

# McCordsville

ESTD  1988

## INDIANA

### Architectural Review Committee Staff Report Meeting Date: April 18, 2023

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**PETITIONER:** Jeff Knarr, Project Plus, and Kenneth & Gail Eckstein

**PETITION:** Eckstein Residence

**REQUEST:** Petitioner requests approval of a custom home on Lots 13-14 of Hampton Cove

**LOCATION:** The EDA is located on the southwest and southeast corners of CR 600W & CR 600N

**ZONING:** R-3

**STAFF REVIEW:** The plat for Hampton Cove was recorded prior to the effective date of the Town's Zoning Ordinance; therefore, the proposed home is not required to meet the architectural standards of the Town's Zoning Ordinance. However, the proposed home is required to meet the architectural standards of Overlay Ordinance in effect at the time the plat was recorded. That was the 2002 Overlay Ordinance. Staff has reviewed the proposed home. The list below denotes the applicable 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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- ✓ All residential construction shall conform in street orientation and massing to adjacent homes.
- ✓ Principle building roofs shall have a pitch that conforms to the roof pitches of adjacent homes.
- ✓ Where two wall materials are combined horizontally on one façade, the heavier material must be below.
- ✓ All residences greater than 1500 square feet in livable floor area, an area equal to or greater than 50% of the exterior wall surface of the first floor of each residence shall be masonry. At least 50% of the front façade of all residential buildings, exclusive of windows, doorways (other than garage doors), and bays, shall be masonry.

- ✓ Exterior chimneys shall be finished in brick or stucco.
- There shall be a minimum roof overhang of 9" on all sides of a house.
- ✓ Monolithic exterior building walls are prohibited. There must be a change of siding materials and/or architectural features (such as windows, chimneys, doors, etc) on all sides of each home.
- ✓ There shall be permanent external window treatments on all windows visible from a public road, except for large picture windows, casement windows, and small non-opening windows. Acceptable windows treatments include shutters, dividers (mullions or inserts), etc.
- ✓ The pitch of the largest square footage roof must be 8:12 or greater, unless the style of the house warrants a change.

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**STAFF RECOMMENDATION:**






Staff needs to confirm overhang depth at the meeting, and following confirmation that it complies with the requirement, staff will recommend approval of the home design.



#### Overview



#### Legend

-  Corporate Limits
- Roads**
  -  I
  -  S
  -  U
  -  <all other values>
-  Rights of Way
-  Parcels

<b>Parcel ID</b>	30-01-14-201-008.000-018	<b>Alternate ID</b>	30-01-14-201-008.000-018	<b>Owner Address</b>	THEOBALD, JOHN F & GAIL M
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	510 - 1 Family Dwell - Platted Lot		9906 N MALLARD LN
<b>Property Address</b>	9906 N MALLARD LN MC CORDSVILLE	<b>Acreage</b>	n/a		MC CORDSVILLE, IN 46055
<b>District</b>	MCCORDSVILLE TOWN				
<b>Brief Tax Description</b>	CARDINAL WDS S1 PTL 4 & 1/34 INT IN COM AREA (Note: Not to be used on legal documents)				

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