

McCordsville

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INDIANA

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

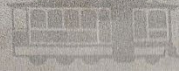
PUBLIC HEARING INFORMATION

Case #: BZA-24-009

Title: The Bobber Shop's request for Development Standards Variances to allow additional ground signs and large windows signage at 6346 W Broadway.

Meeting Date: This zoning petition is currently scheduled to be heard at the August 1st 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".*



MCCORDSVILLE BOARD OF ZONING APPEALS
VARIANCE APPLICATION
Zoning Ordinance Section 10.03

Applicant Information

Name: Christopher Proehl
Current Address: 3995 Clubhouse DR
(Number) (Street)
Greenfield IN 46140
(City) (State) (Zip)
Phone No.: 317-448-3328 E-mail Address: trebobbysnap2022@gmail.com

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

Name: ERIC Green
Current Address: 6314 W. Broadway
(Number) (Street)
McCordsville IN 46055
(City) (State) (Zip)
Phone No.: 317-335-2628 E-mail Address: eric@greentouchservices.com

Property Information

Current Address: 6314 W Broadway McCordsville 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: Bait and tackle Shop

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: to keep the large Fiber Glass fish in front of our building and the small metal fish as well and our seasonal painted windows

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 checked="" 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>Window painting, fiber Glass fish</u> | |

Describe reasons supporting the variance requested:

the fiber glass fish, window painting was incorporated into business and make our bussiness more visible as a fishing store

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): _____

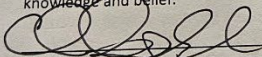
Will the strict application of the terms of this Ordinance result in a practical difficulty in the use of the property? This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

☐ YES

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

Applicant's Signature

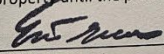
The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

7.9.24
(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)

7-12-24
(Date)

(Owner's Signature)

(Date)



