



March 5, 2025

Ryan Crum, AICP
Director of Planning & Building
Town of McCordsville
6280 W. 800 N.
McCordsville, IN 46055

Dear Mr. Crum:

Please accept this letter, Variance Application, and other accompanying materials as STAR Financial Bank's formal request for a two (2) year extension of the STAR Financial ITM Special Exceptions and Variances approval of April 27, 2020. As you will recall, on or about April 1, 2020, the McCordsville Board of Zoning Appeals ("BZA") approved each Special Exception and each Variance requested by STAR for purposes of the placement of its Interactive Teller Machine at 5857 W. Broadway, McCordsville, IN 46055. As part of its approval, the BZA required that STAR construct a bank branch within five (5) years or request a 2-year extension having shown progress toward completion.

While development of the bank branch was significantly delayed due to the pandemic, economic uncertainty following the pandemic, and STAR's own re-design standards implemented for purposes of reducing the overall square footage associated with its bank branch models, STAR is now in a position to firmly commit to the construction of a bank branch at 5857 W. Broadway, McCordsville, IN 46055 (the "McCordsville branch"). STAR anticipates breaking ground on the property in early spring 2026, or earlier, with completion prior to the 2027 extension deadline of April 1, 2027 (if approved). Accordingly, in addition to the formal application, please see the attached materials which demonstrate STAR's commitment toward the project and illustrate design progress toward eventual completion within the extension deadline.

The enclosed materials include:

- MKM Architecture + Design's Schematic Site Plan for the McCordsville branch;
- The Schematic Floor Plan for the McCordsville branch;
- The Schematic Elevation Depiction for the McCordsville branch.

starfinancial.com

Anderson: (765) 622-4100

Angola: (260) 665-2151

Columbia City: (260) 248-6000

Elwood: (765) 552-4500

Fishers: (317) 566-3194

Fort Wayne: (260) 467-5500

Greenfield: (317) 467-7600

Indianapolis: (317) 566-7310

Kokomo: (765) 868-3800

Marion: (765) 651-6800

Muncie: (765) 751-3500

New Castle: (765) 593-5100

Noblesville: (317) 566-3180

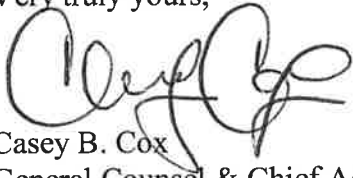
Tipton: (765) 675-5400

Toll-free for all locations:

(800) 395-7827

Finally, STAR has recently been approached by the broker for the adjacent property, Taco Bell, which has requested placement of a sign on STAR's property. STAR recognizes that such placement would need to either conform to McCordsville's Sign Ordinance or be sought via Variance for agreed upon placement. STAR is open to assisting Taco Bell with its request but would like the benefit of understanding the overall site plan development to ensure the signage fits appropriately with STAR's bank branch development. Accordingly, so long as terms between representatives from Taco Bell and STAR can be reached, STAR would anticipate seeking land use approvals for the signage issue after receiving approval for the 2-year extension on its McCordsville branch, should that approval be granted. Thank you for your consideration of this correspondence and accompanying materials.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Casey Cox', written over a faint circular stamp.

Casey B. Cox
General Counsel & Chief Administrative Officer
STAR Financial Bank
215 W. Main Street
Fort Wayne, IN 46802
P: (260) 428-7090
casey.cox@starfinancial.com



McCORDSVILLE BOARD OF ZONING APPEALS VARIANCE APPLICATION

Zoning Ordinance Section 10.03

Applicant Information

Name: STAR Financial Bank

Current Address: 215 W Main Street
(Number) (Street)

Fort Wayne IN 46802
(City) (State) (Zip)

Phone No.: (260) 428-7090 E-mail Address: casey.cox@starfinancial.com

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

Name: STAR Financial Bank

Current Address: 215 W Main Street
(Number) (Street)

Fort Wayne IN 46802
(City) (State) (Zip)

Phone No.: (260) 428-7090 E-mail Address: casey.cox@starfinancial.com

Property Information

Current Address: 5857 W. Broadway
(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: Interactive Teller Machine

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:

This is a request for a 2-year extension of a BZA Variance and Special Exception commitment. On or about April 1, 2020, the McCordsville Board of Zoning Appeals approved each Special Exception and each Variance requested by STAR for purposes of the placement of its Interactive Teller Machine at 5857 W. Broadway, McCordsville, IN. As part of its approval, the Board of Zoning Appeals required that STAR construct a bank branch within five (5) years or request a 2-year extension having shown progress toward completion. While development of the bank branch was significantly delayed due to the pandemic, uncertainty following the pandemic, and STAR's re-design standards, STAR is now in a position to firmly commit to the construction of a bank branch at 5857 W. Broadway, McCordsville, IN 46055. STAR anticipates breaking ground on the property in early spring 2026, or earlier, with completion prior to the 2027 extension deadline of April 1, 2027 (if approved).

Development Standards Variance Requested:

- ☐ Building Height
- ☐ Building Setback
- ☐ Lot Coverage
- ☐ Lot Width
- ☐ Lot Area
- ☐ Parking
- ☐ Loading

- ☐ Entrance / Drive
- ☐ Sight Visibility
- ☐ Fence and Wall
- ☐ Landscaping
- ☐ Buffering and Screening
- ☐ Exterior Lighting
- ☐ Sign

☒ Other (please specify): 2-year extension request

Describe reasons supporting the variance requested:

STAR Financial Bank is complying with the McCordsville Board of Zoning Appeals' approval of on or about April 1, 2020, of each Special Exception and each Variance requested by STAR for purposes of the placement of its Interactive Teller Machine at 5857 W. Broadway, McCordsville, IN 46055. As part of its approval, the McCordsville Board of Zoning Appeals required that STAR construct a bank branch within five years or request a 2-year extension having shown progress toward completion.

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): Without the 2-year

extension, STAR would have to remove its ITM on the property. This would make placement of the McCordsville branch impractical because it would disrupt the budding customer base that STAR is developing in McCordsville over the last five (5) years due to the ITM. STAR is extremely grateful to the BZA for allowing placement of the ITM, which has helped develop the customer base necessary to make the new McCordsville branch economically feasible.

Applicant's Signature

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

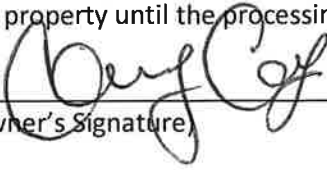


(Applicant's Signature)

March 5, 2025
(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) **CAO, STAR
Financial Bank**

March 5, 2025
(Date)

(Owner's Signature)

(Date)



**IN-PROGRESS
DOCUMENT
NOT FOR
CONSTRUCTION**

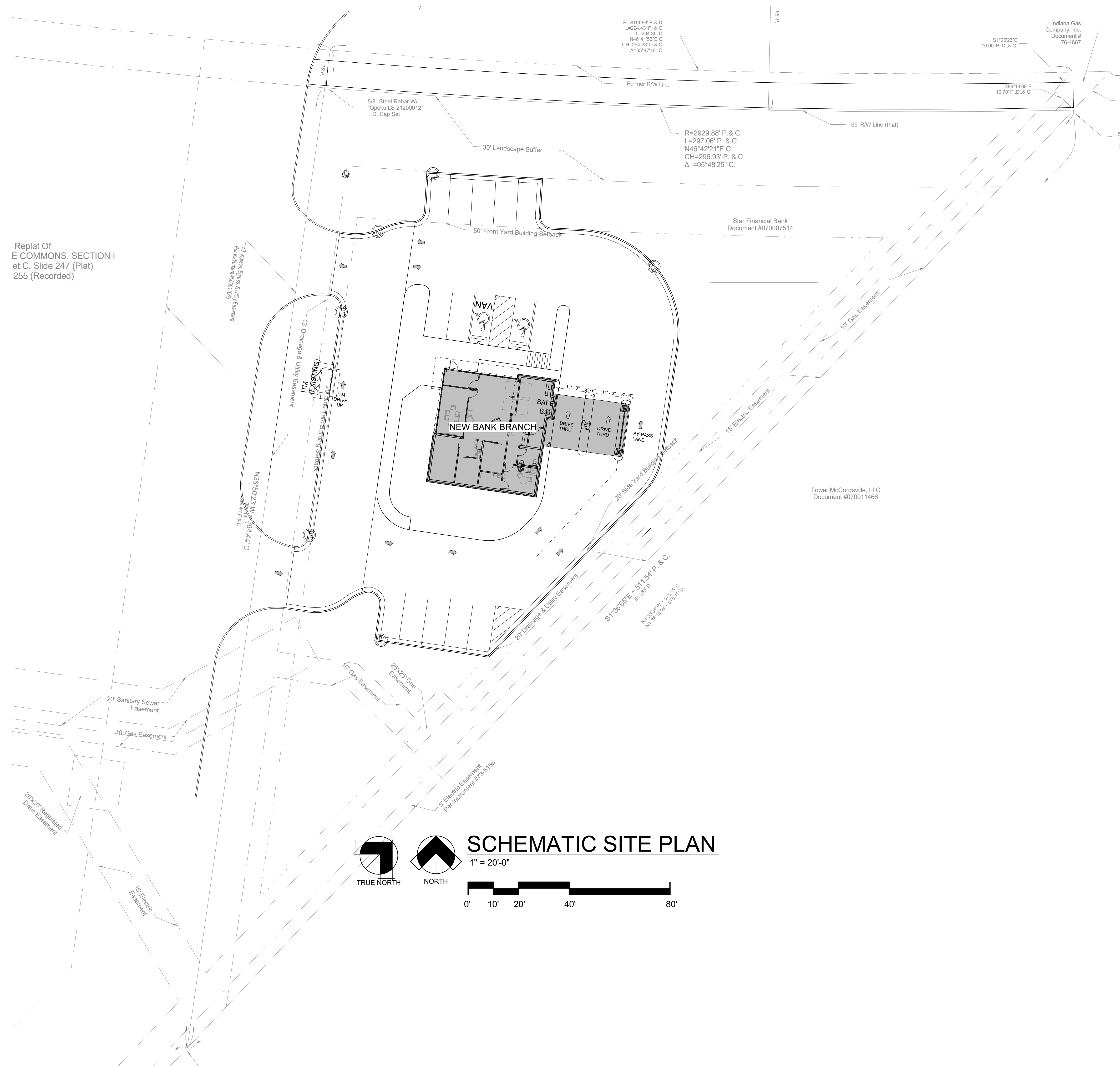
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5857 W. BROADWAY
McCORDSVILLE, IN 46055

[illegible]

DRAWING NO.

SD1



Plot Time/Date: 3/4/2025 11:41:01 AM
Autoteek Docs://25024 STAR Bank McCordsville/25024 STAR McCordsville MKN mt



**IN-PROGRESS
DOCUMENT
NOT FOR
CONSTRUCTION**

IDEAS, DESIGNS, ARRANGEMENTS AND PLANS DEVELOPED BY THIS DRAWING OR OWNED BY OR FOR THE DRAWING OR OWNER, OR ANY PART THEREOF, WERE CREATED AND DEVELOPED FOR USE ON THE PROJECT AND ARE THE PROPERTY OF THE OWNER. NO PART OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN PERMISSION OF THE OWNER. THE OWNER SHALL NOT BE PERMITTED TO RETAIN OR REPRODUCE ANY INFORMATION OR REFERENCE IN ANY OF THESE DRAWINGS OR ANY INFORMATION CONTAINED IN THESE DRAWINGS SHALL HAVE NO EFFECT ON THE OBLIGATION OF THE CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCY OR VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ALL INFORMATION MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW AND APPROVAL. ANY INFORMATION, DOCUMENT, OR CORRESPONDENCE RECEIVED BY THE OWNER FROM ANY OTHER SOURCES INCLUDING WORK TO BE PERFORMED BY OTHER CONTRACTORS OR SUBCONTRACTORS, SHALL BE SUBMITTED TO THE CONTRACTOR SHALL BE FAMILIAR WITH THE WORK OF THE CONTRACTOR, WHETHER OR NOT THE CONTRACTORS, WHETHER OR NOT SHOWN ON THESE DRAWINGS, WHICH IMPACTS THE WORK OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE SUCH WORK SO AS TO BE IN ACCORDANCE WITH THE INTENT OF ALL THE PROJECT DOCUMENTS.

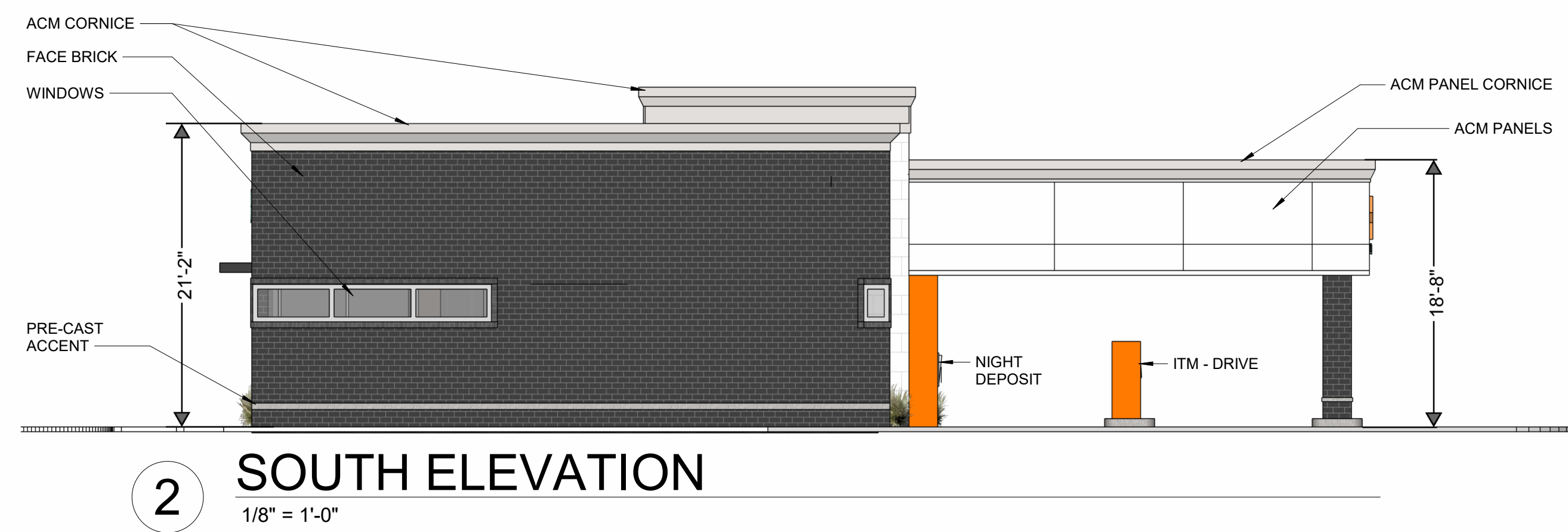
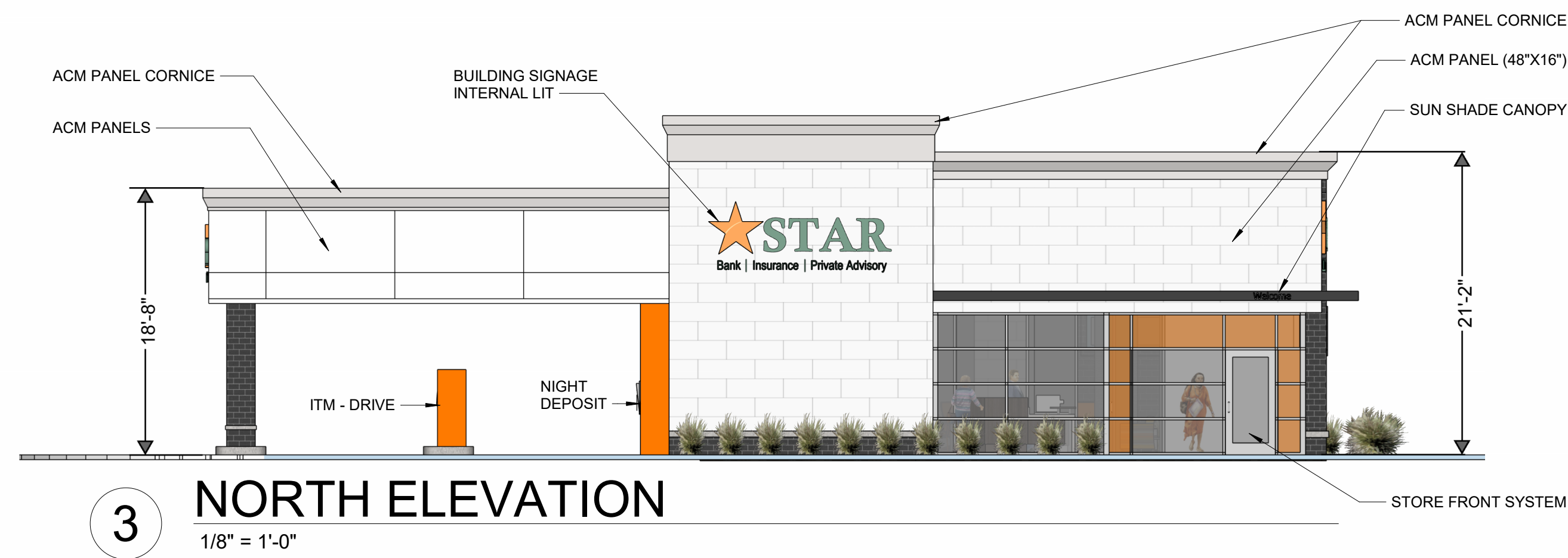


357 W. BROADWAY
McCORDSVILLE, IN 46055

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| ISSUE DATE: | PROJECT NO. |
| 03/04/2025 | 25024 |

SD3



Plot Time/Date: 3/4/2025 11:44:01 AM
Autodesk Docs:/25024 STAR Bank McCordsville/25024 STAR McCordsville MKM.rvt



435 E. Brackenridge Street
Fort Wayne, Indiana 46802
p 260.422.0783
www.MKMdesign.com

**IN-PROGRESS
DOCUMENT
NOT FOR
CONSTRUCTION**

Certification:

[illegible]

**NEW McCORDSVILLE
BANK BRANCH**

5857 W. BROADWAY
McCORDSVILLE, IN 46055

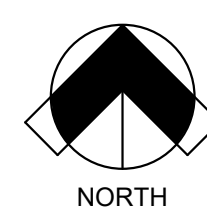
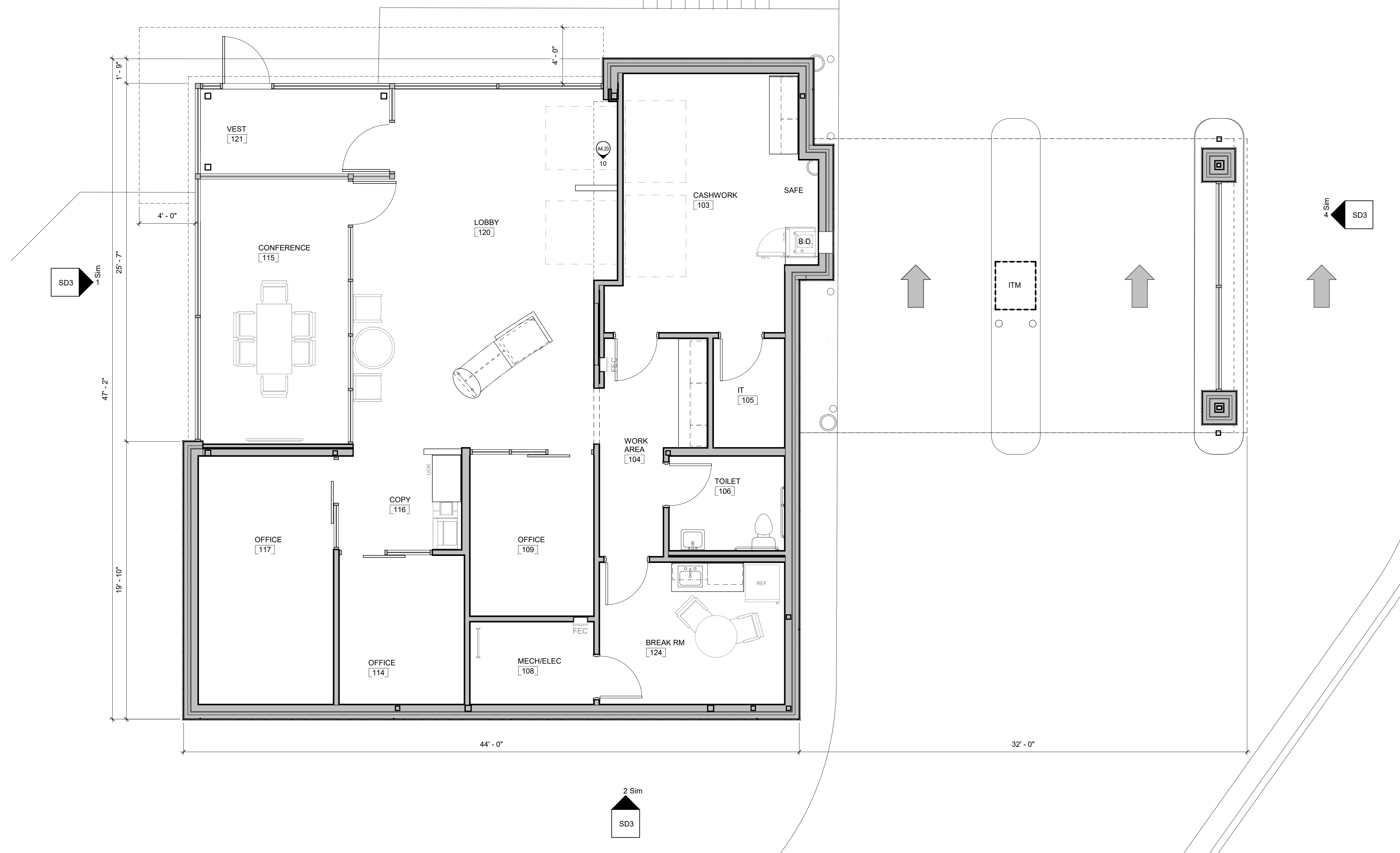
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DRAWING CONTENTS:
SCHEMATIC FLOOR
PLAN

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|-------------|-----------|
| ISSUE DATE: | PROJECT N |
| 03/04/2025 | 25024 |

DRAWING NO.

SD2



SCHEMATIC FLOOR PLAN

$$\frac{1}{4}'' = 1'-0''$$

Plot Time/Date: 3/4/2025 11:42:31 AM
Autodesk Docs://25024 STAR Bank McCordsville/25024 STAR McCordsville NKIM.rvt