



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: BZA-22-008

Title: Wild Kard Vintage's request for a Special Exception for a retail and other commercial uses at 6425 W Broadway

Meeting Date: this zoning petition is currently scheduled to be heard at the June 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.mccordsville.org and click on "Agendas & Minutes".

Wild Kard Vintage

FOLLOW US ON INSTAGRAM @WILDKARDVINTAGE

TO: The Town of McCordsville Board of Zoning Appeals

CC: Ryan Crum; Assistant Town Manager – Planning & Development, Town of McCordsville

FROM: Karlie Ford; Owner, Wild Kard Vintage Inc.

SUBJECT: Statement of Intent

DATE: May 17, 2022

I founded my business, Wild Kard Vintage, as a sole proprietorship in 2015. I make and sell handmade and vintage adult and children apparel and accessories. As my business grew, I transitioned to an LLC and ultimately incorporated my business in 2019. During that time, operations have been based out of my residential home. I am kindly requesting a special exception as listed by Section 10.04 of the Zoning Ordinance to allow for the legal operation of my self-owned apparel and accessory business, Wild Kard Vintage Inc., at 6425 W Broadway. This location would serve as the headquarters for my daily operations, and eventually, as a retail storefront for my entrepreneurial small business.

Thank you for your consideration of this request. I am hopeful that Wild Kard Vintage Inc. can become part of the fabric of McCordsville's historic Old Town!

Karlie Ford

Karlie Ford
Owner, Wild Kard Vintage Inc.



McCCORDSVILLE BOARD OF ZONING APPEALS
SPECIAL EXCEPTION APPLICATION

Zoning Ordinance Section 10.04

Applicant Information

Name: _Karlie Ford_____

Current Address: _8672_ N Tanglewood Cir _____
(Number) (Street)

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

Phone No.: _317-414-6352_____ E-mail Address: _wildkardvintage@gmail.com_____

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

Name: Robert Olson_____

Current Address: _7445_ Oakland Hills Court _____
(Number) (Street)

Indianapolis IN 46236 _____
(City) (State) (Zip)

Phone No.: _317-403-0294_____ E-mail Address: _rolson.iou@gmail.com_____

Property Information

Current Address: _6425_ 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 __10.04__ of the Zoning Ordinance to allow the following: _legal operation of my self-owned apparel and accessory business, Wild Kard Vintage Inc._

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

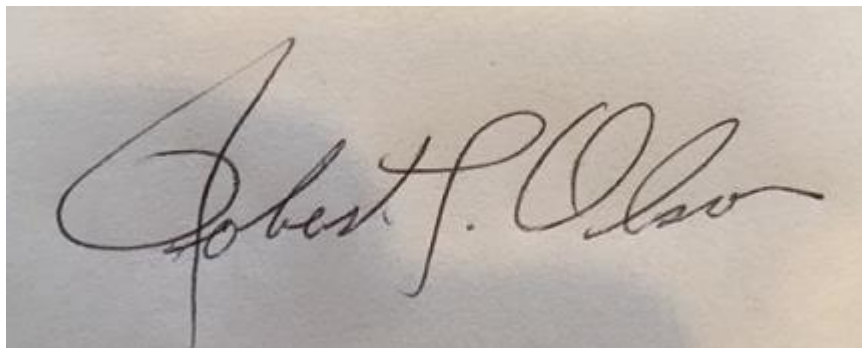
The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Karlie Ford
(Applicant's Signature)

5/17/2022
(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)

5/17/2022
(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)



Town of McCordsville Property Owner's Consent For Review Form

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

Name: Robert Olson

Current Address: 7445 Oakland Hills Court
(Number) (Street)

Indianapolis IN 46236
(City) (State) (Zip)

Phone No.: 317-403-0294 E-mail Address: rolson.iou@gmail.com

The Property to be reviewed by: (Check all that apply)

☐ Town Council

☐ Plan Commission

☒ Board of Zoning Appeals

Property Information

Current Address: 6425 W Broadway
(Number) (Street)

And Location Description (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description) McCordsville's historic Old Town

Property Owners Consent: I/WE, Robert Olson, here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature: _____ Date: 5/17/2022

Property Owner's Signature: _____ Date: _____