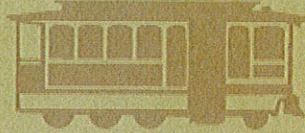


THE TOWN OF
M^cCORDSVILLE



Next Stop  McCordsville

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

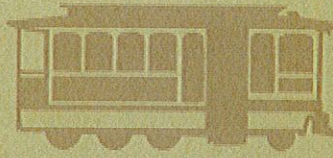
Public Hearing Information

Case #: BZA-19-002

Petitioner: GMA Holding

Meeting Date: Wednesday, March 6, 2019 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, March 1, 2019. Go to www.mccordsville.org and click on "Agendas & Minutes".



**McCCORDSVILLE BOARD OF ZONING APPEALS
VARIANCE APPLICATION**

Zoning Ordinance Section 10.03

Applicant Information

Name: Kirby Durham

Current Address: 13942 E. 96th Street
(Number) (Street)
McCordsville IN 46055
(City) (State) (Zip)

Phone No.: (317) 335-1158 E-mail Address: durham.kirby@gmail.com

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

Name: GMA Holding, LLC.

Current Address: 13942 E. 96th Street
(Number) (Street)
McCordsville IN 46055
(City) (State) (Zip)

Phone No.: (317) 335-1158 E-mail Address: durham.kirby@gmail.com

Property Information

Current Address: 6058 W. CR 900 N. McCordsville, IN 46055
(Number) (Street)

Subdivision Name (if applicable): _____

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.: _____

Present Use of Property: Vacant, Baycreek PUD

Size of the Lot/Parcel in Question: 10.448 Acres

Are there any restrictions, laws, covenants, variances, special exceptions, or appeals filed in connection with this property that would relate or affect its use for the specific purpose of this application? If yes, please list date and docket number, decision rendered and pertinent explanation:

Not known. Parcel to be used for new educational facility. Parcel contains easements, legal drain, Right-of-Way and setbacks.

Variance Information

Describe the variance requested: Approval of encroachment into front 35' setback line along CR 900 N.

Development Standards Variance Requested:

- | | |
|--|--|
| <input type="checkbox"/> Building Height | <input type="checkbox"/> Entrance / Drive |
| <input checked="" type="checkbox"/> Building Setback | <input type="checkbox"/> Sight Visibility |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Fence and Wall |
| <input type="checkbox"/> Lot Width | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Buffering and Screening |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Loading | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Other (please specify): _____ | |

Describe reasons supporting the variance requested: Per the Town's request to maintain separation of the building footer and sanitary easement, the building must be shifted south. The required shift moves the south edge of the building into the 35' setback line along the front of the building and CR 900N.

Development Standards Variance Criteria

The McCordsville Zoning Ordinance establishes specific design criteria that must be met in order for a variance to be approved. Please answer each question below and if the response is "NO", please describe why the variance requested does not meet the required criteria.

Will the variance provide safe conditions that will not be injurious to the public health, safety, morals, and general welfare of the community?

YES NO, Please Explain (attach additional pages as necessary): _____

Will the use and value of the area adjacent to the property included in the variance not be affected in a substantially adverse manner?

YES NO, Please Explain (attach additional pages as necessary): _____

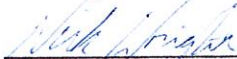
Will the strict application of the terms of this Ordinance result in a practical difficulty in the use of the property? This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

YES NO, Please Explain (attach additional pages as necessary): Project has been

designed and approved by local and state agencies. Redesign would become a burden to the project delivery schedule.

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)

2-18-19
(Date)

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

I authorize the filing of this application and will allow the Town staff to enter this property for the purpose of analyzing 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)

2-18-19
(Date)

(Owner's Signature)

(Date)

VARIANCE PERMIT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.03 Variance)

The following shall be included in the Variance 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.

Variance Application Checklist:

- Pre-Application Meeting (required)
- Variance 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, including any covenants or commitments, 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, drawn to scale and/or fully dimensioned and clearly showing entire layout of property and all features relevant to the variance request).
 - Statement of Intent