

**MCCORDSVILLE BOARD OF ZONING APPEALS
SPECIAL EXCEPTION APPLICATION**

Zoning Ordinance Section 10.04

Applicant Information

Name: Robert V. Rosebrock

Current Address: 12116 Silver Shore Ct.
(Number) (Street)

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

Phone No.: 317-753-8882 E-mail Address: rvr1256@sbcglobal.net

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

Name: Robert V. Rosebrock

Current Address: 12116 Silver Shore Ct.
(Number) (Street)

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

Phone No.: 317-753-8882 E-mail Address: rvr1256@sbcglobal.net

Property Information

Current Address: 5601 West 600 North McCordsville, IN
(Number) (Street) 46055

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 9.03 (A)(2), of the Zoning Ordinance to allow the following:

To alter/replace an existing legal, nonconforming structure.

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.

Robert V. Babcock
(Applicant's Signature)

8-6-17
(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.

Robert V. Babcock
(Owner's Signature)

8-6-17
(Date)

(Owner's Signature)

(Date)

SPECIAL EXCEPTION PERMIT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.04 Special Exception)

The following shall be included in the Special Exception 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.

Special Exception Use Application Checklist:

- ☒ Special Exception 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, 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 and clearly showing entire layout of property and all features relevant to the special exception request).
 - ☒ Statement of Intent
 - ☐ Fiscal Impact Study (if applicable)

CORPORATE SPECIAL WARRANTY DEED
(Parcel No. 004-91759-03)

THIS INDENTURE WITNESSETH, That One Stop Mortgage, Inc. ("Grantor"), CONVEYS AND WARRANTS to Robert V. Rosebrock ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Hancock County, Buck Creek Township, State of Indiana:

A part of the Northwest Quarter of Section 6, Township 16 North, Range 6 East, in Buck Creek Township, Hancock County, Indiana, more particularly described as follows, to-wit: Commencing at a railroad spike marking the Northwest corner of said Quarter Section, thence on an assumed bearing of South 89 degrees 46 minutes 38 seconds East, a distance of 1,037.60 feet along the North line of said Quarter Section to a PK Nail at the Point of Beginning of this description; thence continuing on the North line of said Quarter Section South 89 degrees 46 minutes 38 seconds East a distance of 167.40 feet to an existing PK Nail; thence South 00 degrees 04 minutes 11 seconds East a distance of 1,301.88 feet to a 5/8 inch rebar; thence North 89 degrees 46 minutes 38 seconds West, a distance of 167.40 feet to a 5/8 inch rebar; thence North 00 degrees 04 minutes 11 seconds West, a distance of 1,301.08 feet to the Point of Beginning. Containing 5.00 acres, more or less.

The address of such real estate is commonly known as 5601 West 600 North, McCordsville, IN 46055.

Subject to any and all easements, agreements, restrictions and other matters of record, subject to the lien for real property taxes not delinquent, rights of way, and subject to such matters as would be disclosed by an accurate survey and inspection of the real estate.

Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns, that Grantor will forever defend title to the Real Estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming by, through, or under Grantor, but against none other, which claims are based upon matters occurring subsequent to Grantor's acquisition of the Real Estate.

Grantor, without warranting the existence of any such rights, also quitclaims to Grantee any right Grantor may possess with respect to any representation, warranty, including warranties of title, covenant or other obligation running to Grantor and touching and concerning the Real Estate.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed.

GRANTOR REPRESENTS AND WARRANTS THAT THIS CONVEYANCE IS NOT ~~(IS NOT)~~ "IS NOT" SUBJECT TO THE INDIANA GROSS INCOME TAX.

IN WITNESS WHEREOF, Grantor has executed this deed this 26 day of NOV, 200 .

GRANTOR: One Stop Mortgage, Inc.

By: [Signature]

Printed: Rex Malo H

Title: SR Vice President

030000128

STATE OF California
COUNTY OF Los Angeles SS: ACKNOWLEDGMENT

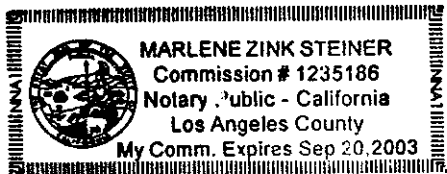
Before me, a Notary Public in and for said County and State, personally appeared Roy M. Lot, a duly authorized representative of Grantor, who acknowledged the execution of the foregoing Corporate Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 26 day of November, 2002.

My Commission Expires: _____

[Signature]
Notary Public

Resident of _____
Printed LA County



This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.S.C., One American Square, Suite 2000, Box 82064, Indianapolis, Indiana 46282.

Send tax bills to: 12116 Silver Shore Ct, Indpls IN 46236

STATEMENT of INTENT

I, Robert V. Rosebrock, intend to make the following changes to the property located at 5601 West 600 North McCordsville 46055:

1. Existing small deteriorating house shall be demolished.
2. House will be replaced with a custom built new home, with the following features:
 - a. Minimum 2000 square foot single floor residential structure.
 - b. Minimum 5/12 roof pitch with overhangs.
 - c. Exterior shall be predominantly brick.
 - d. Driveway will be improved with concrete or asphalt paving.
 - e. Landscaping to be upgraded.
 - f. Design plans have not been finalized, but house will be very similar in appearance to the picture below:



- g. The final site plan has not been finalized pending final design of the house. The next page of this document shows a general location of the existing and proposed structures.

I have owned this property for 15 years, with plans to replace the existing house on the property. I appreciate your time and consideration of this zoning variance request.

Sincerely,

Robert V. Balron 8-6-17

Robert V. Rosebrock
12116 Silver Shore Ct. Indianapolis, IN 46236
317-753-8882

SITE PLAN

1301 FEET



FINAL
SITE PLAN
NOT COMPLETE
AS OF THIS
DATE.

EXISTING
HOUSE TO
BE
DEMOLISHED

NEW HOUSE
TO BE
LOCATED
WITHIN THIS
60' WIDE BY
50' DEEP BOX,
AT LEAST
40' FROM
SIDE PROPERTY
LINES.

ROBERT V.
ROSEBROCK
Robert V. Rosebrock
8-6-17