

**McCordsville Board of Zoning Appeals
Meeting Minutes
December 7, 2022**

Call to Order

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

Members Absent: Dan Vail

Others Present: Ryan Crum, Gregg Morelock, Jennifer Pack

Agenda Considerations

Mr. Crum asked to move the permit extension request to the top of the agenda.

Approval of Minutes

Ms. Schneckenberger made a motion to approve the November 2, 2022, minutes. Mr. Adams seconded. The motion passed 3/0. Mr. Duhamell abstained.

Old Business

None

New Business

Permit Extension Request for 6745 W 1000 N

Mr. Crum presented the request. Dale Woodall appeared on the behalf of the petitioner and requested a 6-month extension. Mr. Crum stated that staff is in support of the request.

Mr. Karn suggested extending the request to August 1, 2023, due to the availability of materials

Mr. Adams made a motion to extend the permit through August 1, 2023. Mr. Duhamell seconded. The motion passed 4/0.

BZA-22-017 GRNE's request for approval of a Development Standards Variance to allow rooftop solar panels to be visible from the street at 9986 N Wind River Run

Mr. Crum presented the request to the Board. Kevin Vercamp presented on behalf of the petitioner. Mr. Vercamp noted that two other houses in neighborhood have front facing solar panels. He also noted that Highland Springs covenants do not have any provisions regarding solar panels. He requested consistency from the Board and for approval of the solar panels.

Mr. Crum stated that the Town is not going to get involved between the HOA and the homeowner and that the standard Staff position is that Staff support is pulled when a project is remonstrated against.

Mr. Morelock noted that the Board has three options – to approve, disapprove, or continue the item so the homeowner can work with HOA.

Mr. Duhamell noted that there are four separate sets of covenants for the neighborhood that cover different parts of the neighborhood and that the Board has already approved front facing solar panels in the neighborhood.

Floor opened for public comments

No comments

Floor closed to public comments

Mr. Vercamp and Mr. Morelock further discussed the option of the homeowner approaching the HOA to address their concerns. Mr. Vercamp asserted there is no process within the HOA covenants because solar panels are not addressed. He noted that he appeared at the meeting and the HOA representative did not and asked the Board to vote.

Mr. Duhamell made a motion for the Board to vote on the agenda item. Ms. Schneckenberger seconded. The Motion passed 4/0.

Mr. Duhamell made a motion that if the item is approved it is subject to staff conditions as listed on the ballots. Ms. Schneckenberger seconded. The motion passed 4/0.

The ballots were counted, and the request passed 4/0.

BZA-22-018 Aspen Self Storage's request for approval of a Special Exception to allow a self-storage land use in the CR Zoning District at 8079 N 600 W.

Mr. Duhamell recused himself because he is a tenant of the property. Mr. Morelock noted that the petitioner has the option to request continuance since there isn't a full board. The petitioner decided to move forward.

Andy Vert presented for the petitioner and noted they are in agreement with all staff recommendations.

John Perine presented for the petitioner. Explained history of the business in McCordsville, the proposed site plan, and the justification for the request.

Floor Opened for Public Comments

None

Floor Closed for Public Comments

Special Exception – Self-Storage and Temporary Outdoor Storage

Ms. Schneckenberger made a motion that if the special exception is approved it is with the conditions stated on the ballot and with the fence extend around all the outdoor parking. Mr. Adams seconded. The motion passed 3/0.

The ballots were counted, and the special exception was granted with a vote of 3/0.

Variance 1 – Foundation Plantings

Ms. Schneckenberger made a motion that if Variance 1 is approved, it is with the conditions as stated on the ballot. Mr. Adams seconded the motion. The motion passed 3/0.

The ballots were counted, and Variance 1 was granted with a vote of 3/0.

Variance 2 – Buffer Yard

Ms. Schneckenberger made a motion that if Variance 2 is approved, it is with the conditions as stated on the ballot. Mr. Adams seconded the motion. The motion passed 3/0.

The ballots were counted, and Variance 2 was granted with a vote of 3/0.

Variance 3 – Perimeter & Interior Parking Lot Plantings

Ms. Schneckenberger made a motion that if Variance 3 is approved, it is with the conditions as stated on the ballot. Mr. Adams seconded the motion. The motion passed 3/0.

The ballots were counted, and Variance 3 was granted with a vote of 3/0.

Variance 4 – Exterior Materials

Ms. Schneckenberger made a motion that if Variance 4 is approved, it is with the conditions as stated on the ballot. Mr. Adams seconded the motion. The motion passed 3/0.

The ballots were counted, and Variance 4 was granted with a vote of 3/0.

Variance 5 – Façade Articulation

Ms. Schneckenberger made a motion that if Variance 5 is approved, it is with the conditions as stated on the ballot. Mr. Adams seconded the motion. The motion passed 3/0.

The ballots were counted, and Variance 5 was granted with a vote of 3/0.

Variance 6 – Architectural/Detail Features

Ms. Schneckenberger made a motion that if Variance 6 is approved, it is with the conditions as stated on the ballot. Mr. Adams seconded the motion. The motion passed 3/0.

The ballots were counted, and Variance 6 was granted with a vote of 3/0.

Variance 7 – Outdoor Storage Screening

Ms. Schneckenberger made a motion that if Variance 7 is approved, it is with the conditions as stated on the ballot. Mr. Adams seconded the motion. The motion passed 3/0.

The ballots were counted, and Variance 7 was granted with a vote of 3/0.

Variance 8 – Building Colors

Ms. Schneckenberger made a motion that if Variance 8 is approved, it is with the conditions as stated on the ballot. Mr. Adams seconded the motion. The motion passed 3/0.

The ballots were counted, and Variance 8 was granted with a vote of 3/0.

Variance 9 – Mt. Comfort Road Perimeter Landscaping

The ballots were counted, and Variance 9 was granted with a vote of 3/0.

Star Financial Cross Access Discussion

Mr. Crum informed the Board that the original site plan had the cross access for lots in the front. After review and further development of McCord Square, it was decided that cross access needs to be at the back of the lots. The condition of approval just stated that cross-access must exist, not specifically where. Mr. Crum asked if the Members had any concerns. Mr. Karn asked when construction would begin on the bank. Mr. Crum stated that the condition granted in 2020 was the construction must begin within five (5) years.

Announcements

Mr. Crum will discuss Members terms with them over the next couple of weeks.

The next meeting will be January 4, 2023, if needed.

Adjournment

There being no further business, the meeting was adjourned.

Highland Springs South
Homeowners' Association, Inc.

P.O. Box 251
McCordsville, IN 46055

December 7, 2022

VIA: E-mail

Town of McCordsville Board of Zoning Appeals
c/o Mr. Ryan Crum
6280 West County Road 800 North
McCordsville, IN 46055

RE: BZA-22-017
HSS Lot #: 179 Solar Panels

Dear Members of the Board of Zoning Appeals:

Please accept this correspondence on behalf of the Architectural Control Committee (ACC) of Highland Springs South Homeowners' Association, Inc. Neither the Petitioner in the above stated case nor the Homeowner has submitted documents for review and consideration by the Highland Springs South Homeowners Association (HSSHA) prior to filing this Variance Application with the Town of McCordsville. We feel that it should have been a pre-requisite for this Variance Request, as the nature of this proposed improvement would require that this action step be undertaken according to our Subdivision's Covenants and Architectural Guidelines.

In the aspect of the installation of Solar Panels within our neighborhood, we support the use of this advanced technology for the benefit of our Homeowners. However, our covenants were last updated in 2007, which is long before this technology became affordable to a residential homeowner. Therefore, we treat this type of improvement in the same manner that our Covenants prescribed for condensers, utility meters, heat pumps and similar mechanical/electrical support devices. Our covenants require that these permanent fixtures be concealed from the view of neighbors and sightlines to the street frontage. Unfortunately for this petition, the majority of the solar panels that are being proposed are to be mounted on the south roof line of a south facing home that will be visible in a direct sightline to the public street (Wind River Run.) As such, this variance packet as we have reviewed on the Meeting Agenda hyperlink will not be supported by the HSSHA.

Our position is echoed within the Staff Comments section of the Staff Report stating "...staff will support this petition so long as there is no remonstrance from the neighborhood." The neighborhood does not support this petitioner's request. Therefore, we ask that you vote to "DENY" zoning variance petition #BZA-22-017 as presented. You may contact me at 317-777-6289 with any questions.

Sincerely,



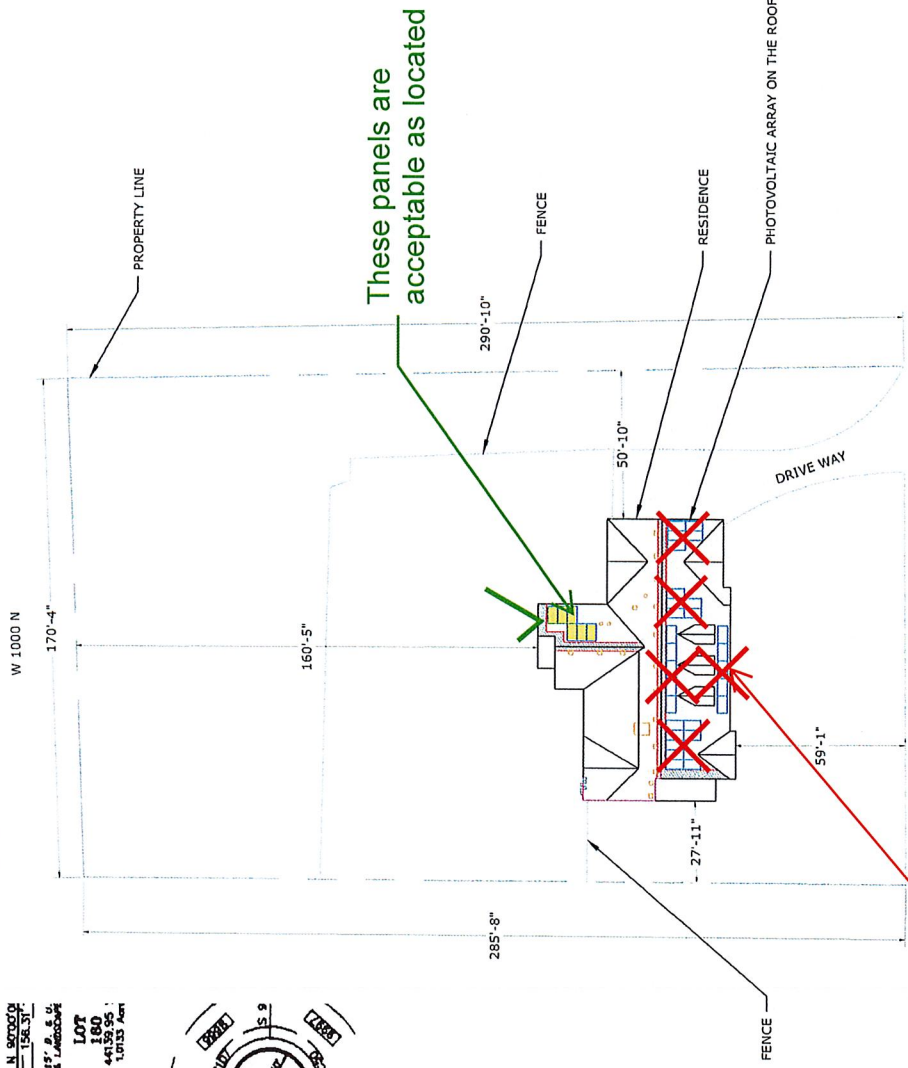
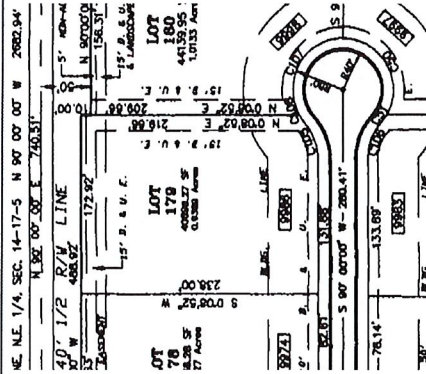
Larry J. Longman
Member, Architectural Control Committee

Cc: Tara Conley
Brian Bego

Architectural Control Committee Members:
Brian Bego
Tara Conley
Larry Longman

STEVEN SMITH - 13.770kW DC, 11.400kW AC, 16kWh ENERGY STORAGE SYSTEM

SITE PLAN LAYOUT



N WIND RIVER RUN
PUBLIC STREET

SCALE: 1"=40'-0"



Project Name: Highland Springs South
Lot 179 Solar Homeowners' Association, Inc.

☐ APPROVED ☒ REJECTED
☐ REVISE ☐ NOT REVIEWED

BY: Llongman DATE: 12/7/2022
SUBMITTAL# BZA Packet SPEC Site Plan

This review is only for general performance of the project and general compliance with the applicable codes and standards. This review does not relieve the Contractor/Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions and fabrication to be confirmed and corrected at the job site.



CUSTOMER INFORMATION

NAME: STEVEN SMITH
ADDRESS: 9986 NORTH WIND RIVER RUN, MCCORDSVILLE, IN 46055
APN: 39-927168, -85.920164
APN: 300-114-112-179-000-018
AHD: IN - COUNTY HANCOCK
UTILITY: NINE STAR CONNECT
PRN NUMBER: GRN-66406



COVER PAGE-2

DRAFTED BY: R. KUMAR
QC'ED BY: S. KISHORE
PAPER SIZE: 17X11
SCALE: AS NOTED
REV: 8
DATE: 10/21/22
T-02

ARCHITECTURAL GUIDELINES - HIGHLAND SPRINGS SOUTH

HANCOCK COUNTY, INDIANA

(Revised 01/2007)

By the declaration of the recorded Covenants and Restrictions of the Highland Springs Subdivision South Subdivision located in Hancock County, the Committee appointed by the Board of Directors of this Subdivision is charged with the responsibility of preserving and enhancing the values of properties subject to those restrictions.

No buildings shall be erected, placed, altered or reconstructed on any building plat in this Subdivision until the building plans, specifications, landscaping, and plot plan showing the location of such buildings have been approved as to the conformity and harmony of external design with the existing structures herein and as to the building with respect to the topography and finished ground by the Architectural Committee appointed by the Board of Directors, or by their duly authorized representatives. No new construction, improvement or replacement to an existing or previous structure may be initiated without prior written approval from the Committee.

In order to satisfy that responsibility the Committee shall make the following requirements and guidelines to all owners of property in the Subdivision:

Such written approval shall be obtained only after written application has been made to the Committee by the owner of the lot requesting authorization from the committee. Such written application shall be in the manner and form proscribed from time to time by the Committee, and shall be accompanied by two (2) complete sets of plans and specifications forth any such proposed construction or improvement. Such plans shall include plot plans showing the location of all improvements existing upon the lot and the location of the improvement proposed to be constructed or placed upon the lot, each properly and clearly designated. Such plans and specifications shall set for color and composition of all exterior materials proposed to be used and any proposed landscaping, together with any other materials or information the Committee may require. In addition, the identity and qualifications of the proposed builder of any improvements shall be submitted to the Committee. All building plans and drawings required to be submitted to the Committee shall be drawn to a scale of $1/4" = 1'$ and all plot plans shall be drawn to a scale of $1" = 30'$, or to other such scale as the Committee shall require. The Committee may inspect construction being performed to assure compliance with these restrictions and applicable regulations.

The Committee may refuse to grant approval and permission to construct, place, reconstruct or make any requested improvement, when:

1. The plans, specifications, drawings or other material submitted are themselves inadequate or incomplete, or show the improvement to be in violation of these restrictions.
2. The design or color scheme of a proposed improvement is not in harmony with the general surroundings of the lot, adjacent structures or buildings, or the Subdivision.

3. The proposed improvement, or any part thereof, would, in the sole opinion of the Committee, be contrary to the interests, welfare, or rights of all or any part of the other owners.

4. The proposed Builder, contractor or overseeing resident does not, in the sole opinion of the Committee, have the necessary qualifications to construct a proposed improvement.

Colors and materials of homes and improvements will generally be of subdued tones or historically authentic colors, and compatible with other structures in the Subdivision. Use of shutters and/or decorative trim in contrasting/complementing hues is encouraged. No duplication of adjacent structures. In many cases submission of a sample board, painted with the actual proposed color may be required.

All owners shall make a reasonable effort to properly landscape and maintain their property in a normal and acceptable manner as to the conformity and harmony of external design with existing properties in the Subdivision.

The owner of any lot in the Subdivision shall at all times maintain the lot and all improvements situated thereon in such a manner as to prevent the lot or improvements from becoming unsightly to the opinion of the committee, and specifically, such owner shall:

1. Keep the exterior of all improvements in such a state of repair or maintenance as to avoid it becoming unsightly.
2. Remove all trash and debris, and make a diligent effort to avoid any other condition that may be considered unsightly or damaging to the aesthetic appearance of the Subdivision and surrounding homeowners.
3. Mow the lot at such times as may be reasonably required in order to prevent the unsightly growth of vegetation and noxious weeds.
4. Upon completion of an improvement or structure replacement on the lot, the owner shall grade and seed or sod said lot or its surroundings, and take all necessary steps to prevent at all times any erosion of the lot. Such owner shall make a reasonable effort to landscape the lot to the level of homogeneity with the Subdivision and adjacent properties.

Lakes and waterways in the Subdivision are created for the exclusive use of those home sites that directly border them. Watercraft is limited to manual or small electric powered crafts. No pumping, draining, or dredging of waterways for private use shall be permitted. Small docks will be permitted, with all designs to be reviewed and approved by the Committee prior to installation.

Certain building standards for the construction or reconstruction of a structure shall be required and shall include the following:

1. Foundations shall consist of eight (8) inch poured concrete for all walls enclosing any living area that is partially or wholly below grade, and either eight (8) inch poured concrete or eight (8) inch masonry block for all other foundation construction, provided that; no structures of less than 2 full stories shall have less than eighteen (18) inches between the final lot grade and the top of the floor

of the first story, and; that no structures of two or more stories shall have less than twelve (12) inches between the final lot grade and the top of the floor of the first story. Structures of less than 2 full stories shall have a minimum foundation height of forty (40) inches from the top of the footer to the top of the wall (e.g. - 5 course of 8" block). Foundations must have a brick or stone veneer above grade. No bare concrete or masonry block shall remain in view.

2. Driveways shall be of asphalt, concrete, or paving-brick type, and shall be paved prior to occupation of the building, or at the first reasonable opportunity permitted by seasonal and weather conditions, in agreement with the committee.
3. Masonry requirements shall be determined by the architectural style of the building, with the typical minimum consisting of a masonry veneer on the first story of the building, but shall not at any time consist of less than a brick or stone veneer foundation and chimney, and meet the approval of the committee or their duly appointed representative(s).
4. Roofs on all structures shall have a minimum pitch of eight (8) inches of rise for each twelve (12) inches of run. Roof overhangs shall be a minimum of twelve (12) inches. Ridge venting is discouraged, but when necessary, shall be only of the approved type and materials.
5. Siding material shall consist of cedar or 'LP' board type. Use of 'T-111' or "RB&B" type panel siding is limited and must be approved by the committee. Cedar shall be used for band board and trim. No vinyl or aluminum shall be permitted. Windows shall be of a larger sized, aluminum or vinyl clad wood framed type. Grilles may be required where applicable. Window cladding may be discouraged in situations where an inability to blend with the color scheme exists.
6. Placement of utility meters, compressors, heat pumps, or the like, shall be on walls or in areas that are generally screened from view, or reasonably out of view from the street or neighboring properties.

All mailboxes, fences, walls, and screens are improvements on the land, and as such must comply with the stated restrictions, and must be approved in writing by the Committee prior to installation or replacement.

Fences and walls shall not exceed four (4) feet above grade. In certain exceptions that are determined allowable by the Committee, privacy fences and screens used around smaller patio areas of a backyard of a home shall not exceed six (6) feet in height. Chain link or other galvanized fencing shall be vinyl coated, or covered with a similar coated material. All fencing shall have finished materials on both sides and shall be constructed to professional levels of quality as seen by the committee. Except for decorative fences and walls, fences and walls shall not be nearer to the front of a home than the rear foundation line of the home. Fences and walls used for the containment of household pets must be directly and immediately adjacent to the home, and shall not extend beyond the established building set back lines. All fences, walls and screens shall be as harmonious as possible with the architectural character of the Subdivision and surrounding properties.

Mailboxes are to comply with the standards set forth by the Committee, and shall be harmonious with the Subdivision. Mailboxes are to be either #1.5 or #2 size metal box, black in color, mounted on a 4" x 4" or 6" x 6" natural cedar post. Mailboxes and posts may be painted to match or complement the house. Plastic or fiberglass boxes are not acceptable. Brick or masonry encased boxes are acceptable but design must be approved by Architectural Committee. All mailboxes must conform to the U. S. Post Office standards, and must meet all county and local right-of-way regulations.

No permanent signs or advertisements shall be placed or displayed on any lot in the Subdivision without written approval of the Committee.

No satellite dishes over 36" in diameter, free standing or mounted, or antennas, attached or freestanding, of any kind shall be erected or permitted on any lot. The Committee has determined that antennas placed inside the attic of the dwelling are technically sufficient to serve residents, and recommends use of such antennas.

No trucks (over one (1) ton), campers, trailers, recreational vehicles, boats, boat trailers, unregistered vehicles, vehicles registered for commercial use (except standard passenger vehicles), or any similar vehicles shall be parked or stored on any lot in the Highland Springs South Subdivision, unless same shall be screened in such a manner that it is not visible to the occupants of the other lots in the Subdivision, the users of any street in the Subdivision, or to the persons upon any waterway. A determination of what constitutes appropriate location and adequate screening shall be made in the sole discretion of the Committee, and shall be submitted on the plot plan showing improvements to be placed on the lot. Limited overnight parking may be granted to prepare for departure of recreational vehicles.

Every building whose construction, placement, or replacement on any building plot in this Subdivision shall be completed within eight (8) months after the beginning of such new construction or placement. No improvement which has partially or totally been destroyed by fire or otherwise, shall be allowed to remain in such a state for more than three (3) months from the time of such destruction or damage.

Children's play equipment shall not require approval of the Committee provided that it does not exceed six (6) feet in height, is kept in good repair, is homogeneous to other similar type equipment, and reasonable effort is made to screen or shield such equipment from general view.

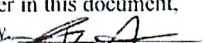
Garages are not to be dominant aesthetically (side-entry styles are preferred). Paneled or decorative doors shall be required on front entry.

Exterior lighting shall be limited in total wattage and shall not be directed in such a manner as to create annoyance to adjacent properties. All exterior lighting, security lights, and landscape illumination must be of a subdued nature and should not unduly illuminate adjacent properties.

The Committee or one of its representatives will be happy to discuss in advance, any improvements a property owner may be planning. The Committee will take into account existing and preliminary plan approvals when granting or denying approval for building plans submitted. The Committee welcomes personal expression in the homes built in Highland Springs, and encourages this type of discussion in order to clarify any points of acceptance, and assure that improvements proceed with proper direction, approval and ease.

All owners of lots in this Subdivision shall take title subject to these above described guidelines.

PREPARED by: JEFFREY AUGUSTINOVICH,
PRESIDENT HSS HOA

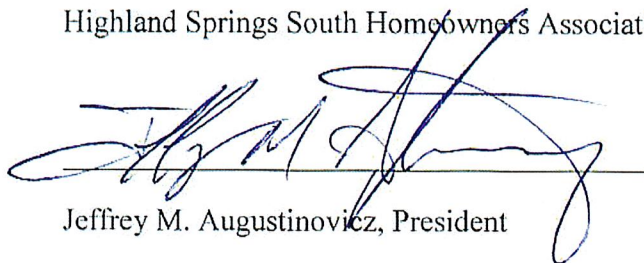
I affirm, under the penalties for perjury, that
I have taken reasonable care to redact each
Social Security number in this document,
unless required by law. 

**HIGHLAND SPRINGS SOUTH ARCHITECTURAL
GUIDELINES:**

I, Jeffrey M. Augustinovicz, President of the Highland Springs South Homeowners Association Incorporated, on this date of June 1, 2007, the Architectural Guidelines shall be recorded and shall supersede any and all previously recorded Architectural Guidelines for Highland Springs South, located on the Southwest corner of CR1000N & CR600W, in Hancock County, Indiana. All documents shall be enforceable as of January 1, 2007:

The Guidelines may be amended from time to time by the Highland Springs Homeowners Association Incorporated, and the amended guidelines shall be filed within the Hancock County Indiana Recorders Office at such time.

Highland Springs South Homeowners Association, Inc.



Jeffrey M. Augustinovicz, President

State of Indiana)

)

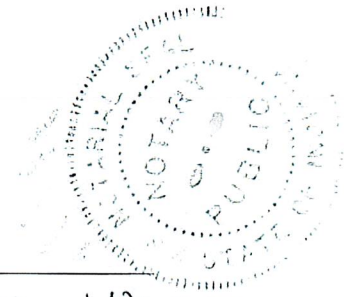
County of Hancock)


Before me, the undersigned, a Notary Public in and for the County and State personally appeared the above, and acknowledged the execution of this instrument as their voluntary act and deed and affixed their signature thereto.

Witness my signature and seal this 26 day of July, 2007.

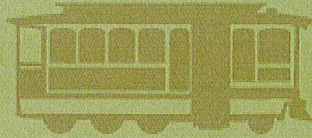
My commission expires: Feb 5 2012

County of Residence: Marion




Notary Public Christine Wise

HSS-HOA



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: GRNE Solar
Co-applicant:
Address: 9986 N Wind River Run, McCordsville, IN 46055
Location: Highland Springs subdivision
Request: Development Standards Variance to solar panels to be visible from the street
Existing Zoning: R-1

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.

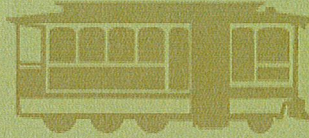
Conditions, if any, to granting this Variance: (1) All panels and other roof mounted components shall project no more than six (6) inches above the roof plane, (2) All panels and other roof mounted components shall be mounted parallel to the roof plane, and (3) The panels and other roof mounted equipment shall be matte black.

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: 



McCordsville Board of Zoning Appeals
6280 W 800 N
McCordsville, IN 46055
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Co-applicant:
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YES ☒ NO ☐

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YES ☒ NO ☐

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SIGNATURE:





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McCordsville, IN 46055
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BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

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Co-applicant:
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Existing Zoning: R-1

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McCordsville Board of Zoning Appeals
6280 W 800 N
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BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(11)(1)(b) (Mt. Comfort Perimeter Landscaping)
Existing Zoning: CO

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 ()

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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: 12.7.22

SIGNATURE:





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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(11)(1)(b) (Mt. Comfort
Perimeter Landscaping)
Existing Zoning: CO

- 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:

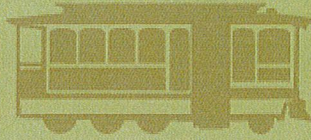
Reason, if denied:

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

DATE: 12.7.22

SIGNATURE:

THE TOWN OF
McCordsville



Next Stop  McCordsville

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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(11)(1)(b) (Mt. Comfort
Perimeter Landscaping)
Existing Zoning: CO

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: 12.7.22

SIGNATURE: Brianne A. Schenkley



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(6) (Outdoor Storage Screening)
Existing Zoning: CO

- 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.

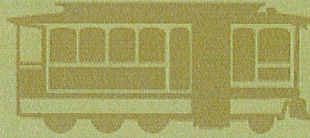
Conditions, if any, to granting this Variance: (1) These requirements shall not apply so long as the outdoor storage is screened and landscaped as required by the Special Exception, and the outdoor storage remains temporary.

Reason, if denied:

VOTE: Granted ✓ Denied _____ (reason must be given)

DATE: 12.7.22

SIGNATURE: 



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(6) (Outdoor Storage Screening)
Existing Zoning: CO

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) These requirements shall not apply so long as the outdoor storage is screened and landscaped as required by the Special Exception, and the outdoor storage remains temporary.

Reason, if denied:

VOTE: Granted ✓ Denied _____ (reason must be given)

DATE: 12.7.22

SIGNATURE: 



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(6) (Outdoor Storage Screening)
Existing Zoning: CO

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) These requirements shall not apply so long as the outdoor storage is screened and landscaped as required by the Special Exception, and the outdoor storage remains temporary.

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: Quinn A. Schenberger



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(4)(b)(6) (Detail Features)
Existing Zoning: CO

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.

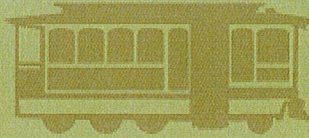
Conditions, if any, to granting this Variance: (1) This variance also supersedes the detail/architectural feature requirements of Section 5.02(F)(5)(e) and Section 5.04(D)(4)(a)(5).

Reason, if denied:

VOTE: Granted / Denied (reason must be given)

DATE: 12.7.22

SIGNATURE: 



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(4)(b)(6) (Detail Features)
Existing Zoning: CO

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) This variance also supersedes the detail/architectural feature requirements of Section 5.02(F)(5)(e) and Section 5.04(D)(4)(a)(5).

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: 



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

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(4)(b)(6) (Detail Features)
Existing Zoning: CO

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) This variance also supersedes the detail/architectural feature requirements of Section 5.02(F)(5)(e) and Section 5.04(D)(4)(a)(5).

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: Bonnie A. Schneiderberger



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(4)(b)(2) (Wall Plane Articulation)
Existing Zoning: CO

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.

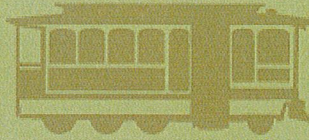
Conditions, if any, to granting this Variance: (1) This variance also supersedes the articulation requirements of Section 6.04(C)(1)(f) and Section 5.04(D)(4)(a)(2).

Reason, if denied:

VOTE: Granted ✓ Denied (reason must be given)

DATE: 12.7.22

SIGNATURE: 



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(4)(b)(2) (Wall Plane Articulation)
Existing Zoning: CO

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) This variance also supersedes the articulation requirements of Section 6.04(C)(1)(f) and Section 5.04(D)(4)(a)(2).

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: 



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(4)(b)(2) (Wall Plane Articulation)
Existing Zoning: CO

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) This variance also supersedes the articulation requirements of Section 6.04(C)(1)(f) and Section 5.04(D)(4)(a)(2).

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: Quanne A. Schuchter



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(4)(a)(6) (Exterior Materials)
Existing Zoning: CO

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 self-storage buildings shall be permitted to be constructed with metal siding, matching the metal siding on the existing buildings, as the exterior material except as noted herein: (a) all office portions of buildings shall be faced with brick or stone as shown in the Petitioner's proposal, (b) the entire west, north, and east facades of Building Z shall be brick or stone, as shown in the Petitioner's proposal, and (c) the south façade of Building Z, back to a depth matching the depth of the adjacent office building, shall be brick or stone matching the office design, as shown in the Petitioner's proposal. (2) The architecture of the office buildings shall be consistent with the quality, character, design, and materials shown in the Petitioner's proposal. (3) The openings between buildings along the west perimeter of the fenced in area shall be fenced with an ornamental black metal fence with a wrought-iron appearance/style. (4) Eave/overhang depth shall be consistent with the existing buildings; this includes both the commercial and industrial portions of the buildings. (5) The west, north, and east facades of Building Z shall feature a dimensional cap/cornice. (6) The west, north, and east facades shall be taller than the ridge height of the roof; however, the parapet shall not be required to vertically articulate. (7) This variance also supersedes the exterior material requirements of Section 6.04(C)(1)(c).

Reason, if denied:

VOTE:

Granted ☒

Denied ☐ (reason must be given)



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(4)(a)(6) (Exterior Materials)
Existing Zoning: CO

- 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 self-storage buildings shall be permitted to be constructed with metal siding, matching the metal siding on the existing buildings, as the exterior material except as noted herein: (a) all office portions of buildings shall be faced with brick or stone as shown in the Petitioner's proposal, (b) the entire west, north, and east facades of Building Z shall be brick or stone, as shown in the Petitioner's proposal, and (c) the south façade of Building Z, back to a depth matching the depth of the adjacent office building, shall be brick or stone matching the office design, as shown in the Petitioner's proposal. (2) The architecture of the office buildings shall be consistent with the quality, character, design, and materials shown in the Petitioner's proposal. (3) The openings between buildings along the west perimeter of the fenced in area shall be fenced with an ornamental black metal fence with a wrought-iron appearance/style. (4) Eave/overhang depth shall be consistent with the existing buildings; this includes both the commercial and industrial portions of the buildings. (5) The west, north, and east facades of Building Z shall feature a dimensional cap/cornice. (6) The west, north, and east facades shall be taller than the ridge height of the roof; however, the parapet shall not be required to vertically articulate. (7) This variance also supersedes the exterior material requirements of Section 6.04(C)(1)(c).

Reason, if denied:

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



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 5.04 (D)(4)(a)(6) (Exterior Materials)
Existing Zoning: CO

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.

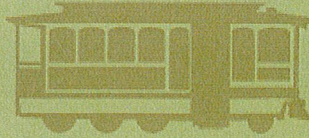
Conditions, if any, to granting this Variance: (1) The self-storage buildings shall be permitted to be constructed with metal siding, matching the metal siding on the existing buildings, as the exterior material except as noted herein: (a) all office portions of buildings shall be faced with brick or stone as shown in the Petitioner's proposal, (b) the entire west, north, and east facades of Building Z shall be brick or stone, as shown in the Petitioner's proposal, and (c) the south façade of Building Z, back to a depth matching the depth of the adjacent office building, shall be brick or stone matching the office design, as shown in the Petitioner's proposal. (2) The architecture of the office buildings shall be consistent with the quality, character, design, and materials shown in the Petitioner's proposal. (3) The openings between buildings along the west perimeter of the fenced in area shall be fenced with an ornamental black metal fence with a wrought-iron appearance/style. (4) Eave/overhang depth shall be consistent with the existing buildings; this includes both the commercial and industrial portions of the buildings. (5) The west, north, and east facades of Building Z shall feature a dimensional cap/cornice. (6) The west, north, and east facades shall be taller than the ridge height of the roof; however, the parapet shall not be required to vertically articulate. (7) This variance also supersedes the exterior material requirements of Section 6.04(C)(1)(c).

Reason, if denied:

VOTE:

Granted ☒

Denied _____ (reason must be given)



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 6.10 (B)(4)(b) (Interior Parking Lot Plantings)
Existing Zoning: CO

- 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) Interior parking lot islands/peninsulas shall be as shown on the Concept Plan. The plantings in those areas shall be per the Town's landscape standards.

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: 



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 6.10 (B)(4)(b) (Interior Parking Lot Plantings)
Existing Zoning: CO

- 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) Interior parking lot islands/peninsulas shall be as shown on the Concept Plan. The plantings in those areas shall be per the Town's landscape standards.

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: Brian Ashworth



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 6.10 (B)(4)(b) (Interior Parking Lot Plantings)
Existing Zoning: CO

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.

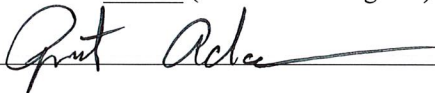
Conditions, if any, to granting this Variance: (1) Interior parking lot islands/peninsulas shall be as shown on the Concept Plan. The plantings in those areas shall be per the Town's landscape standards.

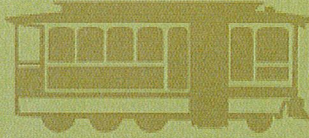
Reason, if denied:

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

DATE: 12.7.22

SIGNATURE:





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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 6.10 (B)(4)(a) (Perimeter Parking Lot Plantings)
Existing Zoning: CO

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.

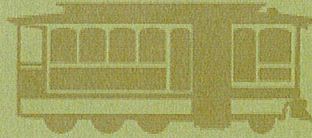
Conditions, if any, to granting this Variance: (1) This variance shall only apply to any parking area within the self-storage or outdoor storage compound.

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: 



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 6.10 (B)(4)(a) (Perimeter Parking Lot Plantings)
Existing Zoning: CO

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) This variance shall only apply to any parking area within the self-storage or outdoor storage compound.

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: Brian A. Schunk



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 6.10 (B)(4)(a) (Perimeter Parking Lot Plantings)
Existing Zoning: CO

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) This variance shall only apply to any parking area within the self-storage or outdoor storage compound.

Reason, if denied:

VOTE: Granted ✓ Denied _____ (reason must be given)

DATE: 12.7.22

SIGNATURE: 



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 6.11 (A)(2) (Buffer-yard)
Existing Zoning: CO

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.

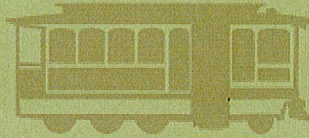
Conditions, if any, to granting this Variance: (1) The required buffer-yard along the north and east perimeters of the property shall be modified to require: (a) Along any building: there shall be 5 trees per 100 lineal feet, 50/50 mix of deciduous and evergreen species, and (b) Along any fencing used to enclose the self-storage and/or outdoor storage areas, there shall be 7 trees and 5 shrubs per 100 lineal feet, 50/50 mix of evergreen and deciduous species. (2) The buffer-yard shall be installed at the same time the fencing and/or buildings are installed.

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: 



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 6.11 (A)(2) (Buffer-yard)
Existing Zoning: CO

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 required buffer-yard along the north and east perimeters of the property shall be modified to require: (a) Along any building: there shall be 5 trees per 100 lineal feet, 50/50 mix of deciduous and evergreen species, and (b) Along any fencing used to enclose the self-storage and/or outdoor storage areas, there shall be 7 trees and 5 shrubs per 100 lineal feet, 50/50 mix of evergreen and deciduous species. (2) The buffer-yard shall be installed at the same time the fencing and/or buildings are installed.

Reason, if denied:

VOTE: Granted ✓ Denied _____ (reason must be given)

DATE: 12.7.22

SIGNATURE:



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 6.11 (A)(2) (Buffer-yard)
Existing Zoning: CO

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 required buffer-yard along the north and east perimeters of the property shall be modified to require: (a) Along any building: there shall be 5 trees per 100 lineal feet, 50/50 mix of deciduous and evergreen species, and (b) Along any fencing used to enclose the self-storage and/or outdoor storage areas, there shall be 7 trees and 5 shrubs per 100 lineal feet, 50/50 mix of evergreen and deciduous species. (2) The buffer-yard shall be installed at the same time the fencing and/or buildings are installed.

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: Brian A. Schenk



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 6.10 (B)(2) (Foundation Plantings)
Existing Zoning: CO

- 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) Foundation plantings shall only be required along the west, north, and east facades of Building Z.

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: 



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 6.10 (B)(2) (Foundation Plantings)
Existing Zoning: CO

- 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) Foundation plantings shall only be required along the west, north, and east facades of Building Z.

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE:

Blaine A. Schunkberg



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

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Development Standards Variance from Section 6.10 (B)(2) (Foundation Plantings)
Existing Zoning: CO

- 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.

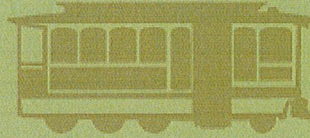
Conditions, if any, to granting this Variance: (1) Foundation plantings shall only be required along the west, north, and east facades of Building Z.

Reason, if denied:

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

DATE: 12.7.22

SIGNATURE: 



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

BALLOT FOR SPECIAL EXCEPTION

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Special Exception for self-storage use & temporary outdoor storage use
Existing Zoning: CO

- 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 Special Exception for the temporary outdoor storage timeline is extended (and area expanded as shown on the Concept Plan) for a period of up to 5 years, or until adjacent property has had a Development Plan approved by the Town, whichever occurs first. The Town shall be responsible for notification of an approved Development Plan. However, regardless of which occurs first, the Town shall not be allowed to require it the outdoor storage to cease before 2 years, unless the petitioner or property owner has violated any terms of this approval or Town ordinance. Once a trigger for ceasing the outdoor storage operation has been made, the property owner shall have six (6) months to transition down the outdoor storage. Additionally, the property owner may file for an extension of the outdoor storage. This extension shall be filed before the 5-year deadline and shall come before the Board for consideration. This action shall not require a public hearing. As long as, the outdoor storage Special Exception is in good standing, the parking area may remain gravel, unless otherwise directed by the BZA following the initial time period, described above. (2) An eight (8) foot tall wood or composite fence shall be installed as denoted on the site plan. This shall be constructed either with the next approved permit for any addition to the site or within 6 months, whichever occurs first. This fence may be removed as "perimeter buildings" are installed which take place of the fence and provide the screening afforded by a "compound self-storage facility". This fence shall be maintained in a manner that ensures its structural integrity and maintains the screening purpose by replacing boards that are damaged, warped, or missing. Upon notification by the Town of a fence issue the property owner shall have thirty (30) days, subject to extreme conditions, to make the repair. (3) Unless otherwise approved by the BZA, architectural standards applicable to commercial uses shall apply to the office buildings and industrial architectural standards shall apply to industrial buildings. (4) The location of all

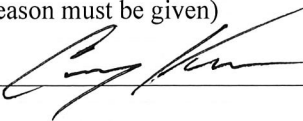
buildings, parking areas, storage, etc shall substantially conform to the Concept Plan submitted.

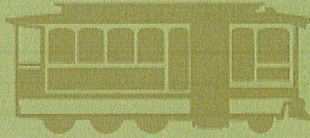
Reason, if denied:

VOTE: Granted ✓

Denied _____ (reason must be given)

DATE: 12-7-15
12-7-15

SIGNATURE: 



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

BALLOT FOR SPECIAL EXCEPTION

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Special Exception for self-storage use & temporary outdoor storage use
Existing Zoning: CO

- 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 Special Exception for the temporary outdoor storage timeline is extended (and area expanded as shown on the Concept Plan) for a period of up to 5 years, or until adjacent property has had a Development Plan approved by the Town, whichever occurs first. The Town shall be responsible for notification of an approved Development Plan. However, regardless of which occurs first, the Town shall not be allowed to require it the outdoor storage to cease before 2 years, unless the petitioner or property owner has violated any terms of this approval or Town ordinance. Once a trigger for ceasing the outdoor storage operation has been made, the property owner shall have six (6) months to transition down the outdoor storage. Additionally, the property owner may file for an extension of the outdoor storage. This extension shall be filed before the 5-year deadline and shall come before the Board for consideration. This action shall not require a public hearing. As long as, the outdoor storage Special Exception is in good standing, the parking area may remain gravel, unless otherwise directed by the BZA following the initial time period, described above. (2) An eight (8) foot tall wood or composite fence shall be installed as denoted on the site plan. This shall be constructed either with the next approved permit for any addition to the site or within 6 months, whichever occurs first. This fence may be removed as "perimeter buildings" are installed which take place of the fence and provide the screening afforded by a "compound self-storage facility". This fence shall be maintained in a manner that ensures its structural integrity and maintains the screening purpose by replacing boards that are damaged, warped, or missing. Upon notification by the Town of a fence issue the property owner shall have thirty (30) days, subject to extreme conditions, to make the repair. (3) Unless otherwise approved by the BZA, architectural standards applicable to commercial uses shall apply to the office buildings and industrial architectural standards shall apply to industrial buildings. (4) The location of all

buildings, parking areas, storage, etc shall substantially conform to the Concept Plan submitted.

Reason, if denied:

VOTE:

Granted

✓

Denied _____ (reason must be given)

DATE:

~~12-1-15~~

12/7/22

BDS

SIGNATURE:

Brianne A. Schnepfberger



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

BALLOT FOR SPECIAL EXCEPTION

Applicant: Aspen Self Storage
Co-applicant:
Address: 8079 N 600 W, McCordsville, IN 46055
Location:
Request: Special Exception for self-storage use & temporary outdoor storage use
Existing Zoning: CO

- 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 Special Exception for the temporary outdoor storage timeline is extended (and area expanded as shown on the Concept Plan) for a period of up to 5 years, or until adjacent property has had a Development Plan approved by the Town, whichever occurs first. The Town shall be responsible for notification of an approved Development Plan. However, regardless of which occurs first, the Town shall not be allowed to require it the outdoor storage to cease before 2 years, unless the petitioner or property owner has violated any terms of this approval or Town ordinance. Once a trigger for ceasing the outdoor storage operation has been made, the property owner shall have six (6) months to transition down the outdoor storage. Additionally, the property owner may file for an extension of the outdoor storage. This extension shall be filed before the 5-year deadline and shall come before the Board for consideration. This action shall not require a public hearing. As long as, the outdoor storage Special Exception is in good standing, the parking area may remain gravel, unless otherwise directed by the BZA following the initial time period, described above. (2) An eight (8) foot tall wood or composite fence shall be installed as denoted on the site plan. This shall be constructed either with the next approved permit for any addition to the site or within 6 months, whichever occurs first. This fence may be removed as "perimeter buildings" are installed which take place of the fence and provide the screening afforded by a "compound self-storage facility". This fence shall be maintained in a manner that ensures its structural integrity and maintains the screening purpose by replacing boards that are damaged, warped, or missing. Upon notification by the Town of a fence issue the property owner shall have thirty (30) days, subject to extreme conditions, to make the repair. (3) Unless otherwise approved by the BZA, architectural standards applicable to commercial uses shall apply to the office buildings and industrial architectural standards shall apply to industrial buildings. (4) The location of all

Fence will enclosed all outside storage

SIGNATURE: Paul Odum

12.7.22