McCordsville

ESTD 1988

INDIANA

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

PETITIONER: Geist Montessori Academy

PETITION: BZA-23-007

EQUEST: Petitioner requests approval of Development Standard Variances for temporary signage.

LOCATION: The property is located at the northwest corner of CR 600W & CR 900N.

ZONING: The property is zoned Commercial Neighborhood (CN) Zoning District.

	Zoning	Land Use
North:	Bay Creek PUD	Single-family home & undeveloped
South:	Villages at Brookside PUD	Fuel station and fire station
East:	R-1	In-home occupation
West:	Bay Creek PUD	Single-family home

STAFF REVIEW: Geist Montessori Academy (GMA) is a pre-k through 8th grade public charter school. It moved into its current building in 2019 but was previously operating at a different location in McCordsville. The petitioner is seeking variances to allow greater ability for temporary signage on their site in terms of ground signage and banner signs on light posts.

Variance #1 – Permit
Section 7.05 of the Zoning Ordinance requires all temporary signs to receive a permit from the Town prior to installation. The petitioner seeks approval to install up to 7 temporary ground signs per year without the need for a permit.

Variance #2 – Setback
Section 7.05(D) of the Zoning Ordinance requires all signage to be setback at least 10' from the right-of-way line. The petitioner seeks the ability to place a sign up to 1' from the right-of-way line.

Variance #3 – Quantity of Temporary Signs
Section 7.05(B) of the Zoning Ordinance limits any site to no more than 1 temporary at any one time. The petitioner is requesting he ability to display more than 1 temporary sign at a time.

Variance #4 – Size
Section 7.05(C) of the Zoning Ordinance limits temporary signs to no more than 24 square feet (SF) in sign area and 6 feet in height.

Variance #5 – Duration
Section 7.05(E) of the Zoning Ordinance limits a temporary ground sign to being posted no more than 12 months. The Zoning Administrator can approved an additional 12 months. Any additional extensions must be approved by the BZA.

Variance #6 – Right-of-way Restriction
Section 7.01(H) restricts signage from being located in the public right-of-way. The petitioner seeks the ability to place signs on the street lights, which are located in the public right-of-way.

STAFF RECOMMENDATION:

These variances are the same that were requested and granted to the Mt. Vernon Community School Corporation (MVCSC) for McCordsville Elementary in 2017 and 2018. Staff did not support those requests and we are not in support of this request.

If the BZA is inclined to grant the variances, staff would request the following suggested conditions of approval are applied:

1. The following conditions shall apply to any temporary ground signage:
    a. There shall be no more than 7 temporary ground signs placed on the property in any one calendar year without the requirement for a temporary sign permit. Signs meeting the Town's standards for "Exempt Signs" and "banner" signs on light poles shall not count towards this total.
    b. No such sign shall be placed for longer than 14 consecutive days.
    c. The maximum size shall be 32 SF of sign area, and no taller than 8' from grade.
    d. Such signs shall be placed no closer than 1' from the right-of-way line.
    e. Such signs shall not be illuminated.
    f. The posts or structure supporting ground signs must be removed each time a ground sign is removed. Such posts or structures shall not be permitted to remain "in-place".

2. The following conditions shall apply to any “banner” signage attached to a light pole, either on parking light poles or street light poles:
    a. Such signs may not exceed a time period of three (3) years from the date of permit issuance without receiving further approval of the BZA.
    b. Any sign which is weather damaged during the three (3) year period must either be taken down or replaced with a new or undamaged sign.
    c. There shall be no more than 4 parking lot light poles with banner signs at any one time.
    d. Banner signs are limited to a size no larger than 42”x24”.
3. The approval of these variances does not alter the requirements or standards for any other temporary signage. Any other temporary signage must be submitted to the Town for permitting and shall comply with the Town’s sign code provisions.

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.

McCordsville
INDIANA

Overview

Legend

- Corporate Limits
- Roads
  - I
  - S
  - U
  - <all other values>
- Rights of Way
- Parcels

Parcel ID	30-01-14-400-002.000-018	**Alternate ID**	30-01-14-400-002.000-018	**Owner Address**	GMA Holding LLC
Sec/Twp/Rng	n/a	**Class**	680 - Exempt, Charitable Organization		13942 E 96th St, Ste 120
Property Address	6058 W 900 N	**Acreage**	n/a		McCordsville, IN 46055
	McCordsville				
District	MCCORDSVILLE TOWN				
Brief Tax Description	E SE 14-17-5 10.448AC				
	(Note: Not to be used on legal documents)				

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