



Board of Zoning Appeals Staff Report
Department of Planning and Building
Town of McCordsville

December 2, 2020

Project:	Williams Carport, BZA-20-013
Petitioner:	Chris Williams
Location:	6188 W Broadway
Request:	The petitioner's request seeks a Special Exception to allow an expansion of a legal, non-conforming use.
Staff Review:	<p><u>Background:</u> The subject site is comprised of one parcel and is zoned Neighborhood Commercial (CN).</p> <p><u>Existing Conditions:</u> The subject site is approximately 0.6 acres and features a single-family home and multiple accessory structures.</p> <p><u>Surrounding Land Use & Zoning:</u> The surrounding land uses are as follows:</p> <ul style="list-style-type: none">• North: Across the railroad tracks and N. Railroad St, lies two single-family homes zoned R-3• East: A single-family home zoned CN• South: Across W. Broadway, a converted office zoned OT• West: A single-family home zoned CN <p><u>Special Exception – Section 9.05</u> The petitioner would like to construct a free-standing carport for the purpose of personal storage. The property is zoned CN but has been used residentially since prior to being zoned CN by the Town, and therefore the residential land use is legal, non-conforming. The addition of a carport, as an accessory structure to the primary structure, which is in use as residential, is therefore an expansion of the legal, non-conforming use and requires a Special Exception.</p>
Staff Comments:	The proposed carport would be located behind the home. There are already other accessory structures on the property. The 2019 aerials show approximately 6 accessory structures on the property. It does appear by a recent visit that a few of these accessory structures have been removed from the site. The proposed carport is 21' x 18'.


This property, like those around it is zoned CN for a reason. Commercial land use is the highest and best use the property. While staff fully supports the property remaining a residential use for as long as the owners choose to exercise their right to maintain it as a residence, staff is unconvinced, at this time, that expanding that residential land use is in keeping with the long-term vision for the area. Therefore, pending any additional information provided by the petitioner, staff is not supportive of this Special Exception request.

The BZA may include the conditions of approval, 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.

Decision Criteria: The BZA has four (4) options in considering this request; the Board may approve, approve with modifications, deny, or continue this petition.

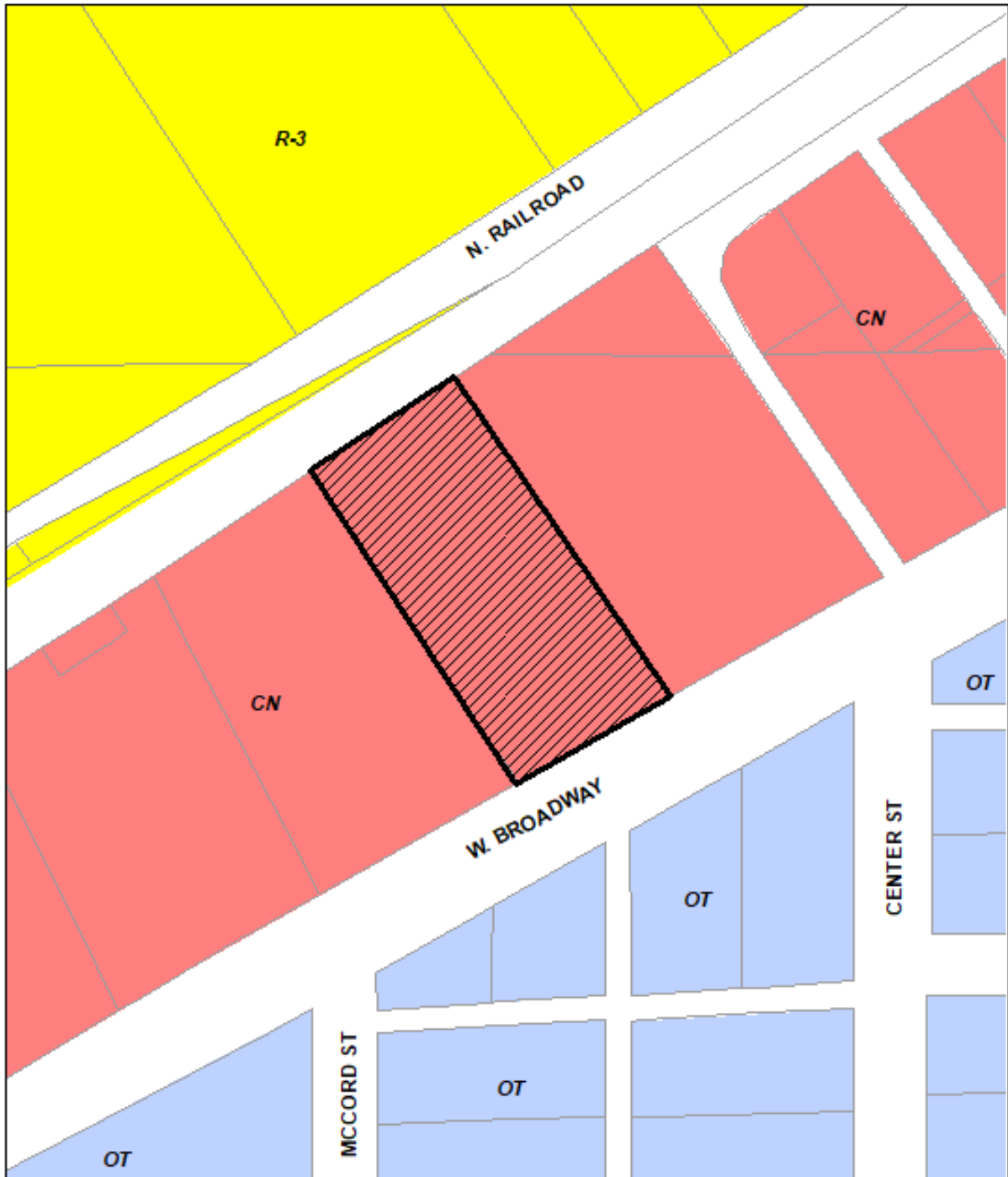
Existing Conditions




 Subject Property



Zoning



 Subject Property

