



Planning & Building Department
6280 W. 800 N.
McCordsville, IN 46055
Phone: 317-335-3604
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building@mccordsville.org

Public Hearing Information

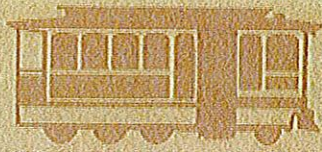
Petitioner's Application attached

Case #: BZA-18-003

Property Owner: Andrew and Carrie Erdos

Meeting Date: Wednesday, June 6, 2018 at 6:30 p.m. at McCordsville Town Hall

*Meeting agenda and Staff Report will be available on the website by end of business day on Friday, June 1, 2018. 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: ANDREW ERDOS

Current Address: 6643 W SILVERTHORNE DR
(Number) (Street)
MCCORDSVILLE IN 46055
(City) (State) (Zip)

Phone No.: 765-623-8176 E-mail Address: AIRDISH1974@GMAIL.COM

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

Name: ANDREW J ERDOS & CARRIE A HOFER-ERDOS

Current Address: 6643 W. SILVERTHORNE DR
(Number) (Street)
MCCORDSVILLE IN 46055
(City) (State) (Zip)

Phone No.: 765-623-8176 E-mail Address: AIRDISH1974@GMAIL.COM

Property Information

Current Address: 6643 W. SILVERTHORNE DR
(Number) (Street)

Subdivision Name (if applicable): WEIST WOODS 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 HOME

Size of the Lot/Parcel in Question: 0.32

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 are requesting a variance in order to position an ^{in-ground} pool within a build set-back line.

Development Standards Variance Requested:

☐ Building Height

☒ Building Setback

☐ Lot Coverage

☐ Lot Width

☐ Lot Area

☐ Parking

☐ Loading

☐ Other (please specify): _____

☐ Entrance / Drive

☐ Sight Visibility

☐ Fence and Wall

☐ Landscaping

☐ Buffering and Screening

☐ Exterior Lighting

☐ Sign

Describe reasons supporting the variance requested: _____

We believe a variance approval is warranted due to the following reasons:

a.) it will be an in-ground pool, which will add to the property value.

b.) We do not have any neighbors in our backyard and therefore a pool positioned in this location would not infringe upon ~~some~~ a neighboring home.

c.) there are no other placement options on our property/lot.

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?

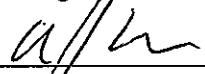
☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

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.

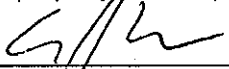


(Applicant's Signature)

5/13/18
(Date)

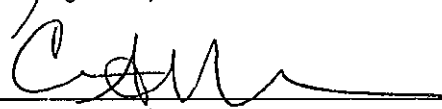
Owner's Signature (the "owner" does not include tenants or contract buyers)

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)

5/13/18
(Date)



(Owner's Signature)

5/13/18
(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

Statement of Intent
In support of Request for Variance
6643 W. Silverthorne Dr, Mccordsville, IN 46055

This statement of intent is in support of my request for a variance in the rear yard build setback line (BSL) requirement of my property. The intention is to build an in-ground pool for my family. The pool we would like to install is 14' by 35' in size. There is approximately 30' between the rear of my home and the rear property line. The selected location of the pool would place it within the BSL and leave approximately 5' to the rear property line.

We believe the variance approval should be warranted because the pool will be a in-ground pool, which will add to property value helping the surrounding homes as well. There are not neighbors to the rear of the home and therefore a pool positions in this location would not infringe upon a neighboring home. We have reviewed other placement options and this is the only location that we are able to place the pool due to drainage and utility easements on side yard of our home.

Thank you for your consideration,



Andrew J Erdos

5/14/18

GEIST WOOD ESTATES

INST. #2011-0006997

LOT #51 - SECTION 2

TOWN OF McCORDSVILLE, INDIANA
6643 WEST SILVERTHORNE DRIVE

1" = 30'

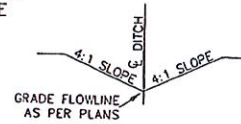


PLOT PLAN

PREPARED FOR
DREES HOMES

HOUSE TYPE: PEACEFIELD - "A" - FULL BASEMENT
OPTIONS: - THREE-CAR COURTYARD GARAGE
- OUTDOOR LIVING

LOT SIZE: 13,412 SQ.FT.
CONC. DRIVEWAY: 1,060± SQ.FT.
PUBLIC WALK: 450± SQ.FT.
PRIVATE WALK: 52± SQ.FT.
SEEDING: 3,579± SQ.FT.
SOD: 614± SQ.YD.

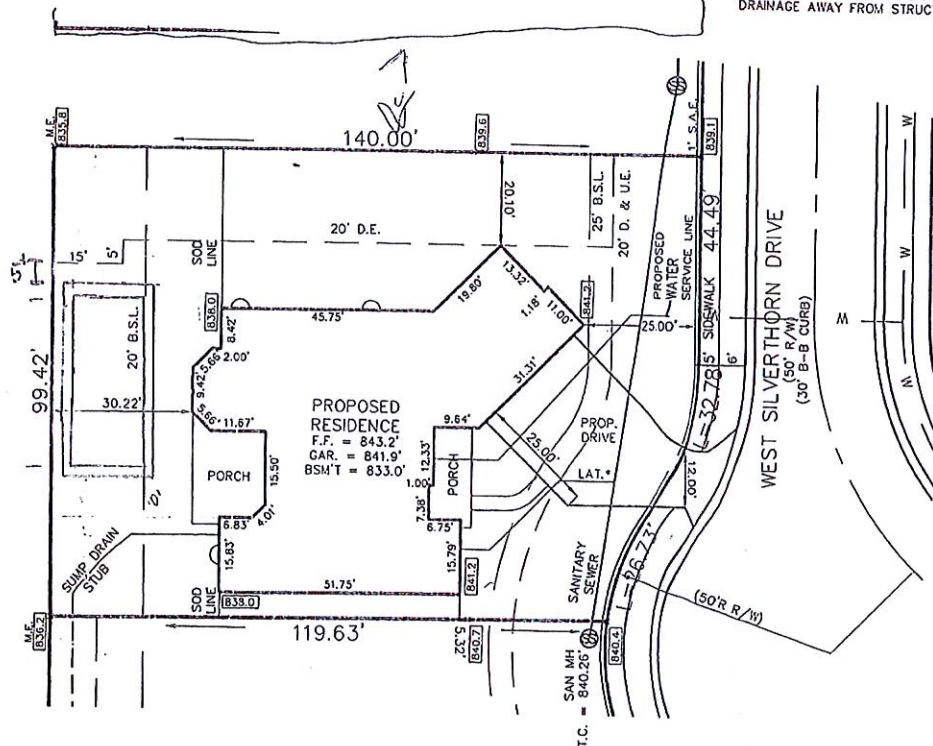


TYPICAL SWALE SECTION



DETAIL OF TYPICAL STORM
WATER FLOW PATTERN FOR
INDIVIDUAL LOTS

NOTE: BUILDER TO ENSURE POSITIVE
DRAINAGE AWAY FROM STRUCTURE(S)



NOTE:

- DRIVE ENTRY TO CONFORM WITH TOWN OF McCORDSVILLE STANDARDS
- THE LOCATIONS, DIMENSIONS, AND WIDTH ALONG THE PROPOSED PUBLIC SIDEWALK WERE SCALED OR TAKEN FROM ENGINEERING CONSTRUCTION PLANS PREPARED BY OTHERS OR AS PROVIDED.
- VERIFY SANITARY LATERAL LOCATION PRIOR TO CONSTRUCTION
- IT SHALL BE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO VERIFY THE BUILDING DIMENSIONS, BUILDING LOCATIONS, THE LOCATION OF OTHER PERTINENT FEATURES AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. THE INTENDED USE OF THIS PLOT PLAN IS FOR SECURING BUILDING PERMITS ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

000.0 - PROPOSED GRADE

000.0 - EXISTING GRADE



**TRUE
NORTH**

"POINTING YOU IN THE RIGHT DIRECTION"

LAND DEVELOPMENT CONSULTING
& LAND SURVEYING SERVICES
11650 Otio Road, Suite#1000-289
Fishers, Indiana 46037
Phone: (317)-841-8754
Fax: (317)-841-8762
E-mail: Troy@Truenorthindy.com

DRWN: TAT.
JOB#: 17-024

DATE: 01/17/17
REV:

SCALE: 1" = 30'

ZONED:
ZONING: 5'MIN./20'BTW. SIDE
20' REAR

F.F.E. HSE: 843.2'
F.F.E. GAR: 841.9'
F.F.E. BSM'T: 833.0'