

Tonya Galbraith
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Town Of McCordsville

Office of Town Manager

5759 West Broadway
McCordsville, IN 46055
www.mccordsville.org



Sept. 19, 2006

Mr. Steve Hardin
Attorney at Law
Baker & Daniels
970 Logan Street
Noblesville, IN 46060

Re: Emerald Spring variance

Dear Steve:

This letter is to inform you that the McCordsville Division of the Hancock County Board of Zoning Appeals met on Aug. 30, 2006 and voted to approve the variance to reduce the "Area C" side-load garage requirement from 20% to 13.75% (22 sideload garages instead of 32 sideload garages). However, in order to offset this loss, there will be an increase of 10 in the number of homes in Area B which will be required to have sideload garages.

This action was taken due to the fact that Hancock County will not allow driveways to cross storm drainage easements. Therefore, Centex Homes was unable to offer sideload garages on 10 designated lots due to the location of the storm drainage easement.

Please feel free to contact me if you have questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Tonya Galbraith".

Tonya Galbraith

Development Standards

Cody Shinn
HANCOCK COUNTY RECORDER

McCordsville Overlay Ordinance.

0212684

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Except as modified by these development standards, the project shall comply with the Town of McCordsville Overlay Ordinance (the "Overlay Ordinance") dated December 20, 2001.

Lot and Yard Requirements.

Area	Minimum Lot Width at the Building Line	Minimum Side Yard Setback	Minimum Sq. Footage 1-story	Minimum Sq. Footage 2-story*
Area A	90' wide	10'	1700	1900
Area B	80' wide	8'	1500	1800
Area C	60' wide	7'	1200	1600

*Minimum square footage refers to the square footage of the entire 2-story home and not to the square footage of the first floor of the 2-story home.

Garage Door Locations/Orientation.

See changes Re: Aug. 30, 2006 BZA

This paragraph replaces entirely the Overlay Ordinance's provisions regarding Garage Locations/Orientation. All homes shall have either 2- or 3-car garages. All homes in Area A shall have side-load garages. Twenty percent (20%) of the homes in Area B and C shall have side-load garages. All homes located on corner lots in Areas A, B and C shall have side-load garages. All other homes in Areas B and C may have garage doors facing the street, but front-load garages may not extend more than 13 feet in front of the primary elevation of the home without prior approval by the Town's Planning and Zoning Committee. For homes with front-load 2-car garages, the width of the garage door may not consist of more than forty percent (40%) of the width of the entire front elevation. If a home has a front-load 3-car garage, then the 3rd-car garage shall not be included in this calculation, but the 3rd-car garage shall be offset at least 2 feet from the front elevation of the 2-car garage.

Architectural Standards.

All single family residential buildings in this project shall meet the Architectural Standards for Residential Districts identified in Section 7.1-303(e), subject to the following modifications, which replace the identified paragraphs of the Overlay Ordinance:

- All homes in Area A shall have, at a minimum, an area equal to 50% of the exterior wall surface of the first floor of each residence to be masonry. All homes in Areas B and C, are encouraged, but will not be required, to have an area equal to 50% of the exterior wall surface of the first floor of each residence to be masonry. All homes in Areas A, B and C shall have at least 50% of the front facade of all residential buildings, exclusive of windows, doorways (other than garage doors) and bays, to be masonry. In making this calculation, garage doors shall be included as part of the front facade.
- In Area A, all chimneys will be brick, and in Areas B and C all chimneys will be brick on the homes located on corner lots where the chimney faces the public street.

Carolyn Brown

HANCOCK COUNTY RECORDER

17. A single elevation shall not be repeated across the street or next door.
18. The pitch of the largest square footage roof must be 6/12 or greater. Front gables shall be 8/12.
19. There shall not be more than 15% of the houses in the subdivision with the same elevation.
21. All homes on corner lots shall include on the side elevations facing the street at least 50% of the first floor facade, exclusive of windows, doorways, garage doors and bays, to be masonry. All homes adjacent to lake one shall include shutters on all operable windows on the rear elevations facing the lake. All homes abutting the south property line of the project between the woods and Mount Comfort Road shall include shutters on all operable windows on the rear elevations facing the south property line. The two homes adjacent to County Road 900 North at the north entrance shall have on the side elevation facing 900 North at least 50% of the side facade, exclusive of windows, doorways (other than garage doors) and bays, to be masonry.

Walking Paths.

Walking paths along 600W shall be 10' wide asphalt paths. Walking paths located within the interior of the subdivision shall be 6' wide asphalt paths, except for the paths located within the nature preserve, which shall be 6' wide mulch paths.

Sidewalks.

Sidewalks shall be located on both sides of the interior streets, except no sidewalk will be located between the frontage road along 600W and the common area.

Builder.

If Dura Builders is a builder in Area C of the project, then the homes built by Dura will be substantially similar in architectural features, designs and quality to the homes presented to the Town Council as examples of the homes Dura intends to build. This provision, however, is not intended to prevent Dura from developing and building new and additional home designs. In addition, if Dura is one of the builders in the project, then at least one of Dura's model homes shall include a side load garage.

Homeowner's Association.

The project will have a professionally managed homeowner's association.

EMERALD SPRING

PRELIMINARY PLAN
TOWN OF MCCORDSVILLE
JUNE 11, 2002

DEVELOPER: CR White Development
CHRIS WHITE
510 FOX LANE
CARMEL, IN 46032

TOTAL LAND AREA: 128.426

TOTAL LOTS 322 LOTS

DENSITY 2.5 DENSITY

OPEN SPACE: 33.493 AC. = 25 %

Area A:	90' X 130' Lots	31 Lots
Area B:	80' X 130' Lots	131 Lots
Area C:	60' X 120' Lots	160 Lots

PHASE	FEET	90's	80's	60's	TOTAL
1	142	12	48	60	120
2	314	19	30	62	111
3	546	0	53	38	91
		31	131	160	322

TOTAL LAND AREA = 128.426
DENSITY = 2.5 U/A
OPEN SPACE = 33.493 AC.±

0212684

PRELIMINARY PD-R PLAN EMERALD SPRINGS



02 AUG 2002 11:00 AM

HANCOCK ENGINEERING & SURVEYING, INC.
1000 N. W. 10th St.
Carmel, IN 46032
Chris White

CR White Development, Inc.
510 Fox Lane
Carmel, IN 46032
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Fax: 317.833.1112