



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

PUBLIC HEARING INFORMATION

Case #: BZA-19-006

Title: Wagner Property Development Standards Variance to allow a reduced side-yard setback

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.mccordsville.org and click on "Agendas & Minutes".



McCORDSVILLE BOARD OF ZONING APPEALS
VARIANCE APPLICATION

Zoning Ordinance Section 10.03

Applicant Information

Name: Don & Mandy Wagner

Current Address: 9933 N. 700 W.
(Number) (Street)
McCordsville IN 46055
(City) (State) (Zip)

Phone No.: 317-313-8141 E-mail Address: Amanda_wagner01@comcast.net

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

Name: Don & Amanda Wagner

Current Address: 9933 N 700 W
(Number) (Street)
McCordsville IN 46055
(City) (State) (Zip)

Phone No.: 317-313-8141 E-mail Address: Amanda_wagner01@comcast.net

Property Information

Current Address: 9933 N 700 W
(Number) (Street)

Subdivision Name (if applicable): Brixton Ridge

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: Residential

Size of the Lot/Parcel in Question: 4 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:

No

Variance Information

Describe the variance requested: Side Set back is 20'. Building Height is 28'. We need to keep the new garage 21' from the existing garage. Would prefer 22'. Need a variance to get the height restriction on the building removed so it can be 20.8" from the property line as currently drawn on the proposed plot plan. If building can be put 19'8" from the property line--that is also appreciated.

Development Standards Variance Requested:

- | | |
|--|--|
| <input checked="" 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: The new garage is intended to be built to match the existing garage roof pitch and style exactly. We can not move the garage any closer to the existing garage due to the driveway.

Lowering the roof pitch, would make the new garage not match the existing garage.

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.

Amanda M. Iff
(Applicant's Signature)

7-17-19
(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.

Amanda M. Iff
(Owner's Signature)

7-17-19
(Date)

Don Wages
(Owner's Signature)

7-17-19
(Date)

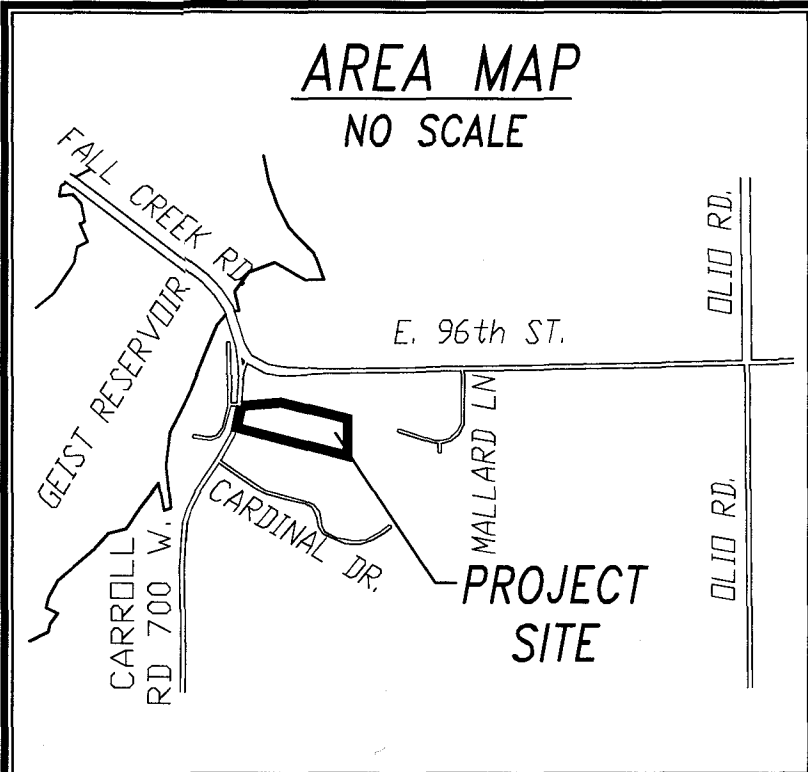
VARIANCE PERMIT - APPLICATION CHECKLIST

(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.

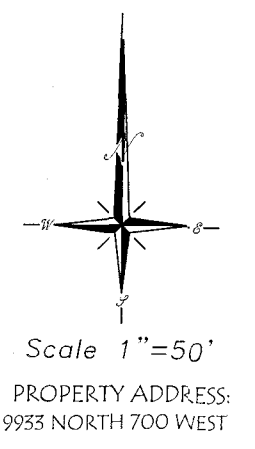
Variance Application Checklist:

- 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



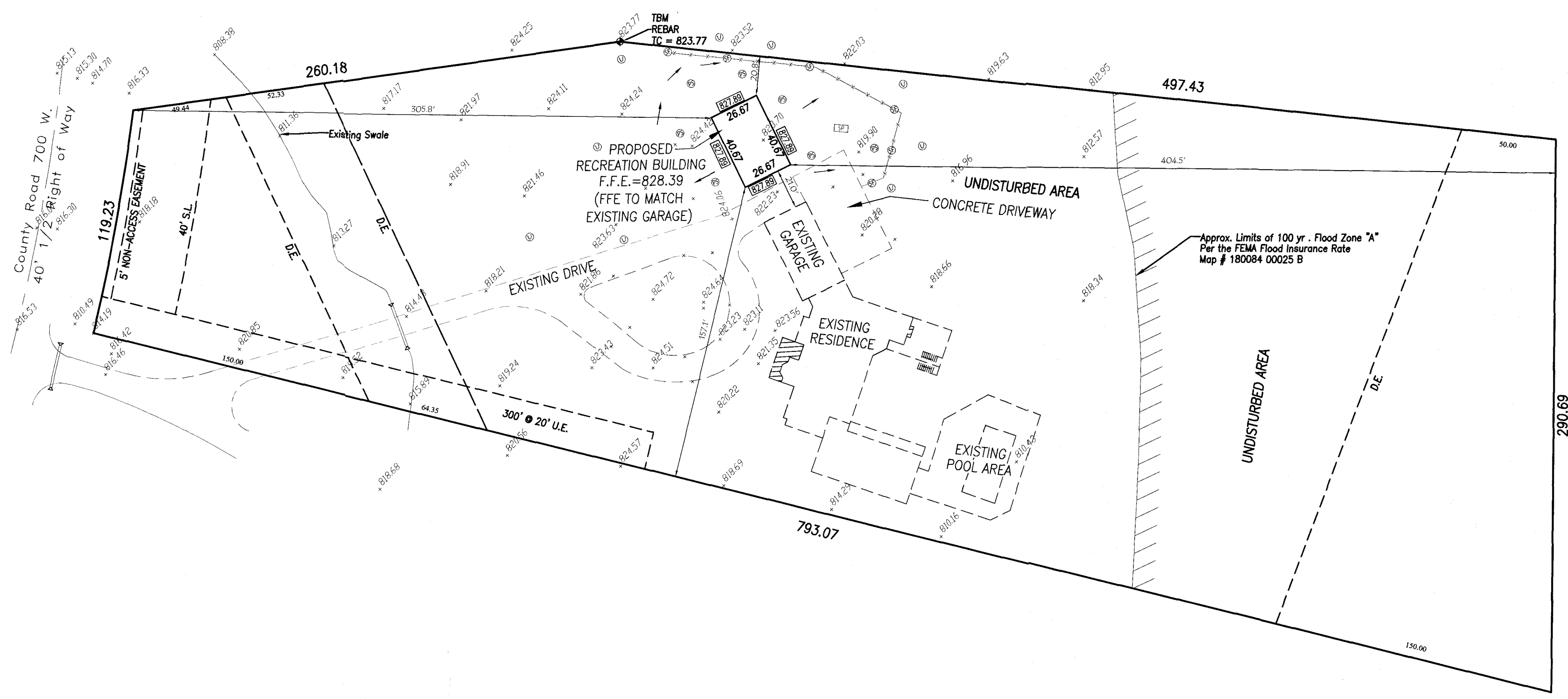
PLOT PLAN AND EROSION CONTROL PLAN
LOT 4 BRIXTON RIDGE, IN MT. VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
INSTRUMENT #9702665

RESPONSIBLE FOR
 EROSION CONTROL:
 CARRINGTON HOMES
 8250 NORTH 600 WEST
 MCCORDSVILLE, IN 46055
 (317) 557-5819
 CONTACT: NICK GALLAGHER



NOTE: ANY DISTURBED AREA LEFT UNDISTURBED FOR 15 DAYS SHALL REQUIRE TEMPORARY SEEDING

SPOIL PILES SHALL BE REMOVED FROM SITE.



BENCH MARK INFORMATION:

- 000.0 DENOTES PROPOSED FINISH GRADE ELEVATION
- +000 DENOTES EXISTING GRADE ELEVATIONS.
- TBM = REBAR NORTH CORNER (ELEVATION = 823.77)



LEGEND

- ⊙ DENOTES SOIL BORE
- +000 DENOTES EXISTING GRADE ELEVATIONS
- 000.0 DENOTES PROPOSED FINISH GRADE ELEVATION
- DENOTES PROPOSED DRAINAGE FLOW
- ⊙ DENOTES TEMPORARY BENCHMARK
- ⊙ DENOTES STOCK PILE AREA
- ⊙ DENOTES UNDISTURBED AREA
- ⊙ DENOTES PERMANENT SEEDING
- SB DENOTES STRAW BALE DAM (OR APPROVED EQUAL)
- *SF* DENOTES SILT FENCE (OR APPROVED EQUAL)
- ⊙ DENOTES TEMPORARY CONSTRUCTION ENTRANCE (EXISTING DRIVE)

NOTE: CONTRACTOR TO COMPLY WITH ALL APPLICABLE SECTIONS OF THE "INDIANA HANDBOOK FOR EROSION CONTROL IN DEVELOPING AREAS" PUBLISHED BY THE DIVISION OF SOIL CONSERVATION, INDIANA DEPARTMENT OF NATURAL RESOURCES, OCTOBER 1992, FOR THE PROPER INSTALLATION AND MATERIALS USED FOR ALL EROSION CONTROL MEASURES SHOWN ON THESE PLANS.

NOTE: THE PROPOSED RECREATION BUILDING IS NOT IN A SPECIAL FLOOD HAZARD IN ZONE "X" PER THE FEMA FLOOD INSURANCE RATE 18059C0016D MAP NUMBER, DATED DECEMBER 04, 2007. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE

- NOTE:
- 1.) EROSION CONTROL MEASURE MUST BE FUNCTIONAL AND MAINTAINED THROUGH CONSTRUCTION.
 - 2.) SEDIMENT DISCHARGE AND TRACKING FROM LOT SHALL BE MINIMIZED.
 - 3.) CHANGES OR DEVIATIONS TO THIS PLAN SHALL BE SUBMITTED TO HANCOCK COUNTY FOR APPROVAL.
 - 4.) THE INDIVIDUAL LOT OPERATOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURE UNTIL THE LOT IS STABILIZED. THE OPERATOR MUST COMPLY WITH ALL REQUIREMENTS OF THE STORM WATER MANAGEMENT ORDINANCE OF HANCOCK COUNTY.

I, the undersigned Registered Land Surveyor, hereby certify that I have conducted a survey to establish a Plot Plan of proposed improvements and to the best of my knowledge, information and belief this drawing is an accurate representation of that survey of the following described real estate:

Lot 4, Brixton Ridge, as per plat thereof recorded as Instrument #97-02665 in the Office of the Recorder of Hancock County, Indiana.

Subject, however, to all legal highways, rights of way, easements and restrictions of record.

CERTIFIED: July 11, 2019

(Signature)
 HAROLD GIBSON, Registered Land Surveyor, LS910036

Revisions	CHANGED BUILDING DIMENSIONS
07/11/2019	

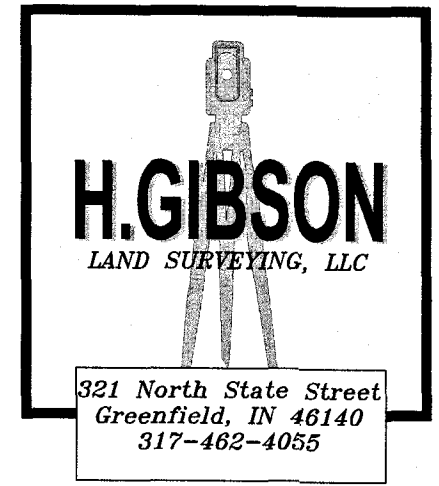
Prepared For:
 CARRINGTON HOMES
 8250 NORTH 600 WEST
 MCCORDSVILLE, IN 46055

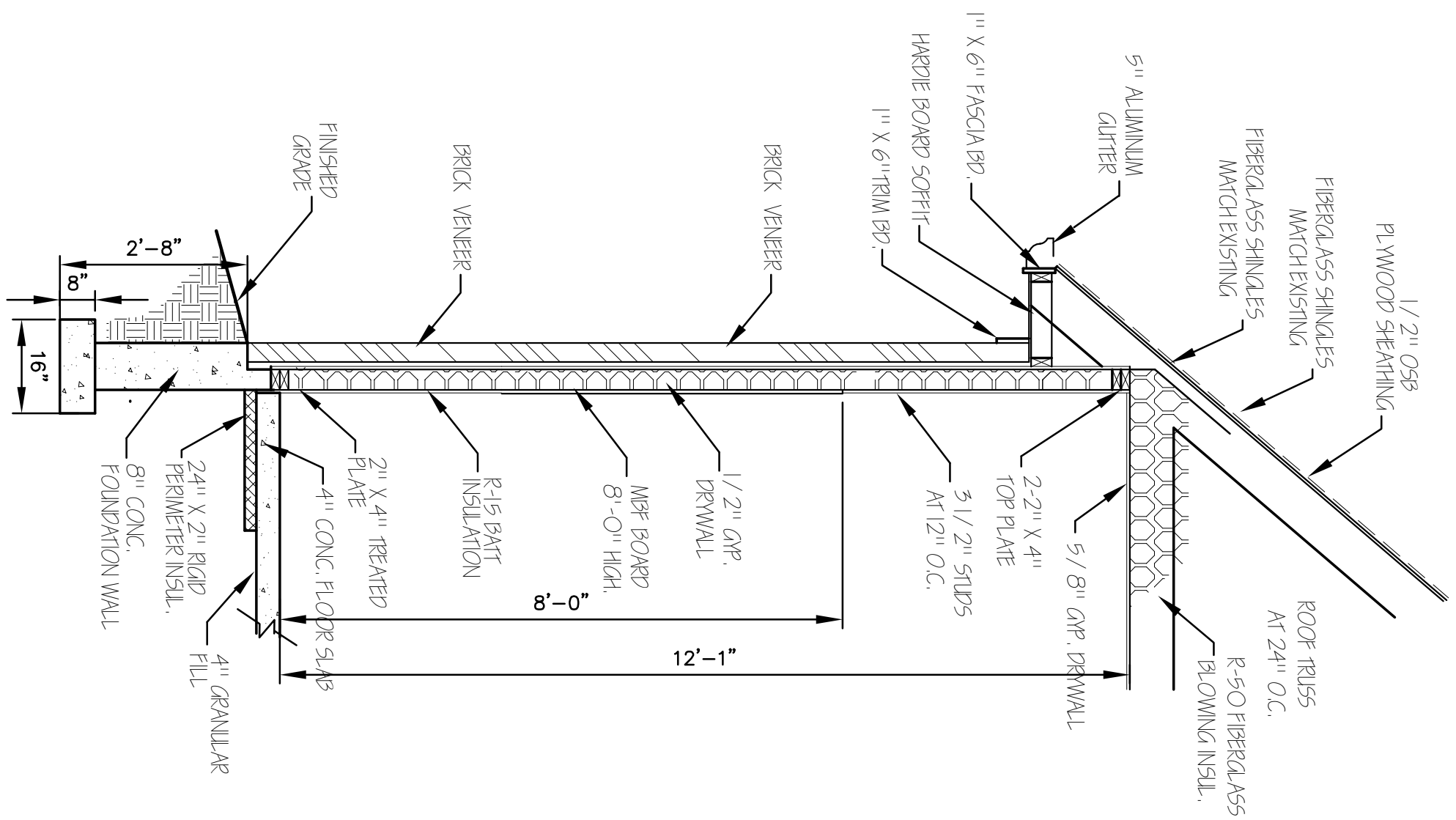
Project Name:
LOT 4, BRIXTON RIDGE - RECREATION BUILDING

Sheet Title:
HANCOCK COUNTY PLOT PLAN

Sheet No: **1 OF 1**

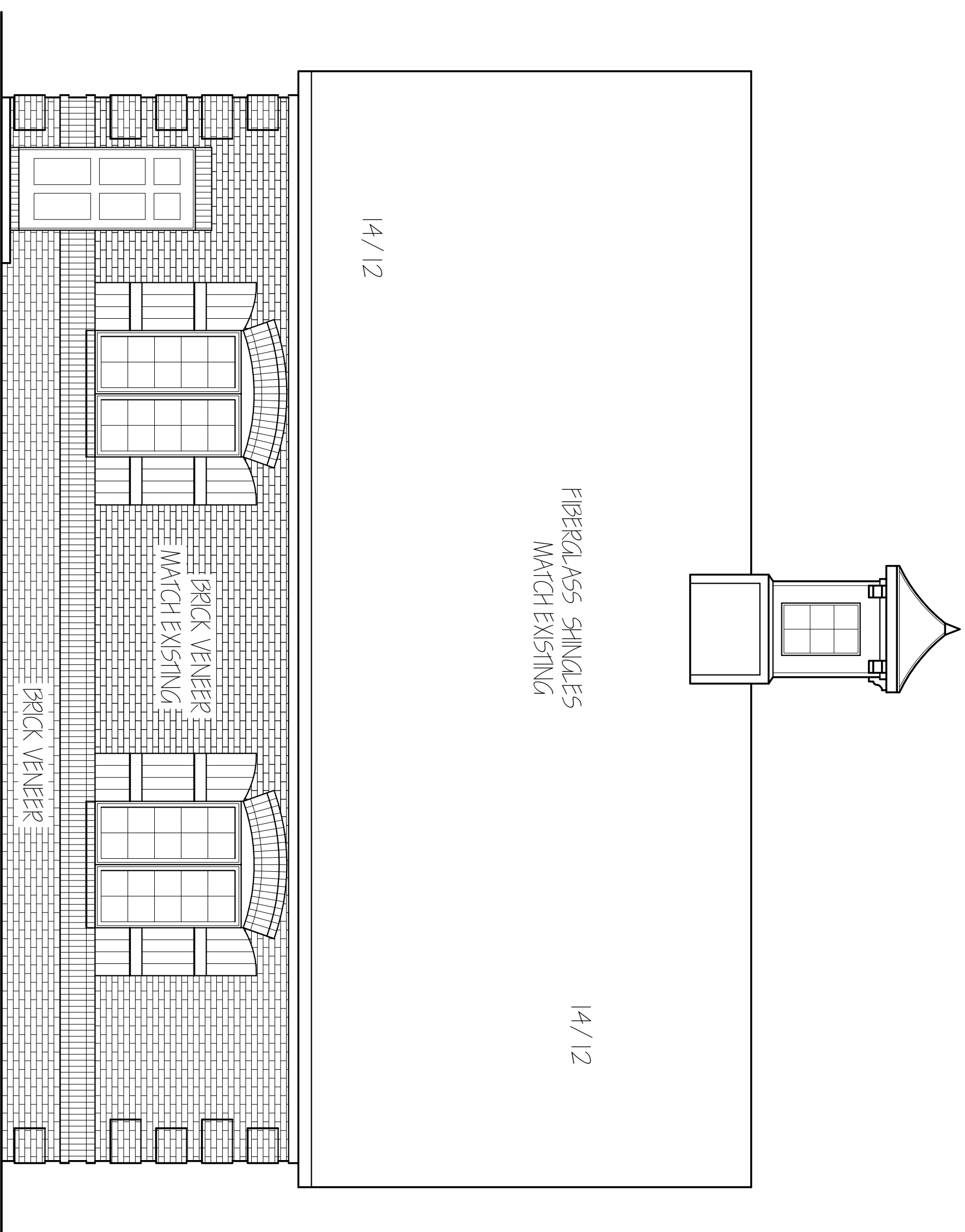
Date: **07-11-2019**





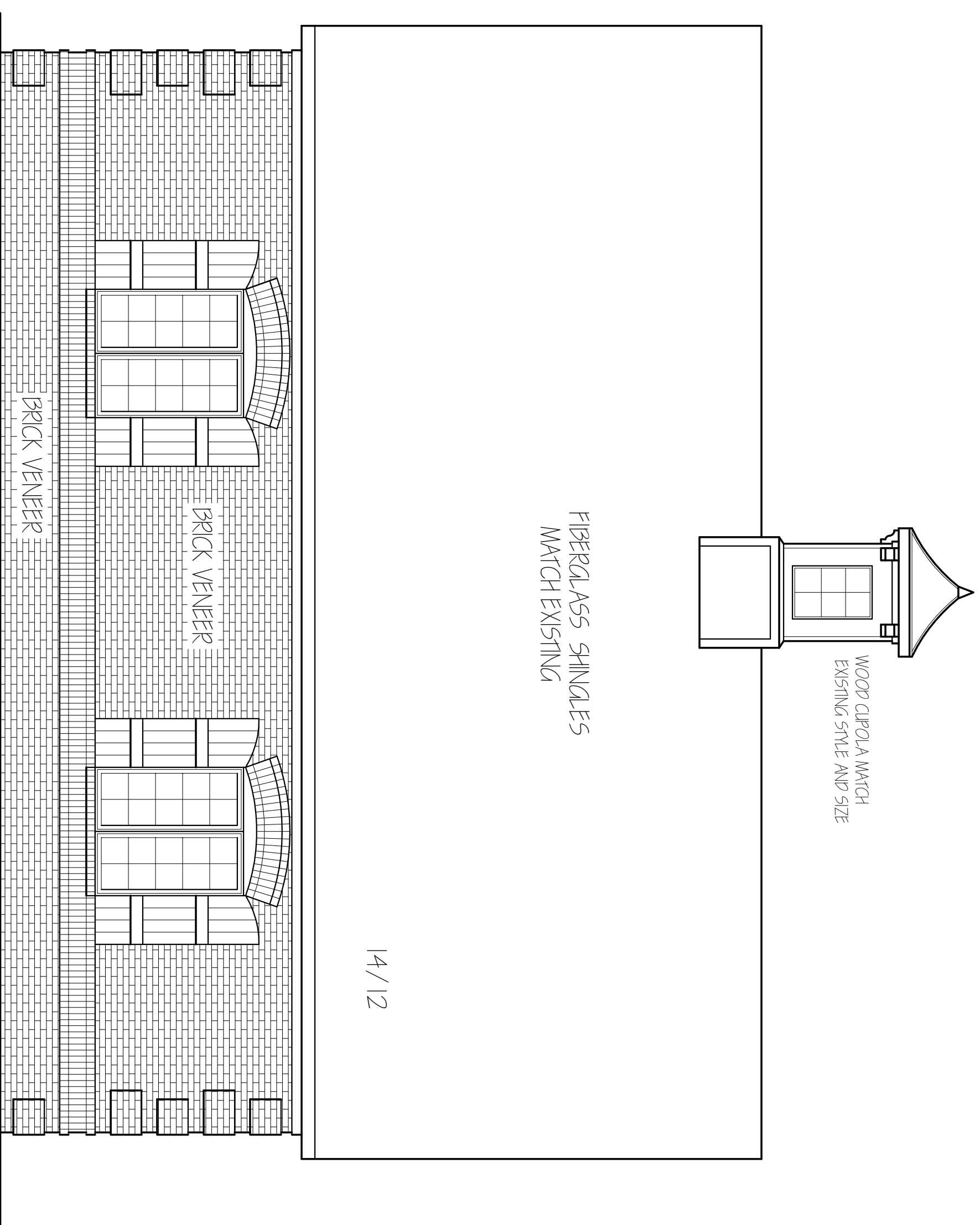
TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"



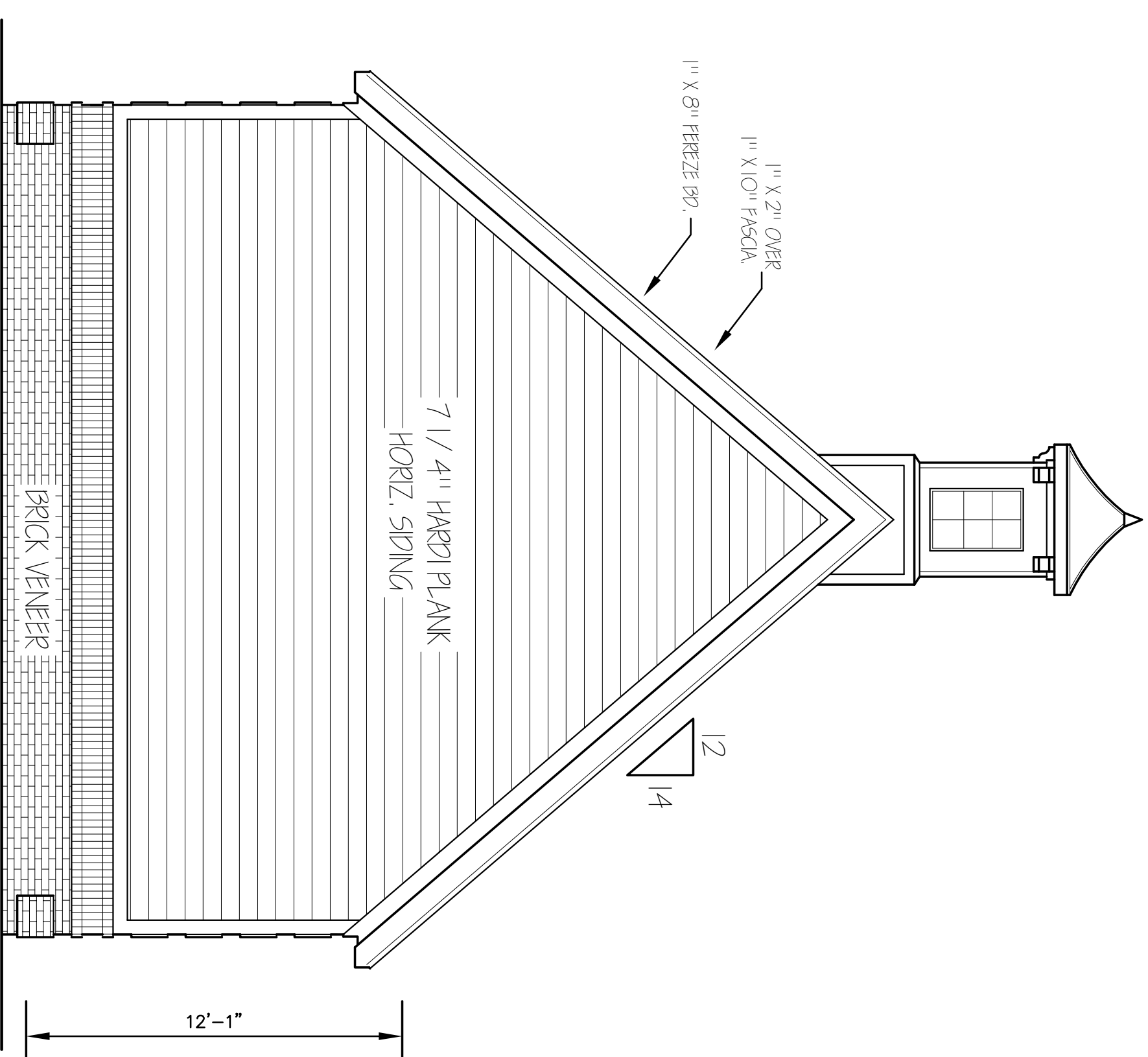
REAR ELEVATION

SCALE: 1/4" = 1'-0"



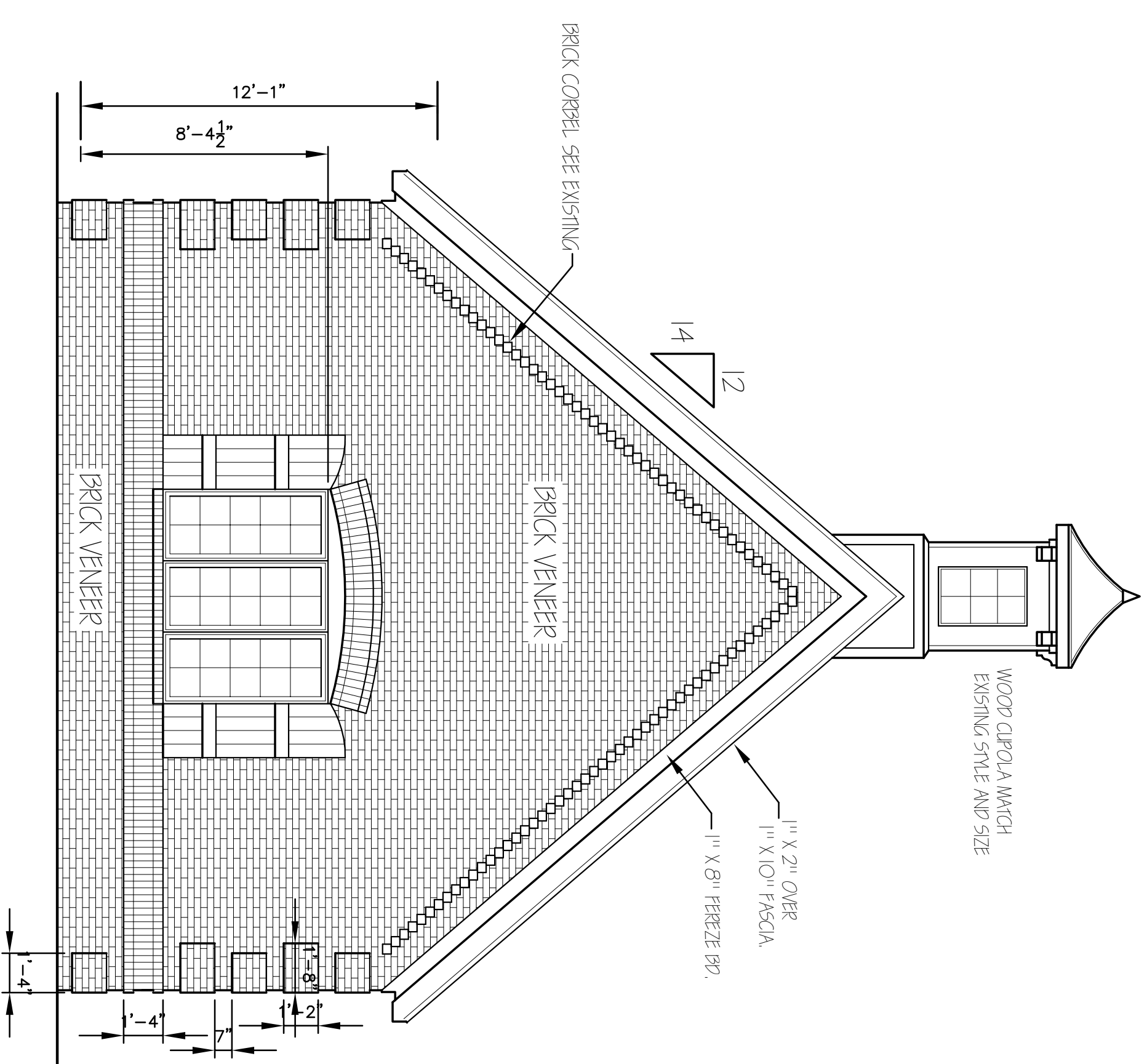
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

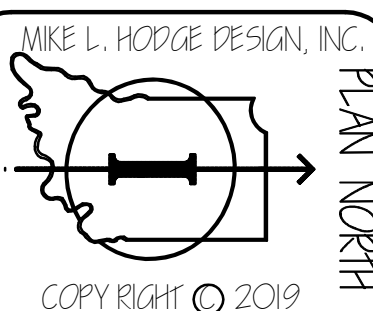
A-1
DRAWING NO.

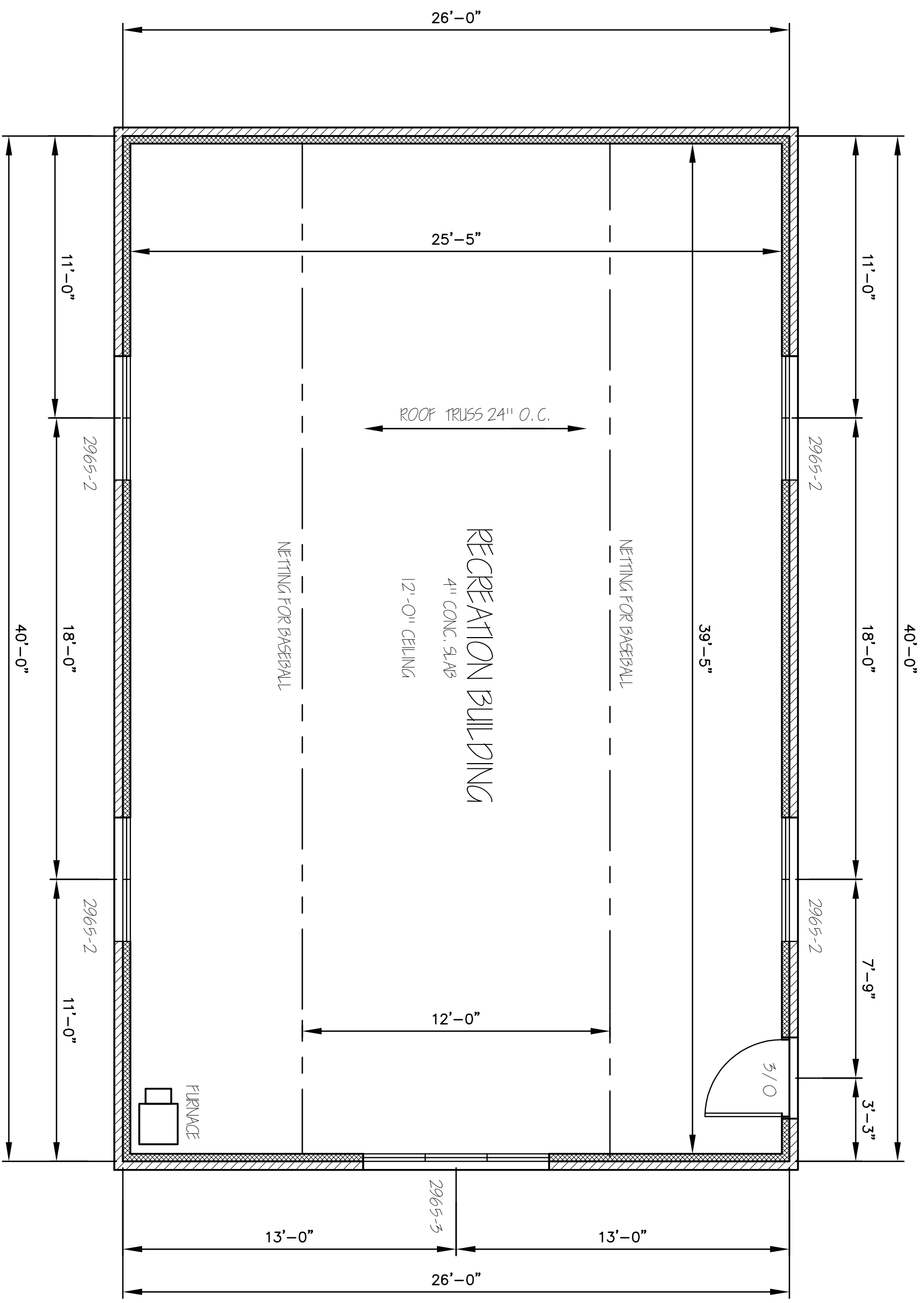
JULY 10, 2019
DATE:
JUNE 26, 2019
JOB NUMBER:
1915-1A

RECREATION BUILDING FOR:
WAGNER

CARRINGTON HOMES INC.
8250 N. 600 W. SUITE G
McCORDSVILLE, IN. 46055

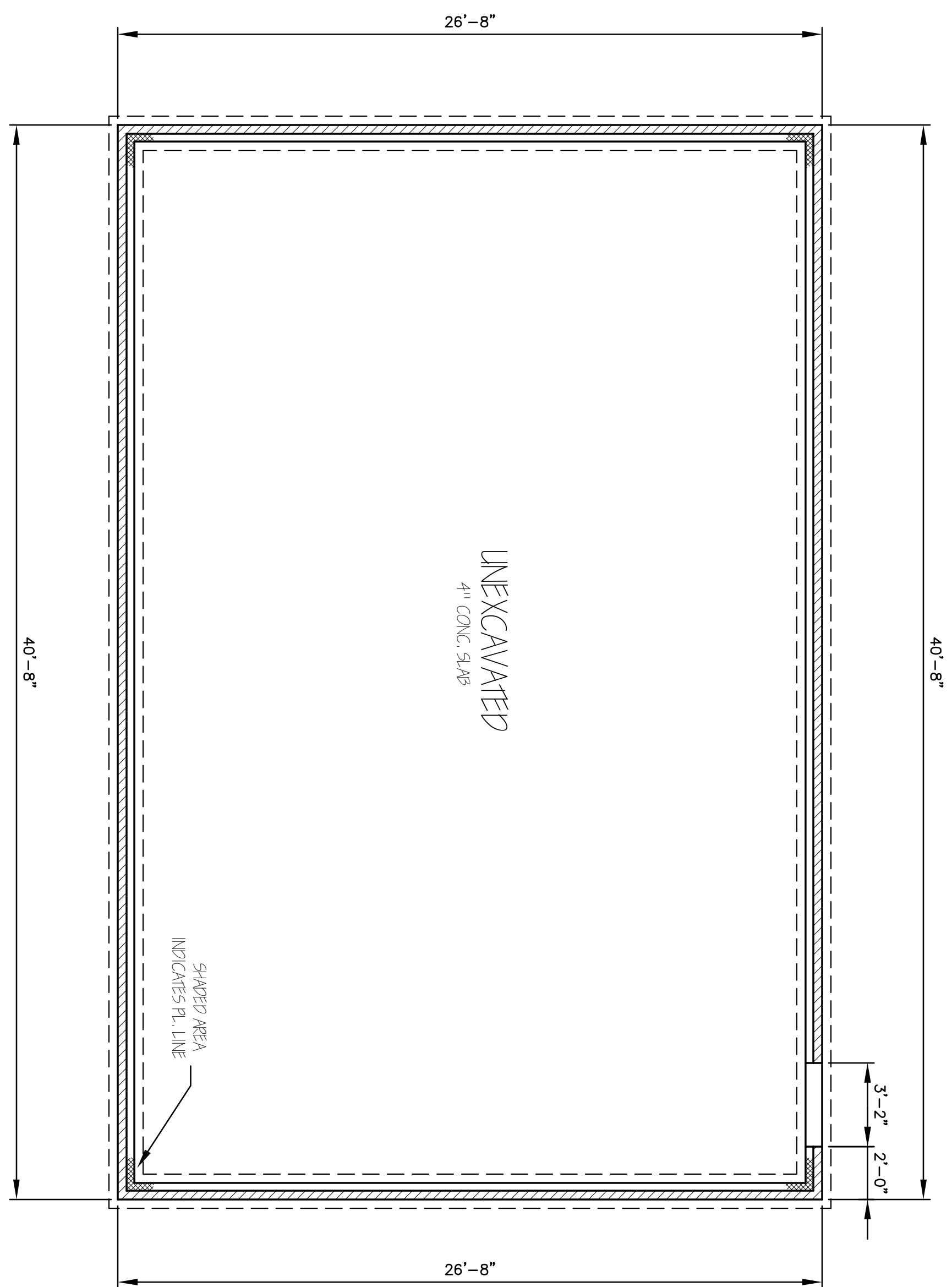
PREPARED BY:
Mike L. Hodge Design, Inc.
Pn. 317-894-9506





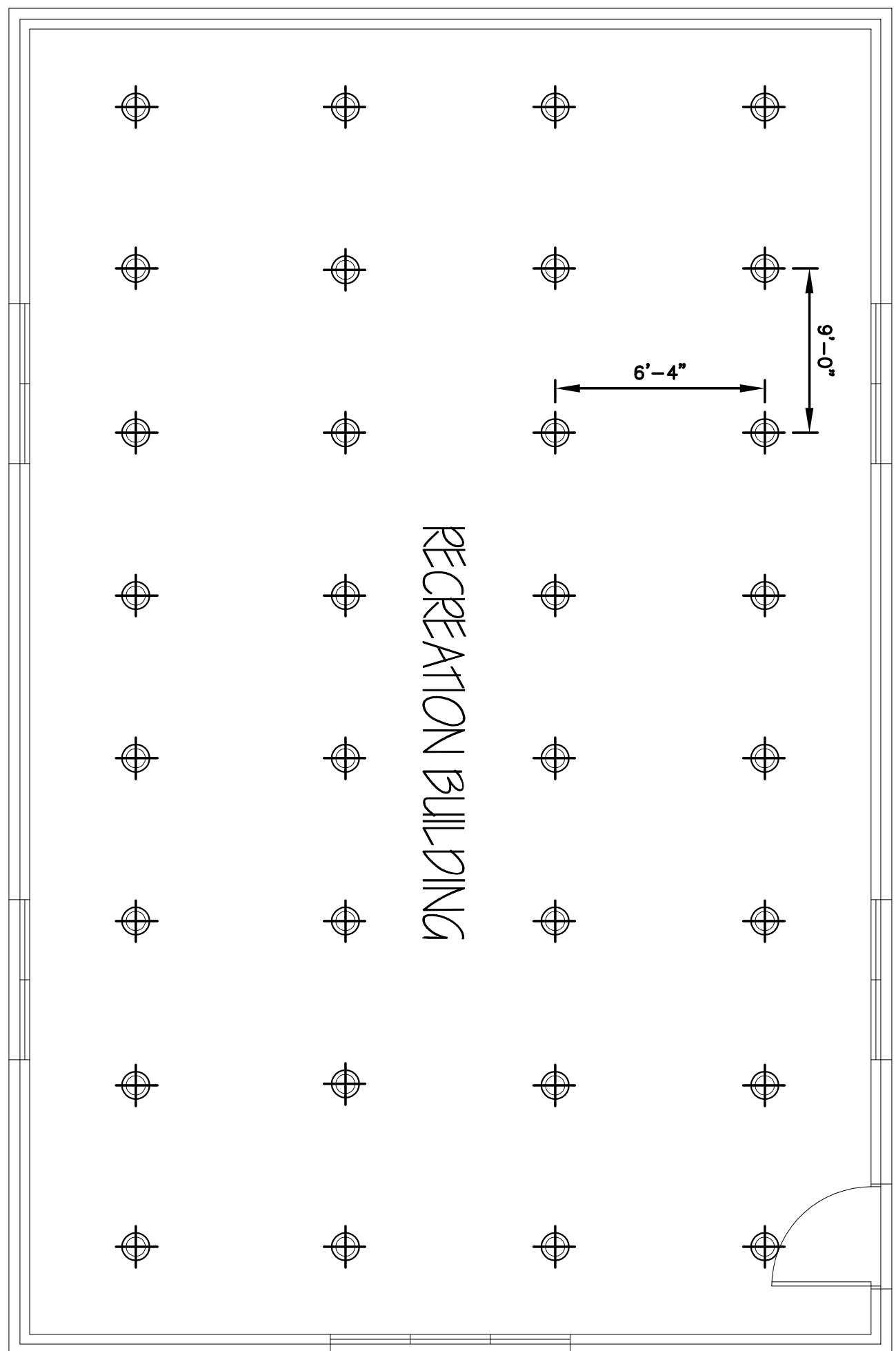
FLOOR PLAN

SCALE 1/4"=1'-0"



FOUNDATION PLAN

SCALE 1/4"=1'-0"



CEILING LIGHT PLAN

SCALE 1/4"=1'-0"

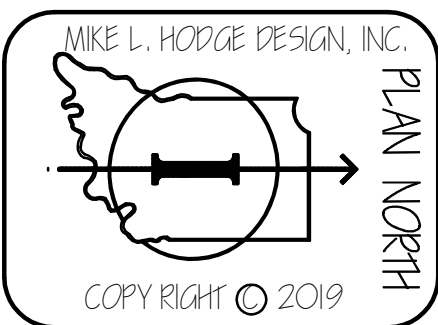
DRAWING NO.
A-2

JULY 10, 2019
DATE:
JUNE 26, 2019
JOB NUMBER:
1915-2A

RECREATION BUILDING FOR:
WAGNER

CARRINGTON HOMES INC.
8250 N. 600 W. SUITE G
McCORDSVILLE, IN. 46055

PREPARED BY:
Mike L. Hodge Design, Inc.
Pn. 317-894-9506



DULY ENTERED
FOR TAXATION

Mar 16 2016
Robin A. Louden
Auditor of Hancock County

201602391 WD \$18.00
03/16/2016 09:21:34AM 2 PGS
Debra Carnes
Hancock County Recorder IN
Recorded as Presented



30-01-14-204-004.000-018
Parcel No. 018-61051-37

WARRANTY DEED

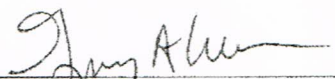
THIS INDENTURE WITNESSETH, That **Gregory A. Werner** and **Nancy J. Werner**, husband and wife (the "Grantor"), of Hancock County, in the State of Indiana, CONVEYS AND WARRANTS to **Donald E. Wagner** and **Amanda M. Wagner**, husband and wife (the "Grantee"), of Hancock County, in the State of Indiana, 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 in Hancock County, State of Indiana:

Lot Numbered 4 in the Secondary Plat of Brixton Ridge recorded March 20, 1997, in Plat Cabinet B, Slide 324, as Instrument No. 97-2665, in the Office of the Recorder of Hancock County, Indiana

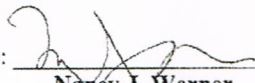
Subject to any and all easements, agreements and restrictions of record and the lien for current real estate taxes not yet due and payable. The address of such real estate is commonly known as 9933 N. Carroll Rd., McCordsville, IN 46055.

IN WITNESS WHEREOF, Grantor has executed this deed this 14th day of March, 2016.

Grantor:

Signature: 

Gregory A. Werner

Signature: 

Nancy J. Werner

(Remainder of Page Intentionally Left Blank)

SM
SALES DISCLOSURE APPROVED
HANCOCK COUNTY ASSESSOR

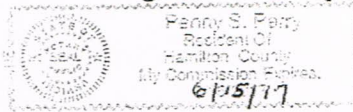
SM

STATE OF INDIANA)
) SS:
COUNTY OF Marion)

Before me, a Notary Public in and for said County and State, personally appeared **Gregory A. Werner** and **Nancy J. Werner** 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 14th day of March, 2016.

Notary Signature Perry S. Perry
Perry S. Perry / Hamilton County



Parcel No. 018-61051-37

Send Jay Statements to:
Grantee's Address: 9933 N. Carroll Rd., McCordsville, IN 46055.

Return Deed to: Property address

This instrument was prepared by: Thomas E. Mariani, Attorney at Law, 3755 E. 82nd St., Indianapolis, IN 46240.

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Name: Thomas E. Mariani, Attorney At Law.