

Planning & Building Department
6280 W. 800 N.
McCordsville, IN 46055
Phone: 317-335-3604
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Public Hearing Information

Petitioner's Application attached

Case #: BZA-18-002

Property Owner: Mt. Vernon Community School Corporation

Meeting Date: Wednesday, April 4, 2018 at 6:30 p.m. at McCordsville Town Hall

*Meeting agenda and Staff Report will be available on the website by end of business day on Friday, March 30, 2018. Go to www.mccordsville.org and click on "Agendas & Minutes".

McCORDSVILLE BOARD OF ZONING APPEALS
VARIANCE APPLICATION

Zoning Ordinance Section 10.03

Applicant Information

Name: Church, Church, Hittle & Antrim (Andrew Wert)

Current Address: 2 North 9th Street
(Number) (Street)
Noblesville IN 46060
(City) (State) (Zip)

Phone No.: 317.776.5262 E-mail Address: awert@cchalaw.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Mt. Vernon Community School Corporation

Current Address: 1806 West State Road 234
(Number) (Street)
Fortville IN 46040
(City) (State) (Zip)

Phone No.: 317.485.3100 E-mail Address: tim.long@mvcsc.k12.in.us

Property Information

Current Address: 7177 North 600 West, McCordsville, IN 46055
(Number) (Street)

Subdivision Name (if applicable): _____

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Present Use of Property: McCordsville Elementary School

Size of the Lot/Parcel in Question: 30.45 acres

Are there any restrictions, laws, covenants, variances, special exceptions, or appeals filed in connection with this property that would relate or affect its use for the specific purpose of this application? If yes, please list date and docket number, decision rendered and pertinent explanation:

No

Variance Information

Describe the variance requested: Allow variation in manner of temporary signage, subject to proposed conditions, without the requirement to obtain a permit.

Development Standards Variance Requested:

- | | |
|--|--|
| <input type="checkbox"/> Building Height | <input type="checkbox"/> Entrance / Drive |
| <input type="checkbox"/> Building Setback | <input type="checkbox"/> Sight Visibility |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Fence and Wall |
| <input type="checkbox"/> Lot Width | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Buffering and Screening |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Loading | <input checked="" type="checkbox"/> Sign |
| <input type="checkbox"/> Other (please specify): _____ | |

Describe reasons supporting the variance requested: McCordsville Elementary School receives a number of requests each school year from non-profit organizations for the ability to display temporary signs on school grounds. Since the individual organizations are responsible for erecting and removing the signs, it has become unwieldy for school personnel to file individual temporary sign permit applications. Granting of this variance request, with limiting standards as conditions of approval, will result in efficiencies for both the Town and School staff.

Development Standards Variance Criteria

The McCordsville Zoning Ordinance establishes specific design criteria that must be met in order for a variance to be approved. Please answer each question below and if the response is "NO", please describe why the variance requested does not meet the required criteria.

Will the variance provide safe conditions that will not be injurious to the public health, safety, morals, and general welfare of the community?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

Will the use and value of the area adjacent to the property included in the variance not be affected in a substantially adverse manner?

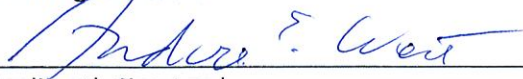
☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

Will the strict application of the terms of this Ordinance 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.

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

Applicant's Signature

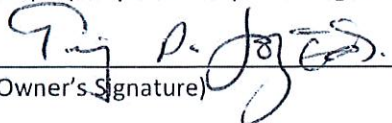
The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

2/19/2018
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow the Town staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.


(Owner's Signature)

2/16/18
(Date)

(Owner's Signature)

(Date)

Town of McCordsville
Property Owner's Consent For Review Form

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Mt. Vernon Community School Corporation

Current Address: 1806 West State Road 234
(Number) (Street)

Fortville
(City)

IN
(State)

46040
(Zip)

Phone No.: 317.485.3100

E-mail Address: tim.long@mvcsc.k12.in.us

The Property to be reviewed by: (Check all that apply)

☐ Town Council

☐ Plan Commission

☒ Board of Zoning Appeals

Property Information

Current Address: 7177 North 600 West McCordsville, IN 46055
(Number) (Street)

And Location Description (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Property Owners Consent: I/WE, _____, here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature:  Date: 2/16/11

Property Owner's Signature: _____ Date: _____

Statement of Intent

McCordsville Elementary School temporary sign variance

Throughout the school year, the Mt. Vernon Community School Corporation has signage needs to promote events that affect McCordsville Elementary families, including but not limited to the Kindergarten Registration in April and Centralized Registration in July. In addition to the district's sign needs, it is common for McCordsville Elementary School to receive requests from non-profit organizations to display temporary signs on school grounds. It is important for our public school to support our community partners in their efforts; the experiences they provide impact our McCordsville Elementary students' lives. Examples of the non-profit organizations would be the Boy Scouts of America, Girl Scouts of America, the Mt. Vernon Optimists, Geist Area Soccer League, Sporting Indiana FC, Mt. Vernon Athletic Boosters, McCordsville Elementary PTA, and other Mt. Vernon clubs/activities. Some of these signs are small enough to fall under the Exempt Signs category (no more than 3 square feet, no more than 4 feet high, up to 3 times in calendar year, no more than 35 consecutive days, setback 5 feet from the right-of-way). Others are larger and require a permit.

In recent months, the School Administration has found it difficult to keep on top of obtaining sign permits for these outside organizations. While requiring the non-profit groups to obtain their own sign permits would be an option, that invites irregular/untimely compliance. School administrators have had dialogue with Town of McCordsville officials and believe that a variance request is the best approach for this issue.

The specific request is a variance to allow up to seven (7) temporary signs annually without the need for a temporary sign permit. As part of the request, the petitioner offers the following restrictions as conditions:

- Maximum of fourteen (14) consecutive days for each sign
- Maximum of thirty-two (32) square feet in size and eight (8) feet in height
- Setback at least one (1) foot from the right-of-way and located in the general vicinity as shown on the accompanying map
- May not be illuminated

These standards are derived, partially, from a PUD ordinance that was approved for Outlook Christian Church in 2014. In conclusion, the petitioner appreciates Town of McCordsville officials' assistance and patience. We respectfully ask the Board's consideration of this request.



Location of temporary sign

Edge of right-of-way, 600 West