

# McCordsville

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## INDIANA

### Board of Zoning Appeals Staff Report

Meeting Date: October 4, 2023

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**PETITIONER:** Crew Car Wash

**PETITION:** BZA-23-015 (Crew Car Wash)

**REQUEST:** Petitioner requests approval of Development Standard Variance for additional permanent signage.

**LOCATION:** The property is located at 6963 W Broadway.

**ZONING:** The property is zoned Commercial Regional (CR).

Zoning

North: R1

South: CR

East: CR

West: D4 (Indy/Lawrence Zoning)

Land Use

Single Family Residential

Institutional

Retail/Commercial Service

Single Family Residential

**STAFF REVIEW:** The proposed request is that of having an additional permanent sign in the form of a “Crew Car Wash” brand flag on the property’s flagpole.

The Sign Code limits commercial development to a ground sign and wall sign per frontage. Crew Car Wash previously received a number of variances to exceed both the quantity of signs, but also the size of signage. The current site includes two (2) ground monument signs, as well as some smaller ground signage, and seven (7) wall signs.

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#### STAFF RECOMMENDATION:

Staff is still in the process of confirming the size of the flag being requested by the petitioner. We will provide this info as soon as it becomes available.

Regardless of the size of the flag, staff is not in support of this variance request for mainly two (2) reasons. (1) The site already greatly exceeds the signage permitted by right in the Zoning Ordinance. (2) If staff were to support this flag, as a sign, staff would have to support all other such requests. The Town has adopted a Zoning Ordinance with sign regulations that were determined to be in the best interest of the community and maintain an orderly and aesthetic streetscape, without sign clutter.

This request is not in keeping with the Town's sign regulations. Staff recommends denial of this request.

