McCordsville

ESTD 1988

INDIANA

Board of Zoning Appeals Staff Report
Meeting Date: May 3, 2023

PETITIONER: Rectify Solar

PETITION: BZA-23-008, Solar Panel Request at 5448 Woods Pointe Drive

EQUEST: Petitioner requests approval of a Development Standard Variance to allow roof-top solar panels to be visible from the street.

LOCATION: The property is located at 5448 Woods Pointe Dr.

ZONING: The property is zoned Woodhaven.

	Zoning	Land Use
North:	Woodhaven	Common Area
South:	Woodhaven	Single-family home
East:	Woodhaven	Single-family home
West:	Woodhaven	Single-family home

STAFF REVIEW: Variance Request – Section 4.01(D)(4)(b&f)
This section prohibits solar panels, within residential zoning, from being placed "on any front or side roof plane or slope". Additionally, the language prohibits equipment and components from being visible from any property or street. The petitioner proposes panels on roof planes which will be visible from the street.

STAFF RECOMMENDATION:

The solar panel standards were recommended by staff and adopted by the Town Council in 2016. As we continue to learn more about solar panel technology, and it continues to become more of an available option for those wishing to diversify their power sources we expect to see more such requests. While staff still has some concerns regarding the outright allowance of solar panels on all roof planes without public input and consideration by the BZA, staff will support this petition so long as there is no remonstrance from the neighborhood. Staff does have recommended conditions of approval, as noted below, and we reserve the right to alter these prior to or during the meeting.

Proposed Conditions of Approval:

- All panels and other roof mounted components shall project more than six (6) inches above the roof plane.
- All panels and other roof mounted components shall be mounted parallel to the roof plane.
- The panels shall be matte black.
- All other equipment shall not be attached to the front elevation of the home.

At the time this report was written staff had received no letters of remonstrance against the petition.

The BZA may include conditions of approval noted above, and if so, those conditions should be incorporated into the ballots. They may be amended, added to, or removed by the BZA. 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.

Update from the April BZA Meeting:
Town inspectors have inspected the panels and do believe the panels have been installed per code and in keeping with the requirements the BZA typically imposes on visible roof-top solar panels. While we have not received any written remonstrance, we did speak with a member of the Woodhaven HOA Board who expressed concern. We anticipate a representative of the HOA Board will be present to speak on their behalf at the meeting.

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Overview

Legend

Commercial within PUDs

- Bay Creek Commercial
- Berkshire Commercial
- Gateway Crossing Commercial
- Old Town Commercial
- Villages at Brookside Commercial

Corporate Limits

Roads

- I
- S
- U
- <all other values>

Rights of Way

Parcels

Parcel ID	30-01-36-400-342.001-018	**Alternate ID**	30-01-36-400-342.001-018	**Owner Address**	Remington, Felicia & John 5448 Woods Pointe Dr McCordsville, IN 46055
Sec/Twp/Rng	n/a	**Class**	510 - 1 Family Dwell - Platted Lot		
Property Address	5448 Woods Pointe Dr McCordsville	**Acreage**	n/a		

District MCCORDSVILLE TOWN

Brief Tax Description Woodhaven Sec 8 Lot 342
(Note: Not to be used on legal documents)

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