



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

PUBLIC HEARING INFORMATION

Case #: BZA-20-012

Title: Noble Romans' request for a Development Standard Variance for additional wall signage

Meeting Date: this zoning petition is currently scheduled to be heard at the Oct. 7th Board of Zoning Appeals 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".



THE SIGN GROUP, INC.

5370 WEST 84TH STREET • INDIANAPOLIS, IN 46268 • (317) 875-6969

THE
VISUAL
COMMUNICATIONS
NETWORK



THE
SIGN GROUP,
INC.
317-875-6969
FAX 317-875-6644

Town of McCordsville
Board of Zoning Appeals

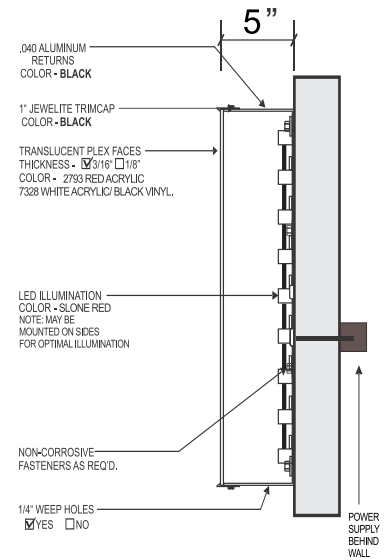
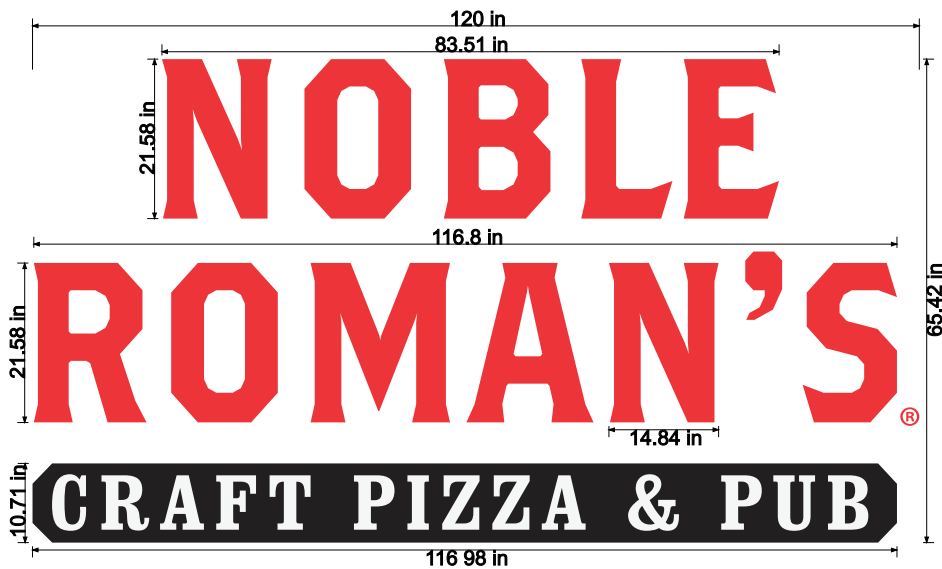
Noble Roman's Craft Pizza & Pub 6857 W. Broadway in McCordsville Marketplace.

STATEMENT OF INTENT

On behalf of Noble Roman's Craft Pizza & Pub, we are seeking a variance from Section of the Town of McCordsville Zoning Ordinance for the Noble Roman's Craft Pizza & Pub 6857 W. Broadway in the McCordsville Marketplace shopping center. This development standard states only one wall sign is allowed at this location. The variance request is to allow a wall sign on the east elevation that does not face a frontage. The east elevation faces into the shopping center.



FRONT ROW SPORTS
TECHNOLOGIES
800-950-6040
FAX 317-875-6644



PROVIDE AND INSTALL (1) NEW SET OF FRONT LIT CHANNEL LETTERS. BLACK RETURNS AND TRIM CAP WITH 2793 RED AND 7328 WHITE ACRYLIC FACES WITH BLACK APPLIED VINYL.

SGN THE SIGN GROUP INC.
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5370 WEST 84TH STREET
INDIANAPOLIS, IN 46268
PH: (317)875-6969
FAX: (317)875-6644

SIGNATURE FOR APPROVAL

CLIENT: **NOBLE ROMANS**

SIGNATURE: _____ DATE: _____

NOTICE:

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TJ-8-31-20-2022 C







McCORDSVILLE BOARD OF ZONING APPEALS

VARIANCE APPLICATION

Zoning Ordinance Section 10.03

Applicant Information

Name: The Sign Group Inc. Tom Ely On behalf of Noble Roman's Craft Pizza & Pub

Current Address: 5370 W. 84th Street

(Number) (Street)

Indianapolis

IN

46268

(City)

(State)

(Zip)

Phone No.: 317-875-6969

E-mail Address: tomejr@thesigngroup.net

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

Name: Kovacs Enterprises LLC Rick Kovacs

Current Address: 2099 Independence Drive

(Number) (Street)

Greenwood

IN

46143

(City)

(State)

(Zip)

Phone No.: 317-339-5626

E-mail Address: rick@kovacsrealestate.com

Property Information

Current Address: Noble Roman's Craft Pizza & Pub 6857 W. Broadway McCordsville IN 46055

(Number) (Street)

Subdivision Name (if applicable): McCordsville Marketplace

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.: _____

Present Use of Property: Shopping Center

Size of the Lot/Parcel in Question: _____

Are there any restrictions, laws, covenants, variances, special exceptions, or appeals filed in connection with this property that would relate or affect its use for the specific purpose of this application? If yes, please list date and docket number, decision rendered and pertinent explanation:

No

Variance Information

Describe the variance requested: The ordinance allows one wall sign per elevation with
a street frontage, the north elevation and we have applied for the permit. Noble Roman's is requesting an
additional wall sign on the east elevation which faces into the shopping center.

Development Standards Variance Requested:

- | | |
|--|--|
| <input type="checkbox"/> Building Height | <input type="checkbox"/> Entrance / Drive |
| <input type="checkbox"/> Building Setback | <input type="checkbox"/> Sight Visibility |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Fence and Wall |
| <input type="checkbox"/> Lot Width | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Buffering and Screening |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Loading | <input checked="" type="checkbox"/> Sign |
| <input type="checkbox"/> Other (please specify): _____ | |

Describe reasons supporting the variance requested: The Noble Roman's Craft Pizza & Pub's
space is an end cap with both elevations visible from Broadway and within the parking lot.

The east elevavation will have a drive thru and placing the sign on that elevation will be a
significant directional aid which will help traffic flow coming into the center from the east

Development Standards Variance Criteria

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

Will the variance provide safe conditions that will not be injurious to the public health, safety, morals, and general welfare of the community?

☒ YES

☐ NO, Please Explain (attach additional pages as necessary): The variance is for

one wall sign which will not be injurious to public health, safety, moral and general

welfare to the community.

Will the use and value of the area adjacent to the property included in the variance not be affected in a substantially adverse manner?

☐ YES

☒ NO, Please Explain (attach additional pages as necessary): The adjacent property

will not be adversely affected. The property directly west is retail and the property to the

east is a dental office. The residential to the south is buffered by a pond and tree line.

Will the strict application of the terms of this Ordinance result in a practical difficulty in the use of the property? This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

☒ YES

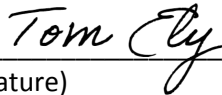
☐ NO, Please Explain (attach additional pages as necessary): The ordinance

allows one sign per elevation facing a frontage which will not adequately identify

the business and help with traffic flow coming from the east to the shopping center.

Applicant's Signature

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



(Applicant's Signature)

09/09/20

(Date)

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

I authorize the filing of this application and will allow the Town staff to enter this property for the purpose of analyzing 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.



(Owner's Signature)

9/11/2020

(Date)

(Owner's Signature)

(Date)

VARIANCE PERMIT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.03 Variance)

The following shall be included in the Variance Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Zoning Ordinance.

Variance Application Checklist:

- ☐ Pre-Application Meeting (required)
- ☐ Variance Application
- ☐ Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☐ Copy of Deed for Property Involved, including any covenants or commitments, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☐ Filing Fee
- ☐ Supporting Information, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer of each of the following (where appropriate)
 - ☐ Site Plan (signed, dated, drawn to scale and/or fully dimensioned and clearly showing entire layout of property and all features relevant to the variance request).
 - ☐ Statement of Intent

Town of McCordsville

Property Owner's Consent For Review Form

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

Name: Kovacs Enterprises, LLC - Richard Kovacs

Current Address:	2099 Independence Drive		
	(Number)	(Street)	
	Greenwood	IN	46143
	(City)	(State)	(Zip)

Phone No.: 317-339-5626 E-mail Address: Rick@Kovacsrealestate.com

The Property to be reviewed by: (Check all that apply)

_____ Town Council

Plan Commission

x _____ Board of Zoning Appeals

Property Information

Current Address: 6857 W Broadway
(Number) (Street)

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

Property Owners Consent: I/WE, Richard Kovacs, here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature: Rich Kon Date: 9/11/2020

Property Owner's Signature: _____ Date: _____