



Architectural Review Committee Staff Report
Department of Planning and Building
Town of McCordsville

March 16, 2021

Project: Quispe Residence

Petitioner: Silverthorne Homes

Request: Petitioner is seeking approval of a new home at the northwest corner of CR 750N and Form St

Staff Review: This property is zoned Old Town (OT). This is an empty lot and a single-family residence is a permitted use in the OT District. Staff has reviewed the proposed home for compliance with the Zoning Ordinance's architectural standards. The list below denotes those requirements and indicates whether or not the submittal is in compliance.

- ✓ Indicates compliance
 - Indicates non-compliance
 - Indicates further discussion needed or a building permit review requirement
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- ✓ Two more roof planes shall be visible on the front of house;
- The pitch of the largest SF roof must be 6:12 or greater with façade gables of 8:12, unless the style of the home warrants a change;
- ✓ There shall be a minimum roof overhang of 8";
- All roofs shall be covered with materials including, but not limited to natural clay tiles, slate, concrete tiles, wood shakes or shingles, or high profile, 3-dimensional shingles, or synthetic/recycled material that simulates tile, stone, shake or slate.
- The exterior wall surface of the first-floor of any multi-story residence shall be masonry;
- ✓ At least 50% of the entire front elevation shall be masonry;
- ✓ The exterior wall surface of the first floor of any multi-story residence shall have a min. of one 2' step back on both the front and rear elevation and gable on the front and rear elevation;
- ✓ Both the front and rear elevations shall feature a minimum of one (1) two (2) foot step back and a gable;
- ✓ Front porches are encouraged, and are to be a min. of 4' in depth without columns. In the event that a front porch has columns, said columns shall be a min. of 6" x 6" for a single-story porch;
- ✓ Monolithic exterior elevations are prohibited;

- While two openings are preferred, there shall be a min. of one opening provided on all elevations of a residential building with the exception of elevations that face a street. Any elevation facing a street shall have a min. of 3 openings;
- There shall be permanent window treatments on all windows fronting a public road except for large picture windows, casement windows, and small non-opening windows;
- Unless adjacent to masonry all windows, doors, and corners shall have 1" x 6" wrap
- ✓ All homes shall have a minimum of a 2-car garage and be a min. width of 22' or 20' with an 8' x 4' storage area; and
- All front-loading garages must feature decorative garage doors.

Staff Comments: This petition has some items that need to be addressed. We have forwarded this to the petitioner and hope to hear back prior to the meeting.

This home is not part of a subdivision or planned development and therefore an anti-monotony review is not necessary.

