



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: BZA-19-005

Title: Speedway Gas Station Development Standards Variance to allow an electronic message board

Meeting Date: this petition is currently scheduled to be held at the August 7th BZA meeting.

*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mcccordsville.org and click on "Agendas & Minutes".

MCCORDSVILLE BOARD OF ZONING APPEALS
VARIANCE APPLICATION

Zoning Ordinance Section 10.03

Applicant Information

Name: ADVANCED SKN

Current Address: 3939 E. McALLIARD RD.
(Number) (Street)

MUNCIE, IN
(City) (State)

47303
(Zip)

Phone No.: 765-744-9934 E-mail Address: CARY@ADVANCEDSIGNS.COM

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

Name: SPEEDWAY

Current Address: 500 SPEEDWAY DR.
(Number) (Street)

ENON
(City)

OH
(State)

(Zip)

Phone No.: 800-643-1948 E-mail Address: _____

Property Information

Current Address: 6025 W. BROADWAY McCORDSVILLE, IN
(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: GAS STATION CONVENIENCE STORE

Size of the Lot/Parcel in Question: _____

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:

Variance Information

Describe the variance requested: REPLACE EXISTING MANUAL PRICE SIGN WITH NEW DIGITAL TYPE. ALL THAT CAN CHANGE IS THE PRICE NO COPY

Development Standards Variance Requested:

- | | |
|--|--|
| <input type="checkbox"/> Building Height | <input type="checkbox"/> Entrance / Drive |
| <input 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: CURRENT SIGN IS OLD AND DIRTY. AN EMPLOYEE MUST MANUALLY CHANGE PRICE AT THE SIGN WHICH CAN AT TIMES BE DANGEROUS IF THE NUMBER FALLS FROM THE SUCTION CUP AND HITS THEM. THE VILLAGE PANTRY ACROSS THE STREET HAS ONE AND IT LOOKS VERY NICE.

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): _____

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)

6-5-19
(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)

(Date)

(Owner's Signature)

(Date)



Speedway LLC

500 Speedway Drive
Enon, Ohio 45323
Telephone 937-863-7977

June 6, 2019

Advanced Sign
3939 E. McGalliard Rd
Muncie, IN 47303
Phone# 765-744-9934

Store No. 8067
6025 W Broadway
McCordsville, IN 46055

Dear Sir or Ma'am:

This letter services as authorization that Speedway, LLC owns the above mentioned property.

Thank you for your time and kind attention.

Regards,

SPEEDWAY LLC

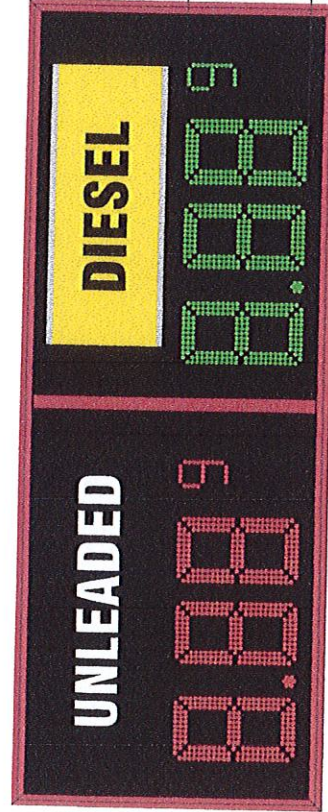
Ashley Vair Project Manager - Speedway

c.c. A. Vair
K.Lewis



• Unleaded to be street-justified on both sides of sign •

118" Frame



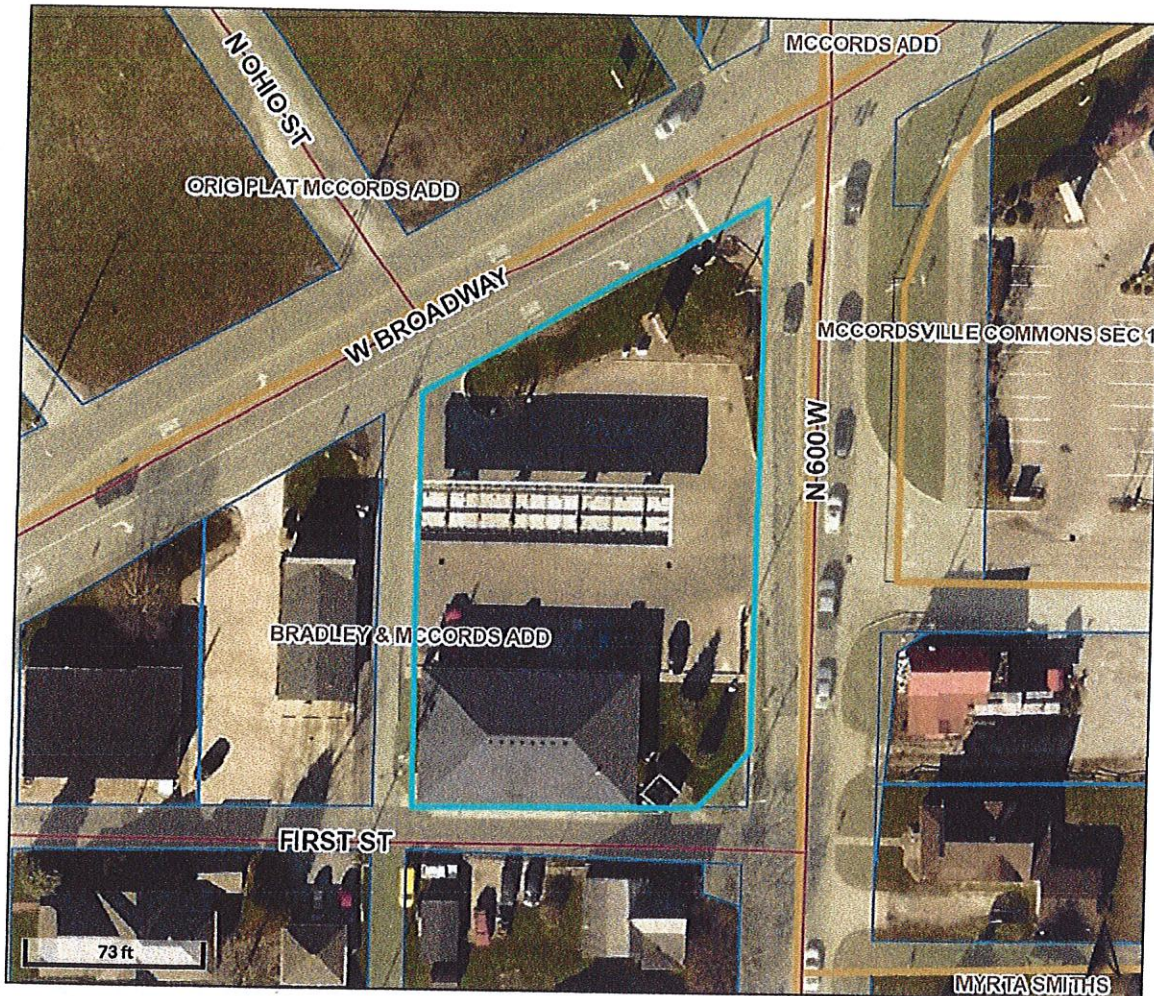
46.25" Frame

18" digits

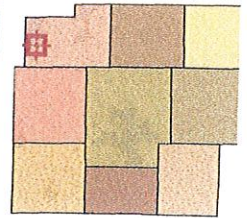
46.25" x 118" Double-Faced
2P 18RG LED Pricer Retrofit

• Frame painted Speedway Red

		DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.	
Customer: SPEEDWAY LLC		Description: 46.25" x 118" Double-Faced 2P 18RG LED Pricer Retrofit	
Project No: 392284-2		Scale: N/A	
Date: 01/23/19		Drawn By: T. Heesen	
Location & Site No: 6025 W BROADWAY, MCCORDSVILLE, IN 46055		Revised:	
SPDY8067-5		Revised:	
CUSTOMER SIGNATURE		CUSTOMER SIGNATURE	
LANDLORD SIGNATURE		LANDLORD SIGNATURE	
DATE		DATE	



Overview



Legend

Roads

— <all other values>

, PRIVATE

, PRIVATE

— I, PUBLIC

— S, PUBLIC

— U, PUBLIC

□ Subdivisions

□ Rights of Way

□ Parcel Search

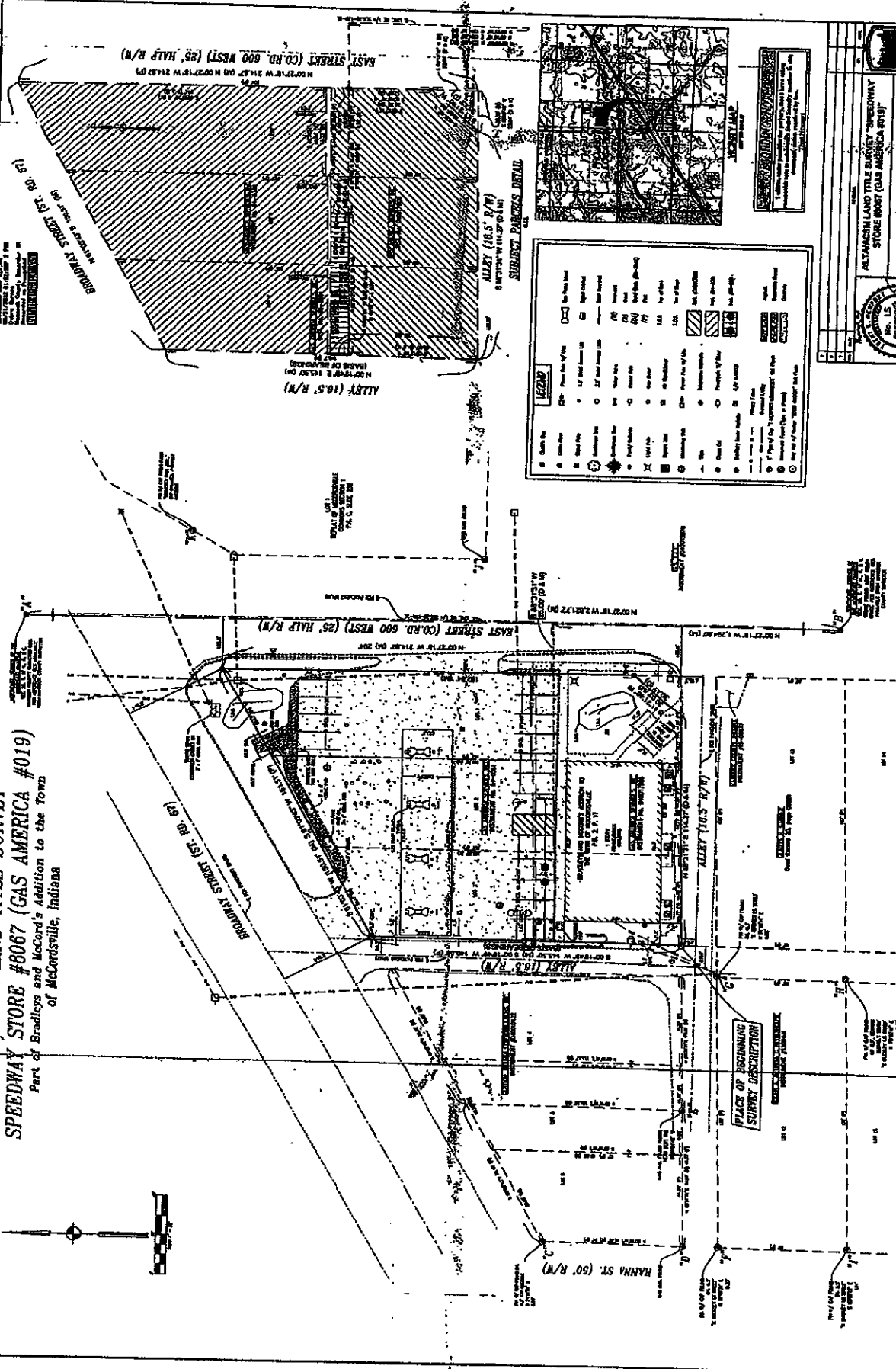
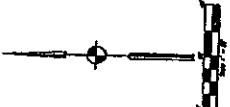
Parcel ID	30-01-26-102-001.000-018	Alternate ID	30-01-26-102-001.000-018	Owner Address	Speedyway, LLC
Sec/Twp/Rng	n/a	Class	n/a		PROPERTY TAX DEPARTMENT
Property Address	6025 W Broadway	Acreage	n/a		539 S Main St
	McCordsville				Findlay, OH 45840
District	MCCORDSVILLE TOWN				
Brief Tax Description	BRAD MC CORD L12 & 3				
	(Note: Not to be used on legal documents)				

Date created: 7/7/2019

Last Data Uploaded: 7/6/2019 4:08:32 AM

Developed by  **Schneider**
GEOSPATIAL

ALTA/ACSM LAND TITLE SURVEY SPEEDWAY STORE #8067 (GAS AMERICA #019) Part of Bradleys and McCord's Addition to the Town of McCordsville, Indiana



LEGEND

1. 1/4" = 100' Scale	2. 1/4" = 100' Scale	3. 1/4" = 100' Scale	4. 1/4" = 100' Scale
5. 1/4" = 100' Scale	6. 1/4" = 100' Scale	7. 1/4" = 100' Scale	8. 1/4" = 100' Scale
9. 1/4" = 100' Scale	10. 1/4" = 100' Scale	11. 1/4" = 100' Scale	12. 1/4" = 100' Scale
13. 1/4" = 100' Scale	14. 1/4" = 100' Scale	15. 1/4" = 100' Scale	16. 1/4" = 100' Scale
17. 1/4" = 100' Scale	18. 1/4" = 100' Scale	19. 1/4" = 100' Scale	20. 1/4" = 100' Scale
21. 1/4" = 100' Scale	22. 1/4" = 100' Scale	23. 1/4" = 100' Scale	24. 1/4" = 100' Scale
25. 1/4" = 100' Scale	26. 1/4" = 100' Scale	27. 1/4" = 100' Scale	28. 1/4" = 100' Scale
29. 1/4" = 100' Scale	30. 1/4" = 100' Scale	31. 1/4" = 100' Scale	32. 1/4" = 100' Scale
33. 1/4" = 100' Scale	34. 1/4" = 100' Scale	35. 1/4" = 100' Scale	36. 1/4" = 100' Scale
37. 1/4" = 100' Scale	38. 1/4" = 100' Scale	39. 1/4" = 100' Scale	40. 1/4" = 100' Scale
41. 1/4" = 100' Scale	42. 1/4" = 100' Scale	43. 1/4" = 100' Scale	44. 1/4" = 100' Scale
45. 1/4" = 100' Scale	46. 1/4" = 100' Scale	47. 1/4" = 100' Scale	48. 1/4" = 100' Scale
49. 1/4" = 100' Scale	50. 1/4" = 100' Scale	51. 1/4" = 100' Scale	52. 1/4" = 100' Scale
53. 1/4" = 100' Scale	54. 1/4" = 100' Scale	55. 1/4" = 100' Scale	56. 1/4" = 100' Scale
57. 1/4" = 100' Scale	58. 1/4" = 100' Scale	59. 1/4" = 100' Scale	60. 1/4" = 100' Scale
61. 1/4" = 100' Scale	62. 1/4" = 100' Scale	63. 1/4" = 100' Scale	64. 1/4" = 100' Scale
65. 1/4" = 100' Scale	66. 1/4" = 100' Scale	67. 1/4" = 100' Scale	68. 1/4" = 100' Scale
69. 1/4" = 100' Scale	70. 1/4" = 100' Scale	71. 1/4" = 100' Scale	72. 1/4" = 100' Scale
73. 1/4" = 100' Scale	74. 1/4" = 100' Scale	75. 1/4" = 100' Scale	76. 1/4" = 100' Scale
77. 1/4" = 100' Scale	78. 1/4" = 100' Scale	79. 1/4" = 100' Scale	80. 1/4" = 100' Scale
81. 1/4" = 100' Scale	82. 1/4" = 100' Scale	83. 1/4" = 100' Scale	84. 1/4" = 100' Scale
85. 1/4" = 100' Scale	86. 1/4" = 100' Scale	87. 1/4" = 100' Scale	88. 1/4" = 100' Scale
89. 1/4" = 100' Scale	90. 1/4" = 100' Scale	91. 1/4" = 100' Scale	92. 1/4" = 100' Scale
93. 1/4" = 100' Scale	94. 1/4" = 100' Scale	95. 1/4" = 100' Scale	96. 1/4" = 100' Scale
97. 1/4" = 100' Scale	98. 1/4" = 100' Scale	99. 1/4" = 100' Scale	100. 1/4" = 100' Scale

ALTA/ACSM LAND TITLE SURVEY
 STORE #8067 (GAS AMERICA #019)
 Part of Bradleys and McCord's Addition to the Town of McCordsville, Indiana

DATE: 07/14/2007
 DRAWN BY: J. L. B. #1000000000
 CHECKED BY: J. L. B. #1000000000
 APPROVED BY: J. L. B. #1000000000

SCALE: 1/4" = 100'

PLACE OF BEGINNING
 SURVEY DESCRIPTION

2567

19 -
6025 W. Broadway
McCordsville, IN

CORPORATE WARRANTY DEED

THIS INSTRUMENT WITNESSETH, That White Petroleum Co., Inc. ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to Gas America Services, Inc., an Indiana corporation, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hancock County, in the State of Indiana:

Legal Description attached hereto as Exhibit "A"

Grantor certifies that no Indiana Gross Income Tax is due or payable as a result of this conveyance.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 12th day of January, 1984.

WHITE PETROLEUM CO., INC.

(SEAL) ATTORNEY:

BY [Signature]
Printed Name, and Office

BY [Signature]
Printed Name, and Office

STATE OF INDIANA)
COUNTY OF Albion) SS:

Before me, a Notary Public in and for said County and State, personally appeared Richard White and Henry Ann Dean, the President and Asst. Secy, respectively of White Petroleum Co. Inc., who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 12th day of January, 1984.

My Commission Expires
12/22/84

Signature [Signature]
Printed Mark A. Center, Notary Public
Residing in Albion County, Indiana

This instrument was prepared by Mark A. Center, Attorney at Law.

84-0361

GA #019 Speedway #8067
6025 W. Broadway McCordsville Indiana

Lots 2 and 3 and a portion of Lot 1 in Bradley and McCord's Addition to the Town of McCordsville, the plat of which is recorded in Plat Book 2, page 17 in the Office of the Recorder of Hancock County, Indiana, being more particularly described as follows: Beginning at a MAG nail with washer stamped "Trent Newport LS 9600021" marking the southwest corner of said Lot 3; thence North 88 degrees 31 minutes 31 seconds East a distance of 114.27 feet, along the south line of Lots 3 through 1, to a MAG nail with washer stamped "Trent Newport LS 9600021" marking the southeast corner of a tract of land conveyed to GasAmerica Services, Inc. as recorded in Instrument Number 040017906 in said Recorder's Office; thence North 41 degrees 21 minutes 40 seconds East a distance of 30.05 feet, along the southeast line of said tract, to the east line of Lot 1 in said addition; thence North 00 degrees 27 minutes 18 seconds West a distance of 192.83, along the east line of said Lot 1, to a 1" pipe with cap stamped "T. Newport LS9600021" marking the northeast corner of said Lot 1; thence South 61 degrees 03 minutes 43 seconds West a distance of 150.51 feet, along the north line of Lots 1 through 3 in said addition, to a MAG Nail with washer stamped "Trent Newport LS9600021" marking the northwest corner of said Lot 3; thence South 00 degrees 19 minutes 49 seconds West a distance of 145.50 feet, along the west line of said Lot 3, to the point of beginning and containing 0.545 acres, more or less.