



Architectural Review Committee Staff Report
Department of Planning and Building
Town of McCordsville

March 29, 2021

Project: Hampton Cove

Petitioner: Integra Builders

Request: The petitioner is seeking approval of a Custom Home on Lot 11 in Hampton Cove.

Staff Review: The plat for Hampton Cove was recorded prior to the effective date of the Town's Zoning Ordinance; therefore, the proposed home is not required to meet the architectural standards of the Town's Zoning Ordinance. However, the proposed home is required to meet the architectural standards of Overlay Ordinance in effect at the time the plat was recorded. That was the 2002 Overlay Ordinance. Staff has reviewed the proposed home. The list below denotes the applicable requirements and indicates whether or not the submittal is in compliance.

- ✓ Indicates compliance
 - Indicates non-compliance
 - Indicates further discussion needed or a building permit review requirement
-

- ✓ All residential construction shall conform in street orientation and massing to adjacent homes.
- Principle building roofs shall have a pitch that conforms to the roof pitches of adjacent homes.
- ✓ Where two wall materials are combined horizontally on one façade, the heavier material must be below.
- All residences greater than 1500 square feet in livable floor area, an area equal to or greater than 50% of the exterior wall surface of the first floor of each residence shall be masonry. At least 50% of the front façade of all residential buildings, exclusive of windows, doorways (other than garage doors), and bays, shall be masonry.
- ✓ Exterior chimneys shall be finished in brick or stucco.
- ✓ There shall be a minimum roof overhang of 9" on all sides of a house.
- ✓ Monolithic exterior building walls are prohibited. There must be a change of siding materials and/or architectural features (such as windows, chimney's , doors, etc) on all sides of each home.

- ✓ There shall be permanent external window treatments on all windows visible from a public road, except for large picture windows, casement windows, and small non-opening windows. Acceptable windows treatments include shutters, dividers (mullions or inserts), etc.
- The pitch of the largest square footage roof must be 8:12 or greater, unless the style of the house warrants a change.

Staff Comments:

Staff has noted some concerns above. The two comments related to the roof design, can be approved by the ARC if they so desire. The standard requiring brick/stone either needs to be met, or seek approval of a Development Standards Variance from the BZA. Staff has discussed this with the petitioner and they petitioner plans to have the brick/stone added. These items will be discussed in greater detail at the meeting. As a custom home, the Town's anti-monotony standards do not apply.

