THE TOWN OF McCORDSVILLE

Next Stop McCordsville

Planning & Building Department
6280 W 800N
McCordsville, IN 46055
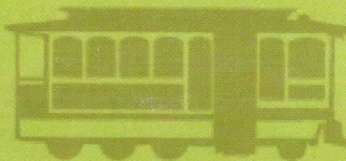Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: BZA-19-003

Title: Robert Tedder Special Exception to allow a retail sales land use

Meeting Date: this petition is currently scheduled to be held at the June 5th BZA meeting.

*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mcccordsville.org and click on "Agendas & Minutes".

McCORDSVILLE BOARD OF ZONING APPEALS
SPECIAL EXCEPTION APPLICATION
Zoning Ordinance Section 10.04

Applicant Information

Name: Robert Tedder

Current Address: 6812 Viola Ct.
(Number)   (Street)

Indianapolis   IN   46237
(City)   (State)   (Zip)

Phone No.: 317-417-4563   E-mail Address: rtedder@farmersagent.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: ~~Timothy Wilkerson~~ Wilkerson Holdings LLC.

Current Address: 12509 E. 79th St.
(Number)   (Street)

Indianapolis   IN   46236
(City)   (State)   (Zip)

Phone No.: 317-501-3377   E-mail Address: Twilkerson@aktpa.com

Property Information

Current Address: 7670 N. 600 W.
(Number)   (Street)

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

_____

_____

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Special Exception Requested

I am requesting a special exception as listed by Section ___10.04___ of the Zoning Ordinance to allow the following:

To allow a zoning change for a retail store to be used in conjunction with the office space at 7670 N. 600 W. This retail store will be a CBD business.

Special Exception Criteria

The McCordsville Zoning Ordinance establishes specific criteria that must be met in order for a special exception to be approved. Please answer each question below and if the response is "NO", describe why the special exception use requested does not meet the required criteria.

Will the special exception be served with adequate utilities, access roads, drainage, and other necessary facilities?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

_____

_____

Will the special exception provide safe conditions that do not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and comply with the development standards of the McCordsville Zoning Ordinance?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

_____

_____

Will the special exception be sorted, oriented, and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

_____

_____

Will the special exception produce a total visual impression and environment which is consistent with the environment of the neighborhood?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

_____

_____

Will the special exception organize vehicular access and parking to minimize traffic congestion in the area?

☒ YES   ☐ NO, Please Explain (attach additional pages as necessary): _____

_____

_____
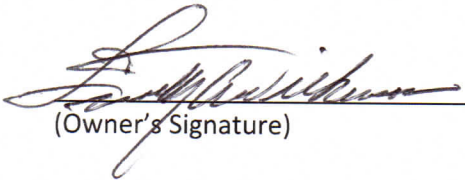
Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

_____   5-1-19_____
(Applicant's Signature)   (Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

_____   5-1-19_____
(Owner's Signature)   (Date)

_____   _____
(Owner's Signature)   (Date)