

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: July 27, 2022

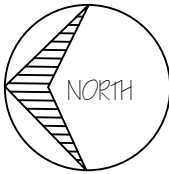
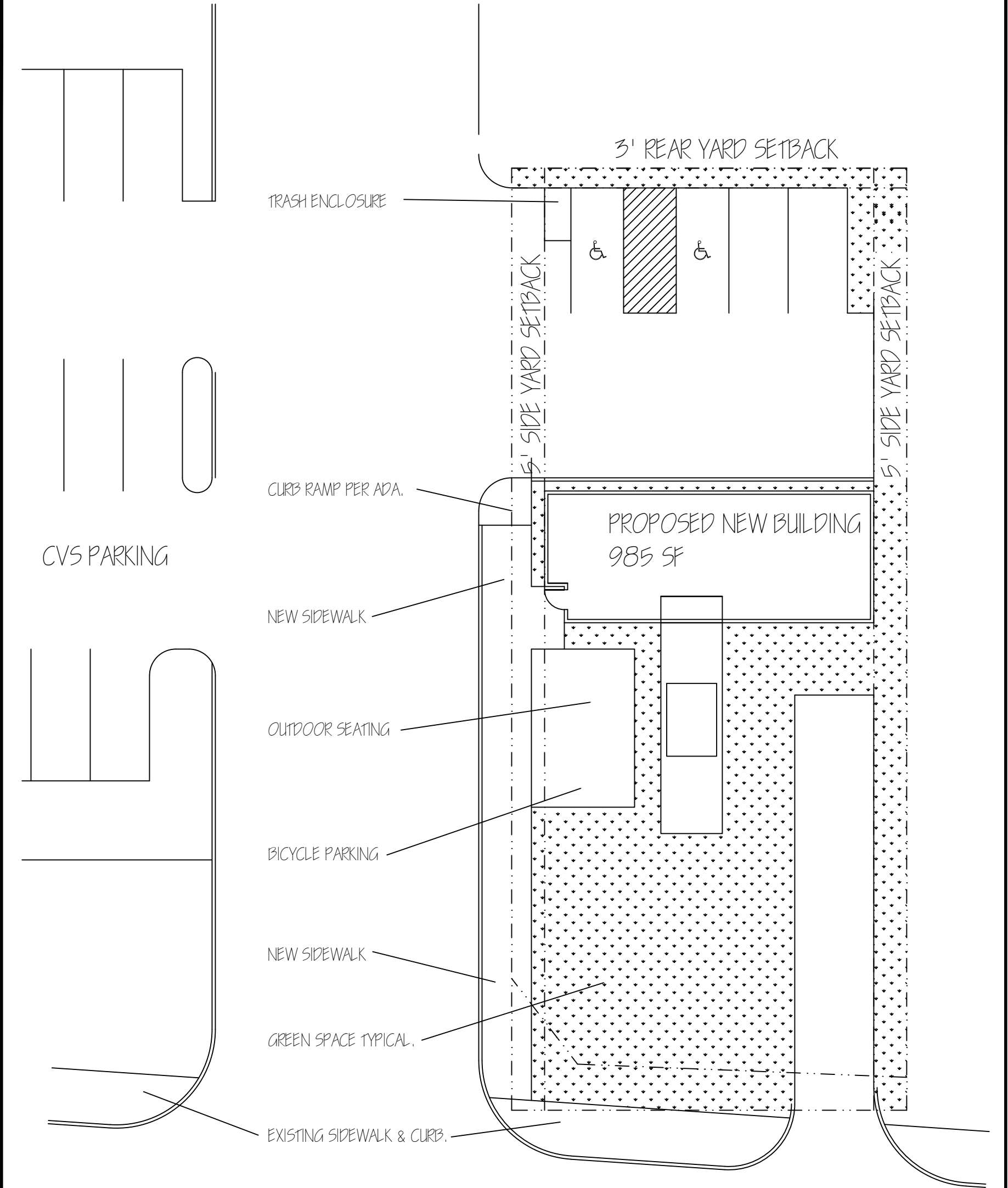
As a small child, I would listen to the trains roll through town and the conversations between my father, Gary Wiley, and his customers, or join in on a competitive game of checkers. In 1995, the train caboose was weaved into the Town of McCordsville’s canvas. It has become part of the social fabric, 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 an approximate 1,130 square foot building. As sole proprietorship of Coffee At The Crossing, LLC, I am kindly requesting multiple development standard variances, most of which relate to the unique structure on this parcel. Included in the request are a 5’ side yard setback on the north and south property lines, and 3’ rear yard setback on the east property line.

In addition, a shared parking agreement is currently being drafted by William Hunter, CVS Real Estate Director and legal team. A Statement of Intent has been submitted to CVS and will soon follow. The shared parking agreement will help to meet the parking minimum requirement set forth in Appendix D: Official Parking Schedule.

Included in the request package is a site plan. I respectfully seek the approval of the McCordsville Board of Zoning Appeals for the 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



PROPOSED SITE DEVELOPMENT PLAN
SCALE: 1/16" = 1'-0"

