

**McCordsville Board of Zoning Appeals**  
**Meeting Minutes**  
**August 3, 2022**

**Call to Order**

**Members Present:** Steve Duhamell, Brianne Schneckenberger, Grant Adams

**Members Absent:** Dan Vail, Corey Karn

**Others Present:** Ryan Crum, Rhonda Cook, Jennifer Pack

**Agenda Considerations**

Mr. Crum stated that public notice was not properly

**Approval of Minutes**

Minutes from the July 6 meeting were not ready. They will be approved at the September 7, 2022 meeting.

**Old Business**

***BZA-22-009, Blue Raven Solar's request for approval of a Development Standard Variance to allow solar panels on the front facing roof of a residence at 6371 W Chelmsford Dr***

Public Notice was not correctly carried out. This agenda item has been moved to the September 7, 2022 BZA meeting.

***BZA-22-011, Crew Carwash's request for multiple Development Standard Variances for signage***

Mr. Crum gave a brief overview of the site location and the previous variances granted. He then introduced the requests for signage.

The petitioner's explained their reasoning for requesting the variance and the signs that they are requesting.

*The floor was opened for public comments*

There were no public comments.

*The floor was closed for public comments*

***Variance 1 – Ground Signage***

Mr. Adams made a motion that if the Development Standard Variance is approved, the conditions imposed by Staff will apply. Ms. Schneckenberger seconded the motion. The motion passed 3/0.

The ballots were counted and the variance was approved 3/0.

***Variance 2 – Wall Signage***

Ms. Schneckenberger made a motion that if the Development Standard Variance is approved, the conditions imposed by Staff will apply. Mr. Adams seconded the motion. The motion passed 3/0.

The ballots were counted and the variance was approved 3/0.

*Variance 3 – Electronic Message Board*

Mr. Adams made a motion that if the Development Standard Variance is approved, the conditions imposed by Staff will apply. Ms. Schneckenberger seconded the motion. The motion passed 3/0.

The ballots were counted and the variance was approved 3/0.

*Variance 4 – Minor Ground Signage*

Mr. Adams made a motion that if the Development Standard Variance is approved, the conditions imposed by Staff will apply. Ms. Schneckenberger seconded the motion. The motion passed 3/0.

The ballots were counted and the variance was approved 3/0.

***BZA-22-012, Ja’Nene Gillam’s request for a Special Exception and multiple Development Standard’s Variances at 7745 N 600 W***

Mr. Crum noted that the special exception for the drive-thru is not needed.

The petitioner, Ms. Gillam, described her plan for the business and the site plan, explaining why she needs the variances. She also stated that she is pursuing a shared parking agreement with CVS.

*The floor was opened for public comments*

Jeff Clark, owner of McCordsville Commons, spoke against the development. He does not believe the setback is adequate to create separation between the properties, he believes parking is inadequate and covenants restricting shared parking exist for McCordsville Commons and CVS, he is concerned about trash disposal, he is worried that deliveries to the coffee shop will impede the drive aisle. The site is too small to be self-sufficient and cannot accommodate all the requirements within the property lines.

*The floor was closed for public comments*

Mr. Crum explained the variances in more detail, including the Staff conditions. He also stated that Staff do not know how much right of way will be needed for future Mt. Comfort Rd projects, but it will have some impact on this property and the ones around it. Mr. Crum noted that with the development of Town Center moving forward, it opened the possibility of a shared parking agreement to the east.

Mr. Crum noted that the request for a variance for foundation plantings can be removed because the petitioner was able to incorporate the requirements into the site plan.

Mr. Crum noted that the location for the trash receptacle is smaller than normally seen.

Ms. Schneckenberger opened a discussion about deliveries, but until they open, they will not know if it is adequate.

Mr. Duhamell opened a discussion about the location and size of the trash receptacle. The petitioner stated that right now they are planning an 8-yard dumpster that will be emptied twice per week.

Ms. Gillam opened a discussion about parking and has had conversations indicating CVS is open to a parking agreement. Mr. Clark was asked about the parking agreement between McCordsville Commons and CVS, and he stated that there are deeded obligations between CVS and McCordsville Commons that run with the land. Ms. Cook noted that depending on how the covenant is written, CVS may not be able to enter into a shared parking agreement with the petitioner. Ms. Schneckenberger clarified that if the BZA grants the variance, the project can not move forward unless the parking spot issue is resolved.

#### *Variance 1 – Setbacks*

Ms. Schneckenberger made a motion that if the Development Standard Variance is approved, the conditions imposed by Staff will apply. Mr. Adams seconded the motion. The motion passed 3/0.

The ballots were counted and the variance was approved 3/0.

#### *Variance 2 – Parking*

Ms. Schneckenberger made a motion that if the Development Standard Variance is approved, the conditions imposed by Staff will apply. Mr. Adams seconded the motion. The motion passed 3/0.

The ballots were counted and the variance was approved 3/0.

#### *Variance 3 – Foundation Plantings*

This request was removed.

#### *Variance 4 – Street Light*

Ms. Schneckenberger made a motion that if the Development Standard Variance is approved, the conditions imposed by Staff will apply. Mr. Adams seconded the motion. The motion passed 3/0.

The ballots were counted and the variance was approved 3/0.

#### **New Business**

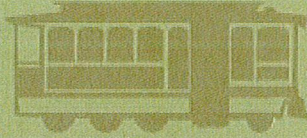
No new business

#### **Announcements**

The next meeting will be September 7, 2022, if needed.

#### **Adjournment**

There being no further business, the meeting was adjourned.



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: Crew Carwash  
Co-applicant: Sign Craft  
Address:  
Location: SEC of W Broadway and Carroll Rd  
Request: Variance #1 – Section 7.08(B) – Ground Signage  
Existing Zoning: Villages at Brookside PUD

- 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 ground sign located along W Broadway is limited to being no taller than 9' from grade, (2) shall include a sign "cap" on top of the sign cabinet (top sign cap may exceed height limit), (3) masonry base shall have a ~~concrete or limestone~~ cap, and (4) otherwise limited as presented.

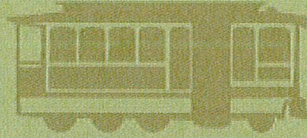
Reason, if denied:

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

DATE: 8.3.22

SIGNATURE: 





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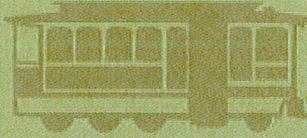
METAL

Reason, if denied:

VOTE: Granted  Denied  (reason must be given)

DATE: 8.3.22

SIGNATURE: 



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*BAS*

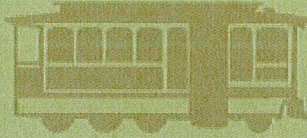
Reason, if denied:

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

DATE: 8.3.22

SIGNATURE:

*Brian Schwabinger*



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**BALLOT FOR DEVELOPMENT STANDARDS VARIANCE**

Applicant: Crew Carwash  
Co-applicant: Sign Craft  
Address:  
Location: SEC of W Broadway and Carroll Rd  
Request: Variance #2 – Section 7.08(C) – Wall Signage  
Existing Zoning: Villages at Brookside PUD

- 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) Limited as presented

Reason, if denied:

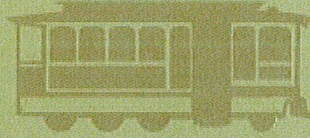
VOTE:      Granted       Denied \_\_\_\_\_ (reason must be given)

DATE: 8.3.22

SIGNATURE: \_\_\_\_\_

*Brannan Schuetz*





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Co-applicant: Sign Craft  
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Request: Variance #2 – Section 7.08(C) – Wall Signage  
Existing Zoning: Villages at Brookside PUD

YES (  ) NO ( )

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YES (  ) NO ( )

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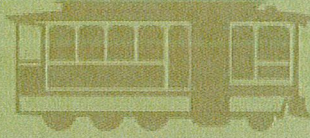
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Reason, if denied:

VOTE: Granted  Denied  (reason must be given)

DATE: 8.3.22

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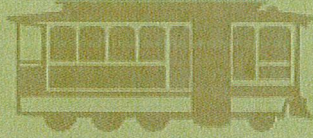
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Address:  
Location: SEC of W Broadway and Carroll Rd  
Request: Variance #3 – Section 7.08(G) – EMB  
Existing Zoning: Villages at Brookside PUD

- YES  NO ( )      1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
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Conditions, if any, to granting this Variance: (1) allow EMB in location presented, but subject to all aspects of the 7.08(G) except for the residential setback (subsection 7.08(G)(2)) and (2) otherwise limited as presented.

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Reason, if denied:

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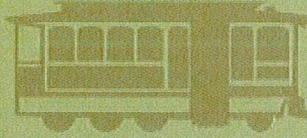
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VOTE:      Granted       Denied \_\_\_\_\_ (reason must be given)

DATE: 8.3.22      SIGNATURE: *Amie A. Scherzberg*





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Reason, if denied:

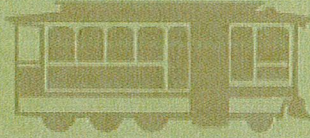
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VOTE:      Granted       Denied  (reason must be given)

DATE: 8.3.22

SIGNATURE: 





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**BALLOT FOR DEVELOPMENT STANDARDS VARIANCE**

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Address:  
Location: SEC of W Broadway and Carroll Rd  
Request: Variance #4 – Section 7.02(B) – Minor Ground Signage  
Existing Zoning: Villages at Brookside PUD

YES  NO ( )

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YES  NO ( )

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Conditions, if any, to granting this Variance: (1) Limited as presented

Reason, if denied:

VOTE: Granted  Denied  (reason must be given)

DATE: 8.3.22

SIGNATURE: 



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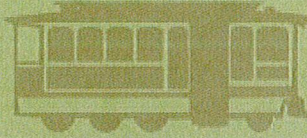
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Reason, if denied:

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

DATE: 8.3.22

SIGNATURE: Bruce A. Schunk



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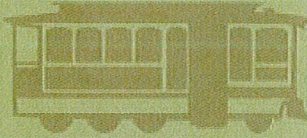
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Coffee at the Crossing  
Co-applicant:  
Address: 7745 N 600W  
Location:  
Request: Variance #4 – Street Light  
Existing Zoning: 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:

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Reason, if denied:

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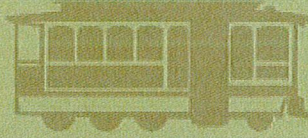
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VOTE: Granted  Denied  (reason must be given)

DATE: 8.3.22

SIGNATURE: 



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Reason, if denied:

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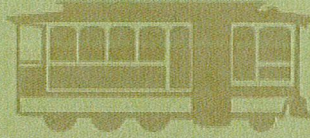
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VOTE: Granted  Denied  (reason must be given)

DATE: 8.3.22

SIGNATURE: 



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**BALLOT FOR DEVELOPMENT STANDARDS VARIANCE**

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Co-applicant:  
Address: 7745 N 600W  
Location:  
Request: Variance #4 – Street Light  
Existing Zoning: 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

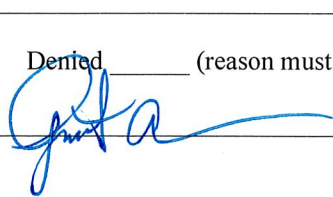
Reason, if denied:

\_\_\_\_\_  
\_\_\_\_\_

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

DATE: 8.3.22

SIGNATURE:







McCordsville Board of Zoning Appeals  
6280 W 800 N  
McCordsville, IN 46055  
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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Coffee at the Crossing  
Co-applicant:  
Address: 7745 N 600W  
Location:  
Request: Variance #2 – Parking  
Existing Zoning: 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.

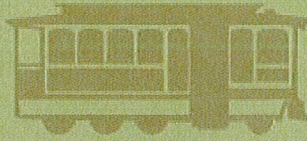
Conditions, if any, to granting this Variance: (1) A minimum of 4 parking spaces shall be provide on-site and additional parking, no less than 3 spaces, shall be secured via legally binding written agreement. The shared parking shall be on an adjacent parcel. (2) All deliveries shall be restricted to hours when the coffee shop is not open for business.

Reason, if denied:

VOTE: Granted  Denied  (reason must be given)

DATE: 8.3.22

SIGNATURE: 



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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Coffee at the Crossing  
Co-applicant:  
Address: 7745 N 600W  
Location:  
Request: Variance #2 – Parking  
Existing Zoning: 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) A minimum of 4 parking spaces shall be provide on-site and additional parking, no less than 3 spaces, shall be secured via legally binding written agreement. The shared parking shall be on an adjacent parcel. (2) All deliveries shall be restricted to hours when the coffee shop is not open for business.

Reason, if denied:

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

DATE: 8.3.22

SIGNATURE:

*Baruch Schmetzbeys*





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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Coffee at the Crossing  
Co-applicant:  
Address: 7745 N 600W  
Location:  
Request: Variance #2 – Parking  
Existing Zoning: 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) A minimum of 4 parking spaces shall be provide on-site and additional parking, no less than 3 spaces, shall be secured via legally binding written agreement. The shared parking shall be on an adjacent parcel. (2) All deliveries shall be restricted to hours when the coffee shop is not open for business.

Reason, if denied:

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

DATE: 8.3.22

SIGNATURE: 



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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Coffee at the Crossing  
Co-applicant:  
Address: 7745 N 600W  
Location:  
Request: Variance #1 – Setbacks  
Existing Zoning: 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.

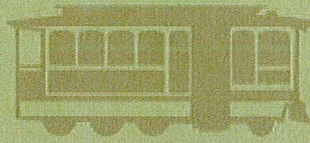
Conditions, if any, to granting this Variance: (1) Minimum setbacks shall be 0' for the north property line, 3' for the east property line, 5' on the south property line, and 35' from the existing east right-of-way line of CR 600W.

Reason, if denied:

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

DATE: 8.3.22

SIGNATURE: Bonnie A. Schuckelbeger



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**BALLOT FOR DEVELOPMENT STANDARDS VARIANCE**

Applicant: Coffee at the Crossing  
Co-applicant:  
Address: 7745 N 600W  
Location:  
Request: Variance #1 – Setbacks  
Existing Zoning: 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) Minimum setbacks shall be 0' for the north property line, 3' for the east property line, 5' on the south property line, and 35' from the existing east right-of-way line of CR 600W.

Reason, if denied:

VOTE: Granted  Denied  (reason must be given)

DATE: 8.3.22

SIGNATURE: 





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### BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Coffee at the Crossing  
Co-applicant:  
Address: 7745 N 600W  
Location:  
Request: Variance #1 – Setbacks  
Existing Zoning: 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) Minimum setbacks shall be 0' for the north property line, 3' for the east property line, 5' on the south property line, and 35' from the existing east right-of-way line of CR 600W.

Reason, if denied:

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

DATE: 8.3.22

SIGNATURE: 