

# McCordsville

ESTD  1988

## INDIANA

### Board of Zoning Appeals Staff Report Meeting Date: June 7, 2023

---

**PETITIONER:** Roxanna Hart O'Bryant

**PETITION:** BZA-23-011

**REQUEST:** Petitioner requests expansion of a legal, non-conforming agricultural use in the form of a new accessory structure (pole barn) being added to the property.

**LOCATION:** The property is located at the northeast corner of CR 800N & 700W.

**ZONING:** The property is zoned R-1.

#### Zoning

North: Pine Vail Estates PUD  
South: R-1  
East: R-1  
West: Indianapolis D-3

#### Land Use

Single-family home  
Single-family home  
Single-family home  
Single-family home

**STAFF REVIEW:** The proposed use, as noted above, is a pole barn for agricultural equipment storage. The petitioner's intent, if approved, is to construct a +/- 2,900 square foot barn at this location. Below are more details regarding each request:

#### Special Exception

Legal non-conforming uses are Special Exceptions in the R-1 Zoning District.

---

### STAFF RECOMMENDATION

As stated above, the homeowner wishes to construct a pole barn simply to store their additional farming equipment and maintain their property. Staff are in support of the requested Special Exception, so long as the following conditions of approval are accepted by the petitioner and approved by the Board of Zoning Appeals.

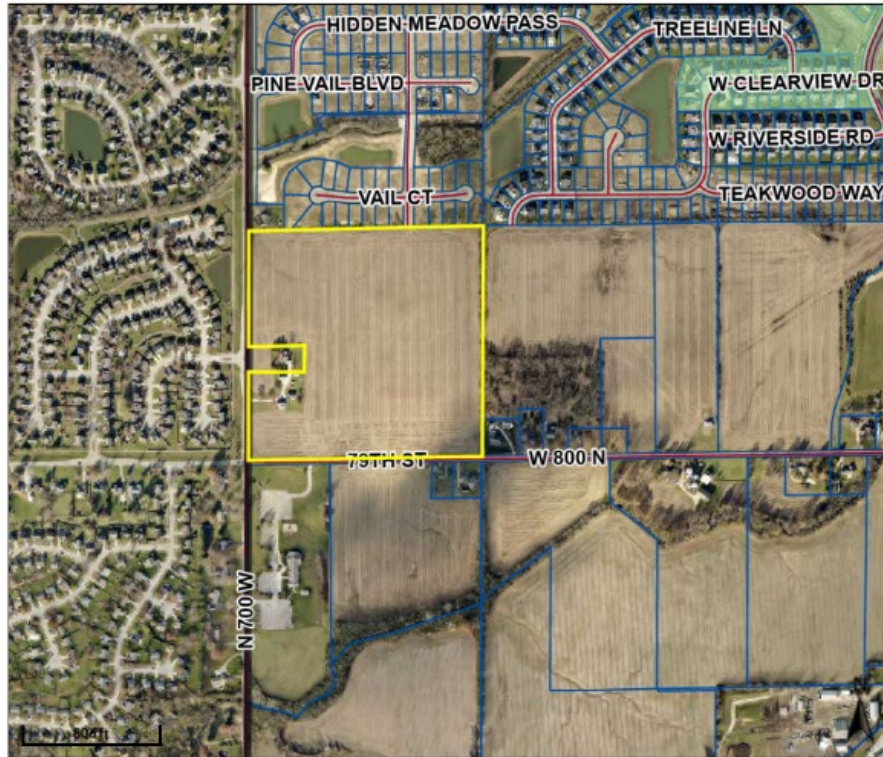
- (1) Staff requires the barn to be painted or colored with a neutral toned exterior.

Staff reserves the right to “fine-tune” these conditions prior to and during the meeting.

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.



Overview



Parcel ID	30-01-23-300-031.000-018	Alternate ID	30-01-23-300-031.000-018	Owner Address	LUOWEHART FARMS LLC
Sec/Twp/Rng	n/a	Class	101 - Cash Grain/General Farm		8135 N 700 W
Property Address	8059 N 700 W	Acreage	n/a		MC CORDSVILLE, IN 46055
	MC CORDSVILLE				
District	MCCORDSVILLE TOWN				
Brief Tax Description	SW SW 23-17-5 38.898AC				
	(Note: Not to be used on legal documents)				

Date created: 6/2/2023

Last Data Uploaded: 6/2/2023 5:50:21 AM

Developed by  Schneider  
GEOSPATIAL