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## **Public Hearing Information**

Case #: BZA-19-001

Petitioner: Kovacs Enterprises LLC

Meeting Date: Wednesday, March 6, 2019 at 6:30 p.m. at McCordsville Town Hall

\*Meeting agenda and Staff Report will be available on the website by end of business day on Friday, March 1, 2019. Go to [www.mccordsville.org](http://www.mccordsville.org) and click on "Agendas & Minutes".

Town of McCordsville  
Board of Zoning Appeals  
McCordsville Marketplace – McCordsville, Indiana

STATEMENT OF INTENT

On behalf of Kovacs Enterprises LLC, we are seeking a variance from Section 6.05(B)(1) of the Town of McCordsville Zoning Ordinance for the proposed McCordsville Marketplace project. This Development Standard states that no parking can be located within the required front yard. This variance request is to allow the parking to encroach the front yard by up to 5 feet.

The trapezoidal shape of the property presents challenges to adequately develop the property into the intended commercial use. With the required setbacks, landscape buffer, easements, stormwater detention, and other zoning requirements, the proposed parking lot is not able to be maintained fully behind the 50-foot front setback from West Broadway. With the parking lot encroaching into the front setback by 5 feet, it is located 70 feet from the street, and 60 feet from the sidewalk along the street. Greenspace and the required landscaping along the front will also be provided in between the parking lot and the street.

Woolpert, Inc. . . . .  
333 N Alabama Street, Suite 00 . . . . .  
Indianapolis, IN 46204 . . . . .  
317.299.7500 . . . . .



**EXHIBIT B**  
("Kovacs Parcel")

Part of the West Half of the Southwest Quarter of Section 26, Township 17 North, Range 5 East, described as follows:

Beginning at the Southwest Corner of said West Half; thence East on the South Line of said West Half 1332 feet to the Southeast Corner of said West Half; thence North on the East Line of said West Half 1878.5 feet to the Center of State Road # 67; thence Southwesterly on and along the Center of said Road 1606.3 feet to the West Line of said West Half; thence South on the West Line of said West Half 1010 feet to the place of beginning, containing 44.16 acres more or less.

EXCEPT:

(Exception 1) Part of the West Half of the Southwest Quarter of Section 26, Township 17 North, Range 5 East in Hancock County, Indiana, and more particularly described as follows:

Beginning at the Southwest Corner of said Half Quarter Section; thence along the South Line thereof (on a bearing based upon the State Plane Coordinate Values of the most Westerly Quarter Corners of the said Quarter Section as furnished by the Marion County Surveyors Office) North 89 degrees 11 minutes 45 seconds East 1333.82 feet to the Southeast Corner of said Half Quarter Section; thence along the East Line of said Half Quarter Section North 00 degrees 08 minutes 20 seconds East 1175.12 feet; thence parallel with said South Line South 89 degrees 11 minutes 45 seconds West 423.51 feet to a line which is 50.00 feet West of a line projected from the Southwesterly Sign Post (CASIO'S) South and perpendicular to the South Line of said Quarter Section; thence perpendicular to said South Line North 00 degrees 48 minutes 15 seconds West 421.52 feet to the historic centerline of State Road #67; thence along said line South 56 degrees 16 minutes 35 seconds West 1088.15 feet to the West Line of said Half Quarter Section; thence along said West Line South 00 degrees 07 minutes 15 seconds West 1005.26 feet to the place of beginning and containing 38.63 acres more or less and subject to easements and rights of way of record.

EXCEPT:

(Exception 2) A part of the West Half of the Southwest Quarter of Section 26, Township 17 North, Range 5 East in Hancock County, Indiana, and more particularly described as follows:

Commencing at the Southwest Corner of said Section; thence North 89 degrees 07 minutes 23 seconds East 411.631 meters (1350.50 feet)(1332 feet by Instrument # 97-8984) along the South Line of said Section to the Southeast Corner of said Half Quarter Section; thence North 00 degrees 05 minutes 53 seconds East 358.177 meters (1175.12 feet) along the East Line of said Half Quarter Section to the Southeast Corner of the Owner's Land; thence South 89 degrees 07 minutes 23 seconds West 129.086 meters (423.51 feet) along the South Line of the Owner's Land; thence North 00 degrees 52 minutes 37 seconds West 98.214 meters (322.22 feet) along the West Line of the Owner's Land to the point of beginning of this description; thence continue North 00 degrees 52 minutes 37 seconds West 17.086 meters (56.06 feet) along said West Line to the Southeastern Boundary of U.S. 36 / S.R. 67; thence North 56 degrees 16 minutes 22 seconds East 97.527 meters (319.97 feet) along the Boundary of said U.S. 36 / S.R. 67; thence along said Boundary Northeasterly 53.067 meters (174.10 feet) along an arc to the right and having a radius of 5226.325 meters (17146.74 feet) and subtended by a long chord having a bearing of North 56 degrees 33 minutes 49 seconds East and a length of 53.066 meters (174.10 feet); thence South 03 degrees 01 minutes 00 seconds West 4.609 meters (15.12 feet) along said Boundary; thence North 56 degrees 16 minutes 22 seconds East 7.235 meters (23.74 feet) along said Boundary to the East Line of said Half Quarter Section; thence South 00 degrees 05 minutes 53 seconds West 12.349 meters (40.52 feet) along said East Line; thence South 56 degrees 13 minutes 29 seconds West 157.464 meters (516.61 feet) to the point of beginning and containing 0.2218 hectares (0.548 acres) more or less.