

**McCORDSVILLE BOARD OF ZONING APPEALS**  
**VARIANCE APPLICATION**

Zoning Ordinance Section 10.03

**Applicant Information**

Name: ERIC TAYLOR (Targaryen Holdings LLC)

Current Address: 1518 E. Barringer St

(Number) (Street)

Phila.

(City)

Pc.

(State)

19150

(Zip)

Phone No.: 215-868-9045 E-mail Address: RitasMcCordsville@gmail.com

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

Name: Rebar Development

Current Address: 8700 North Street Suite 120

(Number) (Street)

Fishers

(City)

IN

(State)

46038

(Zip)

Phone No.: (317) 670-7997 E-mail Address: shelby@rebardev.com

**Property Information**

Current Address: 5817 Main St. McCordsville, IN. 46055

(Number) (Street)

Subdivision Name (if applicable): \_\_\_\_\_

**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: New Property will be used for Rita's Ice

Size of the Lot/Parcel in Question: 875 Sq ft

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:

N/A

#### **Variance Information**

Describe the variance requested: We are requesting a variance for 3 wall signs at our new location.

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 checked="" type="checkbox"/> Sign         |
| <input type="checkbox"/> Other (please specify): <u>Signage</u> |  |

Describe reasons supporting the variance requested: Our menu boards are an essential piece for customer ordering needs because we are a walk up only establishment

### **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.



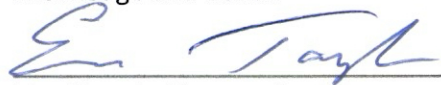
YES



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.



(Applicant's Signature)

9/13/24

(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.

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

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

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

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



Rita's #1532  
5817 Main Street  
McCordsville IN  
August 30, 2024



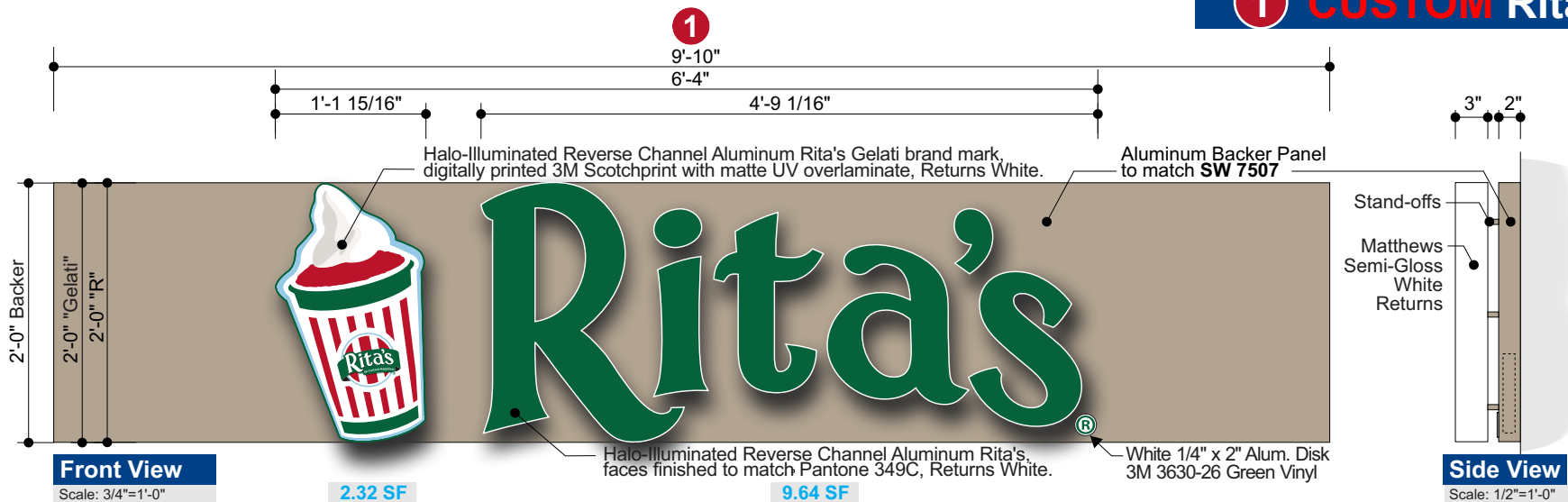
1-800-967-2553  
www.allenindustries.com

Customer Approval / Signature

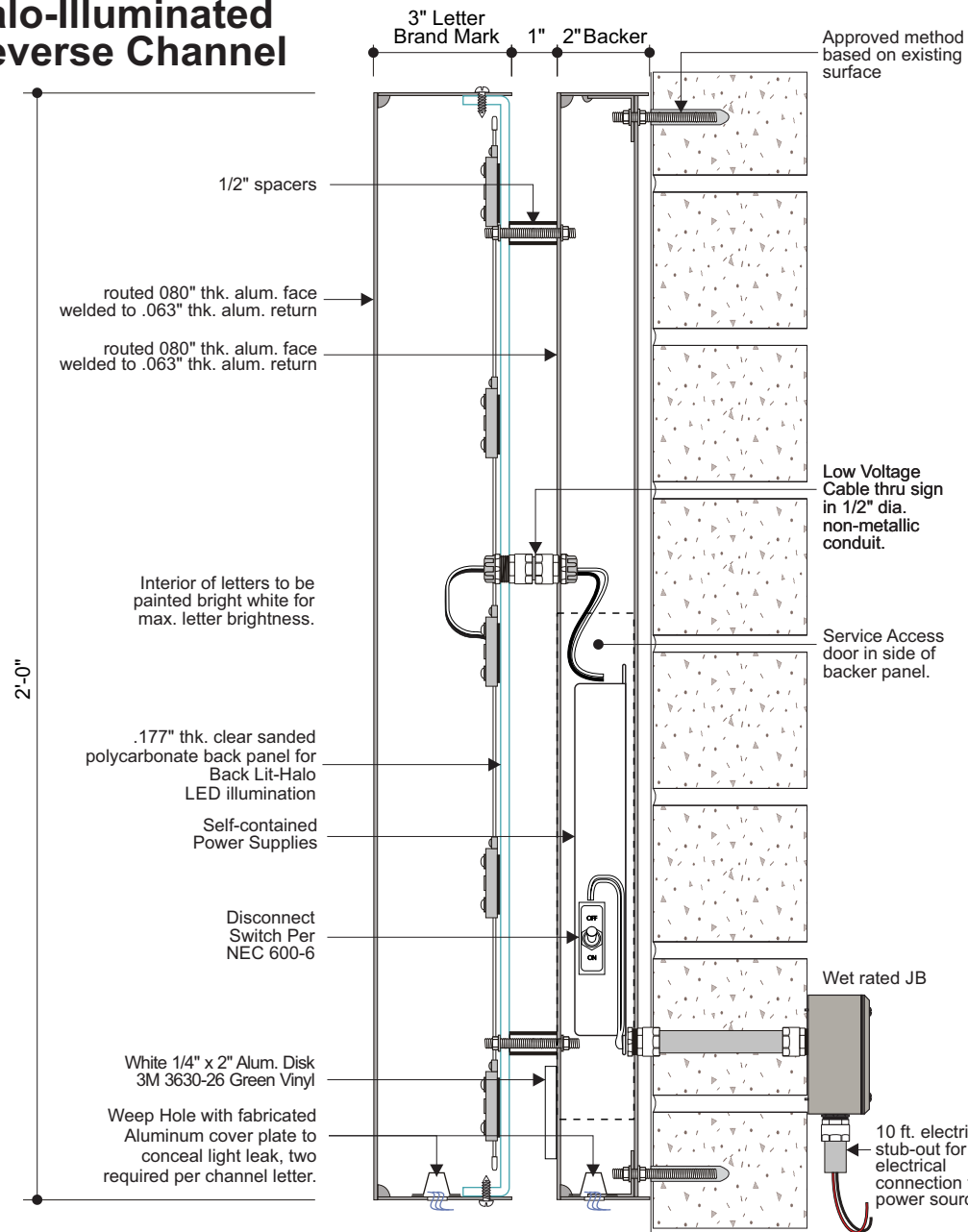
Signature: \_\_\_\_\_ Date: \_\_\_\_\_



1 CUSTOM Rita's - Halo-Illuminated Gelati Brand Mark / Channel Letters



Halo-Illuminated Reverse Channel



Vinyl Specifications



Rita's Gelati Brand Mark  
1st Surface Digital Print

Fabricated aluminum Rita's Gelati Brand Mark and Rita's letterset with .125" precision cut face panels and .063" thick welded aluminum letter returns attached to fabricated aluminum backer panel and then installed on wall as required per wall construction.

LED Halo illumination with power supplies accessed thru service door in side of backer panel.

Paint Specifications



Matthews Semi-Gloss White Returns  
Backer to match SW 7507  
Rita's Letter Faces to Match Pantone 349C

Allen Industries  
MET FILE NUMBER: E212503

Listed MET E212503  
Electric Sign Complies with UL48



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Allen Industries  
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www.allenindustries.com

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Client:  
Rita's #1532

Address:  
5817 Main Street,  
McCordsville IN

Date: 05/16/24  
Estimate #: E16628  
Job #: J0009856  
Page #: 2 of 3

File Name:  
RTA\_J0009856\_McCordsville IN\_204

Sales: House  
Design: DE  
PM: LL

#	Date	Description
1	06/06/24	Update
2	06/28/24	200
3	07/03/24	201, Corrected Yellow outline
4	08/01/24	202, Update
5	08/07/24	203, Update
6	08/30/24	204, Update


Client Review Status

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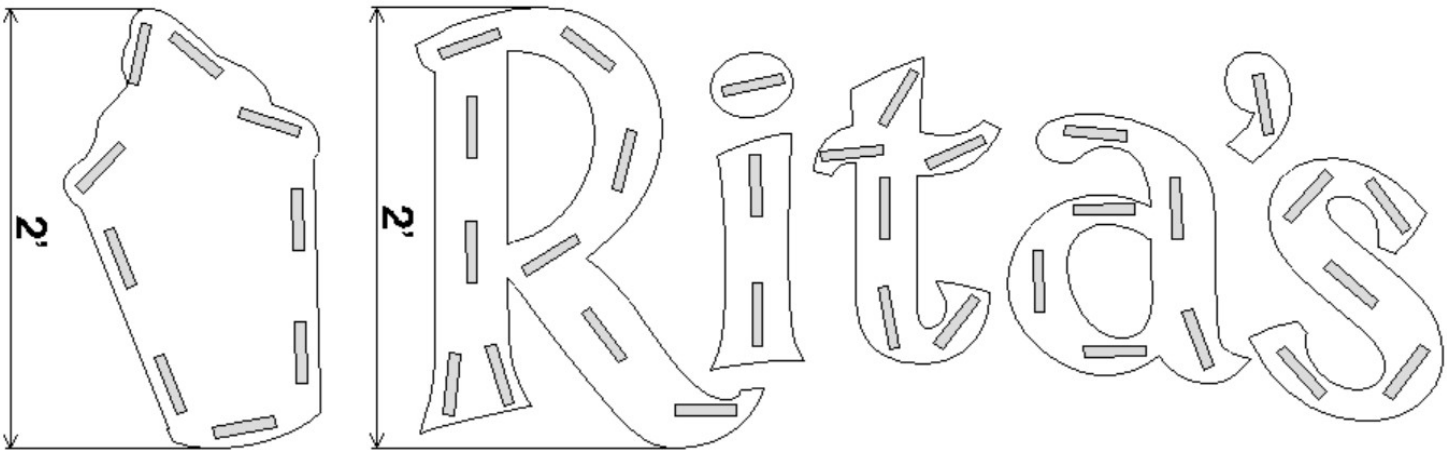
Client Signature:

Approval Date:

Night View  
Reverse Channel  
w/ Halo Illumination



# Rita's®



ALTERNATE 10 YEAR POWER SUPPLY  
Sku# 93137578 - GEPS24-100U-TT

Sign Type	Illumination	Primary Circuit (120 VAC)	SKU	Description	Name	Quantity
CHANNEL LETTERS	HALO LIT	1.1 Amps	93146573	GELTM2471-1	Tetra LT Medium (7100K)	40 Modules 27 Ft
Can Depth	LED Distance From Face	Power Supply Location	Sign Area			
3"	N/A	REMOTE	5.25 Sq Ft			
Special Instructions		Total Module Watts				
		28.80 Watts	93137579	GEPS24-100U-GLX2	100W - 24V (GLX2)	1 Ea
			-	-	-	
Notes						
		Total Lumens				
		4600.00 Lumens	191600041		Wire Connector	42 Ea
		876.19 Lumens/Sq Ft	9409		18 AWG Supply Wire	70 Ft

TECHNICAL SUPPORT:  
888-694-3533  
EMAIL: [tetradrawings@gecurrent.com](mailto:tetradrawings@gecurrent.com)

Current@

Drawn By: AH  
Checked By: AH  
Date: 8-30-24

Job Name:  
Rita's  
Customer Name:

Drwg #: 104887 - 01  
Rev -  
PAGE 1 of 1

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Client:  
**Rita's #1532**

Address:  
**5817 Main Street,  
McCordsville IN**

Date: **05/16/24** Estimate #: **E16628** Job #: **J0009856** Page #: **3 of 3**

File Name:  
**RTA\_J0009856\_McCordsville IN\_204**

Sales: **House** Design: **DE** PM: **LL**

#	Date	Description	Initial
1	06/06/24	Update	DE
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3	07/03/24	201, Corrected Yellow outline	DE
4	08/01/24	202, Update	DE
5	08/07/24	203, Update	DE
6	08/30/24	204, Update	DE

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Client Signature: Approval Date:



Shop is Walk Up Orders Only. All Window Graphics and Menu Signage to be permitted and installed by others.

