



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
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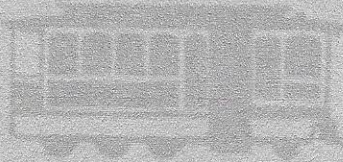
PUBLIC HEARING INFORMATION

Case #: BZA-20-005

Title: The Studio: A Hair Salon's request for Special Exception & Development Standard Variances

Meeting Date: this zoning petition is currently scheduled to be heard at the July 1st Board of Zoning Appeals meeting.

*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mcccordsville.org and click on "Agendas & Minutes".



McCORDSVILLE BOARD OF ZONING APPEALS

VARIANCE APPLICATION

Zoning Ordinance Section 10.03

Applicant Information

Name: Lindsay Syrus

Current Address: 6711 N Woods Edge Ct
(Number) (Street)

McCordsville IN 46055
(City) (State) (Zip)

Phone No.: 765-606-0752 E-mail Address: lindsay.syrus@gmail.com

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

Name: GDP Properties, LLC

Current Address: 6211 N Woods Edge Ct
(Number) (Street)

McCordsville, IN 46055
(City) (State) (Zip)

Phone No.: 317-395-4155 E-mail Address: jparker2@amfam.com

Property Information

Current Address: 6300 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: Antique Store

Size of the Lot/Parcel in Question: 0.3060

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:

no

Variance Information

Describe the variance requested: ^①Side & rear setback variance for parking lot, ^②Variance from parking lot landscape requirements, ^③Variance to allow 20' drives, ^④Variance to push asphalt of drive and front lot to a "Phase II"

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: ^①In order to maximize the amount of parking spaces in order to meet the minimum #, we would like to build the lot 2" off the West property line and 5" off the East property line. ^②Variance to only landscape along the East side of the lot where there is a residential property. ^③Variance to create 20" drives since the space between properties is small. ^④While we will create and ~~asphalt~~ asphalt the parking lot in "Phase I", we would ask variance to asphalt the drive and front of the building in a "Phase II" within 24 months of opening.

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):

^{① ②} The Variances are necessary to provide for proper parking, ^③ a drive that will fit between the two properties and to split up the cost of renovation in order to have a better chance of sufficient appraisal.

Applicant's Signature

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

Lindsay Syrus
(Applicant's Signature)

6-9-2020
(Date)

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

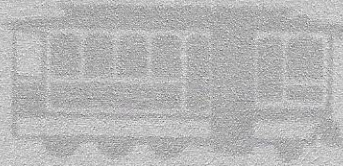
I authorize the filing of this application and will allow the Town staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

[Signature]
(Owner's Signature)

6-9-2020
(Date)

Lindsay Syrus
(Owner's Signature)

6-9-2020
(Date)



**McCORDSVILLE BOARD OF ZONING APPEALS
SPECIAL EXCEPTION APPLICATION**

Zoning Ordinance Section 10.04

Applicant Information

Name: Lindsay Syrus

Current Address: 6211 N Woods Edge Ct
(Number) (Street)

McCordsville IN 46055
(City) (State) (Zip)

Phone No.: 765-666-0752 E-mail Address: lindsay.syrus@gmail.com

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

Name: GDP Properties, LLC

Current Address: 6211 N Woods Edge Ct
(Number) (Street)

McCordsville, IN 46055
(City) (State) (Zip)

Phone No.: 317-395-4155 E-mail Address: jparker2@amfam.com

Property Information

Current Address: 6300 W Broadway
(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:

Switch from antique store to hair salon

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.

Lindsay Syrus
(Applicant's Signature)

6-9-2020
(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.

[Signature]
(Owner's Signature)

6-9-2020
(Date)

Lindsay Syrus
(Owner's Signature)

6-9-2020
(Date)

