

McCordsville

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INDIANA

Planning & Building Department
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PUBLIC HEARING INFORMATION

Case #: BZA-24-016

Title: Beazer Homes' request for a Development Standards Variance(s) for fencing in the Colonnade subdivision.

Meeting Date: This zoning petition is currently scheduled to be heard at the December 4th 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: Matt Cunningham on behalf of Beazer Homes Indiana LLP

Current Address: 9465 Counselors Row, Suite 125
 (Number) (Street)
Indianapolis Indiana 46240
 (City) (State) (Zip)

Phone No.: 317 417 0334 E-mail Address: matt.cunningham@beazer.com

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

Name: Beazer Homes Indiana LLP

Current Address: 9465 Counselors Row, Suite 125
 (Number) (Street)
Indianapolis Indiana 46240
 (City) (State) (Zip)

Phone No.: 317 417 0334 E-mail Address: matt.cunningham@beazer.com

Property Information

Current Address: 7055 Belvedere Ln, McCordsville, IN 46055
 (Number) (Street)

Subdivision Name (if applicable): Colonnade Estates

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: Single family development

Size of the Lot/Parcel in Question: Entrance of Colonnade Estates community

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: We would like approval for a temporary fence that was installed by mistake without requesting approval.

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 checked="" 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 type="checkbox"/> Other (please specify): _____ | |

Describe reasons supporting the variance requested: We request approval for a temporary fence to enhance the community experience and provide a welcoming atmosphere. This fence is designed to blend in with the natural landscape, complementing the existing aesthetic of both the property and surrounding area. Rather than creating a barrier, the fence has been positioned and styled to enhance the sense of arrival for residents and visitors alike. The temporary nature of this fence allows it to fulfill its purpose of defining community spaces without creating a permanent structural impact. By using materials and colors that harmonize with the natural surroundings, the fence adds to the property's inviting character.

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): The ordinance

preventing the fence creates a practical difficulty for the marketability of Beazer's model. The fence helps

define the space, enhancing the model's visibility from the road and guiding visitors into the community.

Applicant's Signature

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

Matt Cunningham

(Applicant's Signature)

11/8/2024

(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.

Matt Cunningham

(Owner's Signature)

11/8/2024

(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

