

TO: The Town of McCordsville Board of Zoning Appeals

CC: Ryan Crum; Assistant Town Manager – Planning & Development, Town of McCordsville

FROM: Ja’Nene Gillam, Owner, Coffee At The Crossing, LLC

SUBJECT: Statement of Intent & Development Standards Variance Request

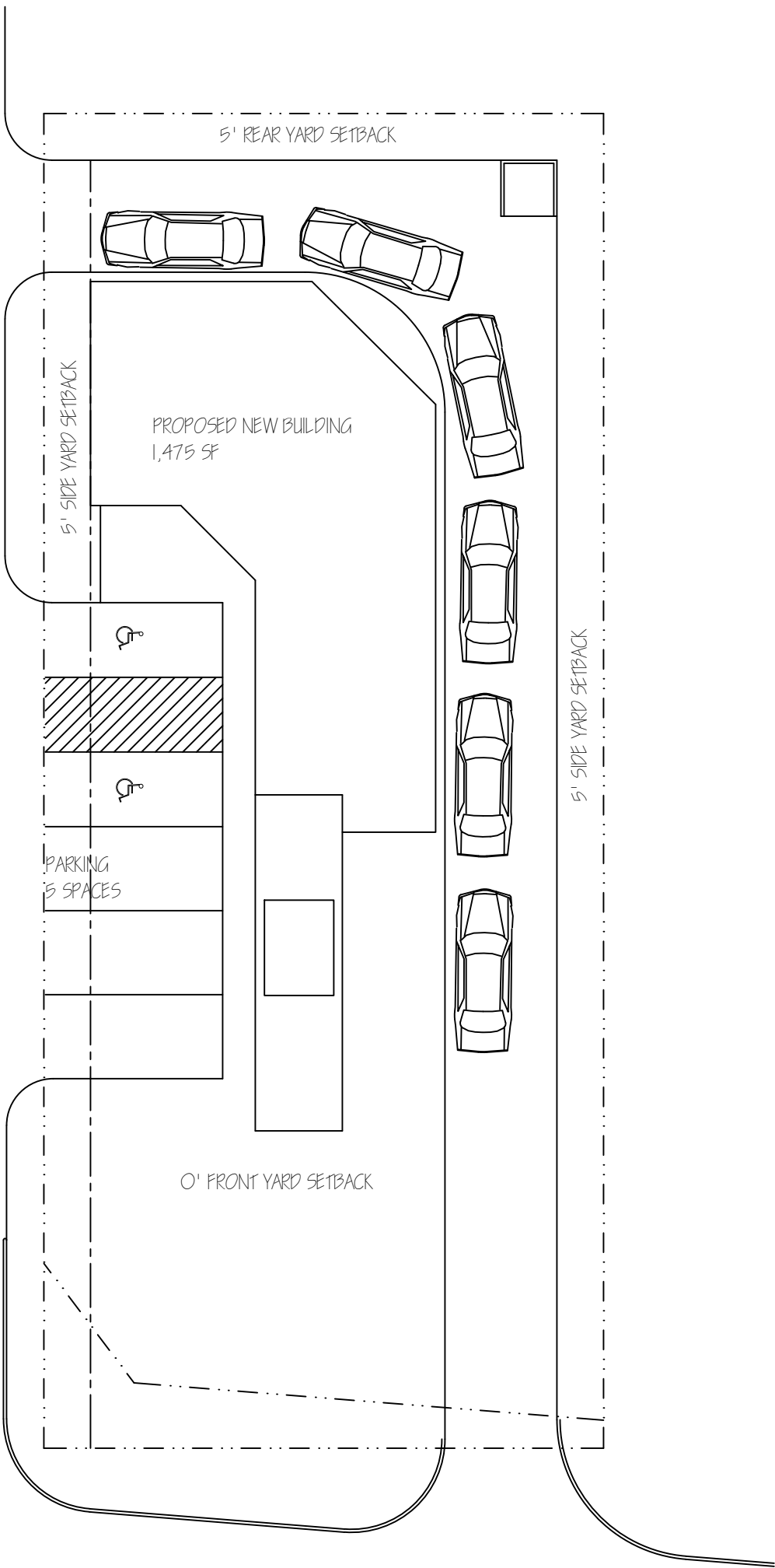
Date: June 20, 2022

As a small child, I would listen to the trains roll through town and the conversations between my father, Gary Wiley, and his customers, or join in on a competitive game of checkers. In 1995, the train caboose was weaved into the Town of McCordsville’s canvas. It has become part of the social fabric, an invisible cloth, that has connected people within our community for so many years. The barbershop was more than just a place to get a trim and a shave, but was a community hub.

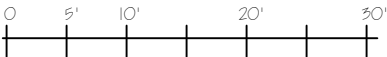
I am transitioning my father’s business, McCordsville Barbershop into Coffee At The Crossing, LLC, and plan to construct a 1,475 square foot building. As sole proprietorship of Coffee At The Crossing, LLC, I am kindly requesting a special exception as listed in Chapter 154: Zoning Code, § 154.067 Drive-Thru Establishments to allow a drive-thru. I would also propose four (4) development standard variances, most of which relate to the unique structure on this parcel. Included in the request are reductions of the north, south, east and west setbacks. In addition, I am having conversations with CVS to potentially lease or share parking with them to also meet the parking minimum.

Included in the request package is a site plan. I respectfully seek the approval of the McCordsville Board of Zoning Appeals for the special exception and variances requested. Thank you for your consideration of this request. I am hopeful that Coffee At The Crossing, LLC will continue to be a large part of the community!

Ja’Nene Gillam
Owner, Coffee At The Crossing, LLC



OPTION #2
PROPOSED SITE DEVELOPMENT PLAN
SCALE: 1/8" = 1'-0"



REVISION			
REV	BY	DATE	DESC
#1	DK	5/31/22	FIELD ADJUST

Copyright 2022
Date JUNE 16, 2022
Checked by DK
Drawn by MG
Project Number 2218

COFFEE AT THE CROSSING
BUILDING REXPANSION

7745 N 600 W
McCORDSVILLE, INDIANA

Cornerstone
Design

C-1

8481 E. 550 N.
OTTERBEIN, INDIANA 47970
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