

Highland Springs South
Homeowners' Association, Inc.

P.O. Box 251
McCordsville, IN 46055

June 5, 2023

VIA: E-mail

Town of McCordsville Board of Zoning Appeals
c/o Mr. Ryan Crum
6280 West County Road 800 North
McCordsville, IN 46055

RE: BZA-23-012
HSS Lot #8 Solar Panels

Dear Members of the Board of Zoning Appeals:

Please accept this correspondence on behalf of the Architectural Control Committee (ACC) of Highland Springs South Homeowners' Association, Inc. Neither the Petitioner in the above stated case nor the Homeowner has submitted documents for review and consideration by the Highland Springs South Homeowners Association (HSSHA) prior to filing this Variance Application with the Town of McCordsville. Within other sections of our neighborhood, the nature of this proposed improvement would first require evaluation and approval subject to our Subdivision's Architectural Guidelines and Covenants.

In the aspect of the installation of Solar Panels within our neighborhood, we support the use of this advanced technology for the benefit of our Homeowners. However, our covenants were last updated in 2007, which is long before this technology became affordable to a residential homeowner. Therefore, we treat this type of improvement in the same manner that our Covenants prescribed for condensers, utility meters, heat pumps and similar mechanical/electrical support devices. Our covenants require that these permanent fixtures be concealed from the view of neighbors and sightlines to the street frontage. We have not seen this petition, but we are assuming that these panels are being proposed on the south elevation of the home which would correspond with the sideyard of that particular home. That will result in these panels being visible in a sightline to the public street (Briarway.) Therefore, the HSSHA does not support this variance request.

For reference, there are (3) homes that we are aware of having solar panel installations within our neighborhood. Only (1) of those installations was approved by the HSSHA. Our position is echoed within the Assistant Town Manager's comments stating "...staff will support this petition so long as there is no remonstrance from the neighborhood." The neighborhood does not support this petitioner's request. Therefore, we ask that you vote to "DENY" zoning variance petition #BZA-23-012 as presented.

Sincerely,



Larry J. Longman
Member, Architectural Control Committee

Cc: Tara Conley
Brian Bego

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Architectural Control Committee Members:
Brian Bego
Tara Conley
Larry Longman