

Lindsay Syrus, owner  
The Studio: A Hair Salon, LLC  
8023 N 600 W, Suite 102  
McCordsville, IN 46055  
June 15, 2020

Town of McCordsville, et al  
6280 W 800 N  
McCordsville, IN 46055

To Whom It May Concern:

Please consider the following my "Letter of Intent" as it pertains to the Board of Zoning Appeals "Variance" Applications:

After 12 years in the beauty industry and running my own business as a booth renter in Broad Ripple, I decided to open a salon closer to home and into the community where I've lived with my family since 2008. I initially leased just one of the office suites I currently occupy and worked on my own with the clientele who followed me from Broad Ripple. Six months later, I leased the neighboring suite when it became vacant in order to expand the business. With the community growing so fast, I saw the potential of being the first commission-based hair salon in the immediate area. Since February 2017, the salon has grown from one station to four, has serviced over 1,100 clients and has employed seven local women from right here in our community!

We are busier than ever and bursting at the seams in our current space! We have room for one new stylist at most, and we are looking to hire one as soon as possible as all our current stylists are booked out for at least two weeks. We have new clients calling in every day that we have to turn away if they aren't willing/able to wait for an appointment. I've also had a few booth rent stylists reach out to me within the last couple of months looking for a new salon home in the area but have also had to turn them away due to lack of space.

My fiance and I began looking for a building to buy a year ago, but we knew we wanted to stay in the heart of McCordsville and the building availability would be few and far between. We had our realtor keep his ear to the ground, and we found the Alice's Antiques building through him. I honestly feel like if I had the pick of any commercial space to renovate into my salon, I would

pick Alice's! It is the perfect amount of space, the layout is just what we are looking for and the location is great. Immediately after the showing, we began getting estimates for the renovation and started the financing process.

The plan is to renovate the space to look like an open-concept industrial loft; exposed electrical conduit, exposed ductwork, keeping the original beadboard walls, corrugated tin ceiling, exposed brickwork, reclaimed wood accents, etc.

Also to be included:

- 7 stylist stations
- 3 shampoo bowls
- 2 hooded dryer chairs
- reception desk
- waiting area
- retail section

So many new customers reach us organically through a Google search, but I know the new location will only help with the visibility and growth of the business. With the extra space for more stylists to accommodate new clients, I will be able to resume the advertising/marketing campaigns I've previously had in place.

Additionally, we are excited to be a part of the growth and expansion of McCordsville and would love to see it become what Fortville has worked towards. We are excited to share customers with the surrounding businesses and hope we will all be able to grow together. We own a home in McCordsville, and our children attend school here and play sports. Already owning a business here and being involved in the community, we are invested. I have also wanted to host a McCordsville Business Owners event since the winter with hopes of it becoming a regular occurrence; just waiting on the "all clear" with COVID-19.

### "Variance"

There is essentially no marked, building-specific parking on the property. We are hoping to put as big of a parking lot in the back as we can with the property line restrictions and are asking for variance on the regular set-backs due to the tight space back there and how essential these parking spaces will be for our business to function. We are asking to come 2' off the West property line and 5' off the East instead of the standard 10'. (We've spoken to the commercial property owner to the West, and he has given his blessing.)

Along with that and due to lack of space, we are asking for variance from the standard landscaping required around such a parking lot. We are happy to landscape between the

parking lot and the residential property to the East as recommended and detailed in the site plan.

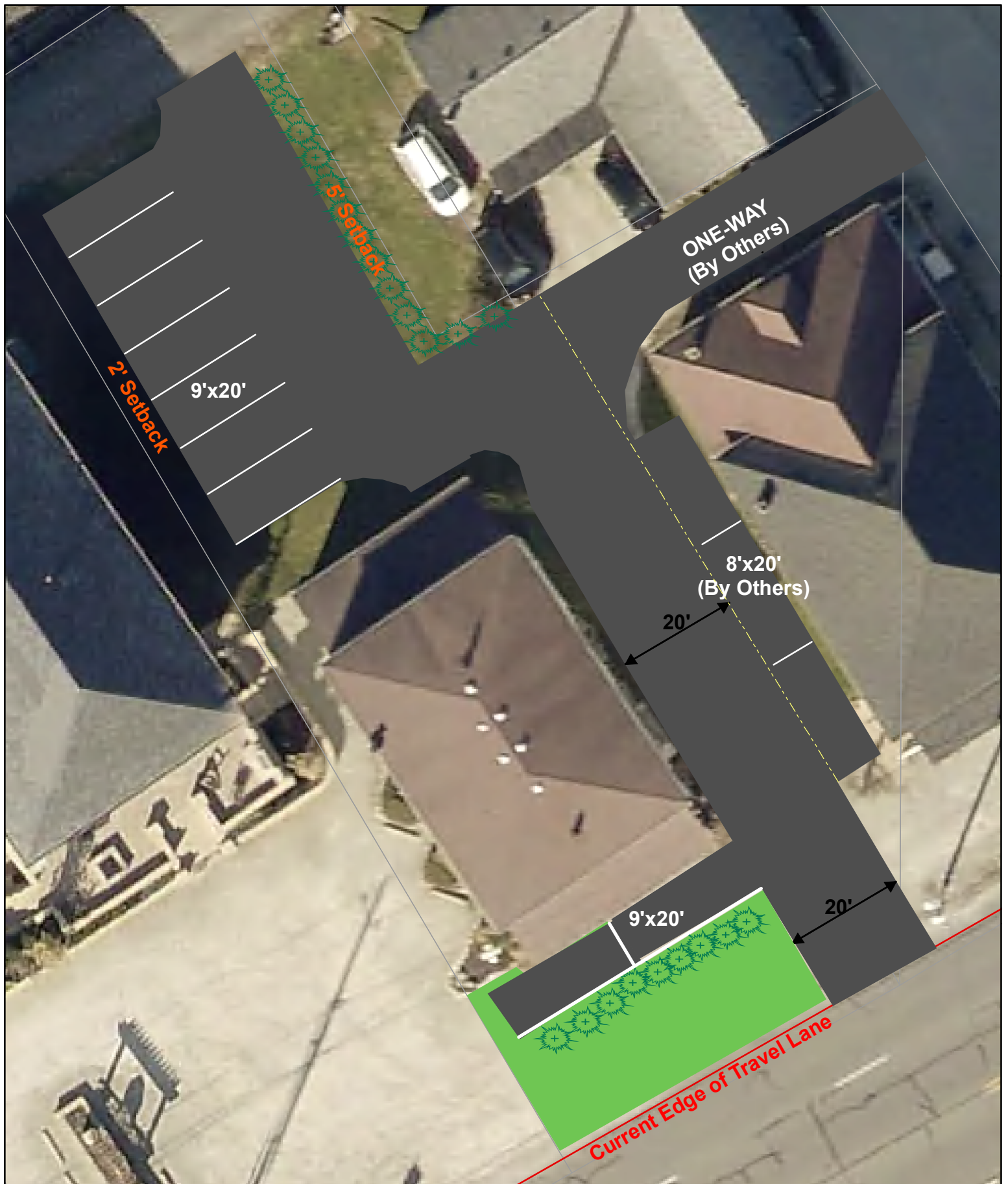
Additionally, in between the property and the neighboring Second Stories, we are asking for variance from a 24' drive to a 20' drive. With the age of the properties, it's safe to assume they were originally built closer together than what properties would be in current circumstances. We are working with the owners on getting a legal "Shared Drive Agreement" in place.

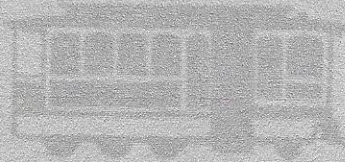
Lastly, while we are committed to paving the drive and front parking spaces as well as landscaping the front as recommended by the town, we are asking for variance to do that within 24 months of opening instead of immediately. While we may be able to do those sooner rather than later, we are attempting to give ourselves a little bit of wiggle room in the budget in case there are surprises with the renovation or if the building wouldn't appraise for what we are asking to lend.

Thank you for your consideration on all these matters! We are very much looking forward to getting started and seeing progress. In talking with the surrounding property owners, it sounds like everyone had previously been very considerate and accommodating. We're hoping to jump right in and continue the tradition!

Sincerely,

Lindsay Syrus, owner  
The Studio: A Hair Salon, LLC  
& GDP Properties, LLC





## McCORDSVILLE BOARD OF ZONING APPEALS

### VARIANCE APPLICATION

Zoning Ordinance Section 10.03

#### Applicant Information

Name: Lindsay Syrus

Current Address: 6711 N Woods Edge Ct  
(Number) (Street)

McCordsville IN 46055  
(City) (State) (Zip)

Phone No.: 765-606-0752 E-mail Address: lindsay.syrus@gmail.com

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

Name: GDP Properties, LLC

Current Address: 6211 N Woods Edge Ct  
(Number) (Street)

McCordsville, IN 46055  
(City) (State) (Zip)

Phone No.: 317-395-4155 E-mail Address: jparker2@amfam.com

#### Property Information

Current Address: 6300 W Broadway  
(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: Antique Store

Size of the Lot/Parcel in Question: 0.3060

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: <sup>①</sup>Side & rear setback variance for parking lot, <sup>②</sup>Variance from parking lot landscape requirements, <sup>③</sup>Variance to allow 20' drives, <sup>④</sup>Variance to push asphalt of drive and front lot to a "Phase II"

Development Standards Variance Requested:

- ☐ Building Height
- ☒ Building Setback
- ☐ Lot Coverage
- ☐ Lot Width
- ☐ Lot Area
- ☐ Parking
- ☐ Loading
- ☐ Other (please specify): \_\_\_\_\_

- ☒ Entrance / Drive
- ☐ Sight Visibility
- ☐ Fence and Wall
- ☒ Landscaping
- ☐ Buffering and Screening
- ☐ Exterior Lighting
- ☐ Sign

Describe reasons supporting the variance requested: <sup>①</sup>In order to maximize the amount of parking spaces in order to meet the minimum #, we would like to build the lot 2" off the West property line and 5" off the East property line. <sup>②</sup>Variance to only landscape along the East side of the lot where there is a residential property. <sup>③</sup>Variance to create 20" drives since the space between properties is small. <sup>④</sup>While we will create and ~~asphalt~~ asphalt the parking lot in "Phase I", we would ask variance to asphalt the drive and front of the building in a "Phase II" within 24 months of opening.

### 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):

<sup>① ②</sup> The Variances are necessary to provide for proper parking, <sup>③</sup> a drive that will fit between the two properties and to split up the cost of renovation in order to have a better chance of sufficient appraisal.

### Applicant's Signature

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

Lindsay Lynus  
(Applicant's Signature)

6-9-2020  
(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.

[Signature]  
(Owner's Signature)

6-9-2020  
(Date)

Lindsay Lynus  
(Owner's Signature)

6-9-2020  
(Date)