

McCordsville

ESTD  1988

INDIANA

McCordsville Board of Zoning Appeals Meeting Minutes February 7th, 2024

Members Present: Brianne Schneckenberger, Dan Vail, Grant Adams, Justin Meadows, Brian Hurley

Members Absent: N/A

Agenda considerations; moving item 5b before 5a.

Approval of minutes

Mr. Vail motioned to approve the January minutes. Mr. Meadows seconded, the board voted 5/0.

Old business:

None

New Business

Request for Approval of McCord Square Building Permit Extension(s)

Ross Kent presenting for the petitioner CPM, requesting an extension because the project will not be completed before the expiration date.

Mr. Adams asked if 180 days would be enough. Staff stated they are in support of this extension.

Mr. Adams made a motion to approve the permit extension of 180 days, Mr. Meadows seconded, the board voted 5/0.

BZA-24-002, TRG's request for several Development Standards Variances for a proposed multi-family residential project, located along the eastside of N Kensington Way and south of Wellington Way

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Staff presented the zoning for the proposed project, also stated that this meeting is for the special exceptions only.

Tyler Bowers with The Ridge Group presented their proposed project and requested special exceptions.

Discussion took place about exterior materials, brick and wainscotting, the pool and foliage and mounding around the property.

Mr. Hurley asked what would be built Southwest of the clubhouse. Mr. Bowers replied that it would be the future dog park.

A discussion took place about rear elevations and exterior materials.

Ms. Schneckenberger opened the public hearing.

Wayne Richards remonstrated the future development, asked the board to reconsider some of the special exceptions requested.

Tim Bursick questioned the barrier and what would be planted on top of the mound, asked about the timeframe of when the building would start.

Ms. Schneckenberger noted that no one else chose to speak in the public hearing, she also presented the remonstrator's letter, from Chris Berry.

Ms. Schneckenberger closed the public hearing.

The petitioner's goal would be to start construction in June or July of this year.

Discussion took place about the PUD and the mounding required. The mound is required to be three and a half feet tall with landscaping required on that mound, 5 trees and 10 shrubs per 100 feet of mounding.

Discussion took place about lighting specifications.

Staff presented the variances with conditions requested by the petitioner.

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Variance #1 – Variance from Rear Yard Setback.

The Ballots were counted, and the variance was granted 5/0.

Variance #2 – Variance from Parking Quantity.

The ballots were counted, and the variance was granted 5/0.

Variance #3 – Variance from Exterior Materials – Clubhouse.

The ballots were counted, and the variance was granted 5/0.

Variance #4 - Variance from Exterior Materials – Multi Family Residential Buildings.

Conditions added by the board:

Wainscott wrap should be added up to the bottom of the windowsill height to the rear storage areas.

South façade of the buildings along the South property line on any second-floor lighting should be a full cut off light fixture.

The ballots were counted, and the variances with conditions were granted 5/0.

Mr. Meadows motioned as stated by staff, Mr. Hurley seconded, the board voted 5/0.

Mr. Meadows made a motion on the conditions as written, Mr. Adams seconded the board voted 5/0.