



## McCORDSVILLE BOARD OF ZONING APPEALS VARIANCE APPLICATION

Zoning Ordinance Section 10.03

### Applicant Information

Name: \_\_\_\_\_

Current Address: \_\_\_\_\_  
(Number) (Street)

\_\_\_\_\_  
(City) (State) (Zip)

Phone No.: (317) 313-4122 E-mail Address: [coffeeatthecrossing@outlook.com](mailto:coffeeatthecrossing@outlook.com)

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

Name: Ja'Nene E. Gillam

Current Address: 6982 Bladstone Road IN 46062  
(Number) (Street)

Noblesville IN 46062  
(City) (State) (Zip)

Phone No.: (317) 313-4122 E-mail Address: [coffeeatthecrossing@outlook.com](mailto:coffeeatthecrossing@outlook.com)

### Property Information

Current Address: 7745 N. 600 W., McCordsville, IN.46055  
(Number) (Street)

Subdivision Name (if applicable): 18505-018 600 W SOUTH HWY 67

**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.: \_\_\_\_\_

Present Use of Property: \_\_\_\_\_

Size of the Lot/Parcel in Question: \_\_\_\_\_

Are there any restrictions, laws, covenants, variances, special exceptions, or appeals filed in connection with this property that would relate or affect its use for the specific purpose of this application? If yes, please list date and docket number, decision rendered and pertinent explanation:


**Variance Information**

Describe the variance requested: \_\_\_\_\_


Development Standards Variance Requested:

- |  |  |
|--|--|
| <input type="checkbox"/> Building Height   | <input type="checkbox"/> Entrance / Drive        |
| <input type="checkbox"/> Building Setback  | <input type="checkbox"/> Sight Visibility        |
| <input type="checkbox"/> Lot Coverage  | <input type="checkbox"/> Fence and Wall          |
| <input type="checkbox"/> Lot Width   | <input type="checkbox"/> Landscaping             |
| <input type="checkbox"/> Lot Area  | <input type="checkbox"/> Buffering and Screening |
| <input type="checkbox"/> Parking   | <input type="checkbox"/> Exterior Lighting       |
| <input type="checkbox"/> Loading   | <input type="checkbox"/> Sign                    |
| <input checked="" type="checkbox"/> Other (please specify): <u>Aesthetic decorative railroad collectible</u> |  |

Describe reasons supporting the variance requested: \_\_\_\_\_

I'm kinding requesting a variance on the decorative railroad crossing collectible located on the west end of the caboose. To support this request I'm referencing the following items:

(1) This item has remained on the property since 1994. (2) This item is soley being used as an ornamental aesthetic piece and is not a functioning railroad crossing sign. (3) This item is not wired for a crossing arm, bell, or flashing lights. (4) All electrical wiring has proper conduit and not exposed to the elements or external stress. (5) Has low voltage wiring, along with non-LED bulbs. (6) This railroad collectible is proportionate with the scale and design of the train caboose and building, as well as enhances the aesthetic environment of the community. (7) Does not display the commercial business name. (8) This item is within the 35' setback. (9) The collectible is mounted in a concrete foundation.

**Development Standards Variance Criteria**

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

Will the variance provide safe conditions that will not be injurious to the public health, safety, morals, and general welfare of the community?

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

\_\_\_\_\_

\_\_\_\_\_

Will the use and value of the area adjacent to the property included in the variance not be affected in a substantially adverse manner?

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

\_\_\_\_\_

\_\_\_\_\_

Will the strict application of the terms of this Ordinance result in a practical difficulty in the use of the property? This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

☒ 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.

*Ja'Nene E. Gillam*  
(Applicant's Signature)

02/18/24  
(Date)

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

I authorize the filing of this application and will allow the Town staff to enter this property for the purpose of analyzing 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.

*Ja'Nene E. Gillam*  
(Owner's Signature)

02/18/24  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

## **VARIANCE PERMIT - APPLICATION CHECKLIST**

**(McCordsville Zoning Ordinance: Section 10.03 Variance)**

**The following shall be included in the Variance Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Zoning Ordinance.**

Variance Application Checklist:

- ☐ Pre-Application Meeting (required)
- ☐ Variance Application
- ☐ Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☐ Copy of Deed for Property Involved, including any covenants or commitments, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☐ Filing Fee
- ☐ Supporting Information, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer of each of the following (where appropriate)
  - ☐ Site Plan (signed, dated, drawn to scale and/or fully dimensioned and clearly showing entire layout of property and all features relevant to the variance request).
  - ☐ Statement of Intent