



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

Case #: BZA-20-007

Title: daniel's Vineyard's request for a Special Exception to allow the expansion of a legal, non-conforming use in the form of accessory structures (for storage).

Meeting Date: this zoning petition is currently scheduled to be heard at the August 5th 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
SPECIAL EXCEPTION APPLICATION

Zoning Ordinance Section 10.04

Applicant Information

Name: Daniel's Vineyard

Current Address: 6311 W. STONER DRIVE
(Number) (Street)
Greenfield IN 46140
(City) (State) (Zip)

Phone No.: 317-894-2159 ext. 120 E-mail Address: ckothe@onlinetransport.com

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

Name: Traverse Inc

Current Address: 9061 N 700 W
(Number) (Street)
McCordsville IN 40655
(City) (State) (Zip)

Phone No.: 317-248-5222 E-mail Address: ckothe@onlinetransport.com

Property Information

Current Address: 9061 N 700 W
(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:

The construction of accessory structures to store farm equipment.

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): _____

This is a basic storage use only building.

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): _____

Farm equipment storage only. Intended to only be accessed by the farm equipment.

Applicant's Signature

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

Chris Kothe
(Applicant's Signature)

7/15/2020
(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.

Chris Kothe
(Owner's Signature)

07/15/2020
(Date)

(Owner's Signature)

(Date)

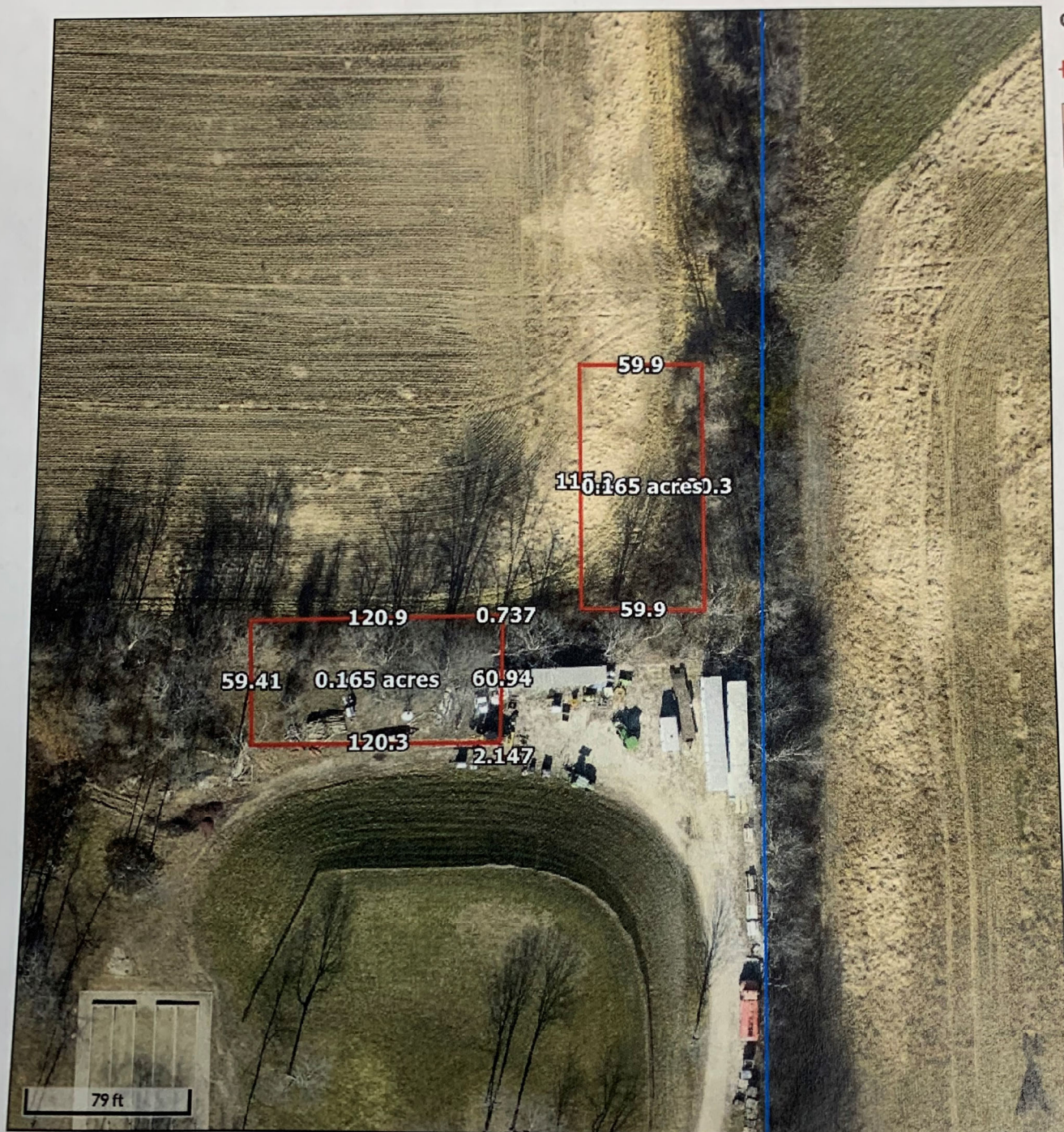
SPECIAL EXCEPTION PERMIT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.04 Special Exception)

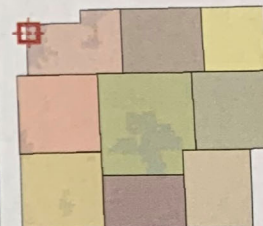
The following shall be included in the Special Exception Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her 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 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)



Overview



Legend

Roads

— <all other values>

, PRIVATE

, PRIVATE

— I, PUBLIC

— S, PUBLIC

— U, PUBLIC

▭ Subdivisions

▭ Rights of Way

▭ Parcel Search

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