



Planning & Building Department  
6280 W. 800 N.  
McCordsville, IN 46055  
Phone: 317-335-3604  
Fax: 317-335-9120  
[building@mccordsville.org](mailto:building@mccordsville.org)

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## **Public Hearing Information**

Petitioner's Application attached

Case #: BZA-18-007

Applicant Name: Lorna Renee Morales/Promises & Possibilities

Meeting Date: Wednesday, Sept. 5, 2018 at 6:30 p.m. at McCordsville Town Hall

\*Meeting agenda and Staff Report will be available on the website by end of business day on Friday, August 31, 2018. Go to [www.mccordsville.org](http://www.mccordsville.org) and click on "Agendas & Minutes".

Promises & Possibilities Childcares

7611 N. 600 W.

McCordsville, IN 46055

317-335-2494/317-410-1500

Renee Morales—Sole Proprietor



August 13, 2018

To Whom It May Concern,

I, Lorna Renee Morales, intend to continue to operate Promises & Possibilities, a state licensed childcare, at 7611 N. 600 W., McCordsville, IN, 46055. I have served the McCordsville community at this location since October 1995.

L. Renee Morales

A handwritten signature in black ink, appearing to read 'L. Renee Morales'. The signature is written in a cursive style with a large, looping 'L' and 'M'.



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

Zoning Ordinance Section 10.04

**Applicant Information**

Name: Lorna Renee Morales  
Current Address: 7611 N. 600 W.  
(Number) (Street)  
McCordsville IN 46055  
(City) (State) (Zip)  
Phone No.: 317-410-1500 E-mail Address: RMOR578@34@AOL.COM

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

Name: Jesse C. + Lorna Renee Morales  
Current Address: 7611 N. 600 W.  
(Number) (Street)  
McCordsville IN 46055  
(City) (State) (Zip)  
Phone No.: 317-410-1500 E-mail Address: RMOR578@34@AOL.COM

**Property Information**

Current Address: 7611 N. 600 W, McCordsville, IN 46055  
(Number) (Street)

**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 \_\_\_\_\_ of the Zoning Ordinance to allow the following:

Licensed home childcare  
\_\_\_\_\_  
\_\_\_\_\_

**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.



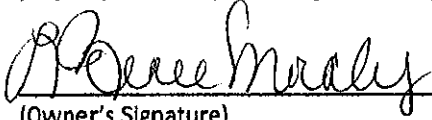
\_\_\_\_\_  
(Applicant's Signature)

8.14.18

\_\_\_\_\_  
(Date)

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

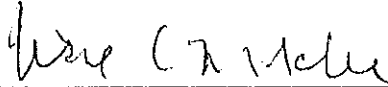
I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.



\_\_\_\_\_  
(Owner's Signature)

8.14.18

\_\_\_\_\_  
(Date)



\_\_\_\_\_  
(Owner's Signature)

8.14.18

\_\_\_\_\_  
(Date)

783

WARRANTY DEED

DULY ENTERED FOR TAXATION

AUG 29 1995

THIS INDENTURE WITNESSETH, That David B. Kennedy and Julie L. Kennedy, husband and wife ("Grantor") of Hancock County, State of Indiana, CONVEY AND WARRANT to Jesse Carlos Morales and Renee Morales, husband and wife ("Grantee") of Hancock County, in the State of Indiana, 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, State of Indiana:

Lot 9 in Myrta Smith's Addition to McCordsville, as the same is recorded in Plat Book 4, page 51, in the office of the Recorder of Hancock County, State of Indiana.

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

The address of such real estate is commonly known as 7611 North 600 West, McCordsville, IN 46055. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed this 25th day of August, 1995.

Grantor:

Signature David B. Kennedy Signature Julie L. Kennedy
Printed David B. Kennedy Printed Julie L. Kennedy

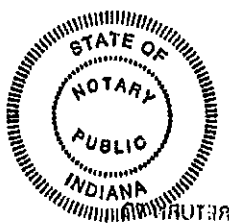
STATE OF INDIANA )
COUNTY OF HANCOCK ) SS: ACKNOWLEDGMENT 9507015 9507015

Before me, a Notary Public in and for said County and State, personally appeared David B. Kennedy and Julie L. Kennedy, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 25th day of August, 1995.

My Commission Expires:

Michelle A. Rose Notary Public
Printed
Resident of \_\_\_\_\_ County



Michelle A. Rose
Notary Public, State of Indiana
Henry County
My Commission Expires 07/30/99

This instrument was prepared by Robert A. Hicks, Attorney at Law, Hall, Render, Killion, Heath & Lyman, P.C., One American Square, Suite 2000, Indianapolis, Indiana 46282.

Send tax bills to:
After recording, return deed to: