

McCordsville

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INDIANA

Planning & Building Department
6280 W 800N McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: BZA-23-018

Title: Flor Martinez & Axel Alvarez's request for approval of a Special Exception to allow used car sales in the Old Town (OT) Zoning District at 8363 W Broadway.

Meeting Date: this zoning petition is currently scheduled to be heard at the January 3rd Board of Zoning Appeals (BZA) meeting.

**Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mccordsville.org and click on "Agendas & Minutes".*

11/21/2023

Through a letter we want to express our interest in being able to open a business in your community.

Our company has been established in the state of Illinois for 17 years, which is why we want to continue expanding to the state of Indiana since one of my partners lives in the city of Fisher.

For all these years we have helped minorities by giving them access to purchasing cars with or without established credit. In all our vehicles we offer warranty plans to protect our customers

Therefore, we hereby ask you to consider giving us the opportunity to open our new business in your city based on the stipulations required by the city.

Flor Martinez Duarte

Axel Alvarez

773-430-7755

Site Aerial



Proposed Site Plan



McCORDSVILLE BOARD OF ZONING APPEALS
SPECIAL EXCEPTION APPLICATION

Zoning Ordinance Section 10.04

Applicant Information

Name: FLOR MARTINEZ & AXEL ALVAREZ
Current Address: 9856 MIDNIGHT LINE
(Number) (Street)
FISHERS IN 46040
(City) (State) (Zip)
Phone No.: 773-430-7755 E-mail Address: axel.alvarez0214@gmail.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: DAN JUSTOS
Current Address: 9937 MIRAFIELD LANE
(Number) (Street)
McCordsville IN 46057
(City) (State) (Zip)
Phone No.: 317-507-7693 E-mail Address: _____

Property Information

Current Address: 6383 W BROADWAY
(Number) (Street)

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Special Exception Requested

I am requesting a special exception as listed by Section _____ of the Zoning Ordinance to allow the following:

Special Exception Criteria

The McCordsville Zoning Ordinance establishes specific criteria that must be met in order for a special exception to be approved. Please answer each question below and if the response is "NO", describe why the special exception use requested does not meet the required criteria.

Will the special exception be served with adequate utilities, access roads, drainage, and other necessary facilities?

☒ YES

☐ NO, Please Explain (attach additional pages as necessary): _____

Will the special exception provide safe conditions that do not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and comply with the development standards of the McCordsville Zoning Ordinance?

☒ YES

☐ NO, Please Explain (attach additional pages as necessary): _____

Will the special exception be sorted, oriented, and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties?

☒ YES

☐ NO, Please Explain (attach additional pages as necessary): _____

Will the special exception produce a total visual impression and environment which is consistent with the environment of the neighborhood?

☒ YES

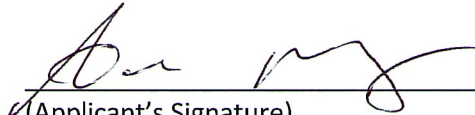
☐ NO, Please Explain (attach additional pages as necessary): _____

Will the special exception organize vehicular access and parking to minimize traffic congestion in the area?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

12-04-2023
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)