

**McCordsville Board of Zoning Appeals**  
**Meeting Minutes**  
**June 1, 2022**

**Call to Order**

**Members Present:** Steve Duhamell, Corey Karn, Dan Vail, Grant Adams, Brianne Schneckenberger

**Members Absent:**

**Others Present:** Ryan Crum, Gregg Morelock, Jennifer Pack

**Agenda Considerations**

None

**Approval of Minutes**

Ms. Schneckenberger moved to approve the April 25, 2022, meeting minutes. Mr. Duhamell seconded. The motion passed 3/0/2. Mr. Vail and Mr. Grant abstained.

Mr. Vail moved to approve the May 4, 2022, meeting minutes. Mr. Adams seconded. The motion passed 4/0/1. Ms. Schneckenberger abstained.

**Old Business**

None

**New Business**

***BZA-22-005, Perfect Steel Solution's request for approval of a Development Standard Variance to allow a metal roof located at 7550 Hanna Street***

Mr. Crum introduced the request stating where the home is located and the surrounding zoning.

Austin Fain and Maury Kuoch with Perfect Steel presented for the homeowner/petitioner. Mr. Fain stated that the old roof needs replaced and a metal roof is high quality and long-lasting, listing the benefits of a metal roof from Perfect Steel. He passed around his phone with pictures of similar roofs.

Mr. Crum clarified the concerns regarding the code and concerns about debris on the property, stating that the property is currently in violation of Unwholesome Environment Ordinance. Mr. Fain noted that he would be willing to help abate the code violations.

Mr. Vail asked if the petitioners asked if they were aware of the staff conditions and reviewed each. Mr. Fain stated that Perfect Steel uses exposed fasteners because the wind rating is higher and repairs are easier. He also stated that there is a 50-year paint warranty and that the roof is fully trimmed.

Mr. Morelock asked how he would respond if the board enforced the staff recommended condition regarding covered fasteners and Mr. Fain said he would walk away from the project.

*Floor opened for public comments*

Terry Turner, a neighbor, spoke in support of the roof, saying that the homeowner was attempting to upgrade and beautify his home. He also questioned the reasoning of the condition to clean up the property.

Anita Bowling, the homeowner's daughter, asked to what extent the property would need cleaned-up. Mr. Crum stated that construction debris, broken materials, and brush would need to be removed. He also stated that if the canopy is structurally sound it could stay.

*Floor closed to public comment*

Mr. Vail made a motion that if the Variance is approved that the following conditions apply:

1) The existing violation(s) of the Town's Unwholesome Environmental Conditions Ordinance are abated within 30 days of the approval of this Development Standards Variance.

2) The manufacturer's trim and gutter pieces are installed.

Mr. Adams seconded the motion. The motion passed 5/0.

Mr. Vail's motion struck out Staff's recommended condition that exposed fasteners are not used.

Mr. Karn asked if the existing violations would need to be abated before the roof could be installed. Mr. Crum stated that the roof can be installed immediately, and the homeowner has 30 days from the date of the meeting to abate the violations. If at 30 days the violations still exist, Staff would begin the standard violation abatement process.

Mr. Adams counted the ballots and the Variance passed 5/0.

***BZA-22-007, MCS Shoppes, LLC's request for approval of multiple Development Standard Variances for a childcare center located at 7409 N 600W***

Mr. Crum introduced the petition, noting the location of the parcel, its challenges, and the surrounding zoning.

Andrew Wert presented on behalf of the petitioner and explained the reasoning behind the different variance requests.

Mr. Morelock asked about the exterior building materials. David Nash with Revel and Underwood, described the materials, noted the landscaped area that will be installed instead of the foundation plantings, and stated that the offsite parking will be completed at the same time and ready at certificate of occupancy.

Mr. Wert

Mr. Karn asked if the petitioners were familiar with the staff conditions. Mr. Wert said they are and agree with the conditions.

Mr. Crum stated that Staff is in full support of this petition, noting that this is the highest and best possible use of this parcel. He also stated that this parcel is undevelopable without these variances.

*Floor opened for public comments*

No comments

*Floor closed to public comments*

Mr. Vail made a motion that if these six variances are approved that they are subject to the conditions on each variance. Ms. Schneckenberger seconded. The motion passed 5/0.

*Development Standards Variances 1 and 2 – Setbacks (listed on the same ballot)*

The ballots were counted, and the variances passed 5/0.

*Development Standards Variance 3 – Buffer Yard*

The ballots were counted, and the variance passed 5/0.

*Development Standards Variance 4 – Trash Enclosure*

The ballots were counted, and the variance passed 5/0.

*Development Standards Variance 5 – Parking*

The ballots were counted, and the variance passed 5/0.

*Development Standards Variance 6 – Foundation Plantings*

The ballots were counted, and the variance passed 5/0.

***BZA-22-008, Wild Kard Vintage's request for approval of a Special Exception to allow commercial uses (in the Old Town (OT) Zoning District) located at 6425 W Broadway***

Kelley Ford presented on behalf of the petitioner. He introduced the business, described how it operates currently and the plans for future growth which include a small, retail storefront.

Mr. Crum stated that he removed one the condition to work with future developers to provide vehicular and pedestrian access to adjacent properties, leaving only four conditions on the ballot.

Mr. Morelock suggested that directional signage be subject to Staff approval. Mr. Ford agreed to that amendment.

Mr. Morelock asked about available parking on the site. Mr. Crum explained that as the proposal stands now, the business does not need to comply with parking standards. If the business grows to include the retail storefront, the petitioners will need to workout a shared parking agreement with the adjacent property owners.

Mr. Crum explained the attached list, stating that it is a list of what will be considered as appropriate uses for this property. He also stated that future tenants, depending on the land use, will be required to have a shared parking agreement with adjacent property owners. The parking allowance stated on this special exception is only for Wild Kard Vintage.

*Floor opened for public comments*

No comments

*Floor closed to public comments*

Ms. Schneckenberger made a motion that if the Special Exception is approved it is subject to the following conditions:

1) The petitioner installs directional signage that directs customers as to where to park on-site. Signage will be subject to Staff approval (amended)

(2) the list of land uses permitted via this Special Exception are limited to the list attached to this ballot, along with any special conditions,

(3) the attached list of permitted uses shall not be interpreted to include the following uses: tobacco shop, vape shop, CBD shop, pawn shop, sexually oriented business, tattoo or piercing, or any similar use as determined by the Zoning Administrator, and

(4) the Town's parking quantity requirements shall not apply to Wild Kard Vintage, so long as no less than four (4) parking spaces are always present on-site. This allowance does not provide Wild Kard Vintage the ability to use other property for parking unless there is a shared parking agreement with the other property owner. Additionally, the Town reserves the right to apply the Town's parking quantity standards to future users, tenants, businesses and/or land uses permitted via this Special Exception.

Mr. Adams seconded the motion. The motion passed 5/0.

The ballots were counted and the Special Exception was approved 5/0.

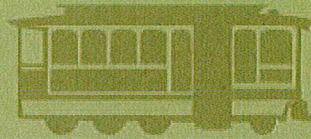
### **Announcements**

The next meeting will be July 6, 2022, if needed.

### **Adjournment**

There being no further business, the meeting was adjourned.





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6280 W 800 N  
McCordsville, IN 46055  
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Bert Brooks  
Co-applicant: Steel Perfect Solutions  
Address: 7550 Hanna St., McCordsville, IN 46055  
Location:  
Request: Development Standards Variance from Section 6.04(A)(2)(d) of the Town's Ordinance  
Existing Zoning: Old Town (OT)

YES (✓) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (✓) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ( ) NO ( )

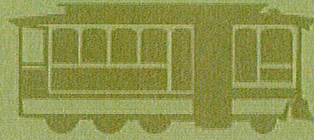
3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance: (1) The existing violation(s) of the Town's Unwholesome Environmental Conditions Ordinance are abated within 30 days of the approval of this Development Standards Variance and (2) exposed fasteners are not used, and (3) manufacturer's required trim and gutter pieces are installed.

Reason, if denied:

VOTE: Granted ✓ Denied \_\_\_\_\_ (reason must be given)

DATE: 6.1.22 SIGNATURE: 



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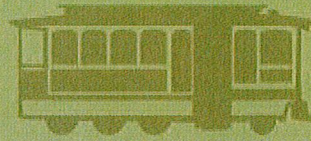
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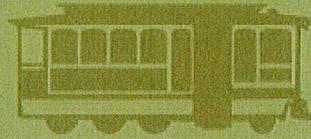
Reason, if denied:

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

DATE: 6.1.22 SIGNATURE: 



THE TOWN OF  
**McCordsville**



Next Stop  McCordsville

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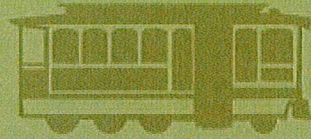
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VOTE: Granted ☒ Denied \_\_\_\_\_ (reason must be given)

DATE: 6.1.22 SIGNATURE: Brianne A. Schenk



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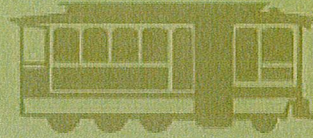
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Applicant: Revel & Underwood  
Co-applicant: Church Church Hittle & Antrim  
Address: 7409 N 600W, McCordsville, IN 46055  
Location: McCordsville Corner Shoppes Block B  
Request: Development Standards Variance from Section 6.02 (Setbacks) of the Town's Ordinance  
Existing Zoning: Neighborhood Commercial (CN)

YES ( ☒ ) NO ( )

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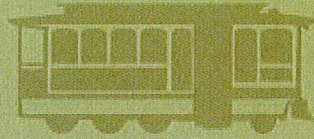
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Conditions, if any, to granting this Variance: (1) The front-yard setback reduction to 10' shall only apply to parking and shall include the Zoning Ordinance perimeter parking lot plantings, (2) the south side-yard setback shall be no less than five (5) feet and the petitioner shall comply with any fencing or fencing modifications requested by the Town, (3) the drive aisle is re-routed to create a continuous access point to this site from the main internal north-south drive within the larger McCordsville Corner Shoppes development, (4) the playground shall be fenced-in and this fencing shall be separate from the fencing around the pond, and (5) the north, east, and south facades of the building shall feature wall mounted or eave mounted lighting.

Reason, if denied:

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

DATE: 6.1.22 SIGNATURE: 



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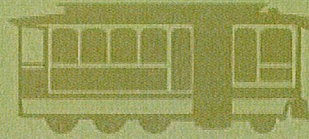
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Reason, if denied:

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

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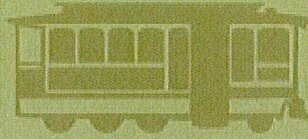
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Reason, if denied:

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

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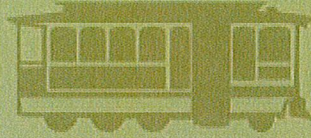
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Reason, if denied:

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

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YES (X) NO ( )

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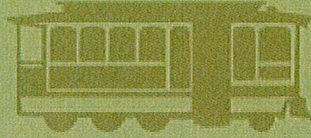
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Reason, if denied:

VOTE: Granted (X) Denied \_\_\_\_\_ (reason must be given)

DATE: 6.1.22 SIGNATURE: Brianne A. Schnekenberger





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Existing Zoning: Neighborhood Commercial (CN)

YES ☒ NO ( )

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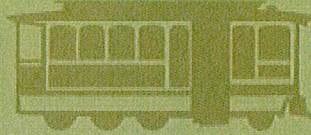
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Conditions, if any, to granting this Variance: (1) The buffer-yard along the legal drain easement shall not be required to install mounding, but shall be required to install the required plantings, unless otherwise prohibited by the County Drainage Board and (2) the buffer-yard along the playground area shall include both mounding and plantings.

Reason, if denied:

VOTE: Granted ☒ Denied \_\_\_\_\_ (reason must be given)

DATE: 6.1.22 SIGNATURE: Brianne A. Schnekenberg



McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Revel & Underwood  
Co-applicant: Church Church Hittle & Antrim  
Address: 7409 N 600W, McCordsville, IN 46055  
Location: McCordsville Corner Shoppes Block B  
Request: Development Standards Variance from Section 6.11(A)(2) (Buffer-yard) of the Town's Ordinance  
Existing Zoning: Neighborhood Commercial (CN)

- YES (✓) NO ( )      1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
- YES (✓) NO ( )      2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- YES (✓) NO ( )      3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will 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.

Conditions, if any, to granting this Variance: (1) The buffer-yard along the legal drain easement shall not be required to install mounding, but shall be required to install the required plantings, unless otherwise prohibited by the County Drainage Board and (2) the buffer-yard along the playground area shall include both mounding and plantings.

Reason, if denied:

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

DATE: 6.1.22      SIGNATURE: 





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YES ☒ NO ☐

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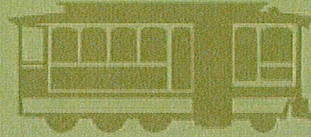
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Reason, if denied:

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

DATE: 6.1.22 SIGNATURE: Dan Val

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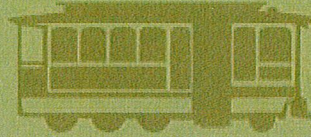
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Reason, if denied:

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DATE: 6.1.22 SIGNATURE: 





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YES ( ☒ ) NO ( )

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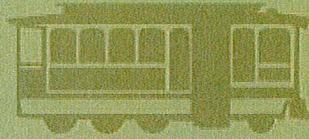
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Revel & Underwood  
Co-applicant: Church Church Hittle & Antrim  
Address: 7409 N 600W, McCordsville, IN 46055  
Location: McCordsville Corner Shoppes Block B  
Request: Development Standards Variance from Section 4.01(F)(3) (Trash Enclosure) of the Town's Ordinance  
Existing Zoning: Neighborhood Commercial (CN)

YES ( ☒ ) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ( ☒ ) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ( ☒ ) NO ( )

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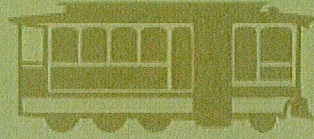
Conditions, if any, to granting this Variance: (1) The trash enclosure shall be constructed of 100% masonry materials matching the brick used on the primary structure, the top of the enclosure wall shall be capped with stone or concrete, the enclosure shall be at least one (1) foot taller than the tallest trash receptacle, and the gate shall be 100% opaque and constructed of metal.

Reason, if denied:

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

DATE: 6.1.22 SIGNATURE: 





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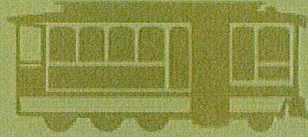
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Reason, if denied:

VOTE: Granted ☒ Denied \_\_\_\_\_ (reason must be given)

DATE: 6.1.22 SIGNATURE: Brianne A. Schneiderbauer



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YES ( / ) NO ( )

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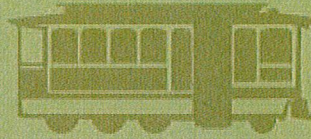
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Reason, if denied:

VOTE: Granted  /  Denied \_\_\_\_\_ (reason must be given)

DATE: 6.1.22 SIGNATURE: Jeff Adam





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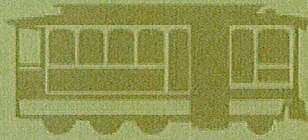
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Reason, if denied:

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

DATE: 6.1.22 SIGNATURE: 



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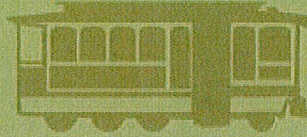
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VOTE: Granted ☒ Denied ☐ (reason must be given)

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## BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Revel & Underwood  
Co-applicant: Church Church Hittle & Antrim  
Address: 7409 N 600W, McCordsville, IN 46055  
Location: McCordsville Corner Shoppes Block B  
Request: Development Standards Variance from Section 6.05(E)(5) (Parking) of the Town's Ordinance  
Existing Zoning: Neighborhood Commercial (CN)

YES ☒ NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ☒ NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

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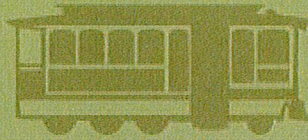
Conditions, if any, to granting this Variance: (1) There shall be no less than thirty-one (31) parking spaces constructed with this project.

Reason, if denied:

VOTE: Granted ☒ Denied \_\_\_\_\_ (reason must be given)

DATE: 6.1.22 SIGNATURE: Christine A. Schneiderbauer

THE TOWN OF  
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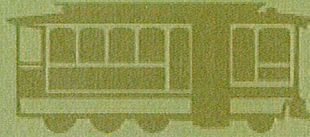
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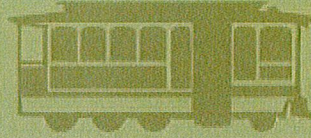
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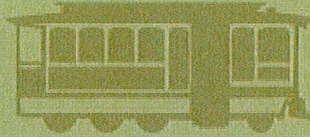
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Co-applicant: Church Church Hittle & Antrim  
Address: 7409 N 600W, McCordsville, IN 46055  
Location: McCordsville Corner Shoppes Block B  
Request: Development Standards Variance from Section 6.10(B)(2) of the Town's Ordinance  
Existing Zoning: Neighborhood Commercial (CN)

YES ( ☒ ) NO ( )

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YES ( ☒ ) NO ( )

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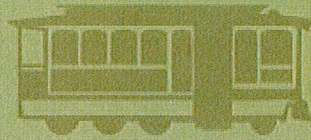
3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Conditions, if any, to granting this Variance: (1) The east, south, and west facades shall not be required to install foundation plantings. However, the "triangle area" shown on the staff exhibit shall be landscaped with shrubs, grasses, and at least two (2) trees.

Reason, if denied:

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

DATE: 6.1.22 SIGNATURE: 



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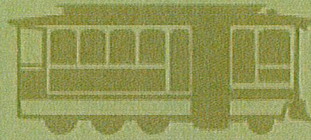
Conditions, if any, to granting this Variance: (1) The east, south, and west facades shall not be required to install foundation plantings. However, the "triangle area" shown on the staff exhibit shall be landscaped with shrubs, grasses, and at least two (2) trees.

Reason, if denied:

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

DATE: 6.1.22 SIGNATURE: 





McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

## BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Revel & Underwood  
Co-applicant: Church Church Hittle & Antrim  
Address: 7409 N 600W, McCordsville, IN 46055  
Location: McCordsville Corner Shoppes Block B  
Request: Development Standards Variance from Section 6.10(B)(2) of the Town's Ordinance  
Existing Zoning: Neighborhood Commercial (CN)

YES (✓) NO ( )

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (✓) NO ( )

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES (✓) NO ( )

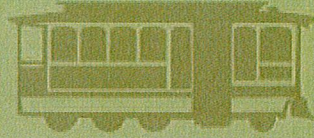
3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

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Reason, if denied:

VOTE: Granted ✓ Denied \_\_\_\_\_ (reason must be given)

DATE: 6.1.22 SIGNATURE: 



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## BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

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Reason, if denied:

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

DATE: 6.1.22 SIGNATURE: Brianne A. Schenkbecker





McCordsville Board of Zoning Appeals  
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McCordsville, IN 46055  
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## BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

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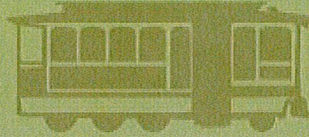
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Reason, if denied:

VOTE: Granted ☒ Denied \_\_\_\_\_ (reason must be given)

DATE: 6.1.22 SIGNATURE: 



McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR SPECIAL EXCEPTION

Applicant: Wild Kard Vintage (Karlie Ford)  
Co-applicant:  
Address: 6425 W Broadway, McCordsville, IN 46055  
Location:  
Request: Special Exception for various commercial uses  
Existing Zoning: Old Town (OT)

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 petitioner installs directional signage that directs customers as to where to park on-site, (2) the list of land uses permitted via this Special Exception are limited to the list attached to this ballot, along with any special conditions, (3) the attached list of permitted uses shall not be interpreted to include the following uses: tobacco shop, vape shop, CBD shop, pawn shop, sexually-oriented business, tattoo or piercing, or any similar use as determined by the Zoning Administrator, and (4) the Town's parking quantity requirements shall not apply to Wild Kard Vintage, so long as no less than four (4) parking spaces are always present on-site. This allowance does not provide Wild Kard Vintage the ability to use other property for parking unless there is a shared parking agreement with the other property owner. Additionally, the Town reserves the right to apply the Town's parking quantity standards to future users, tenants, businesses and/or land uses permitted via this Special Exception.

Reason, if denied:

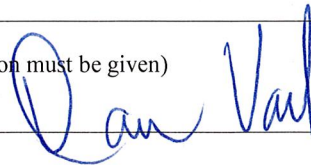
VOTE:

Granted ☒

Denied \_\_\_\_\_ (reason must be given)

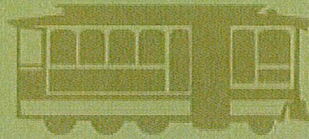
DATE: 12-1-15

SIGNATURE:





THE TOWN OF  
**M<sup>C</sup>CORDSVILLE**



Next Stop  McCordsville

McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

**BALLOT FOR SPECIAL EXCEPTION**

Applicant: Wild Kard Vintage (Karlie Ford)  
Co-applicant:  
Address: 6425 W Broadway, McCordsville, IN 46055  
Location:  
Request: Special Exception for various commercial uses  
Existing Zoning: Old Town (OT)

- |                |   |
|----------------|---|
| 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. <i>See Appendix A of the Zoning Ordinance.</i>   |
| 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 petitioner installs directional signage that directs customers as to where to park on-site, (2) the list of land uses permitted via this Special Exception are limited to the list attached to this ballot, along with any special conditions, (3) the attached list of permitted uses shall not be interpreted to include the following uses: tobacco shop, vape shop, CBD shop, pawn shop, sexually-oriented business, tattoo or piercing, or any similar use as determined by the Zoning Administrator, and (4) the Town's parking quantity requirements shall not apply to Wild Kard Vintage, so long as no less than four (4) parking spaces are always present on-site. This allowance does not provide Wild Kard Vintage the ability to use other property for parking unless there is a shared parking agreement with the other property owner. Additionally, the Town reserves the right to apply the Town's parking quantity standards to future users, tenants, businesses and/or land uses permitted via this Special Exception.

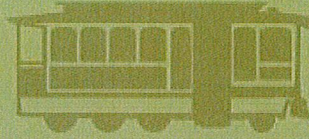
Reason, if denied:

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

DATE: 12-1-15 SIGNATURE: 

6/1/22





McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR SPECIAL EXCEPTION

Applicant: Wild Kard Vintage (Karlie Ford)  
Co-applicant:  
Address: 6425 W Broadway, McCordsville, IN 46055  
Location:  
Request: Special Exception for various commercial uses  
Existing Zoning: Old Town (OT)

YES <input checked="" type="checkbox"/>	NO ( )	1. The proposed use is listed as a Special Exception Use by the Zoning Ordinance for the District this property is located in. <i>See Appendix A of the Zoning Ordinance.</i>
YES <input checked="" type="checkbox"/>	NO ( )	2. The special exception can be served with adequate utilities, access roads, drainage, and other necessary facilities.
YES <input checked="" type="checkbox"/>	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 <input checked="" type="checkbox"/>	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 <input checked="" type="checkbox"/>	NO ( )	5. The special exception shall produce a total visual impressions and environment which is consistent with the environment of the neighborhood.
YES <input checked="" type="checkbox"/>	NO ( )	6. The special exception shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.
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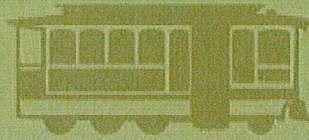
Reason, if denied:

VOTE: Granted ☒

Denied \_\_\_\_\_ (reason must be given)

DATE: 12-1-15  
6-1-22

SIGNATURE: 



McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
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### BALLOT FOR SPECIAL EXCEPTION

Applicant: Wild Kard Vintage (Karlie Ford)  
Co-applicant:  
Address: 6425 W Broadway, McCordsville, IN 46055  
Location:  
Request: Special Exception for various commercial uses  
Existing Zoning: Old Town (OT)

- 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.

subject to staff approval

Conditions, if any, to granting this Special Exception: (1) The petitioner installs directional signage that directs customers as to where to park on-site, (2) the list of land uses permitted via this Special Exception are limited to the list attached to this ballot, along with any special conditions, (3) the attached list of permitted uses shall not be interpreted to include the following uses: tobacco shop, vape shop, CBD shop, pawn shop, sexually-oriented business, tattoo or piercing, or any similar use as determined by the Zoning Administrator, and (4) the Town's parking quantity requirements shall not apply to Wild Kard Vintage, so long as no less than four (4) parking spaces are always present on-site. This allowance does not provide Wild Kard Vintage the ability to use other property for parking unless there is a shared parking agreement with the other property owner. Additionally, the Town reserves the right to apply the Town's parking quantity standards to future users, tenants, businesses and/or land uses permitted via this Special Exception.

Reason, if denied:

VOTE: Granted ☒

Denied ☐ (reason must be given)

DATE: ~~12-1-15~~

SIGNATURE: Bonnie A. Schneider

6/1/22 BAS





McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
[www.mccordsville.org](http://www.mccordsville.org)

### BALLOT FOR SPECIAL EXCEPTION

Applicant: Wild Kard Vintage (Karlie Ford)  
Co-applicant:  
Address: 6425 W Broadway, McCordsville, IN 46055  
Location:  
Request: Special Exception for various commercial uses  
Existing Zoning: Old Town (OT)

- |   |        |   |
|---|--------|---|
| YES <input checked="" type="checkbox"/> | NO ( ) | 1. The proposed use is listed as a Special Exception Use by the Zoning Ordinance for the District this property is located in. <i>See Appendix A of the Zoning Ordinance.</i>   |
| YES <input checked="" type="checkbox"/> | NO ( ) | 2. The special exception can be served with adequate utilities, access roads, drainage, and other necessary facilities.   |
| YES <input checked="" type="checkbox"/> | 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. |
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Reason, if denied:

VOTE: Granted ☒

Denied ☐ (reason must be given)

DATE: 12-1-15

SIGNATURE: 

6-1-22



### **Proposed List of Special Exceptions for Approval\***

Antique Shop - under no circumstance shall this be interpreted to include a pawn shop

Apparel & Accessories – make, create and sell (retail and online) handmade and vintage adult and children apparel and accessories including, but not limited to, sweatshirts, t-shirts, long sleeve t-shirts, blankets and pennants.

Apparel, Alterations/Tailoring

Bakery, Retail

Barber or Beauty Shop

Bicycle Sales, Service, or Rental

Book store

Coffee Shop –A coffee shop shall be distinguished from other restaurants in that it primarily sells coffee, and coffee like products including, but not limited to lattes and cappuccinos, and pastries. A drive-thru is prohibited, and the service style of a coffee shop shall be primarily for consumption on-site.

Confectionary, Retail

Dwelling, Second Floor

Florist, Retail

Gallery, Art or Photo

Health or Day Spa

Ice Cream Shop, Retail – drive thru prohibited

Jewelry Store – used or consignment merchandise shall be prohibited, under no circumstance shall this be interpreted to include a pawn shop

Museum

Print Shop or Copy Center, Retail

Professional Office

Studio, Art/Artist

Studio, Performing Arts

*\*All capitalized terms or land uses shall be defined by the same in the McCordsville Zoning Ordinance, as amended, unless otherwise amended or added to above.*