

March 3, 2025

Trax BBQ
7724 Depot St
McCordsville, IN 46055

ATTN: Ryan Crum, Director of Planning and Building
Town of McCordsville, IN 46055
6280 W 800 N
McCordsville, IN 46055

Re: Special Exception & Parking Variance Submittal

Trax BBQ is seeking a special exception use for the property located at 6314 W Broadway in McCordsville. The location is currently office space and we are seeking a special exception to change the use of this space to a restaurant.

We are seeking to do this project in phases due to budget limitations (hardship due to forced relocation by current landlords)

PHASE I: BASEMENT & MAIN LEVEL

Building plans will be submitted detailing the layout of the basement and main level. The basement will serve as our commissary and kitchen. The main level will have our food service line, customer seating, dish, walk-up bar, restrooms, storage and other necessities related to daily restaurant operations. This phase also includes fire alarm system as per requirements with CH 34 filing, ADA ingress/egress ramp, ADA parking. This phase also includes adding fire emergency exit staircase (exterior) along east side of building.

PHASE II: SECOND LEVEL

This space will serve as overflow seating in Phase I. For Phase II, Building plans will be submitted detailing full seated bar, restrooms and offices.

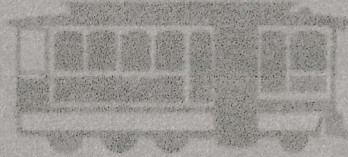
PHASE III: PARKING & CURB STOPS

We would like to complete this phase with the city. We will work with the city on paved parking and signage as they develop a plan for curb cuts, sidewalks and drainage. Site plan shows purposed layout, to be amended as necessary in accordance with the city's plans.

In addition to the Special Exception, a PARKING VARIANCE is being requested to remain gravel with plans to pave in Phase III as described above. We will provide 3 concrete ADA parking spaces in PHASE I of the project.

Trax BBQ is acquiring an additional lot adjacent [directly to the west of] 6314 Broadway (Parcel# 30-01-26-100-006.000-018) as shown on the included property survey. Additional lot will be added to the 6314 Parcel as per the information provided and removed from 6346 W Broadway (Parcel# 30-01-26-101-002.000-018). Lot will provide required parking necessary for patron/employee parking.

Please see attached site plan w/parking, property survey, floor plans



McCCORDSVILLE BOARD OF ZONING APPEALS
SPECIAL EXCEPTION APPLICATION

Zoning Ordinance Section 10.04

Applicant Information

Name: Tray BBQ
Current Address: 7724 Depot St
(Number) (Street)
McCordsville IN 46055
(City) (State) (Zip)
Phone No.: 317 335 7675 E-mail Address: noccoastcuisine@gmail.com

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

Name: No Coast Property Group LLC
Current Address: 7724 Depot St
(Number) (Street)
McCordsville IN 46055
(City) (State) (Zip)
Phone No.: 317 319 1859 E-mail Address: noccoastcuisine@gmail.com

Property Information

Current Address: 6314 W Broadway McCordsville, IN 46055
(Number) (Street)

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.: _____

Special Exception Requested

I am requesting a special exception as listed by Section _____ of the Zoning Ordinance to allow the following:

Change of use from OFFICE BUILDING to RESTAURANT

Special Exception Criteria

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

Will the special exception be served with adequate utilities, access roads, drainage, and other necessary facilities?

☒ YES

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

Will the special exception provide safe conditions that do not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and comply with the development standards of the McCordsville Zoning Ordinance?

☒ YES

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

Will the special exception be sorted, oriented, and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties?

☒ YES

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

Will the special exception produce a total visual impression and environment which is consistent with the environment of the neighborhood?

☒ YES

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

Will the special exception organize vehicular access and parking to minimize traffic congestion in the area?

☒ 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)

2/5/25

(Date)

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

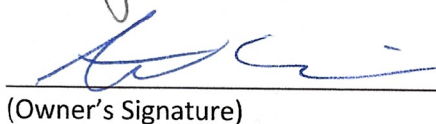
I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.



(Owner's Signature)

2/5/25

(Date)



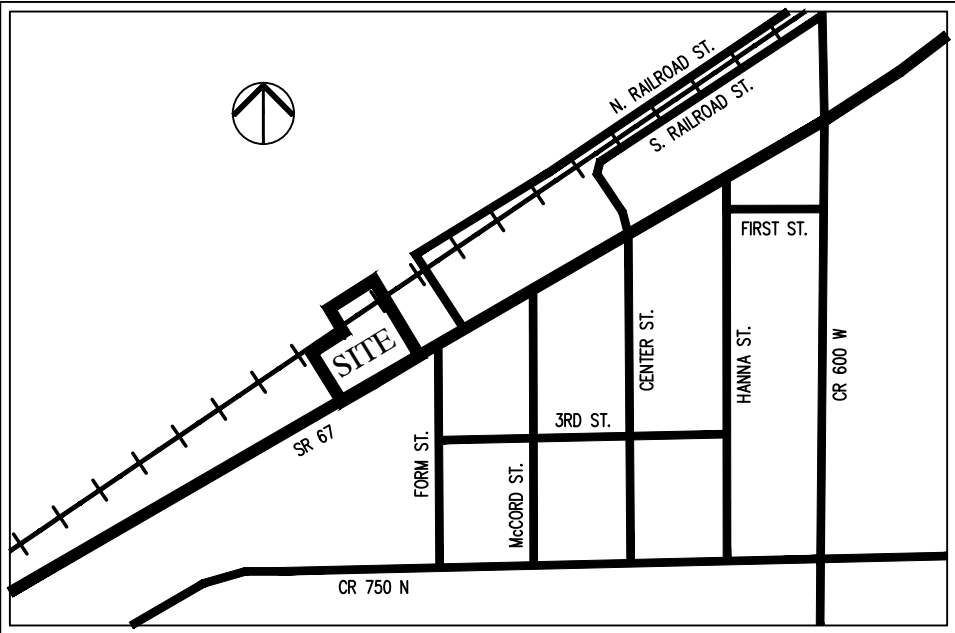
(Owner's Signature)

2/5/25

(Date)

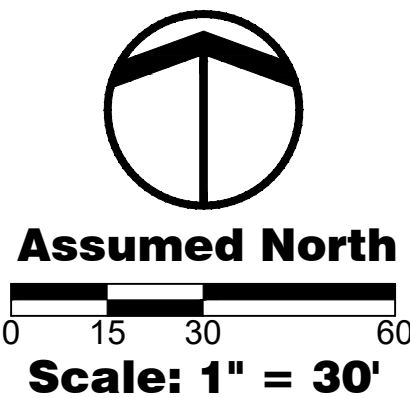
A PART OF THE NORTHEAST QUARTER OF
SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST IN THE
TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA

VICINITY MAP
TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA – NOT TO SCALE



PRO FORMA
FOR REVIEW/COMMENT
ONLY

PARCEL I
±0.383 ACRES (GROSS)
±0.074 ACRES (RAILROAD R/W)
±0.044 ACRES (SR 67 R/W)
±0.265 ACRES (NET)
PARCEL II
±0.239 ACRES (GROSS)
COMBINED SURVEYED PARCEL
±0.622 ACRES



LEGEND	
●	MONUMENT – CAPPED REBAR
⊙	GAS METER
MB	MAILBOX
⊠	ELECTRIC TRANSFORMER
AC	AIR CONDITIONER
⊕	ELECTRIC METER
⊗	UTILITY POLE
(D)	DEED BEARING/DISTANCE
—E—	ELECTRIC LINE (UNDERGROUND)
—OHE—	OVERHEAD UTILITY (ELECTRIC/FIBER)

Land Description per Survey

A part of the Northeast Quarter of Section 26, Township 17 North, Range 5 East and a part of Hiday's Addition, as per plat thereof recorded February 12, 1869, in Plat Book 1 pages 74 and 75, in the Office of the Recorder of Hancock County, Indiana, both in the Town of McCordsville, Hancock County, Indiana, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1 in said Hiday's Addition; thence South 33 degrees 49 minutes 08 seconds East along the West line of said Lot 1 a distance of 144.50 feet to the Southwest corner of said Lot 1; thence North 56 degrees 23 minutes 07 seconds East along the South line of said Lot 1 and an extension thereof a distance of 72.00 feet to the Southeast corner of a vacated 12 foot alley per said plat and the West line of a tract of land described in Instrument Number 9812652 in said Recorder's Office (the next five (5) courses along the lines of said tract); (1) thence South 33 degrees 49 minutes 08 seconds East a distance of 20.76 feet; (2) thence North 60 degrees 52 minutes 22 seconds East a distance of 80.27 feet; (3) thence North 33 degrees 49 minutes 08 seconds West a distance of 211.54 feet; (4) thence South 56 degrees 23 minutes 07 seconds West a distance of 80.00 feet; (5) thence South 33 degrees 49 minutes 08 seconds East a distance of 40.00 feet to the Northeast corner of a vacated 12 foot alley per said plat; thence South 56 degrees 23 minutes 07 seconds West along the North line of Lot 1 and an extension thereof a distance of 72.00 feet to the POINT OF BEGINNING, containing 0.622 acres, more or less.

Ownership Information

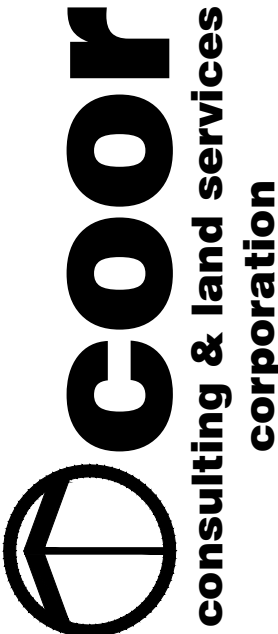
- A** – PARCEL #30-01-26-100-006.000-018
WARRANTY DEED
"GT REAL ESTATE, L.L.C."
INST. #9812652
- B** – PARCEL #30-01-26-101-002.000-018
CORPORATE WARRANTY DEED
"G.T. REAL ESTATE, LLC"
INST. #0103219
- C** – PARCEL #30-01-26-100-005.001-018
GENERAL WARRANTY DEED
"GDP PROPERTIES, LLC"
INST. #202009896



Call 811 or 800-382-5544 Before you Dig!

REVISIONS

DATE	DESCRIPTION	BY



303 West Main Street, Knightstown, Indiana 46148
765-345-5943 www.coorconsulting.com

A PART OF THE NORTHEAST QUARTER OF
SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST IN THE
TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA

ALTA/NSPS LAND TITLE SURVEY

CLIENT: WHITNEY KLEIN/NO COAST CUISINE
SITE ADDRESS: 6314 W. BROADWAY ST., McCORDSVILLE, IN 46055

DRAWN BY
CMC
CHECKED BY
MTL
DATE
January 30, 2025
SCALE
AS SHOWN

JOB NUMBER
2024-132

SHEET

1

ALTA/NSPS LAND TITLE
SURVEY

File Name: J:\Jobs2024\2024-132-KLEIN_TRAX\Design\CAD\Survey\24132.xSurvey.dwg, Layout: 2 By: chmco Plot Time: 4:16pm Plot Date: Jan 30, 2025

ALTA/NSPS LAND TITLE SURVEY

A PART OF THE NORTHEAST QUARTER OF
SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST IN THE
TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA

PRO FORMA
FOR REVIEW/COMMENT
ONLY

Land Description per Title Commitment

Parcel I:

Eighty (80) feet off the West end of the following described premises, to-wit: The North Middle Division of the South Half of the Northeast Quarter of Section 26, Township 17 North, Range 5 East, in the Town of McCordsville, Hancock County, Indiana, and more particularly described as follows:

Commencing at a point in the center of the Bellefountaine Railroad 18 rods East and 2 rods and 5 links South of a stone at the Northwest corner of the Southeast Quarter of the Northeast Quarter of the above described Section; thence South with the center of the Railroad 39 poles and 20 links to the East line of the alley on the East side of the Hiday's Addition to the Town of McCordsville, as per plat thereof recorded February 12, 1869, in Plat Book 1 pages 74 and 75, in the Office of the Recorder of Hancock County, Indiana; thence Southeast with said line 12 rods and 11 links to the center of the gravel road; thence North 52 degrees East 10 rods; thence North 58 degrees East 30 rods with the Center of said pike; thence Northwest at right angles with the said Railroad 15 rods and 14 links to the Place of Beginning, containing 3.29 acres, more or less.

EXCEPTING THEREFROM the following described real estate to-wit:

The South Middle Division of the West Half of the Northeast Quarter of Section 26, Township 17 North, Range 5 East, Hancock County, Indiana, described as follows, to-wit: Beginning at a point on the West line of the East Half of the Northeast Quarter of said Section where the same crosses the center of the C.C.C. & St. L. R.R.; thence Southwesterly along the center of said Railroad 2.12 chains; thence to bound said tract, run Southeasterly at right angles to said Railroad 3.4 chains to the center of Main Street in the town of McCordsville, Indiana; thence Southwesterly with the center of Main Street 0.99 chains; thence Northwesterly parallel with said East line to the center of said Railroad; thence Northwesterly with said center 0.99 chains to the Point of Beginning.

Parcel II:

Lot Numbered One (1) in Hiday's Addition to the Town of McCordsville, Hancock County, Indiana. As per plat thereof recorded in Plat Book 1, page 74 in the Office of the Recorder of Hancock County, Indiana.

Also,

That part of the vacated ally set forth in Ordinance No. 111307 set out in an instrument dated November 13, 2007 and recorded January 23, 2008 in Instrument Number 080000730 in the Office of the Recorder of Hancock County, Indiana, and being more particularly described as follows:

A part of Hiday's Addition to the Town of McCordsville, Indiana per the plat thereof recorded in Plat Book 1, pages 74 and 75, and amendment record in Plat Book 5, page 58, in the Office of the Recorder of Hancock County, Indiana, said part being the entirety of a Twelve foot wide alley lying Northeasterly of and immediately adjacent to the East line of Lot One in said Addition and being more particularly described as follows:

Beginning at the Southeast corner of Lot Number One (1) in said Addition; thence Northwesterly along the East line of said Lot a distance of 144.5 feet to the Northeast corner thereof; thence Northeasterly along the Northeasterly extension of said Lot a distance of 12 feet to the East line of said Twelve foot wide alley as shown on said plat; thence Southeasterly along the East line of said alley and being parallel with the East line of said Lot a distance of 144.5 feet to a point on the Northeasterly extension of the South line thereof; thence Southwesterly along said extension a distance of 12 feet to the point of beginning.

Schedule B, Part II Exceptions

(Meridian Title Corporation, Commitment No. 24-1053, Amendment No. 2 dated January 13, 2025 at 8:00 AM)

1-15. General title exceptions that are not matters of survey. Nothing plotted.

16. Terms and provisions of a Ninety-nine (99) year lease as set forth in a Warranty Deed dated May 1, 1946 and recorded June 11, 1946 in Book 113, page 279 in the Office of the Recorder of Hancock County, Indiana. Not a matter of survey. Nothing plotted.

17. Restrictions contained in a Warranty Deed from Herman C. Keys and Gladys M. Keys to Carl A. Dutton and Louie Mae Dutton, husband and wife dated May 11, 1946 and recorded June 11, 1946 in Book 113, page 279 in the Office of the Recorder of Hancock County, Indiana. Not a matter of survey. Nothing plotted.

18. Terms and provisions of Ordinance No. 111307 set out in an instrument dated November 13, 2007 and recorded January 23, 2008 in Instrument Number 080000730 in the Office of the Recorder of Hancock County, Indiana. (Affects Parcel II) Refers to the 12 foot alley vacated along the East side of Lot One as plotted.

Surveyor's Report

General

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines and possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these

differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "federal laws, state and local laws, and court precedent" (865) IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for a Urban Class Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

Purpose

The purpose of this survey is to perform an ALTA/NSPS Land Title Survey on a parcel of land deeded to G.T. Real Estate, L.L.C. and recorded as Instrument Number 9812652 and a portion of land deeded to G.T. Real Estate, L.L.C. and recorded as Instrument Number 0103219 in the Office of the Recorder of Hancock County, Indiana. The subject tract is located in the Town of McCordsville, Hancock County, Indiana.

The following are plats or prior surveys made reference to in this survey:

– Hiday's Addition to the Town of McCordsville – Plat Cabinet A, Slide 19 & 20

– A retracement survey completed by Harold Gibson, LS 910021 of H. Gibson Land Surveying, Inc. for Studio A Hair Salon, Project Number 20-206, dated December 1, 2020, and recorded in Instrument Number 202017101.

Basis of Bearings

The basis of bearings for this project is Indiana State Plane Coordinate System, East Zone per monuments found per Hancock County Surveyor reference ties.

Theory of Location

Controlling Monumentation – Section Corners

Northwest corner of Northeast Quarter of Northeast Quarter – A brass monument was found per County Surveyor Reference ties. There is, in my opinion, negligible uncertainty with the position of this corner.

Southwest corner of Southeast Quarter of Northeast Quarter – A 5/8" rebar was found per County Surveyor Reference ties. There is, in my opinion, negligible uncertainty with the position of this corner.

Northwest corner of Southeast Quarter of Northeast Quarter – The position of this corner is a calculated split between the corners listed above. A stone per subject deed was not found at the date of this survey.

Controlling Monumentation – Monumentation

Capped rebars marked "HGS 910021" were found per said prior Gibson survey at corners of the East adjoining tract as shown hereon.

A 5/8" rebar with cap (origin unknown) was found on the apparent R/W of State Road 67 as shown hereon.

A 1" iron pipe and a 1" steel pin (origins unknown) were found on the apparent southern R/W of the Conrail Railroad as shown hereon.

A 4" concrete monument and a 5/8" rebar with cap marked "R/W Engineer NO. 126" were found on the apparent northern R/W of the Conrail Railroad as shown hereon.

5/8" rebars with caps marked "C2LS FIRM #0035" were set at the corners of the subject tract as shown hereon.

Record Descriptions

Lines and corners of the Subject Tract were established based upon record deed bearings and distances, said record plats, controlling elements, and descriptions contained within the record descriptions, more particularly described below:

Parcel I – The West line was established along the East line of Hiday's Addition. The North and South lines were established along the North and South lines of the overall description contained within the subject deed. The North line being along the physical centerline of the Bellefountaine Railroad, now the Conrail Railroad, as established this survey. The South line is generally along the former location of a gravel roadway that no longer exists. The South line now exists within the right-of-way of State Road 67, also known as Broadway Street. The overall subject tract is described as 80 feet off of the entire West side of a larger parcel of land. The East line of the subject tract was established by parallel lines off of the previously established West line per subject deed.

Per monumentation found on the East adjoining tract, the record description for said adjoiner, and the description for the subject tract, there is an apparent 13.7 foot deed gap

between these two tracts. Improvements on the subject tract extend into this apparent gap area and seem to be openly utilized by the subject tract.

Parcel II – The lines of Parcel 2 were established at plat dimensions of Lot 1 and a 12 foot vacated alley along the East side of Hiday's Addition.

There is, in my opinion, 14 feet of uncertainty with regard to record descriptions and plat dimensions established this survey.

Occupation

A gravel parking area extends up to 14.6 feet East of the East line of the subject tract, into the apparent gap area, as shown hereon. A portion of the existing building extends up to 2.1 feet into the apparent gap area, as shown hereon. A landscape retaining wall with steps extends up to 8.1 feet into the apparent gap area, a shown hereon. A fenced trash enclosure extends North of the North line of Lot 1 into the railroad right-of-way, as shown hereon. A concrete sidewalk crosses the West line of Lot 1 and onto the subject tract, as shown hereon. Access drives and gravel parking areas, to and from the East and West adjoiners cross the lines of the subject tract, as shown hereon.

There is, in my opinion, up to 15 feet of uncertainty with regard to occupation established this survey.

Notes

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainties in location or elevation on the referenced Flood Insurance Rate Map. The within described tract of land lies within Flood Hazard Zone "X" as said tract plots by scale on Map Number 18059C0018D of the Flood Insurance Rate Maps for Hancock County (maps dated December 4, 2007).

Ownership information indicated hereon is as identified in County or Township records or on title work provided by others.

Utility Note – This survey reflects above ground indications of utilities and information available from utility companies. Utility locates were requested from Indiana 811 on November 5, 2024. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

Member Utilities contacted during this project include:

AT&T – TRANSMISSION	COMMUNICATIONS
CENTERPOINT ENERGY (SOUTH)	GAS
CITIZEN WATER	WATER
INDIANAPOLIS POWER & LIGHT COMPANY	ELECTRIC
McCORDSVILLE PUBLIC WORKS	SEWER, STORM
NINESTAR CONNECT	TELEPHONE

Evidence of source of title for the subject tract was provided in the form of Meridian Title Corporation, Commitment No. 24-1053, Amendment No. 2 dated January 13, 2025 at 8:00 AM. Some of the items disclosed in Schedule B-II thereof may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey, please advise and provide the appropriate documents.

Survey Certification

ALTA/NSPS Land Title Survey

To No Coast Cuisine LLC, an Indiana limited liability company, G.T. Real Estate L.L.C., an Indiana limited liability company, Meridian Title Corporation, First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 11(a), 13, and 14 of Table A thereof. The fieldwork was completed on October 8, 2024.

To the best of my knowledge and belief, the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

PRO FORMA

Christopher M. Cooper

Professional Surveyor #21800010

January 31, 2025

E-Mail: ccooper@coorconsulting.com

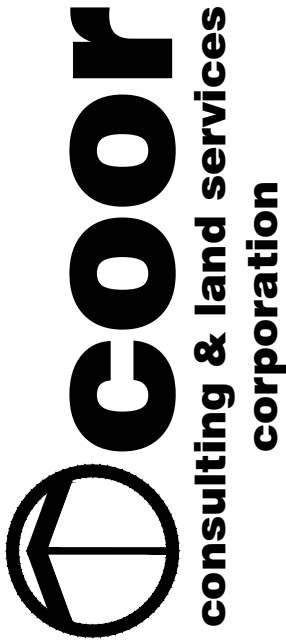
Redaction Statement

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Christopher M. Cooper

This instrument was prepared by Christopher M. Cooper.

REVISIONS

DATE	DESCRIPTION	BY



303 West Main Street, Knightstown, Indiana 46148
765-345-5943 www.coorconsulting.com

A PART OF THE NORTHEAST QUARTER OF
SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST IN THE
TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA

ALTA/NSPS LAND TITLE SURVEY

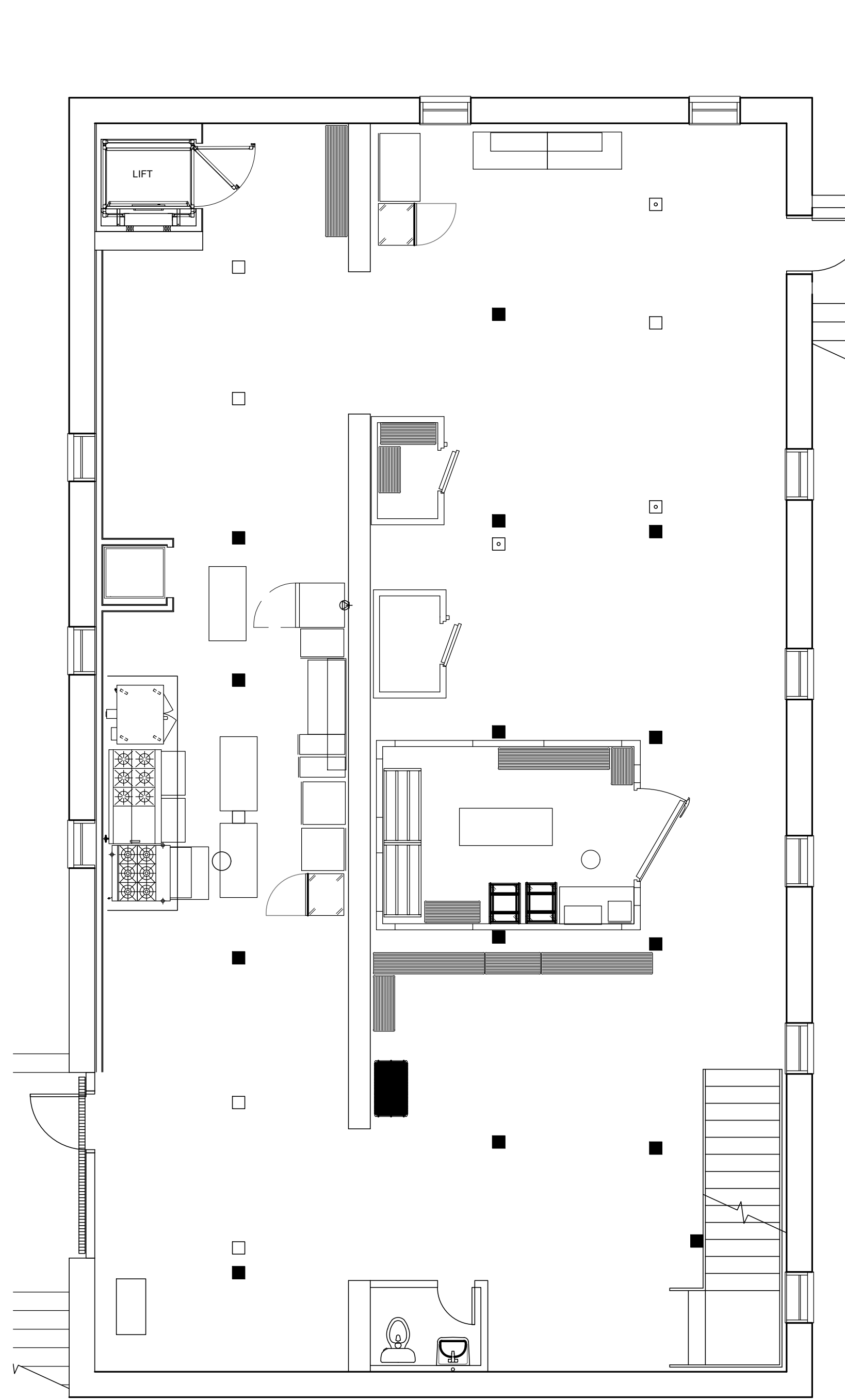
CLIENT: WHITNEY KLEIN/NO COAST CUISINE
SITE ADDRESS: 6314 W. BROADWAY ST., McCORDSVILLE, IN 46055

DRAWN BY CMC	JOB NUMBER 2024-132
CHECKED BY MTL	
DATE January 30, 2025	
SCALE N/A	

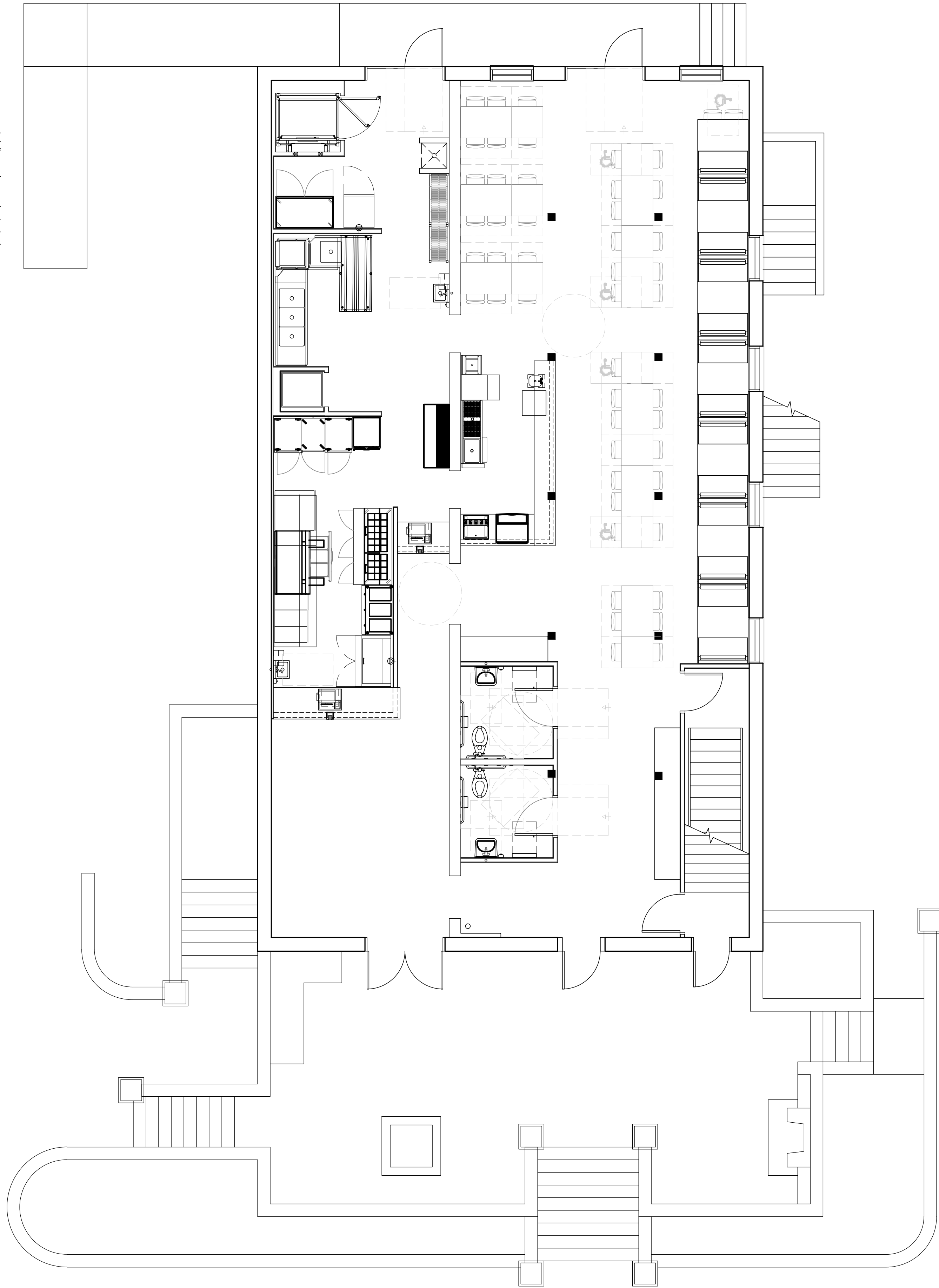
SHEET

2

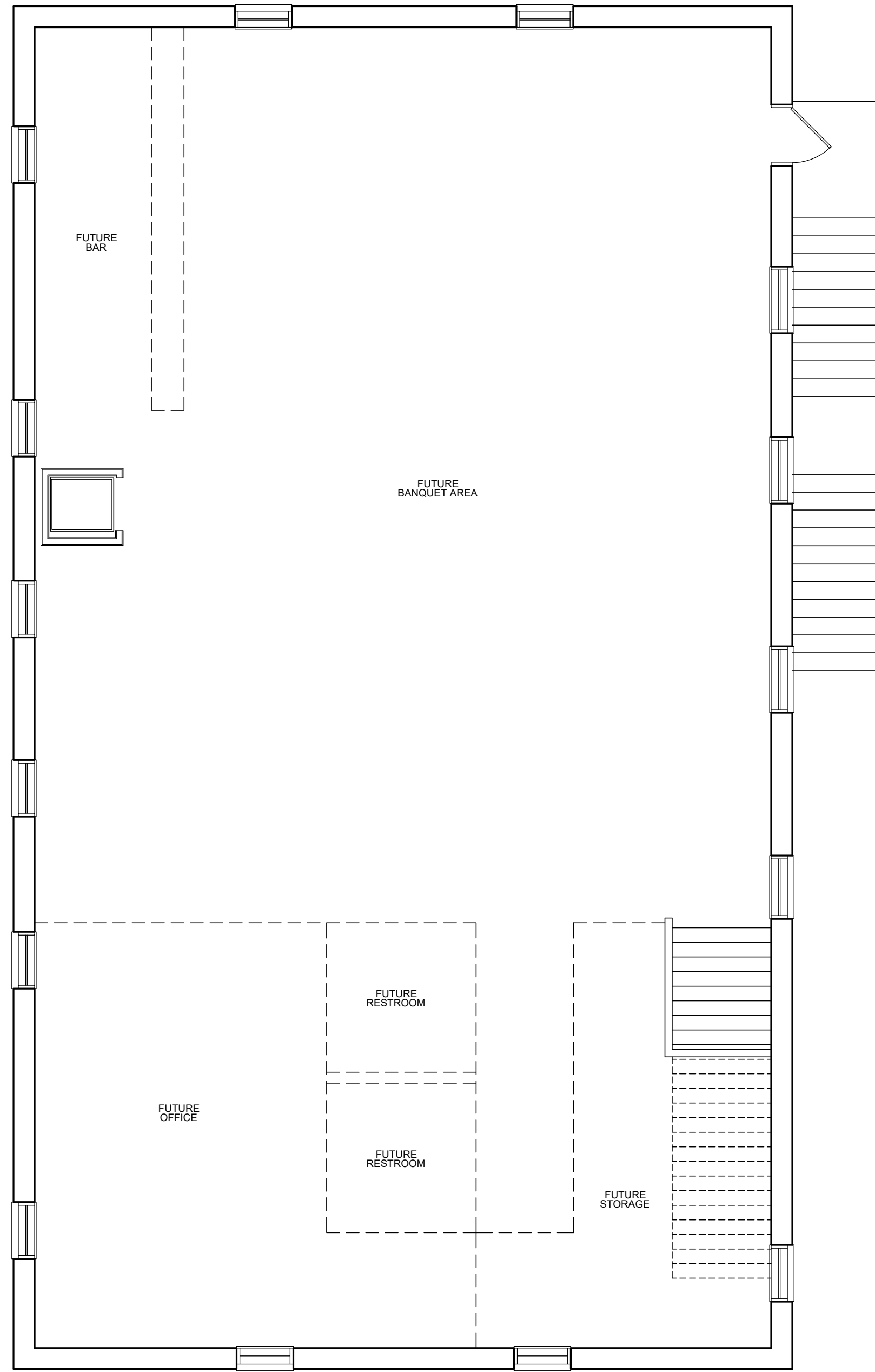
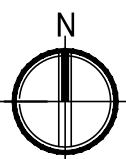
ALTA/NSPS LAND TITLE
SURVEY



1 BASEMENT
A100 SCALE: 3/8"=1'-0"



1 FIRST FLOOR
A100 SCALE: 3/8"=1'-0"



1 SECOND FLOOR
A100 SCALE: 3/8"=1'-0"



PROFESSIONAL SEAL:

DISCLAIMER:
This is an original design, created by KJG Architecture, Inc. The concepts, ideas, plans, and details are the sole property of KJG Architecture, Inc. None of the aforementioned shall be used by or disclosed to any person, firm, or organization for any purpose without the prior written permission of KJG Architecture, Inc.

FLOOR PLAN
TRAX BBQ
6314 W. BROADWAY, MCCORDSVILLE, INDIANA 46055
PARS RESTAURANT GROUP, L.L.C.
7724 DEPOT STREET
MCCORDSVILLE, INDIANA 46055

PROJECT DATE:
00.00.2025
SHEET REVISIONS:
NO. DESCRIPTION DATE

PROJECT NUMBER: A2024.098 CHECKED BY:

SHEET NUMBER:
A100