

McCordsville Board of Zoning Appeals

October 6, 2021

There was a technical malfunction and the meeting was not recorded.

Members Present: Cory Karn, Steve Duhamel, Brianne Schneckenberger

Members Absent: Grant Adams, Dan Vail

Others Present: Ryan Crum, Tonya Galbraith, Ariel Schoen

Agenda Considerations

None

Approval of Minutes

A motion was made to approve the minutes of the September 1, 2021 meeting as presented. The motion passed 3/0.

Old Business

None

New Business

Request for extension of time for Code Enforcement Action at 7301 N 700 W

Mr. Crum introduced the issue and presented the status of the code enforcement action (high weeds and grass). The property owner has experienced extreme medical issues that have prevented him from maintaining the property in compliance with the ordinance. The property owner appeared and explained the medical issues.

Mr. Crum stated that Planning and Building Staff met with Public Works Staff, and Public Works believes they have the equipment and manpower to bring the property into compliance but would need to charge a nominal fee for the time worked. Mr. Crum stated that Staff believes this is a unique situation based on the nature and complexity of the medical issues and that it would be appropriate to allow Public Works staff to abate the issue and invoice the property owner.

A motion was made and seconded to have Public Works staff mow the property and invoice the property owner. The motion passed 3/0.

BZA-21-006, Special Exception Request to allow and expansion of a legal, non-conforming structure at 7536 Form St.

The homeowner, Kirby Mitchell, appeared to request that he be allowed to expand his detached garage.

Mr. Crum explained to the board the setback requirements for Old Town. He stated that Staff is in support of the petition but has suggested conditions of approval. Those are conditions are noted in the Staff Report attached to the agenda and on the ballots (attached).

There were no public comments.

A motion was made to accept the Staff conditions on the Special Exception. The motion was seconded and passed 3/0.

The ballots were counted, and the Special Exception passed 3/0

Announcements

The next meeting will be November 3, 2021, if needed.

Adjournment

There being no further business the meeting is adjourned.



McCordsville Board of Zoning Appeals
6280 W 800 N
McCordsville, IN 46055
www.mccordsville.org

BALLOT FOR SPECIAL EXCEPTION

Applicant: Kirby Mitchell
Co-applicant:
Address: 7536 Form St., McCordsville, IN 46055
Location:
Request: Special Exception for a garage expansion
Existing Zoning: Old Town

- YES ☒ NO ☐ 1. The proposed use is listed as a Special Exception Use by the Zoning Ordinance for the District this property is located in. *See Appendix A of the Zoning Ordinance.*
- YES ☒ NO ☐ 2. The special exception can be served with adequate utilities, access roads, drainage, and other necessary facilities.
- YES ☒ NO ☐ 3. The special exception shall not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and shall comply with the development standards of this Ordinance.
- YES ☒ NO ☐ 4. The special exception shall be sorted, oriented, and landscaped to produce harmonious relationship of buildings and grounds to adjacent buildings and properties.
- YES ☒ NO ☐ 5. The special exception shall produce a total visual impressions and environment which is consistent with the environment of the neighborhood.
- YES ☒ NO ☐ 6. The special exception shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.
- YES ☒ NO ☐ 7. The special exception shall preserve the purpose of the Zoning Ordinance.

Conditions, if any, to granting this Special Exception: (1) The color of the siding used will match the existing color or the entire garage will be painted the same color. (2) The pitch, ridge height, slope, and eave dimensions of the addition will match that of the existing garage. (3) The shingles used on the expansion will match the existing shingles or the entire garage may be re-shingled to match. (4) The exterior siding material will be vertical seam metal siding.

Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 10.6.21 SIGNATURE: 



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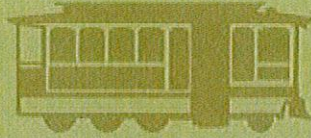
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VOTE: Granted ☒

Denied _____ (reason must be given)

DATE: 10.6.21

SIGNATURE: Brianne A. Schmeckenbecker