

Petition Number: _____
 Date of Filing: _____

**Application for VARIANCE OF USE
 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 CHRISTOPHER J. WOODARD
 Address 17924 US 31 NORTH
WESTFIELD, IN 46074
 Telephone Number (317) 867-3112

2. Landowner's Name ALLCAR, LLC
 Address 9589 VALPARAISO COURT
INDPLS, IN 46268
 Telephone Number (317) 870-9900

3. *Representative JOHN LEVINSOHN
 *Address 9589 VALPARAISO COURT
INDPLS, IN 46268
 *Telephone Number (317) 840-1951
 *Email Address jlevinsonh@levirealty.com

*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.)
17924 US 31 NORTH
WESTFIELD, IN 46074
NORTHERN MOST PROPERTY ON PARK 31 DRIVE

5. Legal description of property (list below or attach)
SECT 36, TWP 19 RANGE 03 ACRES 2.45
PARCEL # 0905360000032101 AND
PARCEL # 0905360000032001

6. Complete description of the nature of the variance of use applied for:
TO PERMIT THE USE OF A LANDSCAPE
BUSINESS ON THIS LOCATION, THIS BUSINESS
TYPE IS NOT ADDRESSED IN THE ORDINANCE.
WILL BE TEMPORARY AND ALLOWED UNTIL
OCTOBER 2018. THIS IS THE DURATION
OF OUR CURRENT LEASE.

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 use shall be granted unless the BZA finds all of the following to be true:

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

THIS PROPERTY, WITH AN APPROVAL OF THE VARIANCE, WILL ALLOW LOCAL RESIDENTS AN OPTION OF A CONVENIENT SOURCE FOR THEIR MATERIALS.

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

THIS PROPERTY USE WILL ENHANCE THE AREA AND CREATE A LOCATION FOR RESIDENTS TO IMPROVE THEIR PROPERTY VALUES.

* AN OPAQUE SCREEN MATERIAL WILL BE INSTALLED ON THE EXISTING ROAD FRONTAGE FENCE TO ENCLOSE THE AREA AS WELL.

- c. That the need for the variance of use arises from some condition particular to the property involved:

THIS PROPERTY'S LOCATION IS CENTRALLY LOCATED IN OUR COMMUNITY.

TOWN OF WESTFIELD, INDIANA

d. That the strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance of use is sought:

THIS USE IS NOT CONTEMPLATED IN
OUR ORDINANCE.

e. That such variance does not interfere substantially with the comprehensive plan:

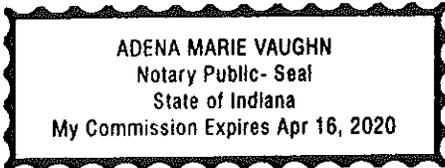
THIS ENHANCES ITS USE WITH THE
COMPREHENSIVE PLAN.

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

Applicant

SUBSCRIBED AND SWORN TO ME THIS 12th DAY OF March, 2013.

Notary Public



My commission expires: 4-16-20

Practical Property Group, LLC was founded in 2008 by Westfield resident Chris Woodard. It has grown into one of Hamilton County's largest landscape firms. While predicting 2.3 Million dollars in sales in 2012 and a modest 10% annual growth over the next 5 years, the need to expand the operations facilities is much needed. We have two core areas of business which represents 90% of our business. The first core area is HOA and Commercial Property Maintenance. The second is New Home and Commercial Landscape Installations. Though the market is down, we have many strategic relationships that are recurring revenue customers. This has enabled us to grow and choose the business we bid and accept. In the fall of 2010 we opened a satellite office in Clover, South Carolina. It is thriving and doing well. We have several customers that do business in both markets so it was a natural fit to handle their needs in both markets.

We range from 20 to 50 employees from our slow season to our peak season. We are proud to employ several Westfield residents and look forward to adding jobs as we grow in the future.

The property 17924 US 31 North will be our future home if we can receive a favorable recommendation by the BZA. In order to gain substantial efficiencies, on site landscape material storage is a must. Several times a week, if not even multiple times in a single day, our landscape crews leave Westfield and go to Indianapolis to acquire materials. Having onsite access to materials will be a significant time savings.

With a substantial amount of capital invested already to serve the market with our equipment and personnel, adding landscape material sales to residential customers and to other locally operated landscape firms is a logical fit. This material sale is going to be run through a separate LLC. We are naming it Westfield Materials. We are going to distribute multiple mulch products, compost, topsoil, gravel and other aggregates, and natural and manmade hard-scapes. This storefront activity will increase our potential customers, give us opportunities for client interaction, and increase our material usage volumes which will benefit our purchasing power.

The Indianapolis Market as well as many other Midwest cities seem to be dominated by a 3 to 4 suppliers of landscape materials. I believe that by developing processes to run an efficient storefront could lead to an expansion in to several sites and possibly multiple markets. We are very excited about the future and appreciate the support we have received from many Westfield residents, businesses, and communities.

