

McCordsville Board of Zoning Appeals

September 1, 2021

Members Present: Cory Karn, Steve Duhamel, Brianne Schneckenberger, Grant Adams, Dan Vail

Members Absent:

Others Present: Ryan Crum, Tonya Galbraith, Gregg Morelock, Jennifer Pack

Agenda Considerations

Mr. Crum asked the Board to hear the Fire Department's request first.

Approval of Minutes

Mr. Vail made a motion to approve the minutes of the August 4, 2021 meeting as presented. Ms. Schneckenberger seconded the motion. The motion passed 5/0.

Old Business

None

New Business

BZA-21-005, Vernon Township Fire Department's request for Development Standard Variances for Temporary Firefighter Housing, located at 7580 Form St.

Mr. Crum introduced the petition, reminding that the Board had heard a request to extend the temporary use of a trailer for two years. This hearing is to allow the trailer to be in the south parking lot. The trailer needs to be placed on the southside of the building due to utility hook-ups. The trailer will encroach established front yard setback. Staff recommends the approval of the variance with the condition that the trailer is not placed closer than 10 feet to the right-of-way line of Form Street.

Chief Chad Abel, Fire Chief of Vernon Township, appeared on behalf the petitioners. He stated that the purpose of the trailer is to allow up to three first responders staff the station around the clock. Chief Abel stated that remodeling the current building was not feasible and explained the plans and timeline for building a new station on CR W 900 N. The expected opening date for the new station is in 2023.

Mr. Karn asked if Chief Able agreed to the condition put forward by Staff. Chief Able affirmed.

Public Comments

There were no public comments.

Ms. Schneckenberger made a motion to accept the conditions for the variance. Mr. Duhamel seconded the motion. The motion passed 3/0/2 with Mr. Vail and Mr. Adams recusing themselves.

The ballots were counted, and the development standard variance was approved 3/0/2 with Mr. Vail and Mr. Adams recusing themselves.

Mr. Karn left after the vote on the variance was concluded.

BZA-21-004, Church Church Hittle & Antrim's request for Development Standard Variances for McCordsville Corner Shoppes, located at the southeast corner of CR 600W & CR 750N

Mr. Crum presented overview of request, noting the location, size, and zoning of the parcel. He stated that the parcel has commitments attached to it that were added prior to the Town having its own zoning ordinance. Mr. Crum stated that based on the preliminary drawing submitted, the building meets all standards.

Mr. Crum stated that the petitioners are asking for three variances to the development standards. Those are:

- 1) Request to exceed the 80% parking limitation on the frontage facing the street.
- 2) Request to have a narrower sidewalk at the front of the building.
- 3) Request to reduce the front yard setback to 20 feet.

Andy Wert represented the petitioner, McCordsville Family Dentistry. He gave a brief description of the building the petitioners would like to build and briefly touched on the variance requests for the sidewalk and the setback and explaining in more detail the request for the larger parking lot on the front of the building. He stated that the request is based on the existing legal drain and the design of the private road.

Mr. Vail asked why the petitioner wanted a reduced setback, and Mr. Wert explained that is was to allow the entrance to the building to be on the front and general aesthetic appeal.

Public Comments

No public comments

Mr. Crum presented the Staff report supporting the petition. He explained each variance request and Staff reasoning for supporting each.

Variance 1 – Increase parking lot size. This standard is aimed at large parking lots to prevent seas of asphalt from the road to the building. Mr. Crum gave West Broadway as an example of what the ordinance is trying to prevent. In this case, the lot is not overly large and the petitioners are including greenspace. Mr. Crum noted the condition that the Staff placed the condition on the variance that the parking placed between the building and the streets shall not be more than what is on the site plan presented to the Board.

Variance 2 – Decrease in width for internal sidewalk. The code was written for a larger retail space with multi-tenant spaces. The building is designed for one tenant and a 6' wide sidewalk is sufficient.

Variance 3 – Reduction in setback from 50' to 20'. Mr. Crum stated that ideally, the Town would like to keep the 50' setback, however the parcel was platted before the current zoning was adopted, and in comparison, the neighboring bank parcel has approximately a 3' setback. There is already a 140' right of way, and CR N 600 W is more likely to shift to the west because of the cemetery. He also stated the intersection at CR N 600 W and CR W 750 N will most likely become a roundabout and not eat into the 20' setback. Based on these considerations, Staff believes that a 20' setback is a reasonable compromise.

Mr. Vail made a motion to approve the suggested conditions on each variance. Mr. Adams second the motion. The motion passed 4/0.

The ballots were counted with the following results:

- 1) Variance 1 (Setback) – passed 4/0

2) Variance 2 (Sidewalk) – passed 4/0

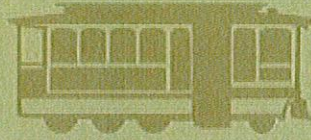
3) Variance 3 (Parking Lot) – passed 4/0

Announcements

The next meeting will be October 6, 2021, if needed.

Adjournment

There being no further business the meeting is adjourned.



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6280 W 800 N
McCordsville, IN 46055
www.mccordsville.org

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Vernon Township Fire Department
Co-applicant: McCordsville Volunteer Fire Department
Address: 7580 Form St., McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 4.02(B)(1)(a) of the Zoning Ordinance
Existing Zoning: Old Town (OT)

YES (☒) NO ()

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (☒) NO ()

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES (☒) NO ()

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will 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.

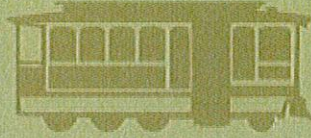
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Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 9.1.21

SIGNATURE: 



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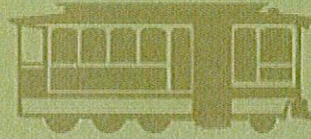
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SIGNATURE: 

THE TOWN OF
McCordsville



Next Stop  McCordsville

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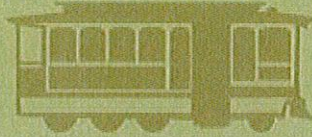
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SIGNATURE: Brianne A. Schnekenberger



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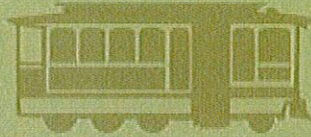
VOTE: Granted _____ Denied _____ (reason must be given)

DATE: 9.1.21

SIGNATURE: _____

Dan Vail

Recused



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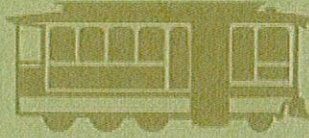
Refusing

VOTE: Granted _____ Denied () (reason must be given)

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SIGNATURE:

[Signature]



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Co-applicant: Revel & Underwood
Address: 7473 N 600W, McCordsville, IN 46055
Location: Southeast corner of CR 600W & CR 750N
Request: Development Standards Variance from Section 5.02(F)(4)(c) of the Zoning Ordinance (Parking)
Existing Zoning: CN with Commitments

YES (✓) NO ()

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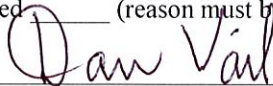
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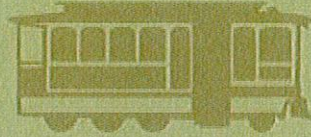
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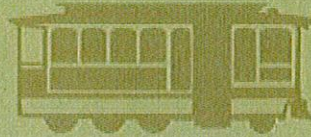
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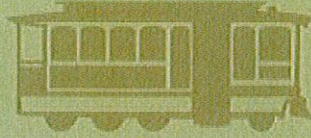
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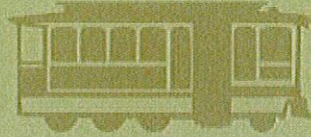
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SIGNATURE: Dan Vail



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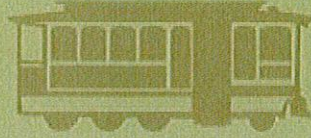
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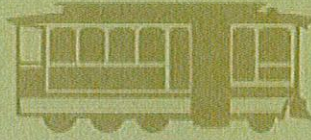
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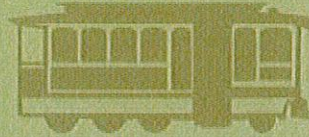
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YES () NO ()

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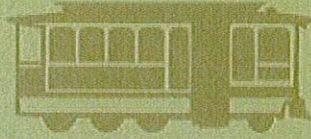
Conditions, if any, to granting this Variance: _____

Reason, if denied:

VOTE: Granted _____ Denied _____ (reason must be given)

DATE: 9.1.21

SIGNATURE:  _____



McCordsville Board of Zoning Appeals
6280 W 800 N
McCordsville, IN 46055
www.mccordsville.org

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: CCH+A
Co-applicant: Revel & Underwood
Address: 7473 N 600W, McCordsville, IN 46055
Location: Southeast corner of CR 600W & CR 750N
Request: Development Standards Variance from Section 6.02(A) of the Zoning Ordinance (Front-yard Setback)
Existing Zoning: CN with Commitments

YES (✓) NO ()

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (✓) NO ()

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES (✓) NO ()

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will 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.

Conditions, if any, to granting this Variance: _____

Reason, if denied: _____

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 9.1.21

SIGNATURE: Brian A. Schnekenberg



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- YES (☒) NO () 3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will 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.

Conditions, if any, to granting this Variance: _____

Reason, if denied: _____

VOTE: Granted ☒ Denied _____ (reason must be given)

DATE: 9.1.21

SIGNATURE:  _____