE202 PROPOSED EXTERIOR ELEVATIONS  
AE203 PROPOSED EXTERIOR ELEVATIONS

## CODE SUMMARY :

2022 MINNESOTA RESIDENTIAL CODE

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2022 MINNESOTA RESIDENTIAL CODE

AUGUST 2025

CONSTRUCTION DOCUMENTS

ARCHITECTURAL DESIGNER

BRITANNY  
DOUGLAS  
ARCHITECTURE & DESIGN

1000 PINE STREET, SUITE 100  
MINNEAPOLIS, MN 55401  
612.338.1000

CAPITAL CUSTOM HOMES



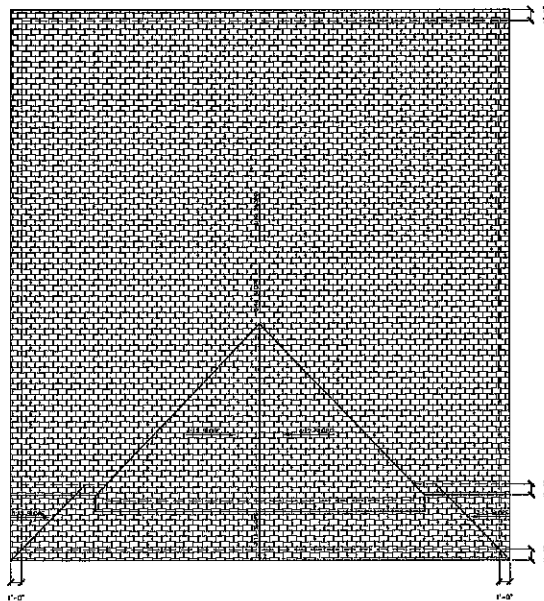
SB101

SB101









① ROOF PLAN  
1" = 12'

# ROOF PLAN KEYNOTES:

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# TYPICAL ROOF ABBREVIATIONS:

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# GENERAL ROOF PLAN NOTES:

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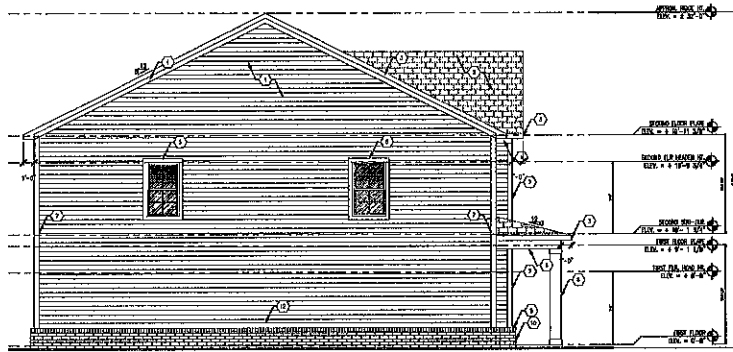
50. 1" = 12'

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54. 1" = 12



1 LEFT SIDE ELEVATION  
1/4\"/>

ELEVATION KEYNOTES:

- |                         |                    |
|-------------------------|--------------------|
| 1 HORIZONTAL BOARD      | 7 BRICK FLUTE FLUE |
| 2 HORIZONTAL SILL BOARD | 8 BRICK FLUE       |
| 3 1/4\"/>               |                    |

THESE PLANS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.



REVISIONS

DUPLICATED PLANS FOR:  
CAPITAL CUSTOM HOMES  
MCCORDSVILLE, IN 46055



2 REAR ELEVATION  
1/4" = 1'-0"

1 FRONT ELEVATION  
1/4" = 1'-0"

ELEVATION KEYNOTES:

- ① BRICKWORK, BROWN
- ② BRICKWORK, SAND BROWN GLAZED
- ③ 1/2" DARTER BOARD
- ④ 1/4" DARTER BOARD
- ⑤ 1/4" DARTER BOARD
- ⑥ 1/4" DARTER BOARD
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- ⑬ 1/4" DARTER BOARD
- ⑭ 1/4" DARTER BOARD
- ⑮ 1/4" DARTER BOARD

DATE	01/11/2018
DESIGNED BY	J. CASEY
PROJECT NO.	AE201

PROPOSED  
EXTERIOR  
ELEVATIONS

AE201

THESE PLANS, SPECIFICATIONS AND NOTES ARE THE PROPERTY OF BRITANNY CASEY ARCHITECTURE & DESIGN. NO PART OF THESE PLANS, SPECIFICATIONS AND NOTES MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BRITANNY CASEY ARCHITECTURE & DESIGN. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION.

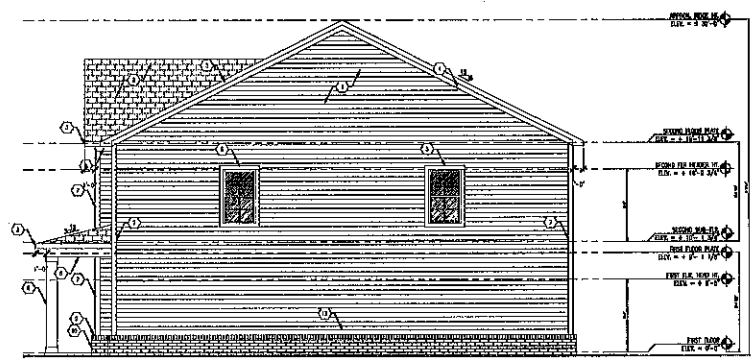


△ RIVERSIDE

PROJECT NAME: CAPITAL CUSTOM HOMES  
MCCORDSVILLE, IN 46055

PROJECT NO: 0012  
DATE: AUGUST 12, 2023  
DESIGNED BY: B.C. 1001

PROPOSED EXTERIOR ELEVATIONS  
SHEET NO: AE203



1 RIGHT SIDE ELEVATION  
1/4" = 1'-0"

ELEVATION KEYNOTES:

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. BRICK CHIMNEY, 12" DIA.        | 11. 1/2" X 8" BRICK VENT CAP |
| 2. BRICKWORK, 12" X 8" DIA. JOINT | 12. 1/2" X 8" BRICK          |
| 3. 1/2" X 8" BRICK                | 13. 1/2" X 8" BRICK          |
| 4. 1/2" X 8" BRICK                | 14. 1/2" X 8" BRICK          |
| 5. 1/2" X 8" BRICK                | 15. 1/2" X 8" BRICK          |
| 6. 1/2" X 8" BRICK                |                              |
| 7. 1/2" X 8" BRICK                |                              |
| 8. 1/2" X 8" BRICK                |                              |
| 9. 1/2" X 8" BRICK                |                              |
| 10. 1/2" X 8" BRICK               |                              |