February 12, 2023

Town of McCordsville Board of Zoning Appeals
6280 W. 800 N.
McCordsville, IN 46055

Attn: Ryan Crum, Director of Planning and Building

Re: Variance Signage Request – Coffee At The Crossing, LLC

Dear Ryan,

Attached with this Statement of Intent are two (2) signed Variance Requests for the proposed signage for Coffee At The Crossing, LLC. The proposed signage will be located on the north facing elevation and not towards a public street. I am kindly requesting a variance due to the unique design of the structure and limited west façade. The north elevation is located on an alley way and faces towards Broadway, which lends to visibility.

In addition, the proposed signage has been aesthetically designed to convey the purpose and character of the business. The locomotive and business name measurers larger than the Town Ordinance permits. The design is in proportion with the two-story structure and is visually appealing between roof pitch and gable. I am requesting for a variance allowing the signage to exceed the required linear feet.

Thank you for your consideration of this request.

Ja'Nene E. Gillam
Owner, Coffee At The Crossing, LLC

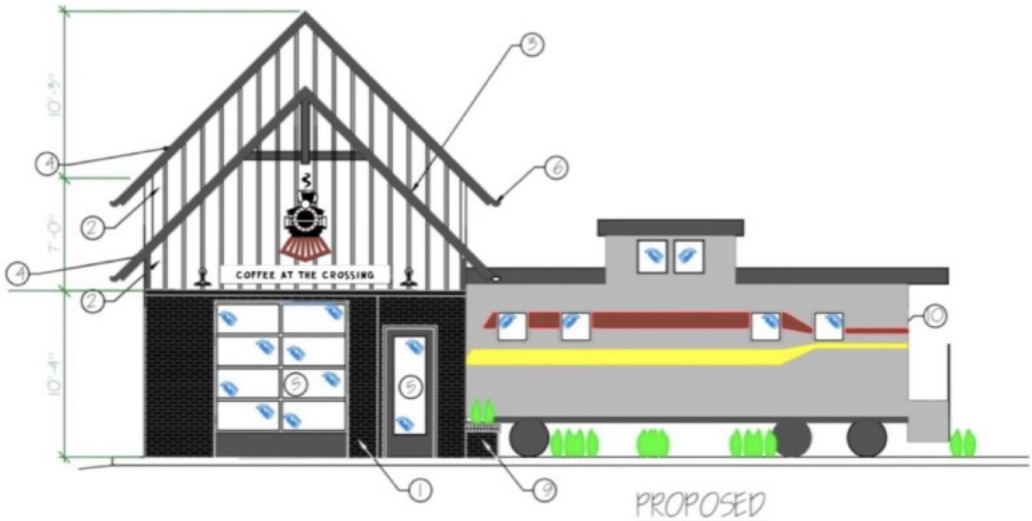
Signage

SW 0057
Chinese Red

COFFEE AT THE CROSSING

guerrilla font

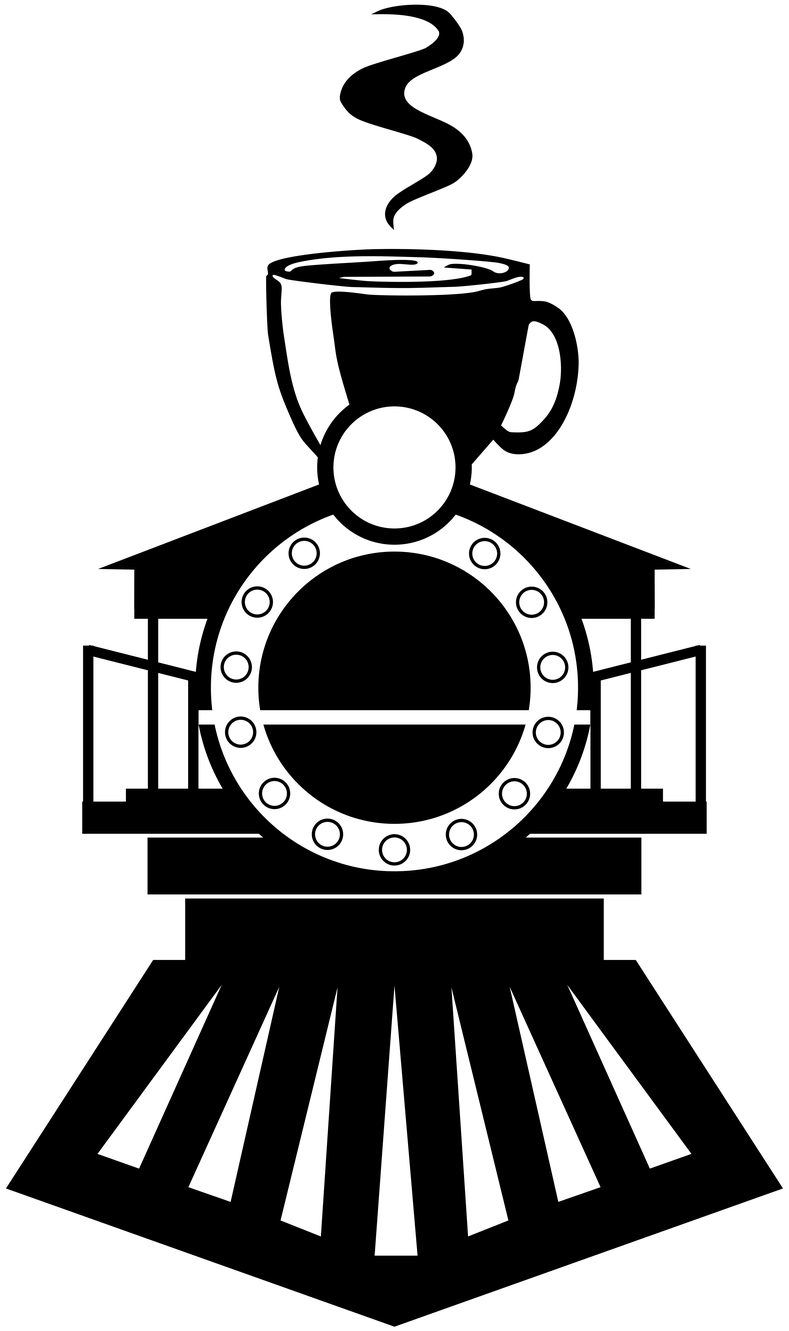
SIDE VIEW
ON BUILDING



PROPOSED
NORTH ELEVATION

34.09 in

58 in



12.01 in

COFFEE AT THE CROSSING

111.01 in

842 S State St
Greenfield, IN 46140
(317) 477-2400

www.signarama-greenfield.com

ESTIMATE
EST-15978

Payment Terms: Cash Customer

Created Date: 11/16/2022

DESCRIPTION: Building Sign

Bill To: Coffee At The Crossing
7745 N 600 W
McCordsville, IN 46055
US

Pickup At: Signarama Greenfield
842 S State St
Greenfield, IN 46140
US

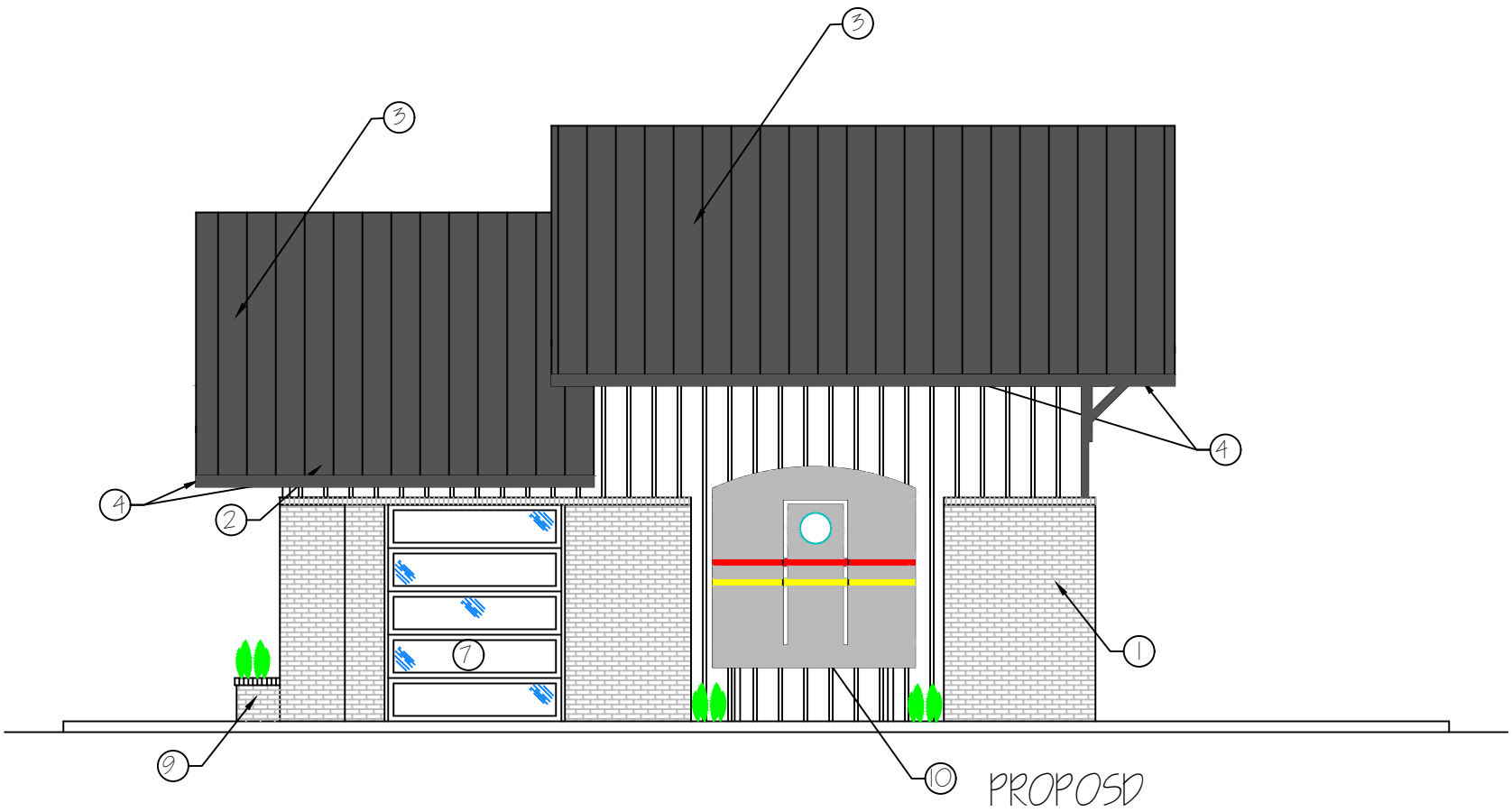
Requested By: Ja'Nene Gillam
Email: coffeeatthecrossing@outlook.com

Salesperson: Kelli Edon

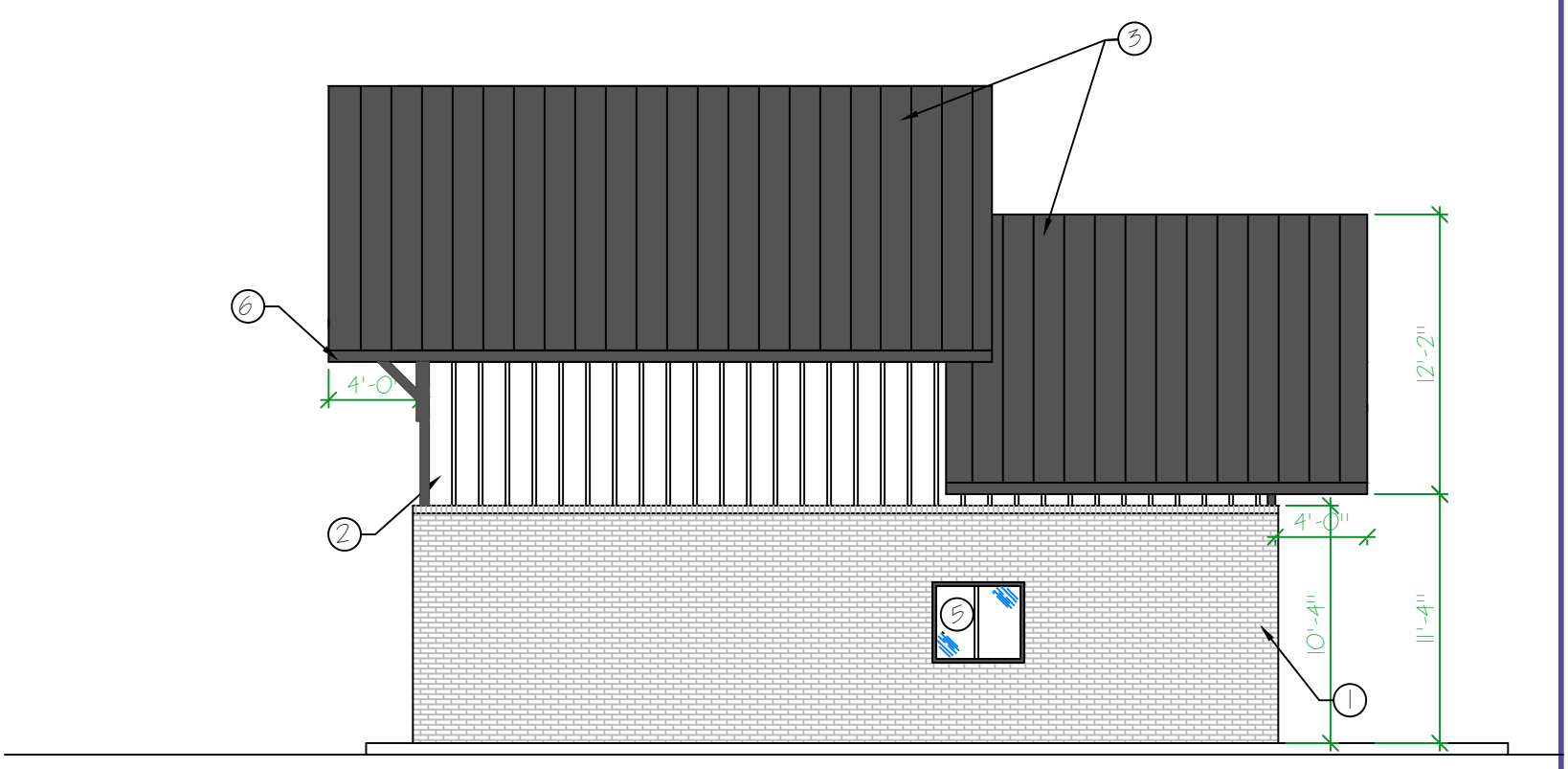
NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**Dimensional Lit Building Sign with installation**	1	[redacted]	[redacted]
1.1	**Custom Item Taxed -**			
	Notes: Logo will be a black aluminum contoured cabinet that is halo lit, and all white parts will be routed and backed with polycarb to let light through the face. The Headlight will be an acrylic push through feature to give a dimensional headlight look. The cow catcher will have an added carved HDU structure installed on the front of the aluminum cabinet to give the dimensional aspect. The letter sign below the train will be an aluminum backer with acrylic push through letters so that the letters have a halo lighting effect.			
1.2	**Installation -**			
	Notes: Electric provided by other. Electric must be within 5' of sign for us to hook up sign prior to installation.			
2	**Permitting Acquisition**	1	[redacted]	
2.1	**Permit Acquisitions -**			
3	**McCordsville Permitting Fees- TBD**	1	$0.00	$0.00
3.1	**Permit -**			

Subtotal:	[redacted]
[redacted]	
Grand Total:	[redacted]

Signature: _____ **Date:** _____



PROPOSD
WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED
EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LIST

1. GRAY BRICK VENEER WITH BRICK ROW LOCK CAP. SPECIFIC BRICK COLOR AS SELECTED BY OWNER

2. WHITE VERTICAL CEMENT FIBER BOARD SIDING WITH BATTEN BOARD TRIM.

3. BLACK ARCHITECTURAL STANDING SEAM METAL ROOF,

4. BLACK CEMENT FIBER BOARD TRIM

5. BLACK ANODIZED ALUM STOREFRONT AND WINDOWS.

6. BLACK SHEET METAL GUTTERS & DOWNSPOUTS.

7. BLACK ALUM & GLASS OVERHEAD DOOR.

8. BLACK PAINTED INSULATED GALVANIZED STEEL DOOR.

9. BRICK MASONRY PLANTER.

10. EXISTING CABOOSE TO BE REPAINTED TO MATCH CURRENT PAINT COLORS.

REVISION			
REV	BY	DATE	DESC

Copyright 2022

Date OCTOBER 5, 2022
Checked by DK
Drawn by MG
Project Number 2218

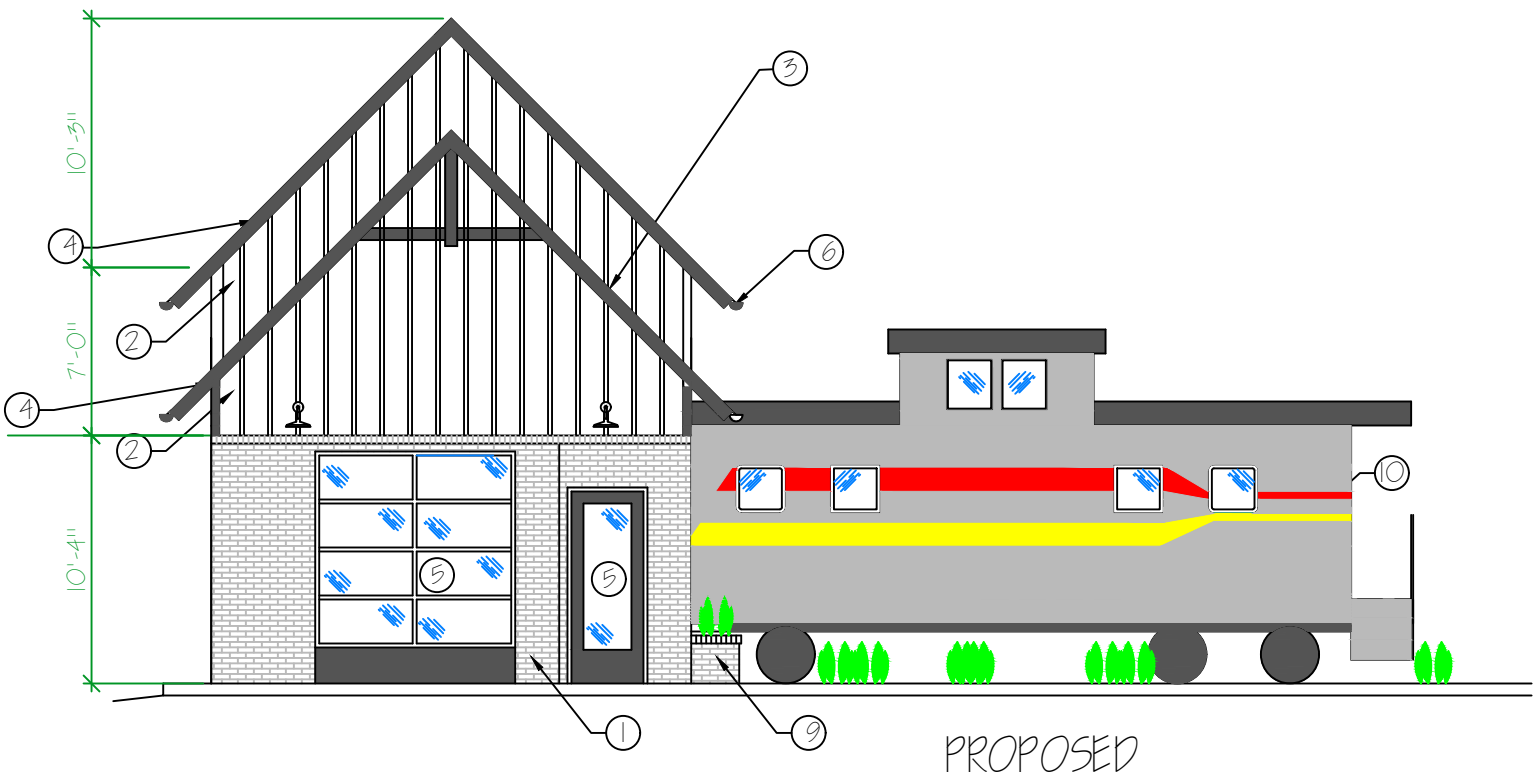
COFFEE AT THE CROSSING
BUILDING EXPANSION

7745 N 600 W
McCORDSVILLE, INDIANA

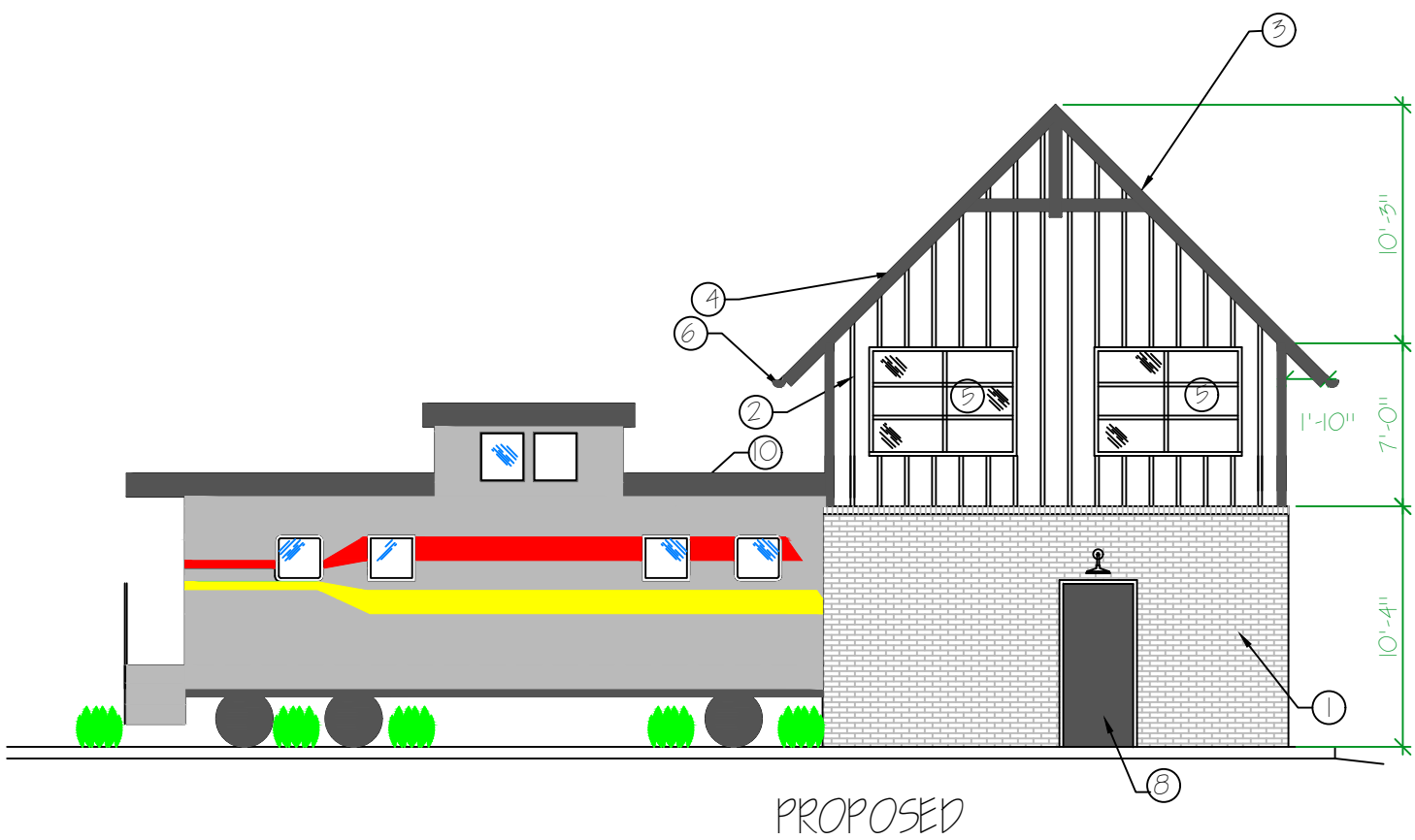
Cornerstone Design

8481 E. 550 N.
OTTERBEIN, INDIANA 47970
PHONE (765) 366-7010
cornerstonedesign@hughes.net

A-4



PROPOSED
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LIST

1. GRAY BRICK VENEER WITH BRICK ROW LOCK CAP. SPECIFIC BRICK COLOR AS SELECTED BY OWNER

2. WHITE VERTICAL CEMENT FIBER BOARD SIDING WITH BATTEN BOARD TRIM.

3. BLACK ARCHITECTURAL STANDING SEAM METAL ROOF,

4. BLACK CEMENT FIBER BOARD TRIM

5. BLACK ANODIZED ALUM STOREFRONT AND WINDOWS.

6. BLACK SHEET METAL GUTTERS & DOWNSPOUTS.

7. BLACK ALUM & GLASS OVERHEAD DOOR.

8. BLACK PAINTED INSULATED GALVANIZED STEEL DOOR.

9. BRICK MASONRY PLANTER.

10. EXISTING CABOOSE TO BE REPAINTED TO MATCH CURRENT PAINT COLORS.

REVISION			
REV	BY	DATE	DESC

Copyright 2022

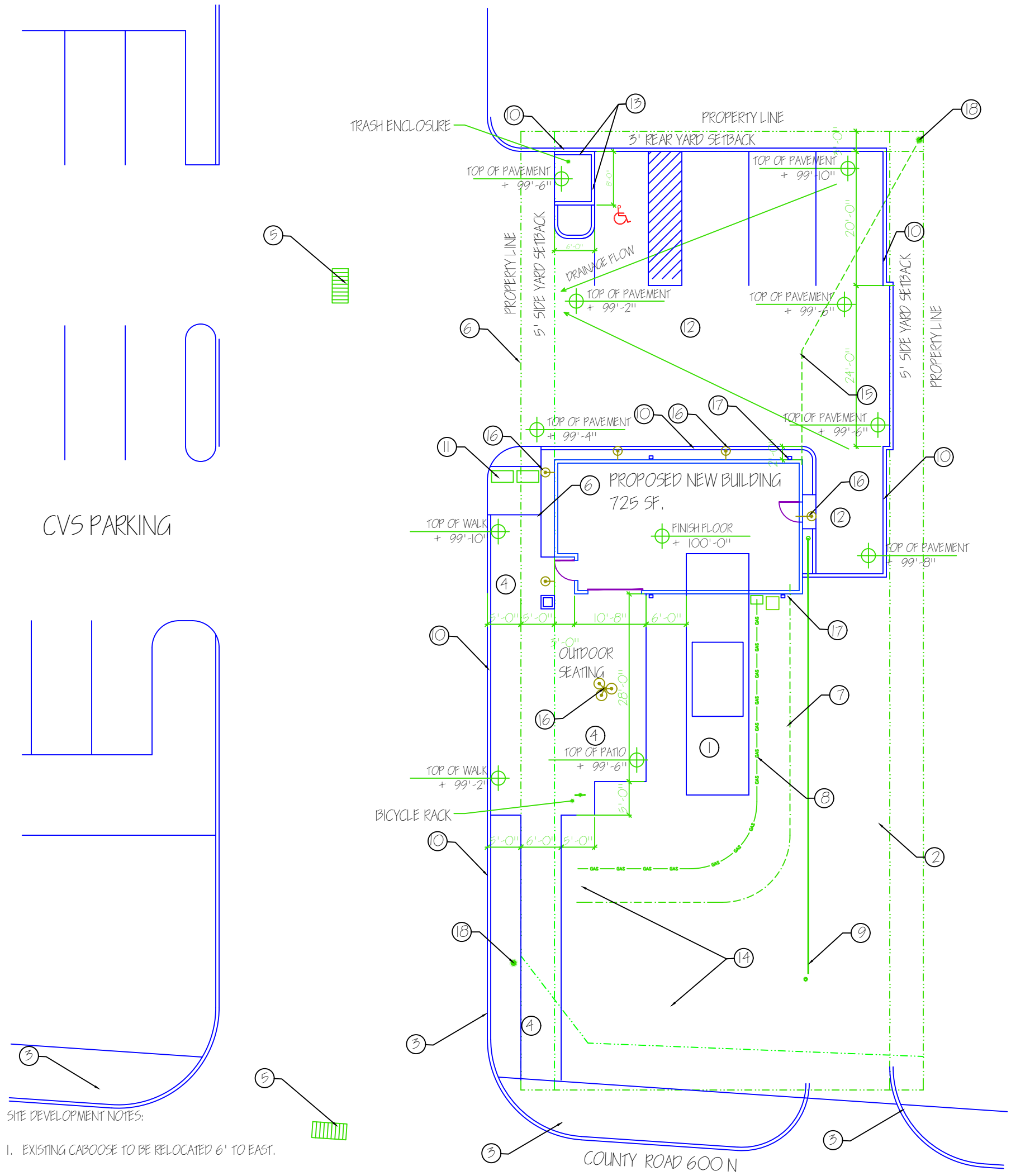
Date OCTOBER 5, 2022
Checked by DK
Drawn by MG
Project Number 2218

COFFEE AT THE CROSSING
BUILDING EXPANSION

7745 N 600 W
McCORDSVILLE, INDIANA

Cornerstone Design
8481 E. 550 N.
OTTERBEIN, INDIANA 47970
PHONE (765) 366-7010
cornerstonedesign@hughes.net

A-3



SITE DEVELOPMENT NOTES:

1. EXISTING CABOOSE TO BE RELOCATED 6' TO EAST.

2. EXISTING DRIVEWAY TO BE REMOVED.

3. EXISTING CURB, SIDEWALK AND ROADWAY TO REMAIN.

4 NEW 4" CONCRETE SIDEWALK WITH 1":20" MAXIMUM SLOPE AND $\frac{1}{4}$": 12" MAX CROSS SLOPE. CONTROL JOINTS @ 5' OC.

5 EXISTING STORM SEWER INLET WITH GRATE

6. SLOPE NEW PAVEMENT TO EXISTING STORM INLETS. PAVEMENT ELEVATIONS AT NORTH SIDE TO MATCH EXISTING ALLEY PAVEMENT ELEVATION.'

7. NEW 1" WATER LINE FROM EXISTING WATER LINE. PROVIDE BACK FLOW PREVENTION AND SHUT OFF VALVE AS REQUIRED BY LOCAL UTILITY.

8. NEW GAS LINE FROM EXISTING GAS LINE WITH NEW METER.

9. TIE NEW 6" SEWER LINE TO EXISTING SANITARY SEWER CONNECTION.

10. NEW 6" X 18" CONCRETE CURB WITH #5 BARS TOP & BOTTOM.

11. CURB RAMP AS PER ADA STANDARDS WITH BLACK TRUNCATED DOME PLATES.

12. INSTALL NEW LAYER OF ASPHALT PAVEMENT ON EXISTING PAVED PARKING LOT. SLOPE PAVEMENT TO EXISTING ALLEY AND STORM WATER INLETS.

13. 6' HIGH SCREEN WALL WITH BRICK VENEER AND CAST STONE CAP TO MATCH BUILDING EXTERIOR. GATES TO BE SOLID PANELS SIMILAR TO BUILDING WALLS.

14. EXISTING BUILDING AND FOUNDATION TO BE REMOVED. INSTALL COMPACTED FILL AND 12" TOP SOIL. SLOPE FINISH GRADE FOR SURFACE DRAINAGE.

15. PROVIDE UNDER GROUND ELECTRICAL SERVICE FROM TRANSFORMER AS DIRECTED BY POWER COMPANY.

16. LIGHT FIXTURES AS SELECTED BY OWNER. FIXTURE CUTS TO BE SUBMITTED TO TOWN FOR APPROVAL.

17. ROOF DOWNSPOUTS WITH SURFACE DRAINS.

18. EXISTING UTILITY POLE TO REMAIN.

NORTH

SITE DEVELOPMENT PLAN

SCALE: 1/16" = 1'-0"

0 5' 10' 20' 30'

GENERAL NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS.

CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES ON THE SITE IN AREAS OF WORK.

ALL EXTERIOR SITE WORK TO BE AS PER LOCAL REQUIREMENTS.

PROPOSED BUILDING SIGNAGE TO BE SUBMITTED TO TOWN FOR SIGN PERMIT.

REVISION

REV	BY	DATE	DESC

Copyright 2022

Date OCTOBER 12, 2022
Checked by DK
Drawn by MG
Project Number 2218

COFFEE AT THE CROSSING
BUILDING EXPANSION

7745 N 600 W
McCORDSVILLE, INDIANA

Cornerstone Design

8481 E. 550 N.
OTTERBEIN, INDIANA 47970
PHONE (765) 366-7010
cornerstonedesign@hughes.net

C-1