

McCordsville

ESTD  1988

INDIANA

Board of Zoning Appeals Staff Report
Meeting Date: February 1, 2023

PETITIONER: Wild Kard Vintage

PETITION: Development Standard Variance

REQUEST: Petitioner requests approval of a Development Standard Variance from Section 7.08(C) to allow wall signage on a non-frontage building elevation.

LOCATION: The property is located at 6425 W Broadway.

ZONING: The property is zoned Old Town (OT) Zoning District. The petitioner also received a Special Exception for their business in 2022.

Zoning

North: Commercial Neighborhood
South: Old Town
East: Old Town
West: Old Town

Land Use

Single-family residential
Office
Retail
Office

STAFF REVIEW: The petitioner seeks approval for a wall sign on the west building façade. This façade is not a frontage façade but is very visible from W Broadway. This façade also features plenty of room for signage at an appropriate height for visibility from W Broadway. The proposed sign will be approximately 40 square feet in sign area.

The petitioner is seeking approval of a wall sign on the west building façade, which is not a frontage façade, but leaves far more space for signage. The facade is also a very prominent and visible façade from Broadway.

STAFF RECOMMENDATION:

The building is historic, being constructed in the late 1800s. The Italianate architectural style of the structure does not leave space on the frontage elevation for wall signage, nor would wall signage look appropriate on the frontage façade, unless it was very limited in size. The façade the signage is proposed upon is a more appropriate location for signage on this particular building due to the style and

orientation of the building. Therefore, staff is in support of the requested variance with the following suggested conditions of approval:

- The maximum sign size for the west facade is limited to 50 SF
- The maximum quantity of signs on the west façade shall be one (1)
- The sign shall not be internally illuminated
- Any wall signage on the north façade shall be limited to 8 SF and shall not be internally illuminated

The BZA may include these conditions of approval. If any conditions are included, those conditions should be incorporated into the ballots. They may be amended, added to, or removed by the BZA during the course of discussions. The petitioner also has the right to request them to be amended, added to, or removed until the time the BZA has made a motion on the conditions.

The BZA has four (4) options in considering this request; the Board may approve, approve with modifications, deny, or continue this petition.

Existing Conditions

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Subject Property



Zoning

