



Planning & Building Department
6280 W. 800 N.
McCordsville, IN 46055
Phone: 317-335-3604
Fax: 317-335-9120
building@mccordsville.org

Public Hearing Information

Petitioner's Application attached

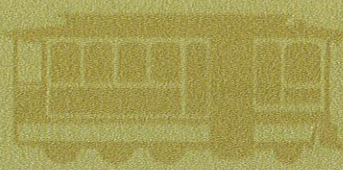
Case #: BZA-18-005

Property Owner: David and Jennifer Sweet

Meeting Date: Tuesday, July 3, 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 29, 2018. Go to www.mccordsville.org and click on "Agendas & Minutes".

BZA-18-005



MCCORDSVILLE BOARD OF ZONING APPEALS
SPECIAL EXCEPTION APPLICATION

Zoning Ordinance Section 10.04

Applicant Information

Name: Jennifer Sweet

Current Address: 6540 W. May Apple Dr.
(Number) (Street)
McCordsville IN 46055
(City) (State) (Zip)

Phone No.: 317-965-4328 E-mail Address: jennysmail01@comcast.net

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

Name: David & Jennifer Sweet

Current Address: 6540 W. May Apple Dr.
(Number) (Street)
McCordsville IN 46055
(City) (State) (Zip)

Phone No.: 317-965-4328 E-mail Address: jennysmail01@comcast.net

Property Information

Current Address: 6540 W. May Apple Dr. McCordsville 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 10.04 of the Zoning Ordinance to allow the following:

Permit for my licensed in home day care.
I am licensed by the state and have
been for many years.

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): _____

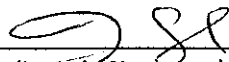
Will the special exception organize vehicular access and parking to minimize traffic congestion in the area?

☒ 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)


6/14/18
(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)

6/14/18
(Date)


(Owner's Signature)

6-14-18
(Date)

SPECIAL EXCEPTION PERMIT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.04 Special Exception)

The following shall be included in the Special Exception 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.

Special Exception Use Application Checklist:

- ☒ Special Exception Application
- ☒ ~~Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard~~
no copies in a recordable format plus one electronic submittal in a format acceptable to the
Administrative Officer
- ☐ Copy of Deed for Property Involved, 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 and clearly showing entire layout of property and all features
relevant to the special exception request).
 - ☐ Statement of Intent
 - ☒ Fiscal Impact Study (if applicable)

AFTER RECORDING PLEASE RETURN TO:
Homestead Title Agency, Ltd.
2500 Chamber Center Drive, Ste. 103
Ft. Mitchell, KY 41017

WARRANTY DEED

THIS INDENTURE WITNESSETH, that FISCHER HOMES INDIANAPOLIS, LP, an Indiana limited partnership ("Grantor"), whose address is 3940 Olympic Blvd., Suite 100, Erlanger, KY 41018, Conveys and Warrants to **DAVID E. SWEET JR. AND JENNIFER A. SWEET** ("Grantees"), of Hancock County, in the State of Indiana, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, the receipt of which consideration is hereby acknowledged, the following described Real Estate in the County of Hancock and State of Indiana to-wit:

Parcel No. 30-01-14-208-039.000-018

All of Lot Number 39 in Geist Woods Estates, Section Two, an Addition to the Town of McCordsville, Hancock County, Indiana, as per plat thereof, recorded August 11, 2011 at Plat Cabinet C, Slides 301 and 302, Instrument Number 110006997, of the Hancock County, Indiana Recorder's Office.

Prior Deed Reference: Instrument No. 201604301 in the Office of the Hancock County Recorder.

Subject to easements, covenants, declarations, conditions and restrictions as set forth on the record plat described above or otherwise of record, including, without limitation, the Declaration of

FISCHER HOMES INDIANAPOLIS, LP
By: Fischer Residential Indianapolis, LLC,
General Partner

By: Christine Robbins
Christine Robbins
Its: Production Process Manager

By: Bradley A. Kriner
Bradley A. Kriner
Its: Market President

STATE OF INDIANA, COUNTY OF MARION, s.s.

The foregoing instrument was subscribed, sworn to acknowledged before me this 17 day of AUGUST, 2016, by and through Christine Robbins, in her capacity as Production Process Manager, and Bradley A. Kriner, in his capacity as Market President of **FISCHER RESIDENTIAL INDIANAPOLIS, LLC**, acting in its capacity as General Partner of **FISCHER HOMES INDIANAPOLIS, LP**, an Indiana limited partnership.

Commission Expires:

Yvonne M. Senesac
Notary Public



Yvonne M. Senesac
Hamilton County
My Commission Expires
February 19, 2023

This instrument prepared by:

Stephen P. Kenkel, Authorized Representative
Fischer Homes Indianapolis, LP
3940 Olympic Blvd., Suite 100
Erlanger, KY 41018
(859) 578-2703

I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Stephen P. Kenkel

Covenants, Conditions and Restrictions for Geist Woods Estates recorded as Instrument Number 070001120, along with Scrivener's Error Affidavit, recorded as Instrument Number 100008504, and the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Geist Woods Estates, a Subdivision in Hancock County, Indiana, recorded as Instrument Number 110006004, Hancock County, Indiana Recorder's Office, and all amendments and supplements thereto.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereto belonging.

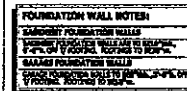
Grantor does for Grantor's successors and assigns, forever hereby covenant with Grantees, that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend to the said lands against all claims whatsoever.

Taxes for 2016 shall be prorated by Grantor and Grantees as of the date of closing hereafter. Thereafter, taxes and assessments upon the described real estate shall be paid when due by the Grantees.

Tax Mailing Address and Grantees' Mailing Address: **6540 West May Apple Drive, Indianapolis, IN 46055**

Property Address: **6540 West May Apple Drive, Indianapolis, IN 46055**

EXECUTED BY the said **FISCHER HOMES INDIANAPOLIS, LP**, an Indiana limited partnership, by and through its General Partner, Fischer Residential Indianapolis, LLC, by and through Christine Robbins, its duly authorized Production Process Manager, and Bradley A. Kriner, its duly authorized Market President, hereunto sets its hand, this 17 day of August in the year 2016.



***"INTERIOR" FRAMED WALLS**
S&W INSULATED HEATING BELL FLUERS & 2" TOP
PLATE, ADDED TO 4", HELD FROM 2" FOUNDATION
WALL BY 2x4 BRACE @ 3' O.C. & 1/2" BOLT
BOLTING, WHICH BRACE CAN BE REMOVED
ON FINAL FINISH OF 2" TOP PLATE. VERTICAL
S&W INSULATED WALL STUDS 16" O.C. 1/2"
ATTACHED TO 2x4 WALL STUDS FOR WORKING
FIRE BLOCKING.

***"INTERIOR" FRAMED WALLS**
S&W INSULATED HEATING BELL FLUERS & 2" TOP
PLATE, OF 2" STUDS @ 16" O.C. 1/2" CENTRAL C
TWO-DOOR CASE ONLY.

"INTERIOR" FRAMED WALLS
SIN INTERIOR HEATED WALL PILES & SIN TOP
FLATE OF 24" STICK @ 24" R.C. 1/4" OVERALL C
TWO-FOOT WALL ONLY.

MASTER BY: RY DATE: 02/20/13	POWER HOME POWERWAVE LP 1000 N. 10TH ST MILWAUKEE WI 53233
REVISD BY:	FIELD SUP HOTLINE (800) 344-7700
DATE:	http://www.powerwavehomedepot.com
JOB INFO:	20 PROJECT 5012 POWER HOME, Inc.
DATE: 4/20/16	20 PROJECT 5012
DATE CHANGED:	MASTERPIECE CRYSTAL
BY: JONAS	
PHONE NO: 855.344.3111	
TEAM MANAGER:	
PHONE NO:	
	SPRINKLER : 1000000 7/2/13 38
	PERMITS : 1000000
	PERMITS : 7/2/13

SURVEYOR LOCATION REPORT

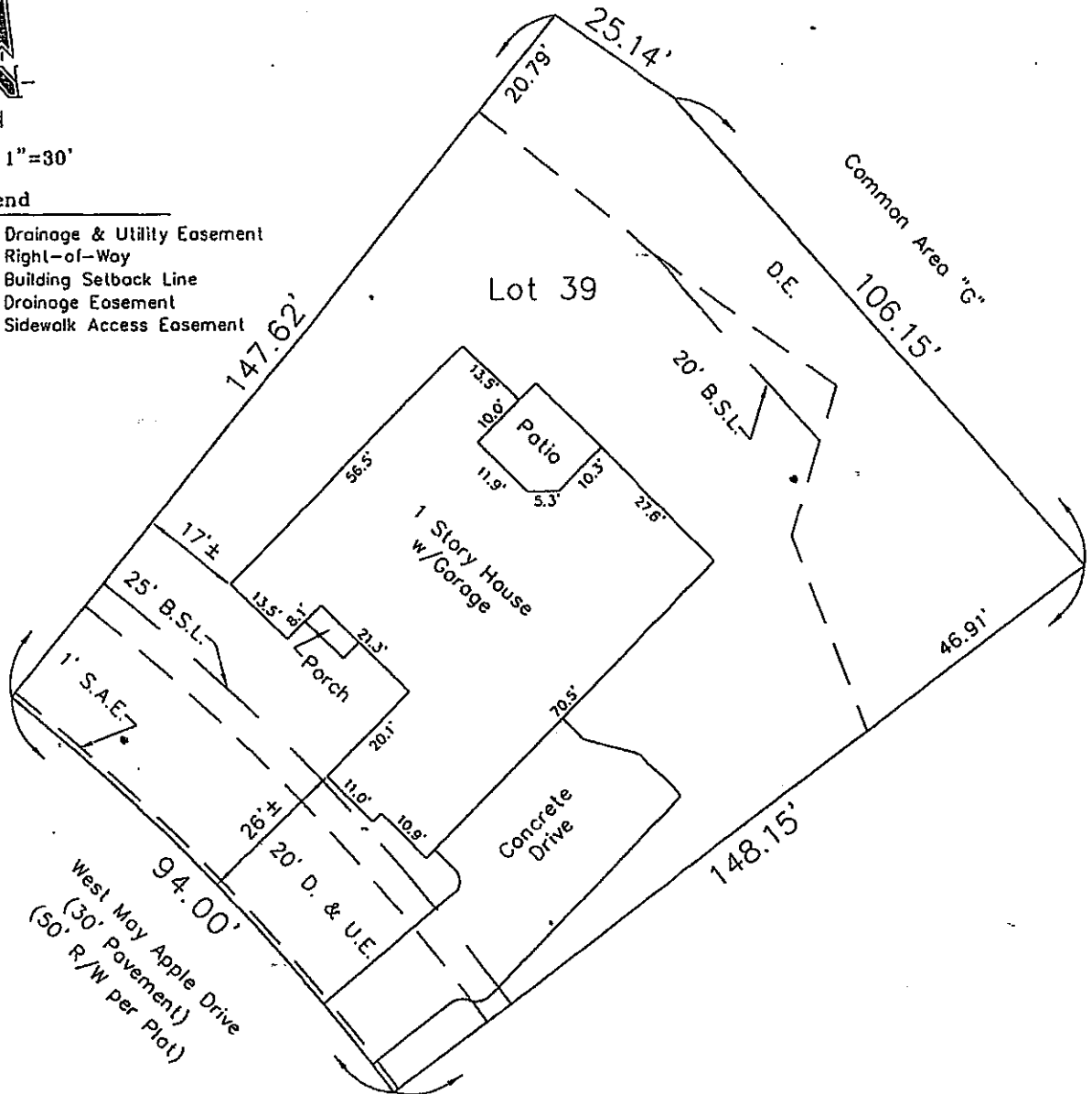
I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.



Scale: 1"=30'

Legend

D. & U.E.	Drainage & Utility Easement
R/W	Right-of-Way
B.S.L.	Building Setback Line
D.E.	Drainage Easement
S.A.E.	Sidewalk Access Easement



**HAHN SURVEYING
GROUP, INC.**

Surveyors & Engineers

2850 E. 96th St., Indianapolis, IN 46240

PHONE: (317) 846-0840 or (317) 846-4119

FAX: (317) 846-4298 or (317) 582-0662



CERTIFIED: August 1, 2016

Chad L. Brown

Chad L. Brown
Registered Land Surveyor,
Indiana #21100002
Job No.: 2016071674
Sheet 2 of 2

Sweet

STATEMENT OF INTENT

I operate a state licensed in home daycare from my home at 6540 W. May Apple Drive in McCordsville. I have been licensed for many years. I operate during the MVCSC school calendar. My hours are 7am to 4:30pm.

Jennifer Sweet