

THE TOWN OF
McCCORDSVILLE

MCCORDSVILLE BOARD OF ZONING APPEALS
VARIANCE APPLICATION

Zoning Ordinance Section 10.03

Applicant Information

Name: BEIL BAUMGARDNER / HUTCHINSON SIGN COMPANY
Current Address: 215 SOUTH MAIN ST
(Number) (Street)
Jacks IN 46229
(City) (State) (Zip)
Phone No.: 317-894-8787 E-mail Address: BEILBAUMGARDNER@HUTCHINSONSIGNS.COM

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

Name: BDC REALTY GROUP / DAVID CRANE
Current Address: 6274 FOX CHASE
(Number) (Street)
Pandora IN 46064
(City) (State) (Zip)
Phone No.: 765-635-5559 E-mail Address: _____

Property Information

Current Address: 8880 COUNTRY RD 600 WEST
(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: COMMERCIAL

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: REQUESTING A VARIANCE FOR ONE SIGN
"SEAL OF THE STATE OF INDIANA"
7' x 7' : 49 sq ft

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): _____ | |

Describe reasons supporting the variance requested: _____

THE BMV COMMISSIONER HAS REQUESTED THE STATE
SEAL. THE SIGN IS NON-ILLUMINATED

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): Now-ILLUMINATED

SIGN REQUESTED BY BMD Commissioner "STATE SEAL"

Applicant's Signature

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

7-8-25

(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)

7-8-25

(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

BDC REALTY GROUP, LLC

6274 FOX CHASE
PENDLETON, INDIANA
46064

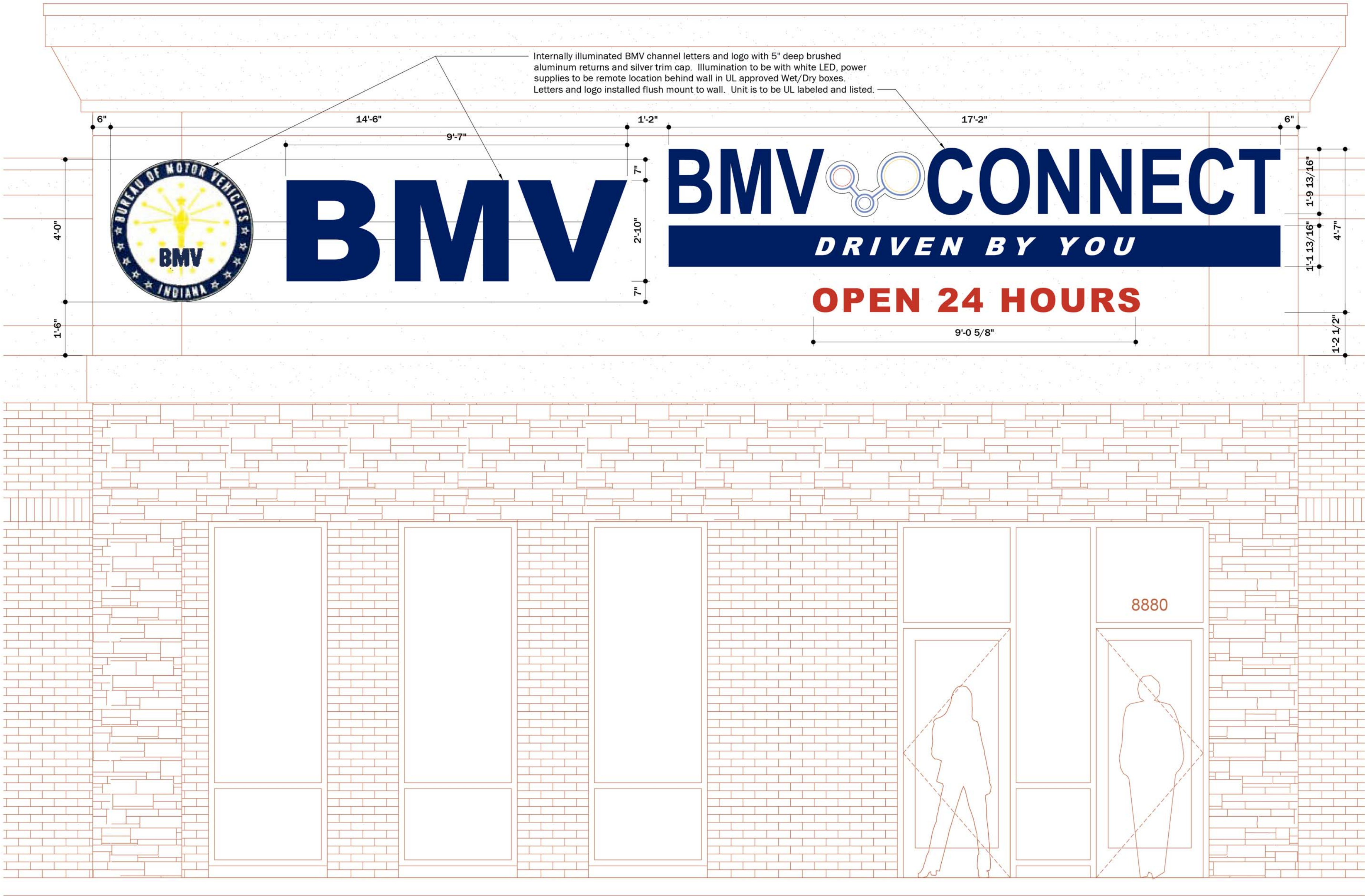
TOWN OF McCordsville

ATTENTION, HOLLIE KINKER

Mrs. Kinker, we are requested this variance as the State of Indiana BMV commissioner as requested the Indiana seal present. I acknowledge this should've of be presented prior to their opening as the seal was on the drawing presented from the architect. The sign company Hutchinson sign should've applied for the variance earlier. I apologize and asked for the approval moving forward please.

Thank you respectfully, Dave Cravens President BDC REALTY GROU, LLC

7-16-25



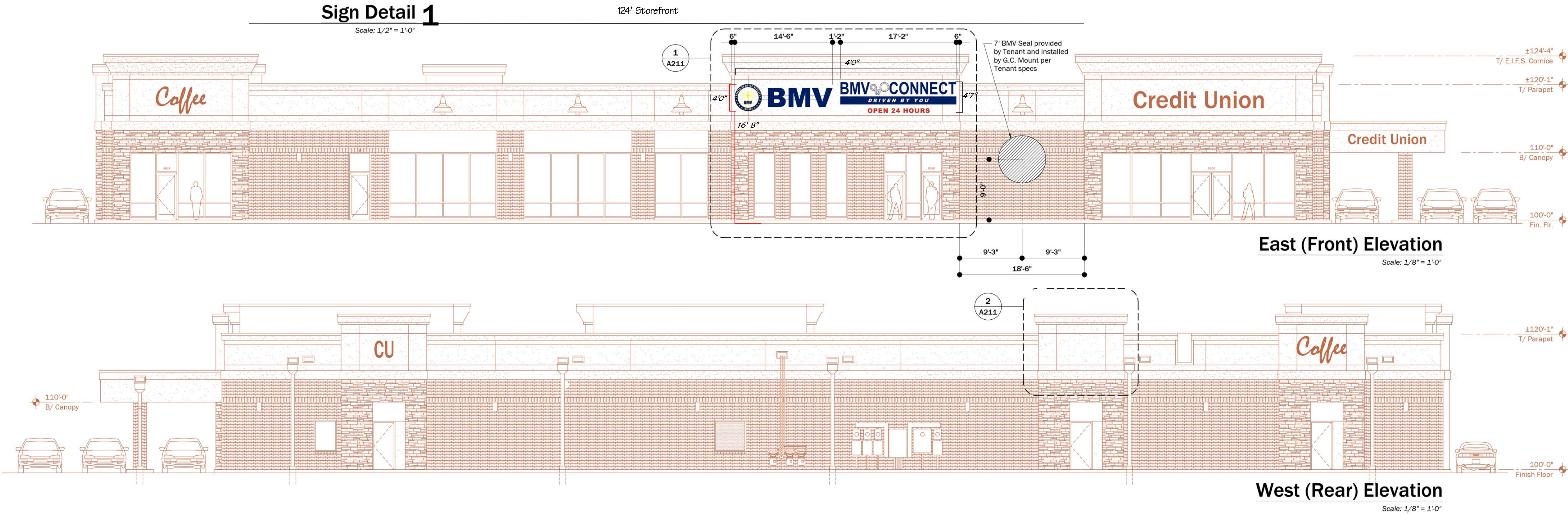
Internally illuminated BMV channel letters and logo with 5" deep brushed aluminum returns and silver trim cap. Illumination to be with white LED, power supplies to be remote location behind wall in UL approved Wet/Dry boxes. Letters and logo installed flush mount to wall. Unit is to be UL labeled and listed.

Sign Detail 2

Scale: 1/2" = 1'-0"

JOB SPECS				Project:		Material:		Production:	
Customer: Bixmor Property Group		Date: 10-01-18		Illuminated wall sign		Non-Reflec. <input type="radio"/>		Plotter <input type="radio"/>	
Estimate #: 22184		Revision #: 01		Designer: rppj		Reflective <input type="radio"/>		Screen <input type="radio"/>	
TKO Sales Team: Lee Faulkner						Translucent <input type="radio"/>		Digital <input type="radio"/>	
Color Specifications / PMS:						Acrylic <input type="radio"/>		CNC Rout <input type="radio"/>	
Color match reproduction is NOT guaranteed on CMYK color values.						Aluminum <input type="radio"/>		Paint <input type="radio"/>	
						Trim Cap <input type="radio"/>		Weld <input type="radio"/>	
						3mm PVC <input type="radio"/>			

Sign Specs



General Notes

- G1. All materials, finishes, attachments, etc. must be tested & approved to meet all requirements of the State of Indiana & local jurisdictions
- G2. All paint, materials, color, finishes, etc. to be approved by Tenant/Owner prior to purchase, installation, etc.
- G3. All materials to be installed per manufacturer's specifications, including but not limited to flashings, fastening, supports, sealant, backing, sheathing, etc.
- G4. See MPE, Sign Supplier, Shop drawings, etc. for additional information

Key Notes

- # As noted on plan.
1. NA

Additional Exterior Signage Not Shown But Required:

1. BMV approved sign panel on monument sign
2. 'DRIVE TEST ONLY' parking signs. Verify, quantify, locations & all requirements w/ Tenant

CERTIFICATION
Preliminary
Not For Construction

Tenant Build Out at the
Shoppes at Brookside for
BMV

Building Owner:
BDC Realty Group, LLC
Dave Cravens
6274 S. Fox Chase
Pendleton, IN 46064

REVISION DATE

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ISSUE DATE
Sept. 4, 2024

PROJ. NO.
22.25B

SHEET TITLE
Exterior Elevations

SHEET NUMBER
A211

ADDRESS
3128 Nichol Avenue
Anderson, IN 46011

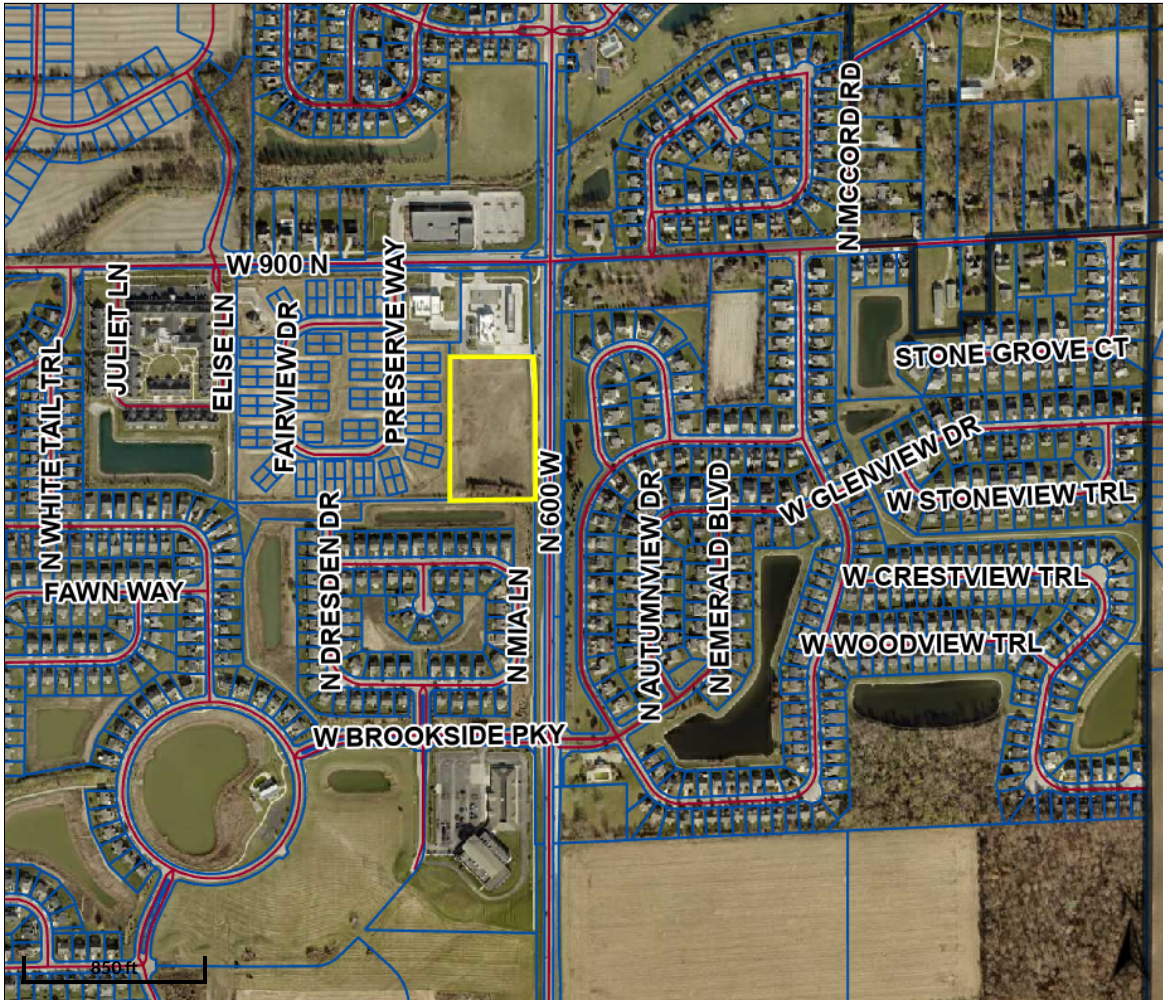
TEL
(765) 608 3001

EMAIL
rob@integritydesign.org

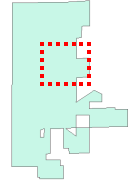
Integrity Design
ARCHITECTURE & PLANNING
A Limited Liability Company

All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by Integrity Design, LLC as instruments of service shall remain the property of Integrity Design, LLC, and shall not be used on other projects, for addition to this project, or for completion of this project by others without their express written permission.





Overview



Legend

-  Corporate Limits
- Roads**
 -  I
 -  S
 -  U
 -  <all other values>
-  Rights of Way
-  Parcels

Parcel ID 30-01-23-400-030.024-018

Sec/Twp/Rng n/a

Property Address 8880 N 600 W
McCordsville

Alternate ID 30-01-23-400-030.024-018

Class 400 - Vacant Land

Acreage n/a

Owner Address BDC Realty Group LLC

6274 Fox Chase

Pendleton, IN 46064

District MCCORDSVILLE TOWN

Brief Tax Description Villages at Brookside Sec 16 Block A

(Note: Not to be used on legal documents)

Date created: 7/15/2025

Last Data Uploaded: 7/15/2025 6:17:29 AM

Developed by  **SCHNEIDER**
GEOSPATIAL