



Planning & Building Department  
6280 W 800N  
McCordsville, IN 46055  
Phone: 317.335.3604  
Email: [building@mccordsville.org](mailto:building@mccordsville.org)

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### **PUBLIC HEARING INFORMATION**

Case #: BZA-21-001

Title: Silverthorne Homes' request for Development Standard Variance to allow a reduction in the minimum building separation

Meeting Date: this zoning petition is currently scheduled to be heard at the June 8th Board of Zoning Appeals meeting.

\*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to [www.mccordsville.org](http://www.mccordsville.org) and click on "Agendas & Minutes".



Letter of Intent  
In support of Request for Variance  
5705 W. 900 N

"To Whom this may Concern:

This letter of intent is in support of my request for a variance to the west side yard for the requirement of 15 foot distance between the two homes to be changed to 14 foot 9.25 inches. The home's slab , despite being staked before construction began was installed 2.75 inches too close to the home to the west. To modify this now to bring into compliance would cost substantial money and time to fix. This is not a common occurrence on our part and we feel that approving this variance would not cause significant issues to our home or the home next door.

Thank you for your consideration.

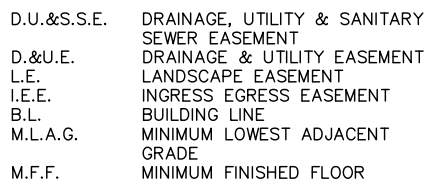
Ryan Bayless  
Starts and Production Manager  
[ARBOR HOMES | SILVERTHORNE HOMES](#)  
[RYANB@YOURARBORHOME.COM](mailto:RYANB@YOURARBORHOME.COM)  
9225 HARRISON PARK COURT  
INDIANAPOLIS, IN 46216



7965 East 106th Street, Fishers, IN 46038-2505  
phone: 317.849.5935 fax: 317.849.5942

5705 WEST 900 NORTH  
MCCORDSVILLE IN 46055

COMMON AREA  
VAR. D.U.&S.S.E.&L.E.



**Indiana 811**  
Know what's below.  
Call before you dig.



Layers Map Search Comp Search Results Comp Results



Summary

**Parcel ID** 30-01-24-208-004.000-018  
**Bill ID** 30-01-24-208-004.000-018  
**Reference #** 0091016004  
**Property Address** 5705 W 900 N  
Mccordsville, IN, 46055  
**Brief Legal Description** Stone Grove L4  
(Note: Not to be used on legal documents)  
**Class** RESIDENTIAL VACANT PLATTED LOT  
**Tax Rate Code** 978361 - ADV TAX RATE  
**Property Type** 500 - Vacant - Platted Lot  
**Mortgage Co** N/A  
**Last Change Date**

Owners

**Deeded Owner**  
[Silverthorne Homes](#)  
9225 Harrison Park CT  
Indianapolis, IN 46216

Taxing District

**County:** Hancock  
**Township:** VERNON TOWNSHIP  
**State District** 018 MCCORDSVILLE TOWN  
**Local District:** 018  
**School Corp:** MT. VERNON COMMUNITY  
**Neighborhood:** 18416-018 STONE GROVE

Site Description

**Topography:**  
**Public Utilities:**  
**Street or Road:**  
**Area Quality:**  
**Parcel Acreage:** 0.252

Land

Columns

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Residential Excess Acreage		0	0	.252	\$800.00	\$800.00	\$800.00	\$0.00	\$800.00

Transfers

Columns

Date	New Owner	Doc ID	Book/Page	Sale Price
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2/12/2021	Silverthorne Homes	202102397	2021/02397	\$74,500.00
10/29/2018	Stone Grove Partners LLC		2018/11278	\$0.00

Transfer History

Columns

Date	Transfer From	Instrument	Book	Page	Doc Nbr
2/12/2021	Stone Grove Partners LLC	Limited Liability Company WD	2021	2397	202102397
10/29/2018			2018	11278	201811278

Valuation

Columns

Assessment Year	2021	2020	2020 (2)	2019	2019 (2)
Reason	Annual Adjustment	Annual Adjustment	Land Reval	Annual Adjustment	Plat
As Of Date	4/15/2021	3/3/2020	1/27/2020	3/4/2019	1/15/2019
Land	\$800	\$800	\$800	\$800	\$800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$800	\$800	\$800	\$800	\$800
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$800	\$800	\$800	\$800	\$800
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$800	\$800	\$800	\$800	\$800

Tax History

	2019 Pay 2020	2018 Pay 2019
+ Spring Tax	\$20.76	\$0.00
+ Spring Penalty	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00

+ NSF Fee	\$0.00	\$0.00
PTRC	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00
= Charges	\$20.76	\$0.00
- Surplus Transfer	\$0.00	\$0.00
- Credits	(\$20.76)	
= Total Due	\$0.00	\$0.00

☐ Payments

☐ Columns			
Year	Receipt #	Transaction Date	Amount
2019 Pay 2020	1467514	4/17/2020	\$20.76
2018 Pay 2019			\$0.00

No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Deductions, Photos, Sketches.

☐ Contact Information

☐ Announcements

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