

Petition Number:  
Date of Filing:

1206-VS-07

**Application for VARIANCE OF DEVELOPMENT STANDARD  
Westfield – Washington Township  
Board of Zoning Appeals (BZA)**

This application must be completed and filed with the Community Services Department of the Town of Westfield, Indiana in accordance with the meeting schedule.

- 1. Appellant's Name Jason Gibbons  
Address 18909 Mule Barn Rd  
Westfield IN 46074  
Telephone Number 317-491-3547  
E-Mail Address jngibbons@gmail.com
- 2. Landowner's Name JASON M & NATALIE M Gibbons  
Address 18909 Mule Barn Rd  
Westfield IN 46074  
Telephone Number 317-491-3547
- 3. \*Representative N/A  
\*Address \_\_\_\_\_  
\*Telephone Number \_\_\_\_\_  
\*Email Address \_\_\_\_\_

\*If the applicant is not presenting a petition, please provide contact information for the party representing the applicant.

- 4. Common description of property (address, location, etc.)  
18909 Mule Barn Rd  
Westfield IN 46074
- 5. Legal description of property (list below or attach)  
Parcel No: 08-05-29-00-00-026.001  
State Parcel No: 29-05-29-000-026.001-014
- 6. Complete description of the nature of the development standard variance applied for:  
See exhibit 2

7. **ALL SITE PLANS SHALL BE LEGIBLE AND DRAWN TO SCALE.** Site plans must accompany this application and must depict at a minimum:

- a. Lot(s) shape and dimensions;
- b. Location and dimensions of existing and proposed structures;
- c. Location and dimensions of existing and proposed points of ingress and egress; and
- d. All topographic and natural features and/or other unusual characteristics associated with the property.

8. The Applicant must address the following criteria and establish at the public hearing that each of the following is true in order to obtain a favorable determination from the BZA.

*No variance of development standard shall be granted unless the BZA finds all of the following to be true:*

a. That the approval of such variance of development standard will not be injurious to the public health, safety, morals, and general welfare of the community:

This project will be replacing the existing  
garage using the original location  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. That the use and value of the area adjacent to the property included in the variance of development standard will not be affected in a substantially adverse manner:

I will be replacing the existing building  
with a new pole barn in the same  
location  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. That the strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:

The lot does not comply with the AG-SF1  
standards  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TOWN OF WESTFIELD, INDIANA

The Appellant hereby certifies that the information contained in and accompanying this application is true and correct.



Applicant

SUBSCRIBED AND SWORN TO ME THIS 23<sup>rd</sup> DAY OF May, 2012.



Notary Public

My commission expires: July 18, 2013



Exhibit 1

The following variances of development standard are needed to accommodate a new accessory structure building.

(WC § 16.04.030.B.4) to reduce the minimum lot area from three (3) acres to (.77) acres;

(WC § 16.04.030.B.5) to reduce the minimum lot frontage on a road from (250) feet to (175) feet;

(WC § 16.04.030.B.6.b) to reduce the side yard setback from (30) feet to (0) feet; and

(WC § 16.04.030.B.6.c) to reduce the rear yard setback from (30) feet to (4) feet

